



## A G E N D A

### GARDEN GROVE PLANNING COMMISSION

MARCH 06, 2025 - 7:00 PM

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

---

**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Department of Community & Economic Development at (714) 741-5312 or email [planning@ggcity.org](mailto:planning@ggcity.org) 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

**Documents/Writings:** Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

**Public Comments:** Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing [public-comment@ggcity.org](mailto:public-comment@ggcity.org) no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

**PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.**

### REGULAR MEETING AGENDA

ROLL CALL: COMMISSIONERS ASHLAND, BEARD, CUEVA, FLANDERS, LARICCHIA,  
LINDSAY, RAMIREZ

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – [February 20, 2025](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. SITE PLAN NO. SP-122-2023 (TE1)

APPLICANT: SCANNELL PROPERTIES #680, LLC (MARC PFLEGING)  
LOCATION: SOUTHWEST CORNER OF WESTERN AVENUE AND  
LINCOLN WAY AT 11311 WESTERN AVENUE

REQUEST: A request for a one-year time extension for the entitlement approved under Site Plan No. SP-122-2023 to construct a new 88,164 square-foot shell industrial building. A CEQA determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of one-year Time Extension for Site Plan No. SP-122-2023 (TE1).

C.2. SITE PLAN NO. SP-152-2025

APPLICANT: TOBY NGUYEN  
LOCATION: SOUTHWEST CORNER OF LAMPSON AVENUE AND  
WESTLAKE STREET, AT 10852 LAMPSON AVENUE

REQUEST: A request for site plan approval to construct a seven-unit, three-story residential apartment complex and associated site improvements on an approximately 0.29-acre lot. The proposal includes one (1) affordable housing unit for a "very low-income" household. The inclusion of one (1) "very low-income" unit qualifies the project for a density bonus, concessions, waivers, and reduced parking, pursuant to the state density bonus law. In conjunction with the request, the planning commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Site Plan No. SP-152-2025, subject to the recommended Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION  
Community Meeting Center  
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes  
Thursday, February 20, 2025

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

Commissioner Ashland  
Commissioner Beard  
Commissioner Cueva  
Commissioner Flanders  
Commissioner Laricchia  
Commissioner Lindsay  
Commissioner Ramirez

PLEDGE OF ALLEGIANCE: Led by staff.

SELECTION OF CHAIR:

Action: Commissioner Lindsay nominated Commissioner Ramirez for Chair with a second from Commissioner Ashland.

Action: Motion approved with a 7-0 vote as follows:

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

Commissioner Ramirez assumed the duties of Chair.

SELECTION OF VICE CHAIR:

Action: Commissioner Beard nominated Commissioner Laricchia for Vice Chair, with a second from Commissioner Cueva.

Action: Motion approved with a 7-0 vote as follows:

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

ORAL COMMUNICATIONS – PUBLIC

Speaker: Nicholas Dibs, George Brietigam, Cindy Ngoc Tran

Written comments received from Craig Durfey.

November 21, 2024 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Lindsay

Ayes: (5) Beard, Cueva, Laricchia, Lindsay, Ramirez

Noes: (0) None

Abstain (2) Ashland, Flanders

Absent: (0)

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-275-2025 FOR PROPERTY LOCATED ON THE EAST SIDE OF MAGNOLIA STREET, SOUTH OF KATELLA AVENUE, AT 11074-11076 MAGNOLIA STREET.

Applicant: MR. CARE INC. (THANH MAI TRAN)

Date: February 20, 2025

Request: A request for Conditional Use Permit approval to operate a new 18,183 square foot Adult Daycare Facility for 463 adults. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6107-25 was approved with Condition of Approval No. 64 added as follows:

64. The applicant shall direct all drop-off and pick-up traffic from the northeast corner driveway approach located along Katella Avenue. The vehicular gates shall remain open during operational hours.

Motion: Lindsay Second: Ramirez

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-148-2024, TENTATIVE PARCEL MAP NO. PM-2023-161, VARIANCE NO. V-044-2024 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHAPMAN AVENUE AND LORNA STREET, AT 12013 LORNA STREET.

Applicant: VEKTIR LCC (KHOA PHAN)  
Date: February 20, 2025

Request: A request to reinstate Tentative Parcel Map and Site Plan approvals to subdivide an 18,125 square foot lot into two (2) parcels. Lot 2, which is developed with an existing single-family dwelling, will have a lot size of 8,699 square feet. Lot 1, which will be developed with a new single-family dwelling, will have a lot size of 7,833 square feet. Also, a request to reinstate Variance approval to allow lot 1 to deviate from the minimum 65' 0" lot width requirement for a corner lot. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6101-25 was approved with a new Condition of Approval No. 7 added as follows, and the conditions re-numbered:

7. The applicant shall relinquish his/her access from Chapman Avenue on Tentative Parcel Map No. PM-2023-161 prior to recordation of final map.

One people spoke in favor of this project.

Motion: Ramirez Second: Ashland

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (0) None

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT NO. GPA-001-2025, ZONING MAP AMENDMENT NO. A-041-2025, TENTATIVE PARCEL MAP NO. PM-2024-124, TENTATIVE TRACT MAP NO. TT-19336, VARIANCE NO. V-045-2025, SITE PLAN NO. SP-150-2025, CONDITIONAL USE PERMIT NO. CUP-119-60 (REV. 2025) FOR PROPERTY LOCATED ON THE SOUTH SIDE OF SANTA CATALINA AVENUE BETWEEN VALLEY VIEW STREET AND ST. MARK STREET AT 5802 SANTA CATALINA AVENUE.

Applicant: NEAL PAFFORD ON BEHALF OF BRANDYWINE HOMES  
Date: February 20, 2025

Request: A request to develop a 26-unit residential townhome project, on a portion of an approximately 3.025-acre site developed with a parking lot of a religious facility. As part of the project, the Planning Commission will consider a recommendation that the City Council approve the following:

- (i) A General Plan amendment to change the general plan land use designation of a 1.73-acre portion of the project site from Low Density Residential (LDR) to Medium Density Residential (MDR) to facilitate the development of the residential project;
- (ii) A Zoning Map Amendment to rezone a 1.73-acre portion of the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project on the 1.73 acre portion of the project site;
- (iii) A Tentative Parcel Map approval to subdivide the existing approximately 3.025 acre lot into two lots to facilitate the development of the residential project on a new 1.73 acre parcel;
- (iv) A Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each townhome as a condominium;
- (v) A Variance approval to deviate from the required rear yard setback for second-story building areas;
- (vi) A Site Plan approval to construct the 26 two-story townhomes along with associated site improvements;
- (vii) A Conditional Use Permit (CUP) to allow the religious facility to continue to operate, and a waiver to allow the existing main sanctuary building to deviate from the required twenty-five foot (25'-0") building setback to a common property line with an "R" zoned property.

The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Resolution Nos. 6102-25 (MND/MMRP), 6103-25 (GPA/A), 6104-25 (PM), 6105-25 (SP/TT/V), 6106-25 (CUP) were approved with revisions to the Conditions of Approval of Resolution Nos. 6104-25 and 6105-25.

Resolution No. 6104-25: Condition of Approval Nos. 6 and 9 of Resolution No. 6104-25 were revised and Condition of Approval No. 11 were added as follows:

### **Public Works Engineering Division**

6. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to thirty-feet (30'-0") outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The

grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan showing all existing utility facilities, easements and proposed utility facilities. All on-site improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the commercial projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.

The applicant shall submit to the Planning Division and Engineering Department for review and approval grading and Street improvement plans prepared by a registered Civil Engineer, illustrating all site improvements proposed on the residential 1.73 acre parcel and the 1.29 acre parcel currently improved with a religious facility. All site improvements proposed on the 1.29 acre parcel improved with the religious facility shall be fully completed prior to the issuance of certificate of occupancy for **Units 21 through 26 of Building 1** of the residential development proposed on the 1.73 acre parcel. In addition, a total of 59 parking spaces shall remain on the remaining 1.29 acre parcel improved with the religious facility.

9. Demolition of the existing ancillary building and parking lot improvements to construct the proposed residential project, and construction of the block wall between the two new parcels, may necessitate certain grading and drainage improvements and will require parking lot improvements and restriping on the new 1.29-acre parcel (Parcel 1) to ensure compliance with applicable City and State requirements. Following implementation of the proposed Project, the parking lot in Parcel 1 shall be improved to contain a minimum of 59 parking spaces. The applicant shall submit to the Planning Division and Engineering Department for review and approval grading and Street improvement plans prepared by a registered Civil Engineer, illustrating all site improvements proposed on the residential 1.73 acre parcel (Parcel 2) and the 1.29 acre parcel (Parcel 1) currently improved with a religious facility. All site improvements proposed on the 1.29 acre parcel improved with the religious facility (Parcel 1) shall be fully completed prior to the issuance of certificate of occupancy for **Units 21 through 26 of Building 1** of the residential development proposed on the 1.73 acre parcel (Parcel 2).

11. Parcel 2 shall be developed as per approved plans, and shall not exceed a total of twenty-six (26) townhomes.

Resolution No. 6105-25: Condition of Approval No. 18.e., 27, 30, and 88 of Resolution No. 6104-25 were revised as follows:

**Public Works Engineering Division**

- 18.e. Connection of trash area drains to the municipal storm drain system is prohibited. ~~Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.~~
27. Parking lot layout shall be in accordance with City Standard B-311 & ~~B-312~~.
30. Demolition of the existing ancillary building and parking lot improvements to construct the proposed residential project, and construction of the block wall between the two new parcels, may necessitate certain grading and drainage improvements and will require parking lot improvements and restriping on the new 1.29-acre parcel (Parcel 1) to ensure compliance with applicable City and State requirements. Following implementation of the proposed Project, the parking lot in Parcel 1 shall be improved to contain a minimum of 59 parking spaces. The applicant shall submit to the Planning Division and Engineering Department for review and approval grading and Street improvement plans prepared by a registered Civil Engineer, illustrating all site improvements proposed on the residential 1.73 acre parcel (Parcel 2) and the 1.29 acre parcel (Parcel 1) currently improved with a religious facility. All site improvements proposed on the 1.29 acre parcel improved with the religious facility (Parcel 1) shall be fully completed prior to the issuance of certificate of occupancy for **Units 21 through 26 of Building 1** of the residential development proposed on the 1.73 acre parcel (Parcel 2).

**Planning Services Division**

88. ~~Final~~ Tentative Tract Map No. TF-19336 shall be approved by the City and recorded by the applicant prior to issuance of any grading and/or building permits for the proposed development.

Other than the applicant, four people spoke in favor of the project, while three spoke in opposition citing concerns for insufficient parking, overcrowding, and increased traffic.

Motion: Lindsay Second: Cueva

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay,





# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> Southwest corner of Western Avenue and Lincoln Way, at 11311 Western Avenue
<b>HEARING DATE:</b> March 6, 2025	<b>GENERAL PLAN:</b> I (Industrial)
<b>CASE NOS.:</b> Site Plan No. SP-122-2023 (TE1) (Time Extension #1)	<b>ZONE:</b> Planned Unit Development No. PUD-103-76 (REV. 2018)
<b>APPLICANT:</b> Scannell Properties #680, LLC (Marc Pflieger)	<b>APN:</b> 131-021-36 & 131-021-37
<b>PROPERTY OWNER(S):</b> Same as applicant	<b>CEQA DETERMINATION:</b> N/A

**REQUEST:**

A request for a one-year time extension for the entitlements approved under Site Plan No. SP-122-2023, as modified by Minor Modification No. 1, to construct a new approximately 88,164 square-foot shell industrial building.

**BACKGROUND:**

The property is an approximately 4-acre property located on the southwest corner of Western Avenue and Lincoln Way, at 11311 Western Avenue. The property has a General Plan Land Use Designation of I (Industrial), and is within Sub-District 4 of Planned Unit Development No. PUD-103-76 (REV. 2018).

The subject site abuts industrial and office use properties in PUD-103-76 (REV. 2018) to the south, west, and north across Lincoln Way. Across Western Avenue, to the east of the subject properties are industrial uses in the City of Stanton.

On February 16, 2023, the Planning Commission approved Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167. The approval allowed the consolidation of two properties into one, and the construction of an approximately 88,164 square-foot shell industrial building. On December 4, 2023, the Community Development Director approved Minor Modification No. 1 to authorize a minor alteration to the parking lot design. The Minor Modification removed twenty-one (21) parking spaces, and expanded the truck maneuvering and parking area, whilst maintaining a thirty-six (36) space parking surplus.

Under the State Subdivision Map Act, tentative maps expire two (2) years from the date the land use approval becomes effective. Condition of Approval No. 96 of SP-122-2023 and PM-2022-167 allowed the Site Plan to expire two (2) years from approval's effective date to be consistent with the two-year expiration date of the Tentative Parcel Map. The land use entitlements became effective on March 10, 2023, with a two-year expiration date of March 10, 2025.

In April of 2024, Parcel Map No. PM-2022-167 was approved by the Orange County Surveyor and subsequently recorded with the Orange County Recorder's Office. Therefore, Tentative Parcel Map No. PM-2022-167, which is considered exercised, does not require a time extension.

On January 14, 2025, prior to the expiration of the subject Site Plan entitlement, on March 10, 2025, the applicant filed a land use permit application to the City, requesting a one-year time extension of Site Plan No. SP-122-2023.

In accordance with the Municipal Code, and because the approved Site Plan land use entitlement was not yet exercised, the applicant is now requesting a one-year time extension for the previously approved Site Plan entitlement. No changes are proposed to the previously approved project.

**TIME EXTENSION:**

Site Plan No. SP-122-2023 went into effect on March 10, 2023 with an expiration date of March 10, 2025. The applicant filed an application to the City for a time extension request (Time Extension No. 1) on January 14, 2025, prior to the entitlements expiring.

The parcel map, Parcel Map No. PM-2022-167, has been finalized, and was recorded on April 3, 2024. In association with the final Parcel Map, a new address, 11311 Western Avenue was issued for the consolidated lot. All subsequent permits and related documents reflect the new address. With the Parcel Map being completed, it does not need a time extension.

The applicant made a concerted effort to finalize the Parcel Map, prior to shifting their focus on the construction of the building under the approved Site Plan entitlement. Grading and building plans have been submitted to the City for plan check review, and are currently progressing through the plan check process. Permits have yet to be issued, and construction has not commenced. Therefore, the Site Plan approval has not yet been exercised. The requested one-year time extension would give the applicant adequate time to work through their design and construction delays. It is anticipated that plans will be approved, and the permits issued within the next year. Additionally, the applicant has been actively seeking a permanent tenant for the building, once it has completed construction.

Title 9 of the Municipal Code allows for a one (1) year time extension for approved entitlements, provided that the Planning Commission finds that: (a) the request for the time extension was submitted prior to the permit expiration date, (b) there has been no change in the general plan designation or zoning of the site, and (c) there is no land use action or study currently underway that would have the potential to render the development nonconforming.

The applicant submitted the time extension application prior to the expiration of the Site Plan entitlement. In addition, the General Plan Land Use Designation and the zoning of the property have remained the same, and there are no pending land use actions or studies that would have the potential to render the approved

development nonconforming. As such, the proposed project use still conforms to the General Plan and zoning designations of the property. No changes are proposed to the previously approved project. Therefore, the subject request is in compliance with Municipal Code standards for time extensions.

CEQA:

As a part of their approval in 2023, the Planning Commission determined that the project was categorically exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). Similarly, the Director's Review approval in 2023 for minor modifications to the parking lot design was categorically exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15311 (Accessory Structures). No changes are proposed to the project that was previously approved, and no further environmental review is required.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6108-25 approving a one-year time extension for Site Plan No. SP-122-2023 (TE1), subject to the original Conditions of Approval for Site Plan No. SP-122-2023.



Maria Parra  
Planning Services Manager



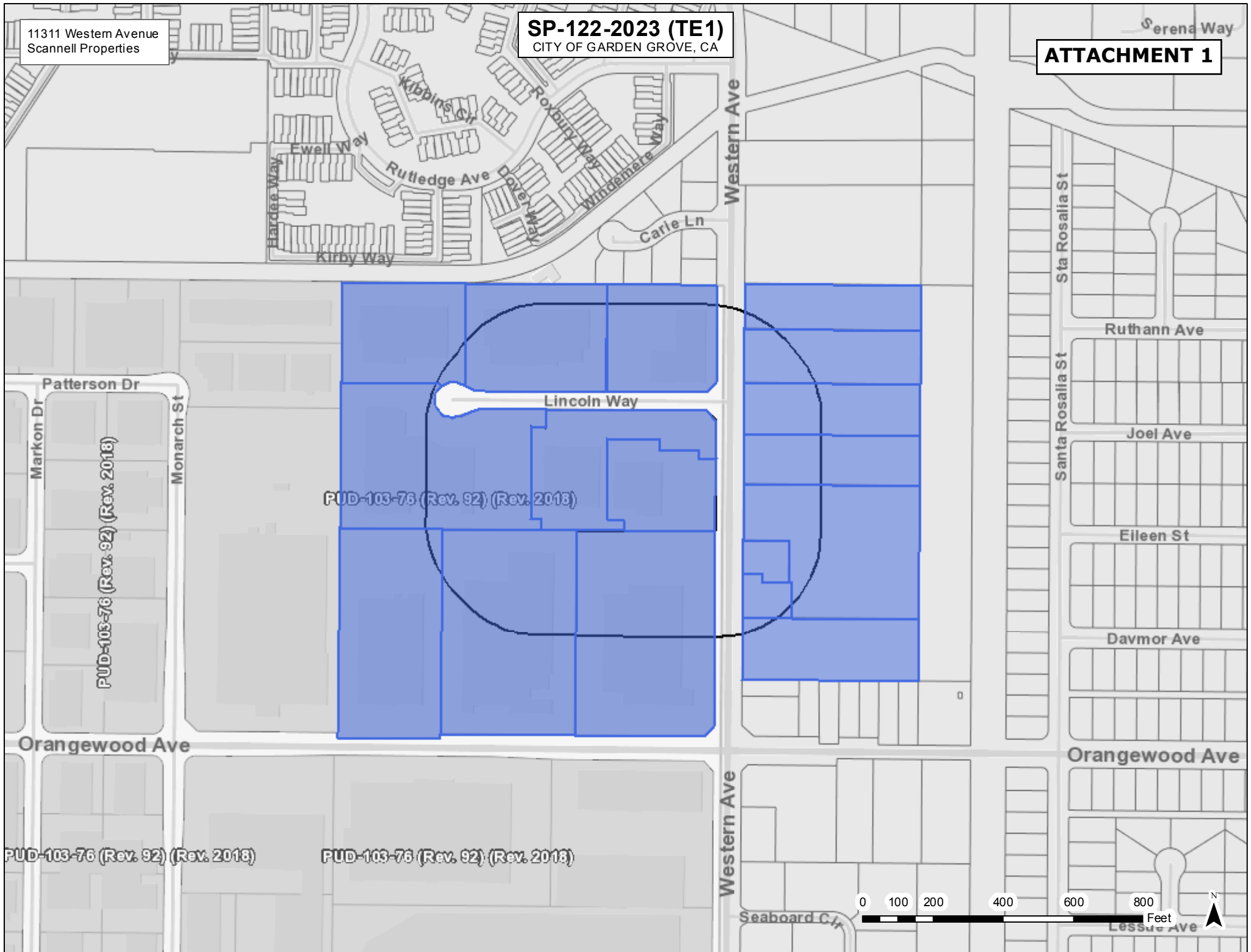
By: Priit Kaskla, AICP  
Associate Planner

- Attachment 1: Vicinity Map  
Attachment 2: Planning Commission Staff Report dated February 16, 2023  
Attachment 3: Planning Commission Resolution of Approval dated February 16, 2023 with Exhibit "A" Final Conditions of Approval  
Attachment 4: Site Plan No. SP-122-2023 Minor Modification No. 1 dated December 4, 2023  
Attachment 5: Planning Commission Resolution No. 6108-25

11311 Western Avenue  
Scannell Properties

**SP-122-2023 (TE1)**  
CITY OF GARDEN GROVE, CA

**ATTACHMENT 1**

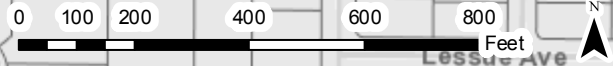


PUD-103-76 (Rev. 92) (Rev. 2018)

PUD-103-76 (Rev. 92) (Rev. 2018)

PUD-103-76 (Rev. 92) (Rev. 2018)

PUD-103-76 (Rev. 92) (Rev. 2018)



# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> Southwest corner of Western Avenue and Lincoln Way, at 7390 Lincoln Way and 7440 Lincoln Way
<b>HEARING DATE:</b> February 16, 2023	<b>GENERAL PLAN:</b> Industrial (I)
<b>CASE NOS.:</b> Site Plan No. SP-122-2023, Tentative Parcel Map No. PM-2022-167	<b>ZONE:</b> Planned Unit Development No. PUD-103-76, Revised 2018 (PUD-103-76 (REV. 2018))
<b>PROPERTY OWNER:</b> Scannell Properties #680, LLC	<b>CEQA DETERMINATION:</b> Exempt: Section 15332 – In-Fill Development Projects
<b>APPLICANT:</b> Steve Hong	<b>APN NOS.:</b> 131-021-36 & 131-021-37

**REQUEST:**

The applicant is requesting approval of a Tentative Parcel Map to consolidate 7390 Lincoln Way and 7440 Lincoln Way into a single parcel, and Site Plan approval to construct a new 88,164 square-foot shell industrial building on the consolidated lot, following the demolition of a 76,500 square-foot building at 7390 Lincoln Way, and a 29,950 square-foot building at 7440 Lincoln Way.

**BACKGROUND:**

The subject site is comprised of two (2) adjacent parcels, located at 7390 Lincoln Way, and 7440 Lincoln Way, totaling 4.051 acres. The western property at 7390 Lincoln Way (Assessor's Parcel No. 131-021-36), is currently improved with a 76,500 square-foot office building, originally constructed in 1985. The eastern property at 7440 Lincoln Way (Assessor's Parcel No. 131-021-37), is currently improved with a 29,950 square-foot office building, also constructed in 1985. Both properties have a General Plan Land Use designation of Industrial (I), and are in Sub-District 4 of Planned Unit Development No. PUD-103-76 (REV. 2018). The subject site abuts industrial and office use properties in PUD-103-76 (REV. 2018) to the south, west, and north across Lincoln Way. Across Western Avenue, to the east of the subject properties are industrial uses in the City of Stanton.

In 1976, the City approved Planned Unit Development No. PUD-103-76, rezoning 212 acres of agricultural and industrial properties for the development of an office/industrial complex, commonly referred to as the Irvine Industrial Complex. In 1981, Parcel Map No. PM-81-508 was approved for the creation of a 27.655 acre site from a larger, former ranch property. In 1982, Parcel Map No. PM-82-511 subdivided the resulting property from PM-81-508 further, creating the Lincoln Way cul-de-sac, and six (6) parcels along either side of the new street. Parcel Map No. PM-85-168 was approved in 1985, revising PM-82-511, and creating the subject properties in their current configuration. The existing office buildings on the subject properties were approved administratively, and constructed in 1985. In 2018, the City adopted

Ordinance No. 2898, revising the permitted uses in Sub-District 4 of PUD-103-76 to allow for general office uses. The 2018 ordinance revised the official zoning designation to the current zoning of PUD-103-76 (REV. 2018).

Both properties have a history of being occupied by light manufacturing, office, and laboratory uses. According to business license records, the building at 7390 Lincoln Way was most recently occupied by a medical laboratory. The building at 7440 Lincoln Way was most recently occupied by a real estate appraisal company office.

Now, the applicant is requesting to demolish both existing buildings at 7390 Lincoln Way and 7440 Lincoln Way. The requested Tentative Parcel Map will consolidate the two (2) properties into a single parcel. A new 88,164 gross square-foot shell industrial building will be constructed on the new parcel. A reciprocal access agreement will be recorded along the western property line to maintain circulation access for the subject property, and the adjoining property to the west (7330 Lincoln Way).

**PROJECT STATISTICS:**

	<b>Proposed</b>	<b>PUD-103-76 (REV. 2018)</b>
<u>Minimum Lot Size</u>	176,444 sq. ft. (4.051 acres)	27,500 sq. ft. (0.63 acres)
<u>Setbacks</u>		
Front (East)	69'-7"	17'-0"
Rear (West)	106'-8"	0'-0"
Street-Side (North)	20'-6"	20'-0"
Interior Side (South)	51'-2"	0'-0"
<u>Parking</u>	90 spaces	43 spaces
<u>Building Height</u>	38'-0" to roof 48'-6" to parapet	60'-0"
<u>Building Area</u>	88,164 sq. ft.	N/A
<u>Floor Area Ratio</u>	0.50	*1.0 Maximum
<u>Lot Coverage</u>	48%	50% Maximum
<u>Landscaping Area</u>	15,715 sq. ft. (8.9%)	N/A

\*Maximum FAR requirement is derived from the Industrial (I) land use of the General Plan.

**DISCUSSION:**

**SITE PLAN:**

**Site Design and Circulation**

The project will consist of constructing an 88,164 gross square-foot industrial building on a 4.051-acre property. The proposed building complies with all development standards of Planned Unit Development No. PUD-103-76 (REV. 2018), including, but not limited to, setbacks, lot coverage, building height, and parking requirements. The industrial building will be located approximately in the center of the site, with parking and landscaping surrounding, and fronting toward Western Avenue. The

entirety of the street frontages along both Lincoln Way and Western Avenue, save for driveway and pedestrian access points, will be landscaped.

The building features a main entrance, fronting toward the intersection of Lincoln Way and Western Avenue. At the main entrance will be a 3,500 square-foot office area. Directly above that area is another 3,500 square-foot mezzanine office area. The remaining 81,164 square feet of the building will consist of open floor area, intended for a warehouse/distribution type use. No tenant has been identified to date. All interior improvements, including any subdivision of the building, will be completed by the tenant(s) at a later date.

	<b>1<sup>st</sup> Floor</b>	<b>Mezzanine</b>
<u>Office</u>	3,500 sq. ft.	3,500 sq. ft.
<u>Industrial Floor</u>	81,164 sq. ft.	

Vehicle traffic can access the site via two (2) new driveways on Western Avenue, or via one (1) new driveway on Lincoln Way. A two-way drive aisle provides the vehicular circulation on-site, wrapping around the east, south, and west sides of the building, connecting the three (3) driveways, the truck docking area, and the parking area on the adjacent property to the west (7330 Lincoln Way). A reciprocal access agreement, will be recorded to preserve the vehicular access between the subject parcel, and to the 7330 Lincoln Way property to the west. Standard vehicular parking spaces are provided along the west, south, and east sides of the proposed building. The City's Engineering Division has reviewed the on- and off-site vehicle circulation, and has not raised any concerns with the project design.

A single row of nine (9) truck bays will flank the western side of the building. The docking bays connect directly into the open floor area, toward the center of the building. Outside, a truck turn-around and parking area is provided adjacent to the loading bays. Access to the trucking area will be provided via the primary drive aisle, connecting the Lincoln Way and Western Avenue driveways.

The design of the building will also provide new pedestrian access from Lincoln Way. Pedestrian access from Lincoln Way will pass through a landscaped area before reaching the main entrance of the building. A small plaza area is provided at the main entrance. This pedestrian access also connects to the accessible parking spaces in the parking lot.

#### Parking and Traffic

Parking requirements from PUD-103-76 (REV. 2018) for "Warehouse and Distribution Industry" stipulate one (1) parking space is required per 1,000 square feet of gross floor area for the first 20,000 square feet. The second 20,000 square feet is parked at a ratio of one (1) parking space per 2,000 square feet. Any area exceeding 40,000 square feet is parked at a rate of one (1) space per 4,000 square feet. According to the Municipal Code, incidental offices associated with the industrial use that do not exceed 30% of the gross floor area do not require additional parking.



The proposed building is approximately 88,164 gross square feet in size. Of that floor area, the office space totals approximately 7,000 square feet, or approximately 7.9% of the gross floor area. This does not exceed 30% of the gross floor area, and therefore does not require additional parking. In total, forty-three (43) parking spaces are required for the use. The first 20,000 square feet requires twenty (20) spaces, the next 20,000 square feet requires ten (10) spaces, and the remaining 48,164 square feet requires thirteen (13) spaces. The subject site provides 90 striped parking spaces, a surplus of forty-seven (47) spaces.

### Landscaping

The subject PUD zone does not specify a minimum landscape area. The proposed site design, however, will provide a total of approximately 15,715 square feet of landscaping on-site (8.9% of the overall site). The landscaping is provided in a variety of areas across the site, including adjacent to the parking areas so as to limit their visual impacts. The on-site landscaping design will consist of a mixture of trees, shrubs, and groundcover.

PUD-103-76 (REV. 2018) does require, however, a minimum eighteen-foot (18'-0") landscape planter, excluding any necessary vehicular or pedestrian access points, along all street frontages, as measured from the face of curb. Along Lincoln Way, an approximately twenty-five foot (24'-10") planter is provided. An approximately twenty-six-foot (26'-6") landscape planter is provided along Western Avenue. Additionally, one (1) tree must be provided for every thirty feet (30'-0") of interior property boundary. The project provides a tree for every thirty feet (30'-0") along the southern, interior property boundary. In the parking lot, a minimum of one (1) tree is required for every five (5) parking spaces. With ninety (90) spaces provided, eighteen (18) trees are required. The project includes a total of seventy-two (72) trees. The proposed project complies with both tree planting requirements.

The applicant is required to submit a landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code, including the Landscape Water Efficiency Guidelines. All landscaping shall be watered by means of an automatic irrigation system meeting the City's Landscape Water Efficiency Guideline requirements. A separate landscape application will be submitted, and a building permit will be obtained for the proposed landscaping.

### Building Architecture

Characterized by a rectangular footprint, flat roof, and large, vertical metal siding accentuating the corners of the building, the building takes on a contemporary design. The main entrance at the northeast corner of the building, and the southeast corner of the building feature vertical windows and storefronts glazed in shades of blue. Additional clerestory windows will be provided above the east and north sides of the building, helping illuminate the interior of the building, and helping to add contrast against the concrete walls. Painted concrete panels help articulate the sides of the building

At the highest point, the roof stands approximately thirty-eight feet (38'-0") tall. The building parapet extends to a maximum height of forty-eight-and-a-half feet (48'-6") at the highest point. Both the roof and the parapet are well within the maximum allowable building height of sixty feet (60'-0") for the subject PUD zone.

The building will be constructed in a tilt-up concrete style. Various scores in the concrete walls, metal siding, and various paint colors add visual intrigue. The neutral color scheme consists of shades of white, grey, and blue, which contributes to the building's contemporary design. Window and door trim are all constructed of metal, trimmed black and white to add contrast.

**TENTATIVE PARCEL MAP:**

Currently, the subject properties at 7390 Lincoln Way and 7440 Lincoln Way are adjoined, yet two distinct parcels. The properties provide reciprocal access between the parking areas for vehicular circulation. To accommodate the proposed building, the two properties will be consolidated via a Tentative Parcel Map. Reciprocal access will be maintained between the resulting property, and the existing property to the west, at 7330 Lincoln Way.

As a result of the parcel map, the consolidated property will ultimately total 4.051 acres. The new property meets the minimum 27,500 square-foot lot size required in PUD-103-76 (REV. 2018). After the Tentative Parcel Map, the new parcel will comply with the development standards pertaining to the PUD zone, General Plan, the City's Subdivision Ordinance, and the State's Subdivision Map Act.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

CEQA's Class 32 exemption applies to in-fill development projects (CEQA Guidelines §15332.). A project can qualify for a Class 32 exemption if the proposed project: (1) is consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services (CEQA Guidelines §15332.).

The project is consistent with General Plan, and Planned Unit Development policies and regulations. The subject site is located fully within an urbanized area in the City, on a 4.051-acre site. The subject site was surveyed, and does not have any known habitat for endangered, threatened, or rare species of wildlife. Traffic, noise, air quality, and water quality studies have been prepared by licensed firms to study the impact of the proposed development, and no significant impacts have been identified. The traffic, noise, air quality, and water quality studies are appended to the Staff Report. Lastly, the Public Works Department has reviewed the proposed

development, and found that it can be adequately served by all required utilities and public services.

Consequently, it can be determined that the project can be exempted from further CEQA action under the Class 32 exemption.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 6057-23 approving Site Plan No. SP-122-2023, and Tentative Parcel Map No. PM-2022-167, subject to the recommended Conditions of Approval.



Maria Parra  
Planning Services Manager



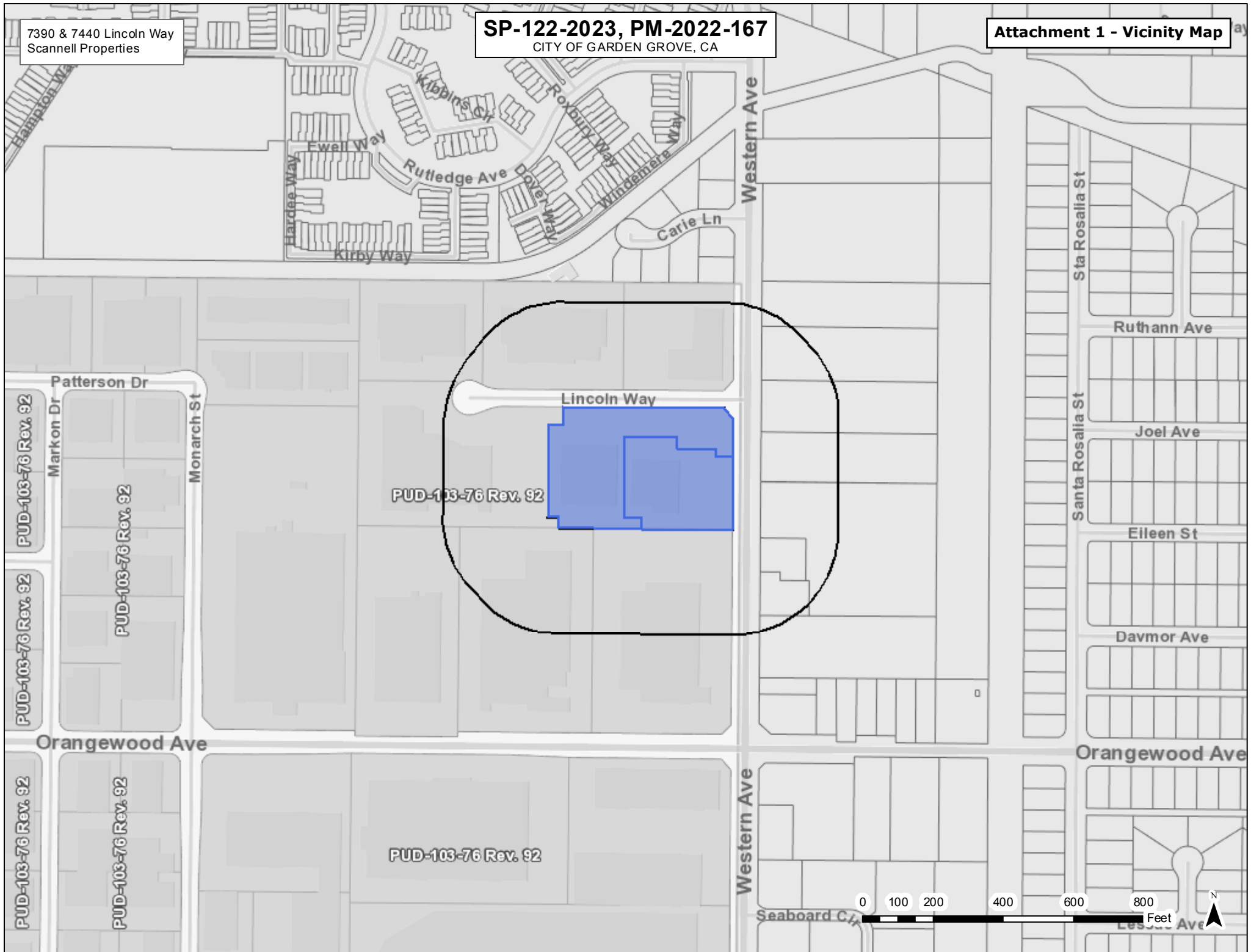
By: Priit Kaskla, AICP  
Assistant Planner

Attachment 1: Vicinity Map  
Attachment 2: Plans  
Attachment 3: Tentative Parcel Map  
Attachment 4: Traffic Study  
Attachment 5: Hydrology Study  
Attachment 6: Air Quality Study  
Attachment 7: Noise Study

7390 & 7440 Lincoln Way  
Scannell Properties

**SP-122-2023, PM-2022-167**  
CITY OF GARDEN GROVE, CA

**Attachment 1 - Vicinity Map**











NORTH ELEVATION



WEST ELEVATION



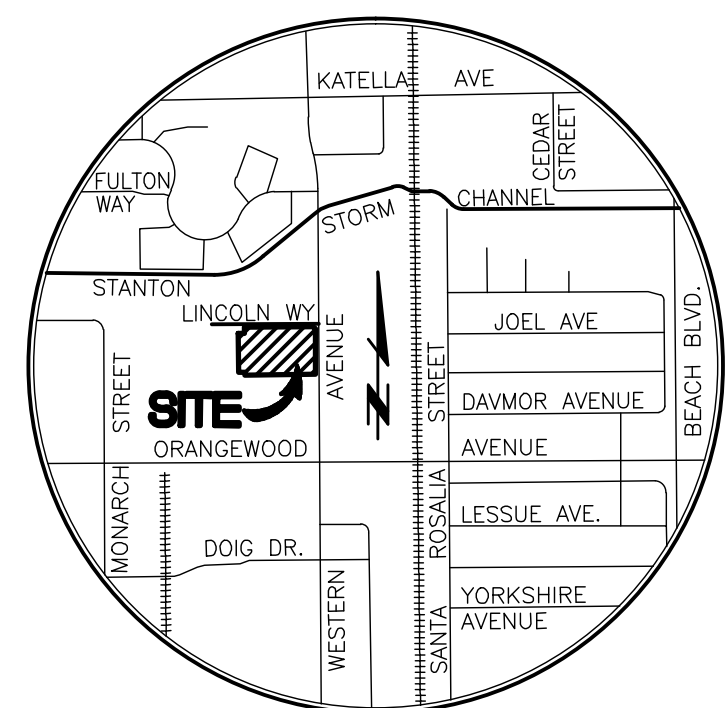
SOUTH ELEVATION



EAST ELEVATION

**COLORED ELEVATION DESIGN**  
7390 LINCOLN WAY  
GARDEN GROVE, CA 92841



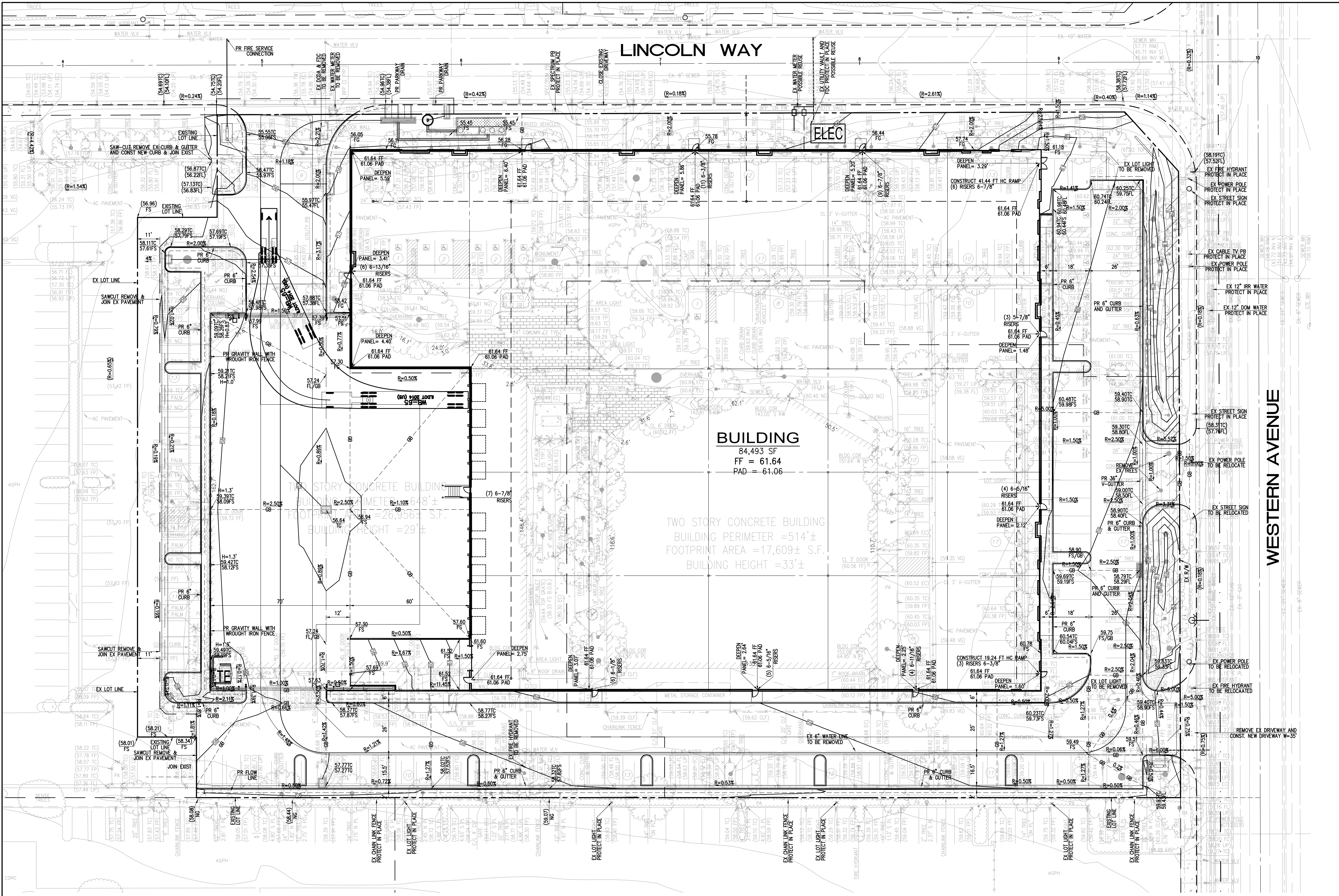


VICINITY MAP  
N.T.S.

**EARTHWORK BALANCE CALCULATIONS** 5/9/2022

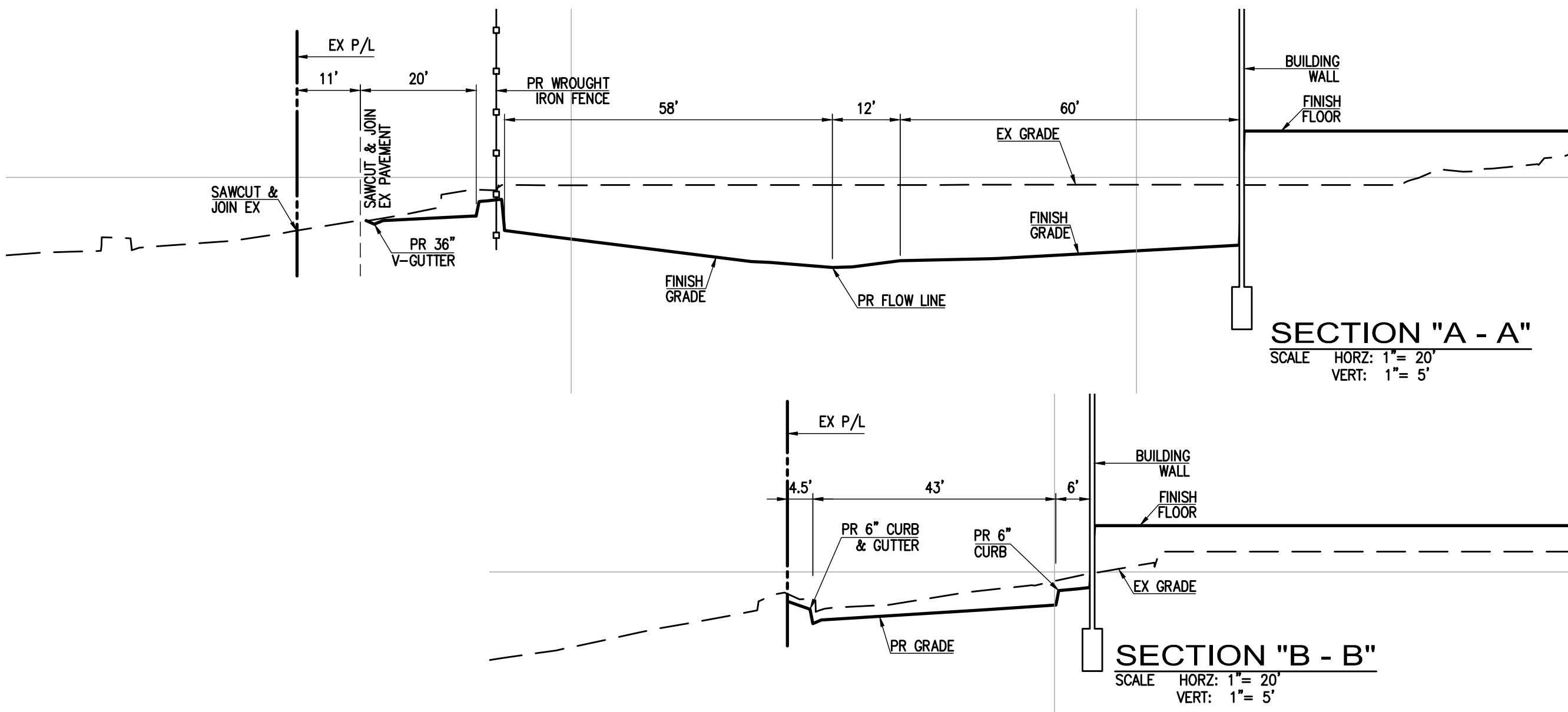
PROJECT: SWC LINCOLN WAY & WESTERN AVENUE  
JOB#: 4103

K. SITE AREA:	173,100 SF
L. SUBSIDENCE FACTOR:	0.063
M. SHRINKAGE FACTOR:	5.0%
N. SITE STRIPPING FACTOR:	0.1
O. 3' BLDG OVEREX:	9,996 CY
A. 1' SITE OVEREX:	3,079 CY
B. FOOTING, CHAMBERS AND UTILITY SPOOLS:	5,130 CY
	1,306 CY
<b>C. TOTAL CUT: (A+B)</b>	<b>6,436 CY</b>
D. CALCULATED FILL:	4,553 CY
E. EX ONSITE PAVEMENT 5% BULKING:	(135) CY
F. SUBSIDENCE: (LXK)/27=	401 CY
G. SHRINKAGE: (M/100)C=	322 CY
H. SITE STRIPPING:	641
I. OVEREXCAVATION SHRINKAGE:	654 CY
J. TOTAL FILL: (D+E+F+G+H+I)=	<b>6,435 CY</b>
K. TOTAL (IMPORT) OR EXPORT:	0 CY

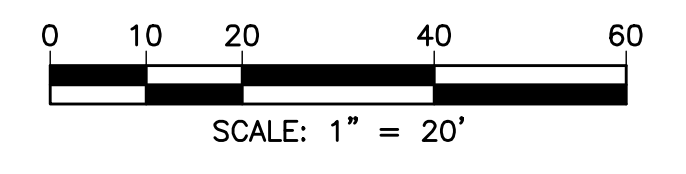


**BUILDING**  
84,493 SF  
FF = 61.64  
PAD = 61.06

TWO STORY CONCRETE BUILDING  
BUILDING PERIMETER = 514±  
FOOTPRINT AREA = 17,609± S.F.  
BUILDING HEIGHT = 33±



- SHEET INDEX**
1. CONCEPTUAL GRADING PLAN
  2. CONCEPTUAL UTILITY PLAN
  3. CONCEPTUAL STORM DRAIN PLAN
  4. CONCEPTUAL STORM DRAIN PROFILE



PREPARED FOR:  
Scannell Properties #680, LLC  
8801 River Crossing Blvd, Suite 300  
Indio, CA 92201  
PH: (763) 331-8850

**Ti** *Thienes Engineering, Inc.*  
CIVIL ENGINEERING & LAND SURVEYING  
14348 FIRESTONE BOULEVARD  
LA BREA, CA 90039  
PH: (714) 951-4811 FAX: (714) 951-4123

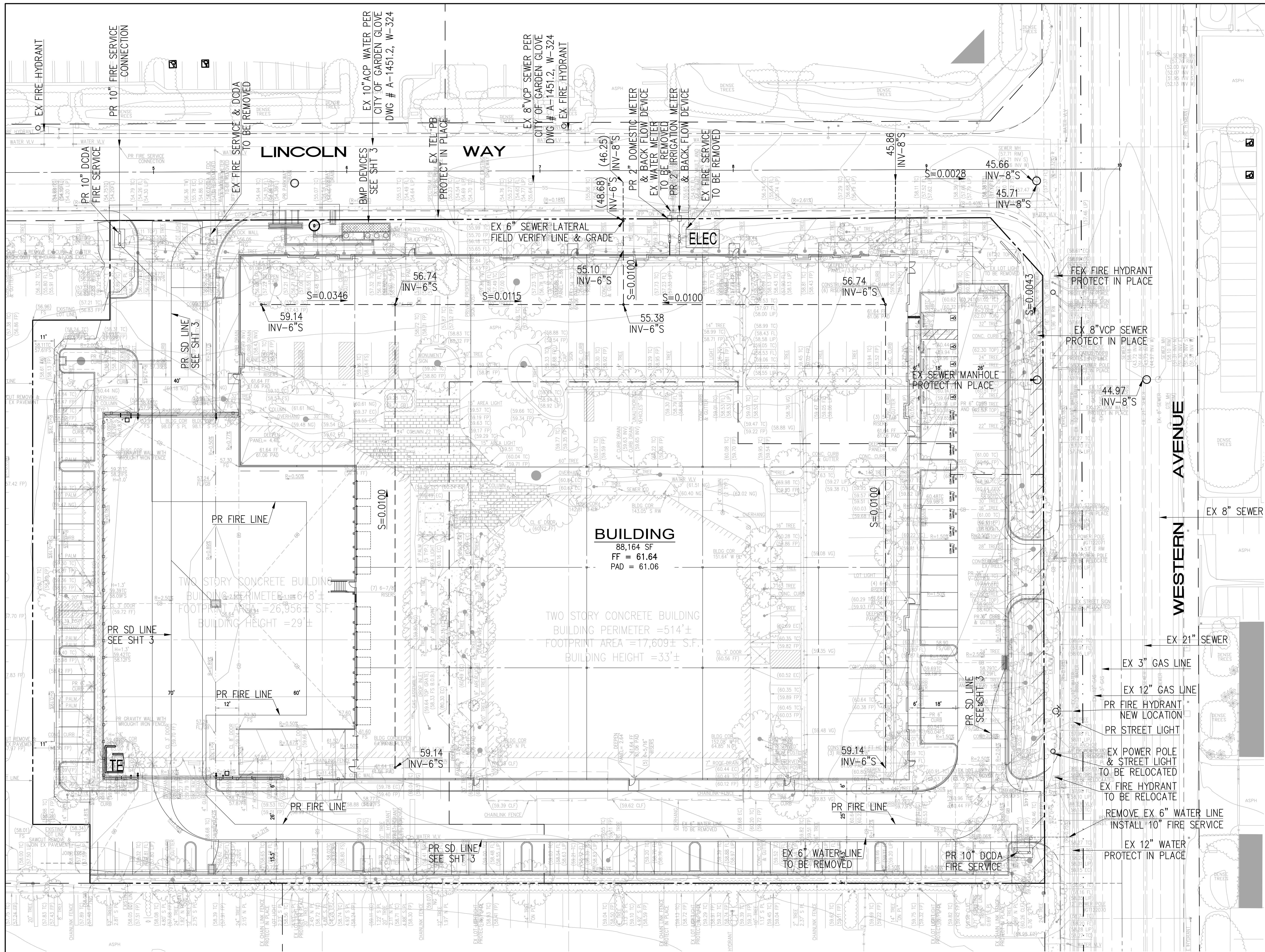
**CITY OF GARDEN GROVE**  
PUBLIC WORKS DEPARTMENT

**CONCEPTUAL GRADING PLAN**  
LINCOLN WAY INDUSTRIAL BUILDING  
7440 LINCOLN WAY, GARDEN GROVE, CA

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. XXXXX
Designed by _____	Checked by _____	Date _____
Checked by _____	Date _____	Sheet <b>1</b> of <b>3</b> Sheets

JUN: 4103

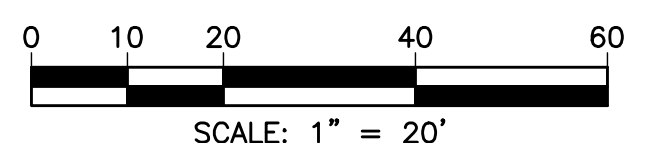
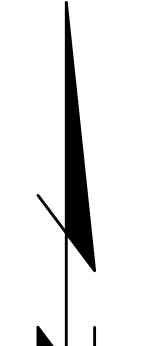




**BUILDING**  
 88,164 SF  
 FF = 61.64  
 PAD = 61.06

TWO STORY CONCRETE BUILDING  
 BUILDING PERIMETER = 648±  
 FOOTPRINT AREA = 26,956± S.F.  
 BUILDING HEIGHT = 29±

TWO STORY CONCRETE BUILDING  
 BUILDING PERIMETER = 514±  
 FOOTPRINT AREA = 17,609± S.F.  
 BUILDING HEIGHT = 33±



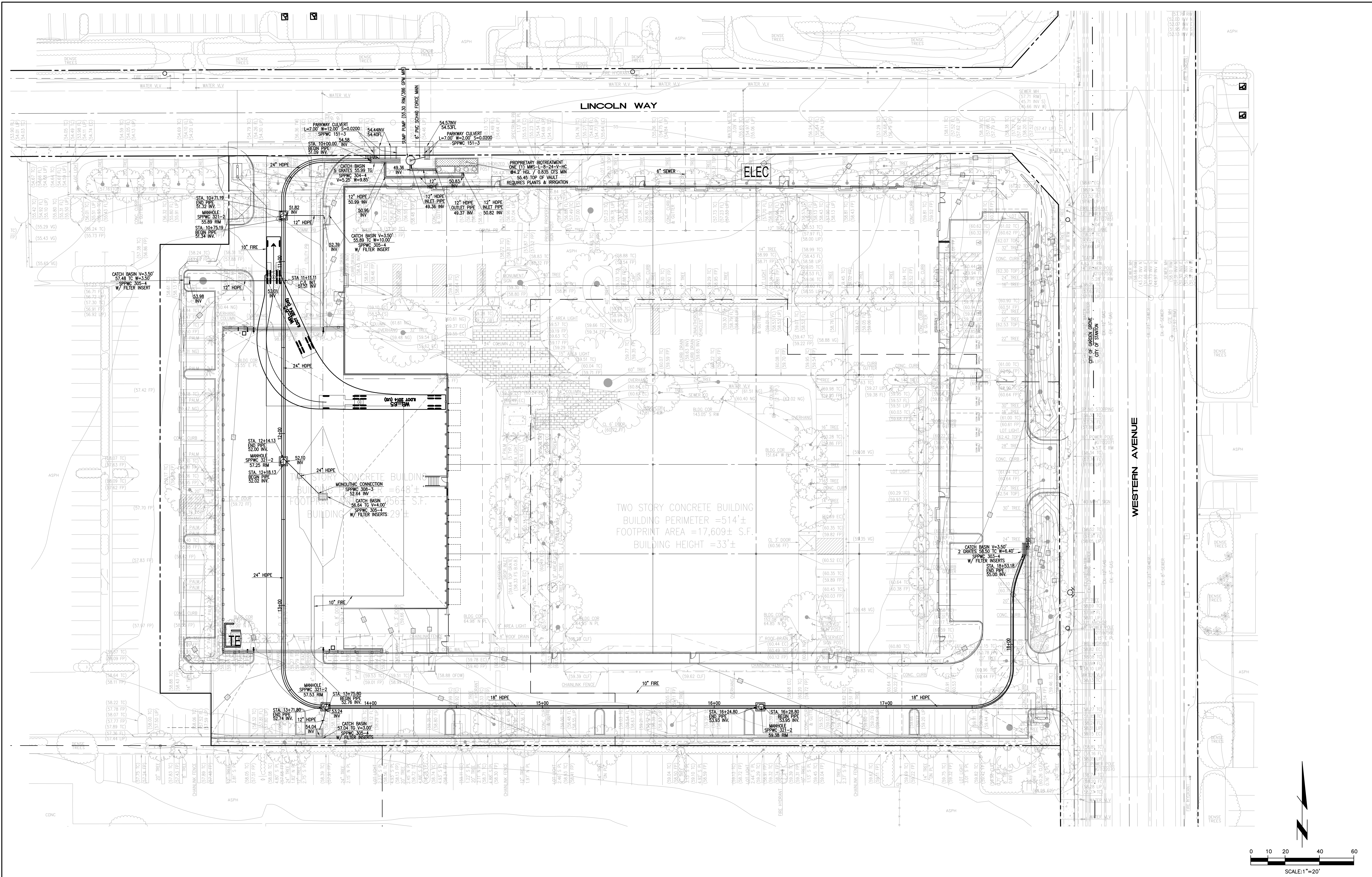
PREPARED FOR:  
**Scannell Properties #680, LLC**  
 8801 River Crossing Blvd, Suite 300  
 Indianapolis, IN 46240  
 Ph: (763) 331-8850

**T.E.I.** Thienes Engineering, Inc.  
 CIVIL ENGINEERING & LAND SURVEYING  
 14348 FIRESTONE BOULEVARD  
 LA BREA, CALIFORNIA 90039  
 PH: (714) 951-4811 FAX: (714) 951-4123

<b>CITY OF GARDEN GROVE</b> PUBLIC WORKS DEPARTMENT	
<b>CONCEPTUAL UTILITY PLAN</b>	
<b>LINCOLN WAY INDUSTRIAL BUILDING</b> <b>7440 LINCOLN WAY, GARDEN GROVE, CA</b>	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. XXXXX
Date _____	
Designed by _____	
Date _____	
Checked by _____	
Date _____	
Sheet <b>2</b> of <b>3</b> Sheets	

JUN: 4103

Last Update: 7/13/22  
 0:\1100-4199\4103\4103CONCEPT UTI.dwg



TWO STORY CONCRETE BUILDING  
 BUILDING PERIMETER = 514'±  
 FOOTPRINT AREA = 17,609± S.F.  
 BUILDING HEIGHT = 33'±

**CITY OF GARDEN GROVE**  
 PUBLIC WORKS DEPARTMENT

**CONCEPTUAL STORM DRAIN PLAN**  
**LINCOLN WAY INDUSTRIAL BUILDING**  
**7440 LINCOLN WAY, GARDEN GROVE, CA**

Designed by	Approved by	Date
Checked by	Public Works Director	R.C.E. XXXXX
Date		
Designed by		
Date		
Checked by		
Date		

Sheet **3** of **3** Sheets

PREPARED FOR:  
 Scannell Properties #680, LLC  
 8801 River Crossing Blvd, Suite 300  
 Indianapolis, IN 46240  
 PH: (763) 331-8850

**T.E.I.** Thienes Engineering, Inc.  
 CIVIL ENGINEERING & LAND SURVEYING  
 14345 FIRESTONE BOULEVARD  
 LA BREA, CALIFORNIA 90039  
 PH: (714) 251-4811 FAX: (714) 251-4123

Last Update: 6/3/22  
 D:\4100-4199\4103\4103CDP03-SD.dwg

JUN: 4103

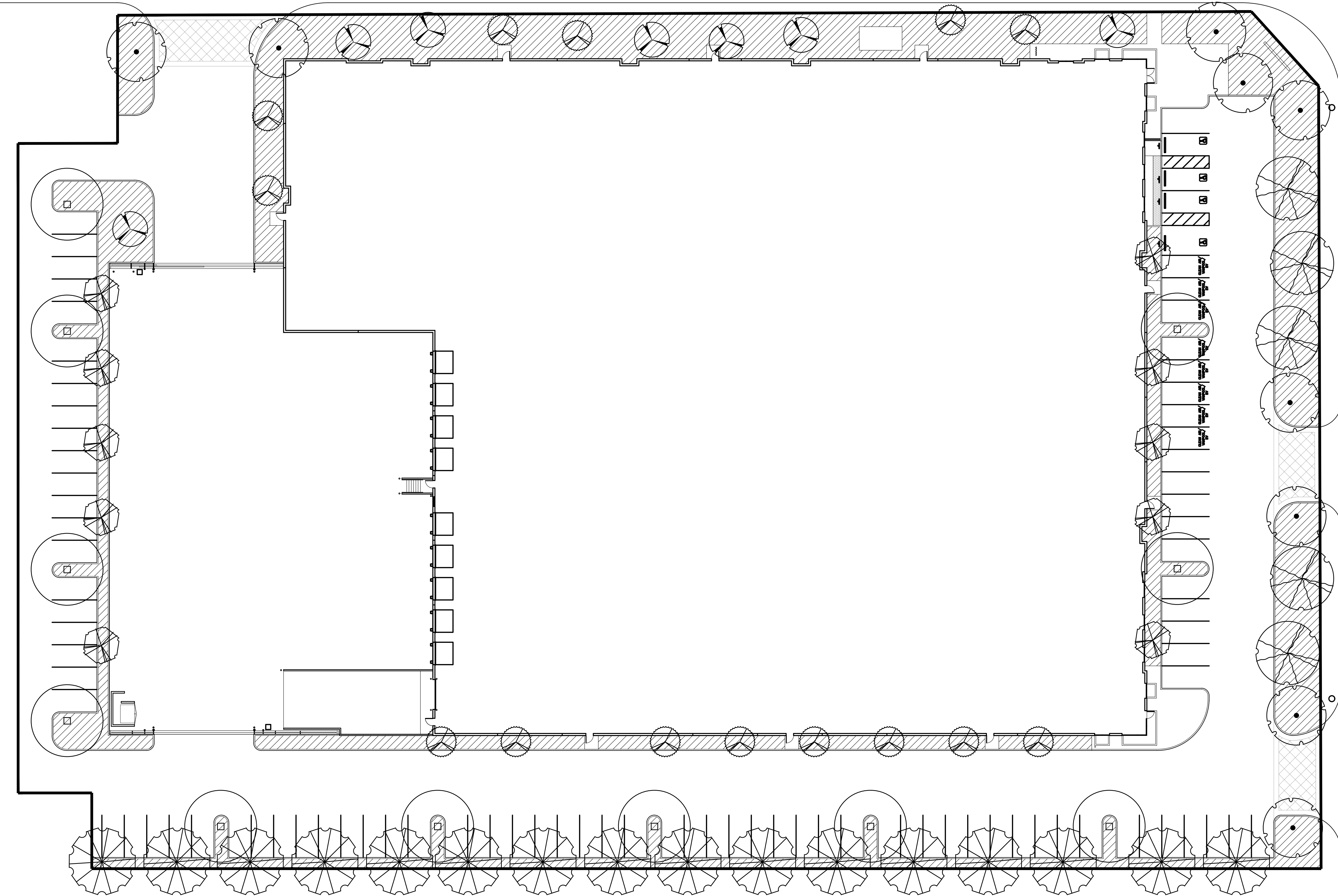
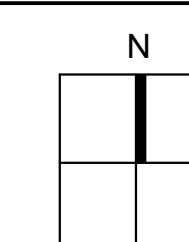
**PLANTING LEGEND**

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chitalpa tashkentensis Chitalpa	24" Box	16	L	Standard
	Lagerstroemia i 'Muskogee' Crape Myrtle	24" Box	14	M	Multi
	Magnolia g. 'Samuel Sommer' Magnolia	24" Box	5	M	Standard
	Magnolia g. 'Little Gem' Magnolia	24" Box	7	M	Standard
	Olea europaea Olive	36" Box	9	L	Multi
	Rhus lancea African Sumac	24" Box	11	L	Standard
	Tristania conferta Brisbane Box	15 Gal	10	M	Standard

SHRUBS				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	SPACING
	Acca sellowiana Pineapple Gauva	5 Gal	L	3' OC
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	L	3' OC
	Cistus 'Sunset Pink' Sunset Pink Rockrose	5 Gal	L	3' OC
	Elaeagnus pungens Silverberry	5 Gal	L	4' OC
	Ligustrum j. Texanum Texas Privet	5 Gal	M	3' OC
	Rhamphiolepis i. 'Springtime' Indian Hawthorn	5 Gal	L	3' OC
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal	L	3' OC
	Salvia greggii Autumn Sage	5 Gal	L	3' OC
	Salvia leucantha Mexican Sage	5 Gal	L	4' OC
	Westringia fruticosa Coast Rosemary	5 Gal	L	5' OC
	Dianella tasmanica Dianella	5 Gal	M	3' OC
	Dietes bicolor Fortnight Lily	5 Gal	M	3' OC
	Muhlenbergia capillaris Pink Muhly	5 Gal	M	3' OC
	Muhlenbergia rigens Deer Grass	5 Gal	M	4' OC
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal	L	4' OC
	Leonotis leonurus Lion's Ear	5 Gal	L	4' OC
	Salvia microphylla Hot Lips Sage	5 Gal	L	3' OC

ACCENTS				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	SPACING
	Agave 'Blue Flame' Blue Flame Agave	5 Gal	L	3' OC
	Agave 'Blue Glow' Blue Glow Agave	5 Gal	L	3' OC
	Agave victoria-reginae Agave	5 Gal	L	3' OC
	Aloe striata Coral Aloe	1 Gal	L	2' OC
	Dasylirion wheeleri Desert Spoon	5 Gal	L	4' OC
	Echeveria 'Ruffles' Ruffles Echeveria	5 Gal	L	1' OC
	Hesperaloe parviflora Red Yucca	5 Gal	L	3' OC

GROUNDCOVER				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.	M
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L
	Sesleria autumnalis Moor Grass	1 Gal	18" O.C.	M
	Trachelospermum jasminoides Star Jasmine	1 Gal	24" O.C.	M
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L



# Lincoln - Garden Grove

22-088  
07.29.22

Garden Grove, California



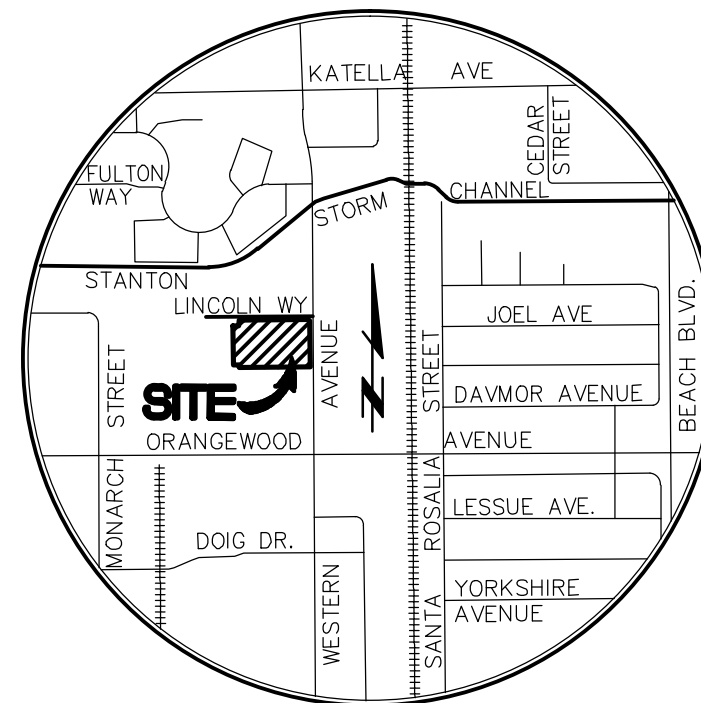
**HUNTER LANDSCAPE**

711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408

**TENTATIVE PARCEL MAP NO. 2022-167**

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP NO. 85-168, AS PER MAP FILED IN  
BOOK 218 OF PARCEL MAPS, PAGES 35 AND 37, RECORDS OF SAID COUNTY.

DATE OF PREPARATION: 8-30-2022  
NET ACREAGE: 4.051  
ALL EXISTING BUILDINGS SHOWN HEREON WILL BE REMOVED  
ALL UTILITY BOXES AND STRUCTURES TO BE CONSTRUCTED UNDERGROUND



VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

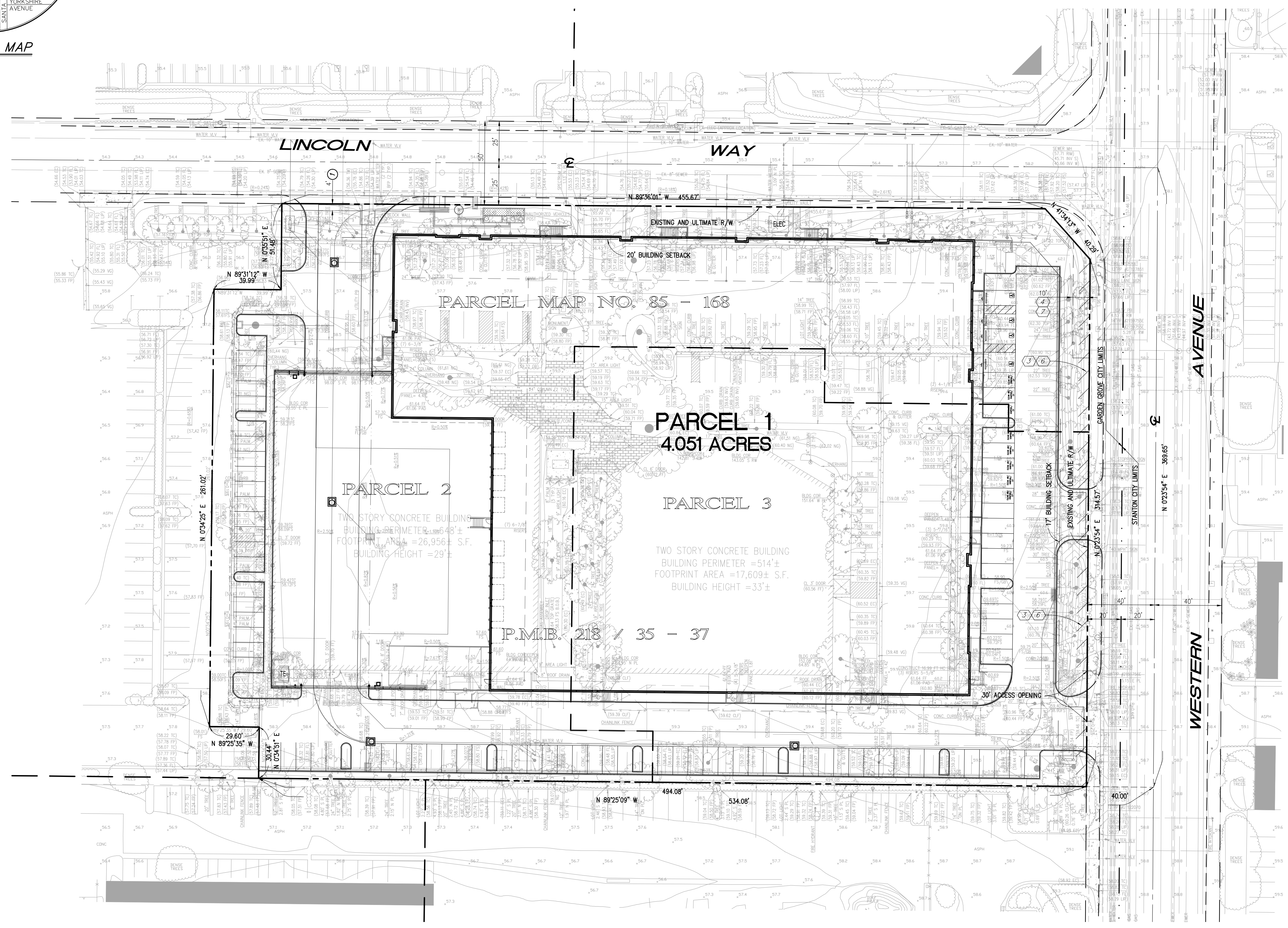
**PARCEL A:**  
PARCEL 2, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, OF PARCEL MAP NO. 85-168, FILED IN BOOK 218, PAGES 35 THROUGH 37 OF PARCEL MAPS, RECORDS OF SAID COUNTY.  
EXCEPT ANY RIGHTS TO OIL, GAS, OR OTHER HYDROCARBON PRODUCTS IN THE LAND TAKEN IN THE DECLARATION OF TAKING RECORDED FEBRUARY 24, 1943 AS INSTRUMENT NO. 4393 IN BOOK 1177, PAGE 540 OF OFFICIAL RECORDS, PROVIDED, HOWEVER, THAT THE OWNER MAY NOT PERFORM ANY OPERATIONS ON THE SURFACE OF SAID LAND, SUCH AS DRILLING, EXPLORING OR EXTRACTION OF SUCH MINERALS, WITHOUT THE WRITTEN CONSENT OF THE IRVINE INDUSTRIAL COMPLEX, A CALIFORNIA CORPORATION, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 24, 1943 AS INSTRUMENT NO. 4393 IN BOOK 1177, PAGE 540 OF OFFICIAL RECORDS, AND VARIOUS INSTRUMENTS OF RECORD.  
ALSO EXCEPTING THEREFROM, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR, AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER (500) FEET OF THE SUBSURFACE OF THE LAND, AS RESERVED BY THE IRVINE COMPANY, A MICHIGAN CORPORATION, IN THE DEED RECORDED AUGUST 15, 1977 AS INSTRUMENT NO. 23857 IN BOOK 12336, PAGE 195 OF OFFICIAL RECORDS.

**PARCEL B:**  
AN EASEMENT FOR DRAINAGE WATER AND OTHER MATTER, AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED NOVEMBER 6, 1985 AS INSTRUMENT NO. 85-429771 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, OVER THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 85-168, AS SHOWN ON A MAP FILED IN BOOK 177, PAGES 21, 22 AND 23 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 89° 08' 51" EAST 87.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 51' 9" WEST 76.36 FEET; THENCE NORTH 89° 08' 51" EAST 13.00 FEET; THENCE SOUTH 0° 51' 9" EAST 38.52 FEET; THENCE SOUTH 45° 51' 9" EAST 35.16 FEET; THENCE SOUTH 0° 51' 9" EAST 12.84 FEET TO SAID SOUTHERLY LINE; THENCE SOUTH 89° 8' 51" WEST 38.00 FEET ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.

**PARCEL C:**  
PARCEL 3 OF PARCEL MAP NUMBER 85-168 FILED IN BOOK 218 PAGE(S) 35 TO 37 OF PARCEL MAPS, AS MAY HAVE BEEN AMENDED BY THAT CERTIFICATE OF CORRECTION EXECUTED BY THE CITY OF GARDEN GROVE, RECORDED APRIL 20, 1987 AS INSTRUMENT NO. 1987-213745, RECORDS OF ORANGE COUNTY, CALIFORNIA.  
EXCEPT ANY RIGHTS TO OIL, GAS, OR OTHER HYDROCARBON PRODUCTS IN THE LAND TAKEN IN THE DECLARATION OF TAKING RECORDED FEBRUARY 24, 1943 IN BOOK 1177 PAGE 540 OF OFFICIAL RECORDS, PROVIDED, HOWEVER, THAT THE OWNER MAY NOT PERFORM ANY OPERATIONS ON THE SURFACE OF SAID LANDS, SUCH AS DRILLING, EXPLORATION OR EXTRACTION OF SUCH MINERALS, WITHOUT THE WRITTEN CONSENT OF THE IRVINE INDUSTRIAL COMPLEX, A CALIFORNIA CORPORATION, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 24, 1943 IN BOOK 1177, PAGE 540 OF OFFICIAL RECORDS, AND VARIOUS INSTRUMENTS OF RECORD.  
ALSO EXCEPTING THEREFROM, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HERENAFORE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR, AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HERENAFORE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER (500) FEET OF THE SUBSURFACE OF THE HERENAFORE DESCRIBED LAND, AS RESERVED BY THE IRVINE COMPANY, A MICHIGAN CORPORATION, IN THE DEED RECORDED AUGUST 15, 1977 IN BOOK 12336, PAGE 195 OF OFFICIAL RECORDS.

**PARCEL D:**  
A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE DRIVEWAY AREAS LOCATED ON PARCEL 1 AS SHOWN ON PARCEL MAP NO. 85-168 FILED IN BOOK 218 PAGE 35 THROUGH 37 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

**ZONING:**  
ZONING INFORMATION:  
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF GARDEN GROVE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT / PLANNING SERVICES DIVISION)  
GENERAL PLAN DESIGNATION: INDUSTRIAL  
ZONE DESIGNATION: PUD-103-76, (REV. 2018) INDUSTRY SUBDISTRICT



**BUILDING TABULATION:**

<b>SITE AREA</b>	176,444	SF
	4.051	Acres
<b>BUILDING AREA</b>		
1ST FLOOR	WAREHOUSE	81,164 SF
	OFFICE	3,500 SF
1ST TOTAL		84,664 SF
2ND FLOOR	OFFICE	3,500 SF
TOTAL		88,164 SF
<b>PROJECT FACT</b>		
COVERAGE		0.48
FAR		0.50
ZONE ORDNANCE		PUD-103-76
MAX BUILDING HEIGHT		60'
SET BACK		
FRONT	17'	
SIDE	0'	
REAR	0'	
<b>PARKING REQUIREMENT</b>		
AUTO PARKING		
WAREHOUSE	1ST 20K @ 1/1000 SF	9'x19'
WAREHOUSE	2ND 20K @ 1/2000 SF	10
WAREHOUSE	ABV. 40K @ 1/4000 SF	13
TOTAL		43
	Office included with 10% of GFA	
<b>PROJECT PROVIDED</b>		
PARKING PROVIDED		
AUTO PARKING	STANDARD	9'x19' OR 17'x2' OH
		97

**EXISTING EASEMENTS:**

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED NOVEMBER 12, 1976 AS BOOK 11959, PAGE 1121 OF OFFICIAL RECORDS. (NO PLOTTABLE EASEMENTS; AFFECTS THE PROPERTY)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 15, 1977 AS BOOK 12336, PAGE 195 OF OFFICIAL RECORDS. (NO PLOTTABLE EASEMENTS; AFFECTS THE PROPERTY)
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM WESTERN AVENUE, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 85-168 ON FILE IN BOOK 218, PAGES 35 TO 37, OF PARCEL MAPS. (ACCESS RIGHTS PLOTTED HEREON AS ---)
- AN EASEMENT IN FAVOR OF GARDEN GROVE SANITARY DISTRICT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 08, 1983 AS INSTRUMENT NO. 83-24182 OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN. (PLOTTED HEREON)
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED OCTOBER 07, 1988 AS INSTRUMENT NO. 88-514842 OF OFFICIAL RECORDS. (EASEMENTS FOR INGRESS AND EGRESS OVER DRIVEWAY AREAS, BLANKET IN NATURE)
- AN EASEMENT FOR DRIVEWAY AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 85-168 RECORDED FEBRUARY 18, 1987 AND ON FILE IN BOOK 218, PAGE 35, OF PARCEL MAPS. (ACCESS RIGHTS PLOTTED HEREON AS ---)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 07, 1988 AS INSTRUMENT NO. 1988-514842 OF OFFICIAL RECORDS.

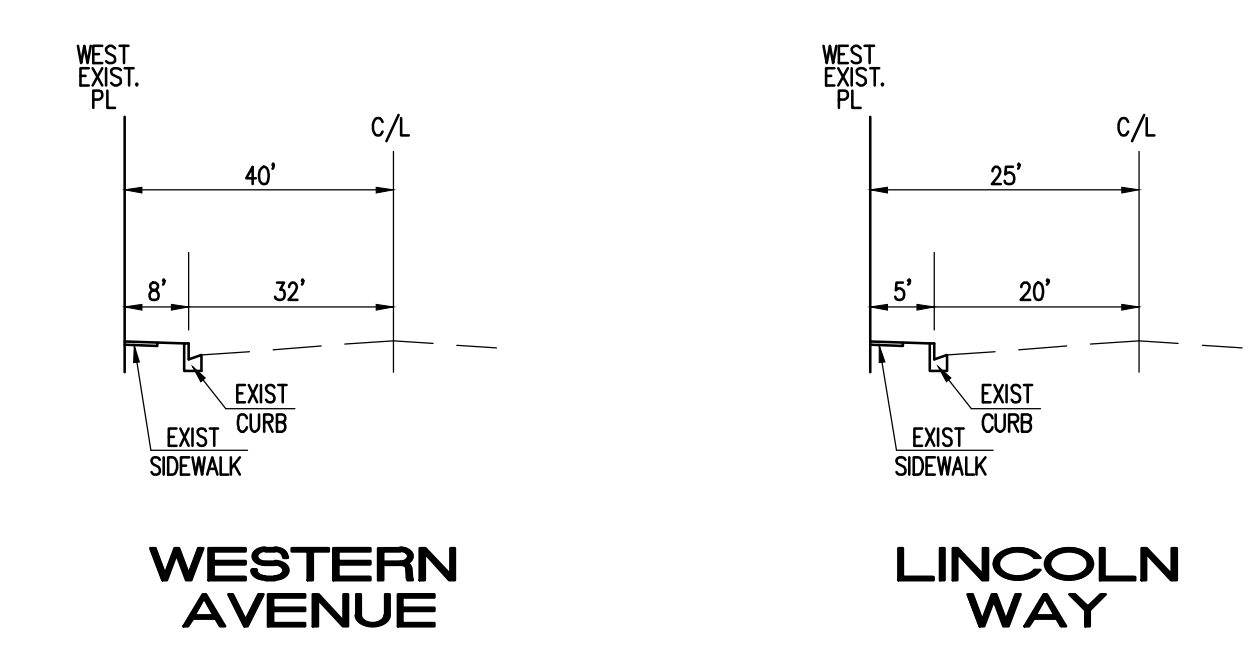
**PROPOSED EASEMENT:**

- AN EASEMENT FOR DRIVEWAY PURPOSES, TO BE DEDICATED AS AN EASEMENT TO THE CITY OF GARDEN GROVE ON THE PARCEL MAP.

**LEGEND:**

CL	CENTERLINE	CONCRETE
CONC	CONCRETE	
DRW	DRAIN	
DRWY	DRIVEWAY	
ELEC MTRS	ELECTRIC METERS	TREE
GA	GAS METER	
PA	PLASTER AREA	
PL	PROPERTY LINE	
PP	POWER POLE	
SDMH	STORM DRAIN MANHOLE	PALM TREE
SMH	SEWER MANHOLE	
STLT	STREET LIGHT	
W	WOOD FENCE	
WM	WATER METER	
WV	WATER VALVE	
---	INDICATES PROPOSED CONTOUR	
---	INDICATES EXISTING CONTOUR	
---	INDICATES EXISTING DESCRIPTION/ELEVATION	
---	DISTINCTIVE BORDER	
---	EXISTING PARCEL LINES	

**STREET SECTIONS:**



**UTILITY PROVIDERS:**

<b>WATER &amp; SEWER</b>	<b>TELEPHONE:</b>	<b>CABLE:</b>
CITY OF GARDEN GROVE 13802 NEWHOPE ST GARDEN GROVE, CA 92643 PHONE: (714) 741-5561 CONTACT: TOMMY SON	FRONTIER COMMUNICATIONS 1352 SLATER AVENUE HUNTINGTON BEACH, CA 92647 PHONE: (714) 375-6705 CONTACT: ROMAN MENDOZA	CHARTER COMMUNICATIONS 874 FLOOR 1777 CENTER COURT DRIVE NORTH CERRITOS, CA 90703 PHONE: (562) 677-0325 CONTACT: ANA DIAZ
<b>GAS:</b>	<b>ELECTRIC:</b>	
SO. CALIF. GAS COMPANY 1919 S. STATE COLLEGE BLVD ANAHEIM, CA 92806 PHONE: (800) 427-2200 CONTACT: KATRINA REGAN	SCE 1241 S. GRAND AVENUE SANTA ANA, CA 92705 PHONE: (714) 786-8886 CONTACT: JOSIAH PURDY	

**REVISIONS**

NO.	DESCRIPTION	DATE
1	REVISION PER NEW EASEMENT AND COMMENTS PER PLAN CHECK	10/05/2022

**APPLICANT:**  
**SCANNELL PROPERTIES**  
8801 RIVER CROSSING BLVD., SUITE 300  
INDIANAPOLIS, IN 46240  
(619) 931-9144

**ARCHITECT:**  
LPA  
4590 MACARTHUR BLVD. SUITE 500  
NEWPORT BEACH, CA 92660  
PHONE: (714) 822-1171

**CIVIL ENGINEER:**  
**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH (714) 521-4811 FAX (714) 521-4173

**SURVEYOR:**  
PREPARED UNDER THE DIRECTION OF:  
**BRIAN L. THIENES**  
PLS. NO. 9750  
DATE: 10/05/22

**CITY OF GARDEN GROVE**  
**TENTATIVE PARCEL MAP NO. 2022-167**  
BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP NO. 85-168, AS PER MAP FILED IN BOOK 218 OF PARCEL MAPS, PAGES 35 AND 37, RECORDS OF SAID COUNTY.

Traffic Technical Memorandum

To view Attachment 4 – *Traffic Memorandum*, please refer to the digital Planning Commission agenda for February 16, 2023, found online at:

<https://ggcity.org/sites/default/files/commissions/planning-commission/a02162023.pdf>

Water Quality Technical Memorandum

To view Attachment 5 –*Water Quality Impacts Discussion*, please refer to the digital Planning Commission agenda for February 16, 2023, found online at:

<https://ggcity.org/sites/default/files/commissions/planning-commission/a02162023.pdf>

Air Quality Technical Memorandum

To view Attachment 6 – *Air Quality Assessment*, please refer to the digital Planning Commission agenda for February 16, 2023, found online at:

<https://ggcity.org/sites/default/files/commissions/planning-commission/a02162023.pdf>



Noise Technical Memorandum

To view Attachment 7 – *Acoustical Assessment*, please refer to the digital Planning Commission agenda for February 16, 2023, found online at:

<https://ggcity.org/sites/default/files/commissions/planning-commission/a02162023.pdf>

RESOLUTION NO. 6057-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-122-2023 AND TENTATIVE PARCEL MAP NO. PM-2022-167 FOR PROPERTIES LOCATED ON THE SOUTHWEST CORNER OF LINCOLN WAY AND WESTERN AVENUE, AT 7390 LINCOLN WAY AND 7440 LINCOLN WAY, ASSESSOR'S PARCEL NOS. 131-021-36 AND 131-021-37.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on February 16, 2023, does hereby approve Site Plan No. SP-122-2023, and Tentative Parcel Map No. PM-2022-167, for land located on the southwest corner of Lincoln Way and Western Avenue, at 7390 Lincoln Way and 7440 Lincoln Way, Assessor's Parcel No. 131-021-36 and 131-021-37, subject to the Conditions of Approval attached hereto as "Exhibit A."

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-122-2023, and Tentative Parcel Map No. PM-2022-167, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Steve Hong of LHA Architects (the "Applicant"), with the authorization of the property owner, Scannell Properties #680, LLC.
2. The Applicant is requesting approval of a Tentative Parcel Map to consolidate two parcels located at 7390 Lincoln Way and 7440 Lincoln Way, identified as Assessor's Parcel Nos. 131-021-36 and 131-021-37 into a single parcel, and Site Plan approval to construct a new 88,164 square-foot shell industrial building following the demolition of a 76,500 square-foot building at 7390 Lincoln Way and a 29,950 square-foot building at 7440 Lincoln Way (collectively, the "Project").
3. The Planning Commission hereby determines that this project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15332, In-Fill Development Projects of the CEQA Guidelines (14 Cal. Code Regs., § 15332). The Project is consistent with the applicable General Plan designation and all general plan policies, as well as with the applicable zoning designation and regulations; the Project occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; the Project is located on a site that has no value as habitat for endangered, rare, or threatened species; and approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.
4. The property has a General Plan Land Use designation of Industrial (I), and is currently zoned Planned Unit Development No. PUD-103-76 (REV. 2018). The

subject site is currently improved with two office buildings across two parcels, comprising 4.051 acres.

5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on February 16, 2023, and interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of February 16, 2023, and considered all oral and written testimony presented regarding the project.

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 9.32.30, are as follows:

FACTS:

The subject site is comprised of two (2) properties, across approximately 4.051 acres, located on the southwest corner of Lincoln Way and Western Avenue, at 7390 Lincoln Way and 7440 Lincoln Way. The site has a General Plan Land Use designation of Industrial (I), and is zoned Planned Unit Development No. PUD-103-76 (REV. 2018). The property at 7390 Lincoln Way (Assessor's Parcel No. 131-021-36), is currently improved with a 76,500 square-foot office building. The property at 7440 Lincoln Way (Assessor's Parcel No. 131-021-37), is currently improved with a 29,950 square-foot office building. The buildings at 7390 Lincoln Way, and 7440 Lincoln Way are occupied by laboratory and office professional uses, respectively. The subject site abuts PUD-103-76 (REV. 2018) zoned properties to the north, west, and south. To the east, across Western Avenue, the subject site is adjacent to industrial-type uses in the City of Stanton.

Now, the applicant is requesting to demolish both existing buildings at 7390 Lincoln Way and 7440 Lincoln Way. The requested Tentative Parcel Map will consolidate the two (2) properties into a single parcel. A new 88,164 gross square-foot shell industrial building will be constructed on the new parcel. The proposed Conditions of Approval require a reciprocal access agreement to be recorded along the western property line to maintain circulation and vehicular access for the subject property, and the adjoining property to the west (7330 Lincoln Way).

The building features a main entrance, fronting toward the intersection of Lincoln Way and Western Avenue. At the main entrance will be a 3,500 square-foot office area. Directly above that area is another 3,500 square-foot mezzanine office area.

The remaining 81,164 square feet of the building will consist of open floor area, intended for a warehouse/distribution type use.

Vehicle traffic can access the site via two (2) new driveways on Western Avenue, or via one (1) new driveways on Lincoln Way. A two-way drive aisle provides the vehicular circulation on-site, wrapping around the east, south, and west sides of the building, connecting the three (3) driveways, the truck docking area, and the parking area on the adjacent property to the west. A reciprocal access agreement is required to be recorded to preserve the vehicular access between the subject parcel, and the property to the west, at 7330 Lincoln Way.

Standard vehicular parking spaces are provided along the west, south, and east sides of the proposed building. According to the PUD-103-76 (REV. 2018) standards, the site requires forty-three (43) parking spaces. The subject site provides ninety (90) striped parking spaces. This is a surplus of forty-seven (47) spaces.

The subject PUD zone does not specify a minimum landscape area. The proposed site design will provide a total of approximately 15,715 square feet of landscaping on-site (8.9% of the overall site). The landscaping is provided in a variety of areas, including adjacent to the parking areas so as to limit their visual impacts. The on-site landscaping design will consist of a mixture of trees, shrubs, and groundcover.

PUD-103-76 (REV. 2018) requires a minimum eighteen-foot (18'-0") landscape planter, excluding any necessary vehicular or pedestrian access points, along all street frontages, as measured from the face of curb. Along Lincoln Way, a twenty-two-and-a-half-foot (22'-6") planter is provided. An eighteen-foot (18'-0") landscape planter is provided along Western Avenue. Additionally, one (1) tree must be provided for every thirty feet (30'-0") of interior property boundary. In the parking lot, a minimum of one (1) tree is required for every five (5) parking spaces. The proposed project complies with all landscaping requirements of the zone.

Characterized by a rectangular footprint, flat roof, and large, vertical metal siding accentuating the corners of the building, the building takes on a contemporary design. The building will be constructed in a tilt-up concrete style. Various scores in the concrete walls and various paint colors add visual intrigue. The main entrance in the corner of the buildings feature vertical windows and storefronts glazed in blue hues. Additional clerestory windows will be added along the east and north elevations, helping illuminate the interior of the building, and helping to add contrast against the concrete walls. The neutral color scheme consists of shades of white, grey, and blue colors, which contributes to the building's contemporary design. Window and door trim are all constructed of metal, trimmed black and white to add contrast.

To accommodate the proposed building, the two properties will be consolidated via a Parcel Map. Reciprocal access will be maintained between the resulting property, and the existing property to the west, at 7330 Lincoln Way. As a result of the parcel map, the consolidated property will ultimately total 4.051 acres. The new property meets the minimum 27,500 square-foot lot size required in PUD-103-76 (REV. 2018). Upon recordation of the approved Parcel Map, the new parcel will comply with the development standards pertaining to the PUD zone, General Plan, the City's Subdivision Ordinance, and the State's Subdivision Map Act.

#### FINDINGS AND REASONS:

##### Site Plan:

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of Title 9 and is consistent with the General Plan.

The General Plan Land Use Designation of the subject site is Industrial (I), which is intended to encourage general industrial uses, such as warehousing and distribution or business parks, and more intensive industrial uses, such as manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, and servicing. The PUD-103-76 (REV. 2018) zoning implements the General Plan, and is intended to provide for the safe operation of industrial uses, without pollution, noise, traffic, smell, radiation, and similar types of pollution or nuisance. Goals, policies, and implementation programs of the General Plan with which the proposed Project are consistent with include, but are not limited to, the following:

*Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.* The existing buildings were constructed in 1985 for office uses. In the years since, the demands for industrial-type buildings have changed. The new building would be used for warehouse and distribution uses. Additionally, the new building will accommodate new industry standards for industrial buildings with more truck bays, higher interior ceilings, and a large, open floor area. By accommodating current market demands, it helps the City to be a more economically viable destination for industrial uses into the foreseeable future.

*Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.* The subject site abuts industrial uses in PUD-103-76 (REV. 2018) zoned properties to the north, west, and south. To the east, across Western Avenue, the subject site is adjacent to industrial-type uses in the City of Stanton. The proposed building will be used as a warehouse and distribution type industrial use. This use is compatible in both intensity and use with the surrounding industrial buildings.

Goal LU-4: *The City seeks to develop uses that are compatible with one another.* The proposed industrial building is located in an area with existing industrial and office uses. Various industrial uses, including manufacturing, distribution, and storage/warehousing facilities are found in the same zone, in the immediate vicinity of the subject site. Additionally, adjacent properties to the east, across Western Avenue, in the City of Stanton, also feature industrial uses. The siting of the proposed industrial use will continue the development patterns of the immediate surroundings.

Policy LU-4.4: *Avoid intrusion of non-residential uses incompatible with established residential neighborhoods.* The subject property is not directly adjacent to residential uses. The use of the property as a warehousing and/or distribution facility will not intrude on established residential neighborhoods. The design of the proposed building, however, has taken into account any impacts on the vicinity, and has therefore proposed landscaping and other visual screening methods to limit any impacts of the building. Additionally, the proposed Conditions of Approval will help ensure the project does not have undue impacts on the surrounding area.

Policy LU-4.5: *Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.* The subject property is not directly adjacent to residential uses. The design of the proposed building, however, has taken into account any impacts on the vicinity, and has therefore proposed landscaping, and other visual screening methods to limit any impacts of the building.

Goal LU-7: *Industrial areas that contribute in terms of jobs and the economic impacts they provide.* The proposed building will replace two office buildings with a larger industrial building. The new building will add to the portfolio of industrial buildings on the City's western industrial area. This can help contribute in terms of jobs and the economic impacts they provide.

Policy LU-7.3: *Monitor the appearance of industrial properties to prevent areas of decline by requiring improved maintenance or rehabilitation, as necessary.* The proposed project will redevelop the entirety of the subject site. As a brand new construction, the project would rid the site of potential property maintenance issues involved with the existing buildings. Furthermore, the Conditions of Approval associated with the project will require the proper maintenance of the development, including, but not limited to, maintenance of landscaping, trash disposal, and graffiti abatement.

Policy CD-1.1: *Enhance the positive qualities that give residential, commercial, and industrial areas their unique identities, while also allowing flexibility for innovative design.* The new industrial building will be

constructed in a contemporary, tilt-up design. The new building, while still compatible with the surrounding area features a unique identity. A variety of colors, materials, and architectural features will help build visual intrigue.

Policy CD-7.1: *Encourage future development and redevelopment projects to reinforce district scale, identity, and urban form.* Whilst consolidating two properties to one, and constructing a new industrial building, the proposed project maintains consistent development patterns with its surroundings. The immediate vicinity includes a variety of industrial buildings and uses. The proposed buildings reinforces the scale, identity, and form of these adjacent buildings.

2. The project will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

Vehicle traffic can access the site from either Lincoln Way or Western Avenue. A drive aisle provides the vehicular circulation on-site, wrapping around the east, south, and west sides of the building, and connecting the three (3) driveways and the truck docking area. The drive aisle also provides reciprocal access to the property directly to the west, at 7330 Lincoln way. Standard parking spaces are provided along the east, south, and west sides of the proposed building. The City's Engineering Division has reviewed the on- and off-site vehicle circulation, and has not raised any concerns with the project design.

A row of nine (9) truck bays will flank the western side of the building. The docking bays connect directly into the open floor area, toward the center of the building. Outside, a fenced-in truck turn-around and parking area is provided adjacent to the loading bays. The entrance to the trucking area will be provided from Lincoln Way, to the north, and also from Western Avenue to the east.

The design of the building will also provide new pedestrian access from Lincoln Way. Pedestrian access from Lincoln Way will pass through a landscaped area before reaching the main entrance of the building. A small plaza area is provided at the main entrance. This pedestrian access also connects to the accessible parking spaces in the parking lot.

Parking requirements from PUD-103-76 (REV. 2018) for "Warehouse and Distribution Industry" stipulate one (1) parking space is required per 1,000 square feet of gross floor area for the first 20,000 square feet. The second 20,000 square feet is parked at a ratio of one (1) parking space per 2,000 square feet. Any area exceeding 40,000 square feet is parked at a rate of one (1) space per 4,000 square feet. According to the Municipal Code,

incidental offices associated with the industrial use that do not exceed 30% of the gross floor area do not require additional parking.

The proposed building is approximately 88,164 gross square feet in size. Of that floor area, the office space totals approximately 7,000 square feet, or approximately 7.9% of the gross floor area. This does not exceed 30% of the gross floor area, and therefore does not require additional parking. In total, forty-three (43) parking spaces are required for the use. The first 20,000 square feet requires twenty (20) spaces, the next 20,000 square feet requires ten (10) spaces, and the remaining 48,164 square feet requires thirteen (13) spaces. In total, forty-three (43) parking spaces are required for the use. The subject site provides ninety (90) striped parking spaces, a surplus of forty-seven (47) spaces.

The Community and Economic Development Department, and the Engineering Division, have reviewed the plans and all appropriate conditions of approval and mitigation measures have been incorporated to minimize any adverse impacts on surrounding streets. Accordingly, the design of the project will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and vehicular and pedestrian access.

3. The project will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area are adequate to accommodate the development. Existing utilities and drainage channels in the area are adequate to accommodate the development. The proposed development will install and maintain landscaping, allowing adequate drainage of stormwater. Landscaping will also be rehabilitated along the street frontages of both Lincoln Way and Western Avenue. A preliminary water quality management plan (WQMP) has been reviewed and approved by the Engineering Division. The Public Works Department has reviewed the project, and has incorporated all of the appropriate conditions of approval to minimize any adverse impacts.

4. The project will not adversely impact the Public Works Department's ability to perform its required function.

The Public Works Department has reviewed the project, and has incorporated all of the appropriate conditions of approval to minimize any adverse impacts to ensure the project will not adversely impact the Public Works Department's ability to perform its required function(s).

5. The project is compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.



The subject site abuts industrial and office uses in PUD-103-76 (REV. 2018) to the south, west, and north across Lincoln Way. Across Western Avenue, to the east of the subject properties, the site is adjacent to industrial uses in the City of Stanton.

The proposed project would redevelop a property currently occupied by office buildings. The proposed warehouse distribution building is compatible with the other uses in the area. Architecturally, the facility has been designed with facades to be aesthetically complimentary with the surrounding industrial buildings. A variety of colors, materials, and massing help create visual intrigue. Contemporary architectural styles are compatible with the nearby industrial uses.

The proposed building will provide adequate parking, vehicular and pedestrian circulation for access to and from the site, and new landscaping. The architecture and design of the project will be of sufficiently high quality, consistent with developments elsewhere in the surrounding industrial area.

The project has been designed in accordance with the development standards applicable to the subject PUD zone. The project meets all other Municipal Code development standards, such as, but not limited to: building setbacks, parking, and landscaping. The City's Community and Economic Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure physical, functional, and visual compatibility with the project's surroundings.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The proposed building will provide adequate parking, vehicular and pedestrian circulation for access to and from the site, and new landscaping. The architecture and design of the building will be of sufficiently high-quality, consistent with the industrial buildings nearby.

The new building will be situated toward the center of the new property, with setbacks of approximately twenty-foot-six-inches (20'-6") to the northerly property line along Lincoln Way, approximately one-hundred-seven feet (106'-8") to the westerly property line, approximately fifty-one feet (51'-2") to the southerly property line, and approximately sixty-nine (69'-7") to the easterly property line along Western Avenue. Landscape planters will be provided along the perimeter of the site to ensure adequate buffering of any potential noise and light/glare impacts. A total of approximately 15,715 square feet of landscaping will be provided on-site.

The City's Community and Economic Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure the attractiveness of the on-site landscaping and other amenities.

Tentative Parcel Map:

1. The proposed map is consistent with the General Plan.

The General Plan Land Use Designation of the proposed property is Industrial (I), which is intended to encourage general industrial uses, such as warehousing and distribution or business parks, and more intensive industrial uses, such as manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, and servicing. The design and improvement resulting from the proposed map is consistent with the Industrial General Plan Land Use designation. The consolidation of a two (2) lots will allow for the proposed construction of an industrial warehouse. Warehousing and distribution type industrial uses are consistent with the intent of the General Plan. With the conditions of approval, the design and improvement of the subject site is consistent with the spirit and intent of the General Plan.

2. The design and improvement of the proposed subdivision is consistent with the General Plan.

The General Plan Land Use Designation of the proposed property is Industrial (I), which is intended to encourage general industrial uses, such as warehousing and distribution or business parks, and more intensive industrial uses, such as manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, and servicing. The PUD-103-76 (REV. 2018) zoning implements the General Plan, and is intended to provide for the safe operation of industrial uses, without pollution, noise, traffic, smell, radiation, and similar types of pollution or nuisance. Goals, policies, and implementation programs of the General Plan with which the proposed Project are consistent with include, but are not limited to, the following:

Goal LU-1: *The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.* The existing buildings were constructed in 1985 for primarily office uses. In the years since, the demands for industrial-type buildings have changed. The new building, with the consolidated property would be used for warehouse and distribution uses. Additionally, the new building will accommodate new industry standards for industrial buildings with more truck bays, higher interior ceilings, and a large, open floor area. By accommodating current market demands, it helps the City to be a more economically viable destination for industrial uses into the

foreseeable future. The new industrial facility would not be feasible without the Tentative Parcel Map to consolidate the properties.

*Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.* The subject site abuts industrial uses in PUD-103-76 (REV. 2018) zoned properties to the north, west, and south. To the east, across Western Avenue, the subject site is adjacent to industrial-type uses in the City of Stanton. The proposed building will be used as a warehouse and distribution type industrial use. This use is compatible in both intensity and use with the surrounding industrial buildings.

*Policy LU-4.4: Avoid intrusion of non-residential uses incompatible with established residential neighborhoods.* The subject property is not directly adjacent to residential uses. The proposed map, with the consolidated properties is consistent with the pattern of larger industrial properties in the immediate vicinity.

*Goal LU-7: Industrial areas that contribute in terms of jobs and the economic impacts they provide.* The proposed building will replace two office buildings with a larger industrial building. The new building will add to the portfolio of industrial buildings on the City's western industrial area. This can help contribute in terms of jobs and the economic impacts they provide. The larger industrial facility would not be feasible without the proposed map to consolidate the existing properties.

*Policy LU-7.3: Monitor the appearance of industrial properties to prevent areas of decline by requiring improved maintenance or rehabilitation, as necessary.* The proposed project will redevelop the entirety of the subject site. As a brand new construction, the project would rid the site of potential property maintenance issues involved with the existing buildings. The proposed map to consolidate the properties simplifies the maintenance responsibilities of the property owner by only requiring a single property to be maintained, instead of two separate properties.

*Policy CD-7.1: Encourage future development and redevelopment projects to reinforce district scale, identity, and urban form.* Whilst consolidating two properties to one, and constructing a new industrial building, the proposed project maintains consistent development patterns with its surroundings. The immediate vicinity includes a variety of industrial buildings and uses. The proposed map, with a single, larger property, is similar in size to the industrial properties adjacent to the project site.

3. The site is physically suitable for the proposed type of development and complies with the spirit and intent of the Municipal Code.

The PUD-103-76 (REV. 2018) zoning implements the General Plan, and is intended to provide for the safe operation of industrial uses, without pollution, noise, traffic, smell, radiation, and similar types of pollution or nuisance. Following the consolidation of the existing properties via the proposed parcel map, the site will be adequate in size and shape to accommodate the proposed industrial building. Industrial uses are allowed in the PUD-103-76 (REV. 2018) zone, and are consistent with the spirit and intent of the zoning designation. Additionally, the new parcel complies with the minimum lot size of 27,500 square feet, and all of the other development standards of Planned Unit Development No. PUD-103-76 (REV. 2018). The placement and size of the proposed building complies with the development standards of the PUD, including, but not limited to: setbacks, parking, lot coverage, and landscaping provisions.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and the requirements of the California Environmental Quality Act have been satisfied.

The proposed Project is exempt from the requirements of the California Environmental Quality Act under the Class 32 exemption. A project can qualify for a Class 32 exemption if the proposed project: is consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; the proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services (CEQA Guidelines §15332.).

The project is consistent with General Plan, and Planned Unit Development policies and regulations. The subject site is located fully within an urbanized area in the City, on a 4.051-acre site. The subject site was surveyed, and does not have any known habitat for endangered, threatened, or rare species of wildlife. Traffic, noise, air quality, and water quality studies have been prepared by licensed firms to study the impact of the proposed development, and no significant impacts have been identified. The traffic, noise, air quality, and water quality studies are appended to the Staff Report. Lastly, the Public Works Department has reviewed the proposed development, and found that it can be adequately served by all required utilities and public services.

Therefore, the project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and the requirements of CEQA have been satisfied.

5. The site is physically suitable for the proposed density of the development.

The proposed map will consolidate two (2) parcels into a single, 4.051-acre property. This exceeds the minimum lot size of 27,500 square feet of Planned Unit Development No. PUD-103-76 (REV. 2018). With the parcel consolidation, the project proposes the construction of a new 88,164 square-foot industrial building. This results in a lot coverage calculation of 48%, and a Floor Area Ratio (FAR) of 0.50. The proposed building complies with the development standards and regulations of the PUD zone, and General Plan Land Use Designation. The site can physically accommodate the intensity of development that is proposed.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

All applicable City divisions have reviewed the proposed development and have applied conditions of approval to minimize against any potential negative impacts that the project may have on the community. The conditions of approval for on- and off-site improvements are intended to safeguard public health. As long as the conditions of approval are adhered to for the life of the project, the design of the proposed map, and all related site improvements, are not likely to cause serious public health problems.

7. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the proposed tentative parcel map and improvements will not conflict with easements of record, or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements. Additionally, the project will maintain reciprocal access agreements to the property to the west (7330 Lincoln Way), ensuring vehicular access to the abutting property.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with the applicable zoning regulations.

The consolidation of the two (2) lots will allow for the proposed construction of an industrial warehouse. The PUD-103-76 (REV. 2018) zoning implements the General Plan, and is intended to provide for the safe operation of

industrial uses, without pollution, noise, traffic, smell, radiation, and similar types of pollution or nuisance. Following the consolidation of the existing properties via the proposed tentative parcel map, the site will be adequate in size and shape to accommodate the proposed industrial building. Industrial uses are allowed in the PUD zone, and are consistent with the spirit and intent of the zoning designation. Additionally, the new parcel complies with the minimum lot size of 27,500 square feet, and all of the other development standards of Planned Unit Development No. PUD-103-76 (REV. 2018). The placement and size of the proposed building complies with the development standards of the PUD, including, but not limited to: setbacks, parking, lot coverage, and landscaping provisions.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

To the greatest extent feasible, the subject project has been designed in accordance with Government Code Section 66473.1. This includes opportunities to allow for passive or natural heating opportunities in the design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating, and opportunities for placement of shade trees and other vegetation for cooling.

10. The design, density, and configuration of the subdivision strike a balance between the effect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The two (2) existing parcels are currently developed with office buildings. The proposed Tentative Parcel Map will consolidate the properties, allowing for the development of a new industrial building. The proposed development complies with the regulations of the General Plan, State Subdivision Map Act, and the Planned Unit Development No. PUD-103-76 (REV. 2018) zone. This includes regulations pertaining to design, density, and configuration of the consolidated property and associated development. By replacing the existing buildings with an industrial building, there is no impact on the housing needs of the region.

11. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.

The subject site is not in a state responsibility area, or a very-high fire hazard severity zone. The project will be served by all applicable local fire

suppression services. The new parcel and resulting development will meet all applicable design requirements of the City, and the Orange County Fire Authority (OCFA). The project will comply with all ingress and egress requirements of the California Building Code. All appropriate conditions of approval have been incorporated to ensure compliance with OCFA and California Building Code requirements relating to design, location, and ingress and egress.

- 12. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on- and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

The Public Works Department has reviewed the project and has not found any violations of the California Regional Water Quality Control Board requirements. The Public Works Department has also reviewed the project for compliance with existing sewer capacity and found that the project will not exceed the capacity. All appropriate conditions of approval have been incorporated to minimize any adverse impacts to the existing public sewer system.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

- 1. The Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167 possess characteristics that would indicate justification of the requests in accordance with Municipal Code Section 9.32.030.
- 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, attached as Exhibit "A", shall apply to Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167.

Adopted this 16th day of February 2023

ATTEST:

/s/ JOHN RAMIREZ  
CHAIR

/s/ JUDITH MOORE  
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on February 16, 2023, by the following vote:

AYES: COMMISSIONERS: (5) ARESTEGUI, CUNNINGHAM, LINDSAY,  
PEREZ, RAMIREZ  
NOES: COMMISSIONERS: (0) NONE  
ABSENT: COMMISSIONERS: (1) LEHMAN

/s/ JUDITH MOORE  
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is March 9, 2023.



## **EXHIBIT "A"**

### **Site Plan No. SP-122-2023 Tentative Parcel Map No. PM-2022-167**

7390 Lincoln Way & 7440 Lincoln Way

#### **CONDITIONS OF APPROVAL**

##### **General Conditions**

1. The applicant and each owner of the property shall execute, and the applicant shall record against the property a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office. Proof of such recordation is required prior to issuance of building permits.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Steve Hong of LHA Architects, the developer of the project, the current owner of the Property, the future owner(s) and tenants(s) of the Property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-122-2023, and Tentative Parcel Map No. PM-2022-167.
3. Approval of this Site Plan, and Tentative Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan, Tentative Parcel Map, and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications, to the project and/or these Conditions of Approval, determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. The approved site plan, floor plan, and use of the subject property, as represented by the Applicant, are an integral part of the decision approving this Site Plan. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the

FINAL

project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.

6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

### **Engineering Division**

7. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Department, and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for Low Impact Development (LID) principles and the implementation of water quality for storm water run-off, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
8. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan that:
  - i. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) Drainage Area Management Plan (DAMP), as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).
  - ii. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
  - iii. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.

- iv. Incorporates structural and Treatment Control BMPs as defined in the DAMP.
  - v. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
  - vi. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
  - vii. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
  - viii. Provides a hydrological analysis with scaled map, as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.
9. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to city maintained storm drains within City right-of-way shall be RCP with a minimum diameter of eighteen inches (1'-6").
  10. Grading and Street improvement plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to thirty feet (30'-0") outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines, and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan showing all existing utility facilities, easements and proposed utility facilities. All onsite improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted twenty-foot (20'-0") wide throat access to the site is required from the street for the commercial projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.
  11. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer. (Policies and Procedures – TE-17)

12. The applicant shall coordinate with the Planning Services Division, and Orange County Fire Authority to identify proper emergency vehicle access to the site, and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.
13. The applicant shall complete the following for the parcel map:
  - i. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code, and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
  - ii. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code, and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
  - iii. Prior to issuance of a grading permit, the applicant shall submit to the Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description, and the plat for review and approval of the parcel map.
  - iv. All subdivision mapping shall be concurrently reviewed by the City Engineering Division, and the County of Orange Survey Department. The applicant shall forward all plan check comments received from the County of Orange Survey Department to the City of Garden Grove's Engineering Division upon receipt from the county.
14. Any new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120, as they conform to land use and roadway designation.
15. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.

16. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling laws, including AB 1826 and SB 1383 and their implementing regulations, and any other applicable State recycling laws related to refuse, recyclables, and/or organics (web-link reference: <https://ggcity.org/index.php/pw/trash-recycling>):
- i. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
  - ii. Provide solid roof or awning to prevent direct precipitation into the enclosure.
  - iii. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
  - iv. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
  - v. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
  - vi. Pursuant to state mandated commercial organic recycling laws AB 1826 and SB 1383, the applicant is required to coordinate storage and removal of the organics waste with the local recycling/trash company (Republic Services).
  - vii. Pursuant to applicable State-mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services) to ensure the trash enclosure includes the appropriate size, and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.

Site Plan No. SP-122-2023 & Tentative Parcel Map No. PM-2022-167  
Conditions of Approval

- viii. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company (Republic Services) to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.
  - ix. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company (Republic Services), are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.
  - x. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).
17. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross-sections. Cross-sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506, and B-508, or designed by a professional registered engineer. In addition, the following shall apply:
- i. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division prior to installation.
  - ii. Openings for drainage through walls shall be shown in section details, and approved by the City Engineer. Cross-lot drainage is not allowed.
18. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Lincoln Way and Western Avenue frontage improvements as identified below. All landscape, irrigation, sidewalk, signal modifications and lighting improvements installed within the public rights-of-way shall be

maintained by the applicant, and shall require the approval of the City Engineer, Street Division, and the Planning Services Division.

- i. A separate street improvement plan shall be prepared and submitted to the Engineering Division for the proposed improvements within the public rights-of-way along Lincoln Way and Western Avenue, which shall include any proposed landscaping, and irrigation plans. All work shall be per City standards and specifications.
- ii. The existing substandard driveways (two total) on Lincoln Way and Western Avenue shall be removed and replaced with new curb, gutter, and landscaping per City standards and specifications.
- iii. Curb and gutter shall be constructed when replacing any existing driveway approaches along the property frontages on Lincoln Way and Western Avenue in accordance with City Standard Plan B-113 (Type C-8 Modified).
- iv. The new driveway approaches to the site on Lincoln Way and Western Avenue shall be constructed in accordance with Garden Grove Standard Plan B-121.
- v. The applicant shall cold mill (grind) existing asphalt pavement to a three-inch (0'-3") uniform depth and replace with three inches (0'-3") of fiber-reinforced asphalt surface course from the edge of the southerly gutter to the edge of northerly gutter on Lincoln Way, along the property frontage per City specifications and the direction of the City Engineer.
- vi. The new landscaping in the public rights-of-way on Lincoln Way and Western Avenue shall be consistent with any existing landscaping adjacent to the project site, and as approved by the Planning Services Division.
- vii. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
- viii. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of tree within public right-of-way and proposed landscape area.

- ix. Street signs shall be installed as required and approved by the City Traffic Engineer.
19. The parking lot layout shall be in accordance with City Standard B-311 and B-312.
20. The turning template shall be in accordance with City's Traffic Policy & Procedures TE-14.
21. Any proposed new landscaping in public rights-of-way shall be approved by the Planning Services Division, and maintained by the owner.
22. Driveway Opening Policy shall be in accordance with City's Traffic Policy & Procedures TE-8.
23. Sight Distance Standards shall be in accordance with City's Traffic Policy & Procedures TE-13.
24. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-19.
25. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-20.
26. A minimum five-foot-by-five-foot (5'-0" x 5'-0") wide maneuvering area shall be provided at the end of a dead-end parking aisle serving more than five (5) consecutive stalls, and shall consist of nine-foot-by-nineteen-foot (9'-0" x 19'-0") wide turnaround space.
27. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
28. A separate street permit is required for work performed within the public right-of-way.
29. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.



Site Plan No. SP-122-2023 & Tentative Parcel Map No. PM-2022-167  
Conditions of Approval

30. The applicant shall identify a temporary parking site(s) for the construction crew, and any construction office trailer staff prior to the issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether on- or off-site, shall be included, and covered by the erosion control and the Storm Water Pollution Prevention plan (SWPPP).
  - i. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan for all the proposed improvements within the public right-of-way, which shall be subject to the review and approval of the City Traffic Engineer.
31. In accordance to City of Garden Grove Municipal Code (Chapter 9.48.030), the applicant is required to underground all existing and proposed on-site and off-site utility facilities fronting the project which the applicant is developing or redeveloping. All existing improvements and utilities shall be shown as part of the grading submittal package in the topography section.
32. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review upon request. The assigned WDID number must appear on the cover sheet of the project grading plan.
33. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services, and Streets Divisions) to set appointments for preconstruction inspections for all the on- and off-site improvements prior to commencement of grading operation and mobilization.
34. In accordance with the Orange County Storm Water Program manual, the applicant and/or their contractors shall provide dumpsters on-site during construction, unless an Encroachment Permit is obtained for placement in street.

35. The applicant and its contractor(s) shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner), and benchmarks located within the limits of the project. If any of the above require removal, relocation, or resetting, the applicant and its contractor(s) shall, prior to any construction work, and under the supervision of a California-licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and its contractor(s) shall also reset the tie monuments where curb or curb ramps are removed and replaced, or new ramps are installed. The applicant and its contractor(s) shall be liable, at their own expense, for any resurvey required due to their negligence in protecting existing ties, monuments, benchmarks, or any such horizontal and vertical controls. Temporary benchmarks shall not be used for vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).
36. Heavy construction truck traffic and hauling trips, and any required lane closures, shall occur outside of peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m.
37. Prior to grading or building permit closeout, and/or the issuance of a certificate of use, or a certificate of occupancy, the applicant shall:
  - i. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed, and installed in conformance with approved plans and specifications.
  - ii. Demonstrate that the applicant is prepared to implement, and maintain all non-structural BMPs described in the Project WQMP.
  - iii. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
  - iv. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
  - v. Identify the responsible contractor, and individuals for maintaining the new landscape and irrigation improvements for a period of three (3) years following the acceptance of the improvements by the City.

38. Prior to the issuance of a grading permit, the applicant shall record a reciprocal access and easement agreement, or similar document, ("REA"), in a form approved by the City Attorney, providing for reciprocal access and parking between the subject site and the property to the west of the subject site. Said REA shall remain in place for the life of the project, and shall not be amended or terminated without the written approval of the City of Garden Grove Community and Economic Development Director.

### **Orange County Fire Authority**

39. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to, the Fire Master Plan.

### **Building and Safety Division**

40. All proposed work shall comply with the latest edition of the California Building Standards Code in effect at the time of building permit application.
41. A soils report complying with CBC Chapter 18 shall be submitted at the time of building permit application.
42. Future electric vehicle (EV) and clean-air vehicle parking spaces shall comply with the California Green Code.
43. All electrical vehicle (EV) parking spaces, when provided, shall comply with CBC Chapter 11B.
44. Accessible spaces shall be provided with not less than one (1) accessible means of egress. Where more than one (1) means of egress is required from any accessible space, each accessible space shall be served by a compliant accessible means of egress.
45. Each required accessible means of egress shall be continuous to a public right-of-way and shall comply with CBC Chapter 11B.
46. All rooms/spaces/elements shall be on an accessible route, and shall comply with CBC Chapter 11B.

### **Water Services Division**

47. New water service installations two inches (0'-2") and smaller may be installed by the City of Garden Grove at owner's/developer's expense.

Site Plan No. SP-122-2023 & Tentative Parcel Map No. PM-2022-167  
Conditions of Approval

- Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (0'-3") and larger, shall be installed by applicant's contractor per City Standards.
48. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (0'-3") and larger shall be installed by a contractor with a Class A or C-34 license, per City water standards, and inspected by an approved Public Works inspection.
  49. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City standards, and shall be tested by a certified backflow device tester immediately after installation. The cross-connection inspector shall be notified for inspection after the installation is completed. The owner shall have the RPPD device tested once a year thereafter by a certified backflow device tester, and the test results submitted to the Public Works Department, Water Services Division. The property owner must open a water account upon installation of a RPPD device.
  50. It shall be the responsibility of the applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by an Orange County Health Department inspector after permits have been obtained.
  51. A composite utility site plan shall be part of the water plan approval.
  52. There shall be a minimum fifteen-foot (15'-0") clearance of building footings from the water main. Clearances less than fifteen feet (15'-0") shall be reviewed and approved by the Water Services Division.
  53. There shall be no structures or utilities built on, or crossing water or sewer main easements.
  54. New utilities shall have a minimum five-foot (5'-0") horizontal, and a minimum one-foot (1'-0") vertical clearance from the water main and appurtenances.
  55. There shall be a minimum clearance from the sewer main and the water main of ten feet (10'-0") from outside of pipe to outside of pipe.

Site Plan No. SP-122-2023 & Tentative Parcel Map No. PM-2022-167  
Conditions of Approval

56. Any new or existing water valve located within a new concrete driveway or sidewalk shall be constructed per City Standard B-753.
57. Fire service and any private fire hydrant lateral shall have an above-ground backflow device with a double-check valve assembly. The device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester, and the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Services Division.
58. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main, or within the sewer easement area.
59. The location and number of fire hydrants shall be as required by the Water Services Division and Orange County Fire Authority (OCFA).
60. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. The plumbing plan for any grease interceptor shall be routed to Environmental Services for review.
61. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
62. If needed, the owner shall install a new sewer lateral with clean out at the right-of-way line. Laterals in the public right-of-way shall be a minimum six-inch (0'-6") diameter, extra strength VCP with wedgelock joints.
63. If proposing to reuse the existing sewer lateral, it is the developer's responsibility to submit a CCTV video and report of the lateral from the connection at the sewer main to the property line for review and approval of the existing conditions by the Garden Grove Sanitary District staff. It is the responsibility of the design engineer to certify that the existing size, capacity, and condition of the existing lateral is sufficient and adequate for the proposed use, include verbiage and calculations on plans.
64. The contractor shall abandon any existing unused sewer lateral(s) at the street right-of-way on the property owner's side. The sewer pipe shall be

capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed.

65. There is an existing sewer easement on the north-east corner of the property. The applicant and its contractor(s) shall protect the sewer main and manhole in-place. All building setbacks shall be a minimum twenty feet (20'-0") from the edge of the easement.

### **Planning Services Division**

66. All fencing enclosing the truck maneuvering area on the western side of the building shall consist of opaque materials, so as to minimize visual impacts to the public right-of-way, and adjacent properties. Open types of fencing, including, but not limited to, chain-link and wrought-iron shall be treated with slats in a style approved by the Community and Economic Development Department, Planning Services Division.
67. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded (or non-recorded) easements or required utility clearances on the subject property or the adjacent properties.
68. In the event the development cannot accommodate the parking demand, due to impacts generated by the development, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, as determined by the City's Community and Economic Development Director in his/her reasonable discretion, the applicant shall devise and implement a plan approved by the City to relieve the situation. Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation. If the City's Community and Economic Development Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the establishment.
69. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible

Site Plan No. SP-122-2023 & Tentative Parcel Map No. PM-2022-167  
Conditions of Approval

- to patrons of the applicant. The sign lettering shall be four (0'-4") to six inches (0'-6") tall, with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
70. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
  71. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
  72. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
  73. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
  74. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
  75. Exterior advertisements displays or exterior wall advertisements shall not be allowed.
  76. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
  77. Hours and days of construction and grading shall be as set forth in the City of Garden Grove's Municipal Code Chapter 8.47 as adopted, except as follows:

Site Plan No. SP-122-2023 & Tentative Parcel Map No. PM-2022-167  
Conditions of Approval

- i. Monday through Saturday - not before 7:00 a.m. and not after 8:00 p.m. (of the same day).
  - ii. Sunday and Federal Holidays may work same hours, but subject to noise restrictions as stipulated in Chapter 8.47 of the Municipal Code.
78. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment. Where feasible, the project shall use solar or low-emission water heaters, and use of low-sodium parking lot lights, to ensure compliance with Title 24.
79. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
80. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.
81. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
82. Building color and material samples shall be submitted to the Planning Services Division for review and approval prior to issuance of building permits.
83. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Services Division. Any new lighting that is provided within the parking lot area shall maintain a minimum of two foot-candles of light on the parking areas during business hours. Lighting in the parking areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the windows of adjacent properties.



Site Plan No. SP-122-2023 & Tentative Parcel Map No. PM-2022-167  
Conditions of Approval

84. The applicant shall submit a light plan (photometric plan) to the Planning Services Division for review. All lighting shall be provided throughout the parking areas at a minimum of two-foot candle of light during the hours of darkness when the businesses are open, and a one foot candle of light during all other hours of darkness.
85. New perimeter walls, if proposed, shall be developed to City Standards or designed by a Registered Engineer, and shall be measured from the on-site finished grade, and shall be shown on the grading plan. New perimeter walls constructed adjacent to any driveway shall observe the required visual line-of-sight clearance. The location of any new wall shall be reviewed and approved by the Planning Services Division, and if applicable, shall require a building permit.
86. The trash enclosures shall have unifying color and exterior finish that matches, and are integrated, with the proposed development. The proposed roof design of the trash enclosure shall be architecturally compatible with the design of the development. The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.
87. The trash bins shall be kept inside the trash enclosures, and gates closed at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site.
88. The site improvements and subsequent operation of the site/business(es) shall adhere to the following:
  - i. Property owners, employees, and business operators shall not permanently store vehicles anywhere on the site.
  - ii. All drive aisles on the site are considered to be fire lanes, and shall remain clear and free of any materials, and/or vehicles.
  - iii. The property owner shall comply with the adopted City Noise Ordinance.
89. All landscaping shall be consistent with the landscape requirements of the Landscape Water Efficiency Guidelines (Appendix A), per Title 9 of the Municipal Code. The applicant shall submit a separate and complete Water Efficient Landscape Plan. The water efficient landscape submittal shall include landscape plans, irrigation plans, soils report, grading plans, and all other applicable documentation. The landscape plans shall include type, size,

location, and quantity of all plant material. The landscape plans are also subject to the following:

- i. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plans. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
- ii. The plans shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. All proposed trees shall be non-fruit bearing, evergreen trees that require minimal maintenance. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
- iii. Landscape treatments and irrigation shall be installed within the front, side, and rear setback areas of the property. The landscaping shall incorporate a mixture of ground cover, flowerbeds, shrubs, and trees. The Community and Economic Development Department shall review the type and location of all proposed trees.
- iv. Clinging vines, low shrubs, and/or other landscaping treatments shall be planted along the base of the exterior face of any proposed or existing street-facing perimeter block walls, and/or trash enclosure walls, to deter graffiti.
- v. The applicant shall be responsible for all installation, and permanent maintenance of all landscaping on the property. Said responsibility shall extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti.
- vi. All above-ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscaping plans in order to ensure proper screening.
- vii. The landscape plans shall incorporate and maintain, for the life of the project, means and methods to address water run-off, including Low Impact Development (LID) provisions, which address water run-off.

This includes, without limitation, all applicable requirements of the Water Quality Management Plan (WQMP), Drainage Area Management Plan (DAMP), or Local Implementation Plan (LIP), and any other water conservation measures applicable to this type of development required by applicable ordinance or regulation.

- viii. No trees shall be planted closer than five feet (5'-0") from the public right of-way. Trees planted within fifteen feet (15'-0") of any public right of-way shall be planted in a root barrier shield. All landscaping along street frontages, adjacent to driveways, shall be of the low height variety to ensure safe sight clearance.
90. All on-site curbs, not associated with a parking space, shall be painted red.
91. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in-place, or leave in an undisturbed state. In the event that fossil specimens or cultural resources are encountered on the site during construction, and cannot be preserved in-place, the applicant shall contact and retain, at the applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City, to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at their own cost.
92. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
93. A copy of the resolution approving Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167, including these Conditions of Approval shall be kept on the premises at all times.
94. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167, and their agreement with all conditions of approval.

Site Plan No. SP-122-2023 & Tentative Parcel Map No. PM-2022-167  
Conditions of Approval

95. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
96. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167 shall be valid for a period of two (2) years from the effective date of this approval. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167 shall expire if the building permits for the project expire.

December 4, 2023

Scannell Properties #680, LLC  
c/o Jay Tanjuan  
2441 Ridge Route Drive, Suite 120  
Laguna Hills, CA 92653

**SUBJECT: APPROVAL OF A CEQA EXEMPTION AND MINOR MODIFICATION NO. 1 TO APPROVED PLANS AND CONDITIONS OF APPROVAL UNDER SITE PLAN NO. SP-122-2023, FOR SCANNELL PROPERTIES, LOCATED AT 11311 WESTERN AVENUE (FORMERLY 7390-7440 LINCOLN WAY), APN: 131-021-36 & 131-021-37**

Dear Jay Tanjuan,

The City of Garden Grove has reviewed, and hereby approves, the request to modify the approved plans associated with Site Plan No. SP-122-2023, to remove onsite parking, and expand the truck yard area on the west side of the property, and to remove Condition #38 in its entirety.

On Thursday, February 16, 2023, the Planning Commission approved Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167 to allow for the construction of a new 88,164 shell industrial building, and to consolidate the properties at 7390 and 7440 Lincoln Way into a single parcel. To date, the project has made significant progress through the City's plan check and final parcel map process.

The requested Minor Modification No. 1 is intended to expand the truck parking and loading area. The row of parking on the western side of the property, which is only reachable by accessing the neighboring property at 7330 Lincoln Way, will be eliminated. Removing this row of parking reduces the onsite parking by twenty-one (21) parking spaces. The property will continue to maintain seventy-nine (79) parking spaces, a thirty-six (36) space surplus. The seven-foot (7'-0") tall perimeter fencing enclosing the trucking yard area will be extended approximately twenty feet (20'-0") to the west, to accommodate a larger truck maneuvering and parking area. Landscape planters will be reconfigured on the exterior of the fencing to accommodate the expanded truck yard. Landscaping will continue to be provided to limit the visual impacts of the truck yard on adjacent properties.

The removal of the twenty-one (21) parking spaces eliminates the need to circulate through the neighboring property (7330 Lincoln Way) to access said parking spaces. With that parking removed, the subject property is not reliant on the adjacent property for reciprocal access. The City Engineering Division has reviewed the proposed changes, and has approved the new parking lot layout and circulation. Therefore, the following condition of approval has been removed:

~~38. Prior to the issuance of a grading permit, the applicant shall record a reciprocal access and easement agreement, or similar document, ("REA"), in a form approved by the City Attorney, providing for reciprocal access and parking between the subject site and the property to the west of the subject site. Said REA shall remain in place for the life of the project, and shall not be amended or terminated without the written approval of the City of Garden Grove Community and Economic Development Director.~~

As the decision maker, I have determined that the project is exempt from the California Environmental Quality Act pursuant to Section 15311 (Accessory Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15311). The Class 11 exemption consists of construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including, but not limited to, on-premise signs, small parking lots, and placement of seasonal or temporary items (CEQA Guidelines §15311). The proposed minor modification will only alter the configuration of a small portion of the parking lot to the west of the approved industrial building. There are no proposed alterations to the building itself. Therefore, the proposed minor modification is exempt from CEQA.

There are no other changes to the approved plans of SP-122-2023. Please be advised, if major modifications are made to the approved plans, or other related changes that result in the intensification of the project, or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes. If you have any questions, please contact the Planning Services Division at (714) 741-5312.

Sincerely,



Niki Wetzel  
Community Development Director

By: Priit Kaskla, AICP  
Associate Planner

Attachment 1: Revised Site Plan







RESOLUTION NO. 6108-25

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION FOR SITE PLAN NO. SP-122-2023, (REFERRED TO AS SP-122-2023 (TE1)).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 6, 2025, does hereby approve a one (1) year time extension for the entitlement approved under Site Plan No. SP-122-2023, as modified by Minor Modification No. 1, for land located on the southwest corner of Western Avenue and Lincoln Way, at 11311 Western Avenue, Assessor's Parcel Nos. 131-021-36 and 131-021-37.

BE IT FURTHER RESOLVED in the matter of the time extension for Site Plan No. SP-122-2023, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Marc Pflieger of Scannell Properties #680, LLC.
2. The applicant is requesting approval of a one (1) year time extension for the approved entitlement under Site Plan No. SP-122-2023, as modified by Minor Modification No. 1, which allowed the construction of a new approximately 88,164 square-foot shell industrial building.
3. On February 16, 2023, the Planning Commission adopted Resolution No. 6057-23 approving Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167 to allow the consolidation of two (2) existing parcels into a single 4.05-acre parcel, and the construction of an approximately 88,164 square-foot industrial building. On December 4, 2023, the Community Development Director approved Site Plan No. SP-122-2023 Minor Modification No. 1 to remove twenty-one (21) parking spaces, and expand the truck maneuvering and parking area, whilst maintaining a thirty-six (36) space parking surplus.
4. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that the proposed project was categorically exempt from the CEQA pursuant to Sections 15332 (In-Fill Development Projects) and 15311 (Accessory Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) Consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

5. The property currently has a General Plan Land Use Designation of I (industrial), and is within Sub-District 4 of Planned Unit Development No. PUD-103-76 (REV. 2018). The subject property is currently an approximately 4-acre vacant lot, located on the southwest corner of Western Avenue and Lincoln Way.
6. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
7. Report submitted by City staff was reviewed.
8. Pursuant to a legal notice, a public hearing was held on March 6, 2025, and all interested persons were given an opportunity to be heard.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of March 6, 2025; 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 9.32.030.D.9, are as follows:

FACTS:

The property is an approximately 4-acre property located on the southwest corner of Western Avenue and Lincoln Way, at 11311 Western Avenue. The property has a General Plan Land Use Designation of I (Industrial), and is within Sub-District 4 of Planned Unit Development No. PUD-103-76 (REV. 2018). The subject site abuts industrial and office use properties in PUD-103-76 (REV. 2018) to the south, west, and north across Lincoln Way. Across Western Avenue, to the east of the subject properties are industrial uses in the City of Stanton.

On February 16, 2023, the Planning Commission approved Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167. The approval allowed the consolidation of two existing properties into one, and the construction of an approximately 88,164 square-foot shell industrial building. On December 4, 2023, the Community Development Director approved Minor Modification No. 1 to authorize a minor alteration to the parking lot design. The Minor Modification removed twenty-one (21) parking spaces, and expanded the truck maneuvering and parking area, whilst maintaining a thirty-six (36) space parking surplus.

Site Plan No. SP-122-2023 went into effect on March 10, 2023, with an expiration date of March 10, 2025. In accordance with the Municipal Code, and because the approved Site Plan entitlement was not yet exercised, the applicant is now requesting a one-year time extension for the previously approved entitlement. No changes are proposed to the previously approved project.

FINDINGS AND REASONS:

Time Extension:

1. A request for a time extension, including the reasons therefore, has been submitted prior to the permit expiration date, or the hearing body finds that due to special circumstances demonstrated by the property owner or the applicant, a late-filed request should be considered.

The applicant submitted a timely request to extend the Site Plan approvals of the subject project for one (1) year, prior to the entitlement expiration date of March 10, 2025. The applicant has indicated that additional time will be necessary to finalize funding sources, prior to permit issuance. The applicant expects to have all permits obtained within the next year.

2. There has been no change in the General Plan designation or Zoning of the site that would render the development or use nonconforming.

The subject site's General Plan Land Use Designation, I (Industrial), and the zone, Planned Unit Development No. PUD-103-76 (REV. 2018), have not changed since the effective date of the original approval on March 10, 2023. Therefore, the development will not be rendered nonconforming.

3. There are no land use actions or studies currently underway that would have the potential to render the development or use nonconforming.

There are no known studies or actions that would affect the site or proposed development that would possibly render the development nonconforming.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Time Extensions for the approved Site Plan possesses characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030.D.9 (Time Extension).
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the originally approved conditions of approval for Site Plan No. SP-122-2023, as modified pursuant to Minor Modification No. 1, shall remain in effect.

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.2.	<b>SITE LOCATION:</b> Southwest corner of Lampson Avenue and Westlake Street, at 10852 Lampson Avenue
<b>HEARING DATE:</b> March 6, 2025	<b>GENERAL PLAN:</b> MDR (Medium Density Residential)
<b>CASE NOS.:</b> Site Plan No. SP-152-2025	<b>ZONE:</b> CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12)
<b>APPLICANT:</b> Toby Nguyen	<b>APNs:</b> 089-181-33
<b>PROPERTY OWNERS:</b> Thuy Thi Thu Ha	<b>CEQA DETERMINATION:</b> Exempt - Section 15332 "In-Fill Development Projects"

## **REQUEST:**

A request for Site Plan approval to construct a seven (7) unit, three-story multiple-family residential apartment building and associated site improvements on an approximately 0.29-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. The inclusion of one (1) "very low-income" unit qualifies the project for a density bonus, concessions and incentives, waivers or reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law (Government Code Section 65915, *et. seq.*) and Garden Grove Municipal Code (GGMC) Section 9.60.040 (Residential Density Bonus) (collectively, the "Density Bonus Law" or "DBL"). The project has been designed to incorporate certain incentives / concessions of development standards pursuant to the DBL.

## **BACKGROUND:**

The subject site is a 12,500 square-foot (0.29-acre) lot, located at the southwest corner of Lampson Avenue and Westlake Street, at 10852 Lampson Avenue. The site has a General Plan Land Use Designation of MDR (Medium Density Residential), and is zoned CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12). The site abuts CCSP-PR12 zoned properties to the west, south, and east, across Westlake Street; and an O-S (Open Space) zoned property to the north, across Lampson Street. Abutting uses include a single-family dwelling to the west, multiple-family apartment complexes to the south and to the east, across Westlake Street, and an educational institution (Dr. Walter C. Ralston Intermediate School) to the north, across Lampson Avenue.

The subject property is improved with a single-family residential dwelling and three (3) detached accessory structures that were constructed in 1937. The applicant is proposing to construct a three-story multifamily residential building that consists of seven (7) units over a parking garage and other associated site improvements. To accommodate the proposed development, all existing on-site improvements would be demolished.

The proposed apartment building would include one (1) two-bedroom rental affordable housing units for a "very-low-income" household. With the inclusion of the affordable unit, pursuant to the DBL, the project qualifies for a density bonus, a reduced parking ratio, and incentives/concessions of development standards set forth in the Garden Grove Municipal Code (GGMC).

With the inclusion of one (1) affordable housing unit for "very low-income" households, pursuant to the DBL, the project qualifies for a density bonus of up to 46.25% over the base density, reduced parking ratios, two (2) incentives / concessions, and unlimited waivers / reductions of development standards set forth in the Garden Grove Municipal Code (GGMC). However, the following one (1) incentive / concession is requested with the proposed project:

1. An incentive / concession to deviate from the minimum lot size requirement of 30,000 square feet (Table III-3 – Minimum Site Requirements of the Community Center Specific Plan – Peripheral Residential District, Area 12).

An Affordable Housing Regulatory Agreement, consistent with the DBL and Section 9.60.050 of the GGMC, would be recorded to ensure affordability of the one "very low-income" units for the duration of fifty-five (55) years.

**PROJECT STATISTICS:**

	<b>Provided</b>	<b>Code Requirements <sup>1</sup></b>	<b>Meets Code</b>
<b>Gross Lot Size</b>	12,500 square feet or (0.29 acre)	30,000 square feet or 0.69 acre	<b>Concession (DBL)</b>
<b>Net Lot Size (after street dedication)</b>	12,369 square feet or (0.28 acre)		
<b>Lot Coverage</b>	50%	Max. 50%	Yes
<b>Frontage</b>	225'-0"	Min. 100'-0" feet	Yes
<b>Setback</b>			
Front setback (north side - Lampson Ave)	20'-0"	Min. 15'-0"	Yes
Interior side setback (west side)	5'-0"	Min. 5'-0"	Yes
Street side setback (east side - Westlake St)	6'-0"	Min. 5'-0"	Yes
Rear setback (south side)	23'-11"	Min. 5'-0"	Yes

<sup>1</sup> The base district of the CCSP-PR12 zone is R-3 (Multiple-Family Residential). Except for the minimum lot size, minimum frontage dimension, and setbacks, the project is also required to comply with the development standards of the R-3 zone pursuant to Section 9.12.040 - Multifamily Residential Development Standards - of the Municipal Code.

	<b>Provided</b>	<b>Code Requirements</b>	<b>Meets Code</b>
<b>Density</b>	7 units	Max. 7 units (23 units per acre)	Yes
<b>Total Parking</b>	13 spaces	Min. 11 spaces	Yes
<b>Recreation Area Total</b>	3,512 square feet	Min. 2,100 square feet	Yes
Private (area)	2,100 square feet		
Common open space (area)	1,412 square feet		
<b>Building Height</b>	35'-0"	Max. 35'-0"	Yes
<b>Stories</b>	3 stories	Max. 3 stories	Yes
<b>Unit Size</b>			
2-bedroom unit	800-993 square feet	Min. 750 square feet	Yes

**DISCUSSION:**

DENSITY BONUS LAW (DBL)

Density Bonus

Pursuant to the DBL, the inclusion of one “very low-income” unit entitles the project to a density bonus above the base density of 23 units per acre. The gross area of the subject site is 0.29 acres. The maximum number of residential units permitted by the zone, or the base density, is seven (7) units. The applicant is proposing to construct a total of seven (7) units, which is equal to the base density. No density bonus is requested for this project.

Reduced Parking Ratio

The inclusion of one (1) affordable unit for “very low-income” households entitles the project to a reduced parking ratio under the DBL at the ratio of one and one-half (1.5) parking spaces for each two-bedroom unit. Based on the proposed plans, all of the proposed seven (7) units would be two-bedrooms; thus, the project is required to provide a minimum of eleven (11) parking spaces. Thirteen (13) parking spaces are proposed, which exceeds the minimum parking required under the DBL by two (2) parking spaces.

Concessions and Waivers

The applicant has proposed one (1) incentive / concession pursuant to the DBL to facilitate the proposed development. No separate waivers or reductions of development standards are proposed.

Concessions / Incentives

A “concession or incentive” includes a reduction in site development standards or a modification of zoning code requirements or architectural design requirements,

approval of mixed use zoning in conjunction with a housing project, and other regulatory incentives or concessions that result in a reduction in affordable housing costs. The DBL provides that a city must grant a proposed concession or incentive unless it makes a written finding, based upon substantial evidence, that the concession or incentive: (1) does not result in identifiable and actual cost reductions to provide for affordable housing costs for the targeted units; (2) would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households; or (3) would be contrary to state or federal law.

The DBL provides that an applicant is entitled to two (2) "concessions or incentives" if it offers to restrict 10% of the housing units for very low-income households. The project would provide one (1) very low-income unit, or 14% of the base density, making the project eligible for two (2) concessions. The applicant, however, is proposing only one (1) concession, as follows:

*Incentive/Concession:* The applicant proposes a concession to deviate from Table III-3 – *Minimum Site Requirements* of the Community Center Specific Plan – Peripheral Residential District, Area 12, that would require a minimum lot size of 30,000 square feet in order to develop the subject site with the proposed improvements. The project site is 12,500 square feet in area. With exception to deviating from the minimum lot size requirement of the CCSP-PR12 zone, the proposed development would meet all applicable development standards for multifamily residential projects set forth by the GGMC. The applicant contends this incentive / concession is needed to reduce construction costs in order to provide the affordable units.

#### Incentive/Concession Justification

The site abuts two (2) public right-of-ways, Lampson Avenue to the north and Westlake Street to the east, a property is improved with an existing single-family dwelling to the west, and a property improved with an existing multiple-family development to the south. The applicant contends that if the project were to comply with the minimum lot size requirements of the zone, it would require the acquisition of the abutting properties to west and/or south, which would be financially infeasible. The justification for the requested incentive / concession, as provided by the applicant, is to ensure the Project's financial feasibility while allowing the Project to achieve the maximum density allowed under the DBL. A copy of the Density Bonus Application for the project is attached as [Attachment 3](#). The application includes the applicant's justification for granting the requested incentive / concession to facilitate the development of the project.

## SITE PLAN

### Site Design and Circulation

The Project site is a 0.29-acre corner lot fronting both Lampson Avenue and Westlake Street. The applicant is proposing to improve the site with a three-story multifamily residential building consisting of two (2) stories over a garage level. To accommodate the proposed development, a 130.73-square-foot street corner cutoff dedication is required, resulting in a net lot size of 12,369 square feet or 0.28 acres.

The proposed building has a footprint area of 6,300 square feet, and has been designed to comply with the minimum setback requirements for residential developments in the CCSP-PR12 zone.

The site would be accessible from a new twenty-seven-foot (27'-0") wide driveway approach off Westlake Street. The new approach would be connected to a twenty-five foot (25'-0") wide drive aisle leading vehicles directly into the parking garage. The site is provided with multiple pedestrian access points including two (2) off Lampson Avenue and one (1) off Westlake Street. Vehicular and pedestrian access, and on-site circulation were reviewed by the Public Works Department, Engineering Division, and the Orange County Fire Authority (OCFA) and was deemed to meet applicable standards and requirements.

A shared trash enclosure serving all units is proposed along the easterly side of the property, adjacent to Westlake Street. The trash enclosure has been designed in accordance with City standards to provide adequate access for trash trucks.

### Parking

The project provides a total of thirteen (13) parking spaces, which exceeds the minimum parking requirements under the DBL by two (2) spaces. The project proposes a shared ground-level parking garage to serve the entire building. Among the parking provided, the parking garage includes one (1) ADA (Americans with Disabilities Act) accessible space. The parking lot has been designed to comply with City Standards for parking stall sizes, drive aisles, vehicle turnarounds, and maneuvering areas.

### Floor Plan

The proposed project would provide seven (7) two-bedroom units. One (1) unit would be located on the ground floor, and the remaining six (6) units would be located above the garage. The ground floor unit would be 800 square feet in size and would consist of a living area, a kitchen, two (2) bedrooms and two (2) bathrooms. In addition, the unit would provide a private open space in the form of a 300 square foot open patio.



The six (6) units on the second floor are identical in design. Each unit would consist of a 993 square foot living area divided between two floors. The first floor would consist of a living area, a kitchen, a half bathroom, and a private open space in the form of a 189 square foot open patio. The second floor would consist of two (2) bedrooms, each with a private bathroom, and a private open space in the form of a 112 square foot balcony.

**Unit design**

		<b>Number of bedroom</b>	<b>Number of bathroom</b>	<b>Private open space</b>	<b>Number of Unit</b>
<b>Ground floor unit</b>	800 square feet	2 bedrooms	2 bathrooms	300 square feet	1
<b>Second floor unit</b>	993 square feet	2 bedrooms	2.5 bathrooms	301 square feet / unit	6
			<b>Total</b>	2,106 square feet	7

Building Architecture

The proposed multiple-family apartment building will be thirty-five feet (35'-0") in height, as measured to the top of parapet. The building, and all appurtenances, would comply with the GGMC requirements for maximum building height. The proposed architecture generally features a contemporary design, with multiple façade planes and a predominantly flat roof with a variety of parapet heights that incorporate decorative cornices. The building design includes a mixture of exterior materials, including stucco exteriors and brick stone veneer.

The project has been designed to minimize any potential visual intrusion into the adjacent single-family property located to the west of the subject site. No windows are included on the west elevation, and six-foot-tall wing walls are installed on the second and third-floor balconies to further block the view from the new units to the adjacent single-family property.

Open Space and Recreational Area

GGMC Section 9.12.040.050.J. requires the proposed development to provide a minimum of 2,100 square feet of open space (300 square feet per unit). The project provides 1,412 square feet of common open space, and 2,106 square feet of private open space, for a total of 3,512 square feet of open space. Thus, the project design exceeds the minimum open space area requirements.

Common open space areas are required by the GGMC to provide a minimum of 225 square feet of area, with minimum dimensions of fifteen feet (15'-0"). The project would provide a 1,412 square foot common open space located on the ground floor at the rear of the property with dimensions of 20'-4" by 70'-9", exceeding the minimum area and dimensions required by Code.

In addition, the Code stipulates that private open space can be in the form of a patio, yard, balcony, deck, or combination thereof. For the ground floor unit, the open patio would be 300 square feet with dimensions of fifteen feet (15'-0") by twenty feet (20'-0"). For the six (6) units above the parking garage, the open patios would be 189 square feet with dimensions of nine feet (9'-0") by twenty-one feet (21'-0") and the balconies would be 112 square feet with dimensions of nine feet (9'-0") by twelve feet, six inches (12'-6"). All private open spaces (open patios and balconies) would meet the minimum sixty (60) square-foot size, minimum six-foot (6'-0") dimension, and minimum eight-foot (8'-0") vertical clearance, as required by Code.

#### Site Landscaping

GGMC Section 9.12.040.090 (Landscaping Requirements) requires all areas that are not designated for walkways, parking spaces, drive aisles, and private recreation areas to be fully landscaped and automatically irrigated. The project proposes landscaping in all required setbacks, with the exception of areas designated for the walkways and parking areas, using a variety of plant materials. All of the landscaped areas would be fitted with automatic irrigation systems, and a planting palate that complies with the City's Water Efficiency Guidelines.

#### Replacement Housing and Tenant Protections:

One (1) existing rental unit with an aggregate of two (2) bedrooms will be demolished to accommodate the proposed project.

Pursuant to Government Code §66300.6(a), the City may not approve a housing development project that would require the demolition of residential dwelling units unless the project would create at least as many residential dwelling units as would be demolished. This proposed project satisfies this requirement because it would replace one (1) existing unit with seven (7) new dwelling units.

In order to prevent new development projects from displacing existing lower income rental households, Government Code §66300.6(b) also imposes several requirements that the City must require a developer to comply with when a proposed development project would require the demolition of occupied or vacant "protected units". "Protected units" include residential dwelling units that are or were occupied by lower or very-low-income rental households within the past five (5) years. In the instances where tenant information is not readily available, the units are presumed to be rented at income levels proportional to the Citywide rental income levels. Any lower income unit demolished must be replaced with a comparable unit reserved for low or very-low income tenants.

In this case, the income of the previous tenants is not readily available. Therefore, it is presumed, based on the income levels proportional to the Citywide rental income levels that the previous tenants were of lower income. The subject development proposes one (1) two-bedroom very-low-income unit, satisfying the replacement requirements of State law.

No Net Loss:

Government Code Section 65863 requires jurisdictions to maintain adequate sites to accommodate their remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the Housing Element planning period. The subject parcel is identified in the City's Housing Element Sites Inventory List with a realistic capacity for eight (8) above moderate-income units. The project proposes one (1) very low-income unit, and six (6) above moderate-income units.

The remaining capacity of the sites identified in the Housing Element currently includes a surplus of above moderate-income units. Due to this surplus, the overall residential capacity on sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved. The proposed project would not result in the City having insufficient remaining residential capacity to accommodate the City's RHNA for each income category, consistent with these Housing Element provisions. "No Net Loss" findings pursuant to Government Code Section 65863 and GGMC Section 9.60.030 are provided in the associated Resolution No. 6109-25.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA's Class 32 exemption applies to in-fill development projects (CEQA Guidelines §15332). A project can qualify for a Class 32 exemption if the proposed project: (1) is consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services (CEQA Guidelines §15332).

The project is consistent with General Plan policies and regulations. The subject site is located entirely within an urbanized area in the City, on 0.29-acre site. The subject site was surveyed, and does not contain any known habitat for endangered, threatened, or rare species of wildlife. Traffic, noise, air quality, and water quality studies have been prepared by licensed firms to study the impacts of the proposed development, and no significant impacts have been identified. The traffic, noise, air quality, and water quality studies are appended to the Staff Report. Lastly, the Public Works Department has reviewed the proposed development, and found that it can be adequately served by all required utilities and public services. Consequently, it can be determined that the project can be exempted from further CEQA action under the Class 32 exemption.

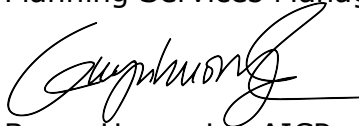
**RECOMMENDATION:**

Staff recommends that the Planning Commission hold a public hearing and take the following actions:

1. Adopt the attached Resolution No. 6109-25 approving Site Plan No. SP-152-2025, subject to recommended Conditions of Approval.



Maria Parra  
Planning Services Manager



By: Huong Ly, AICP  
Associate Planner

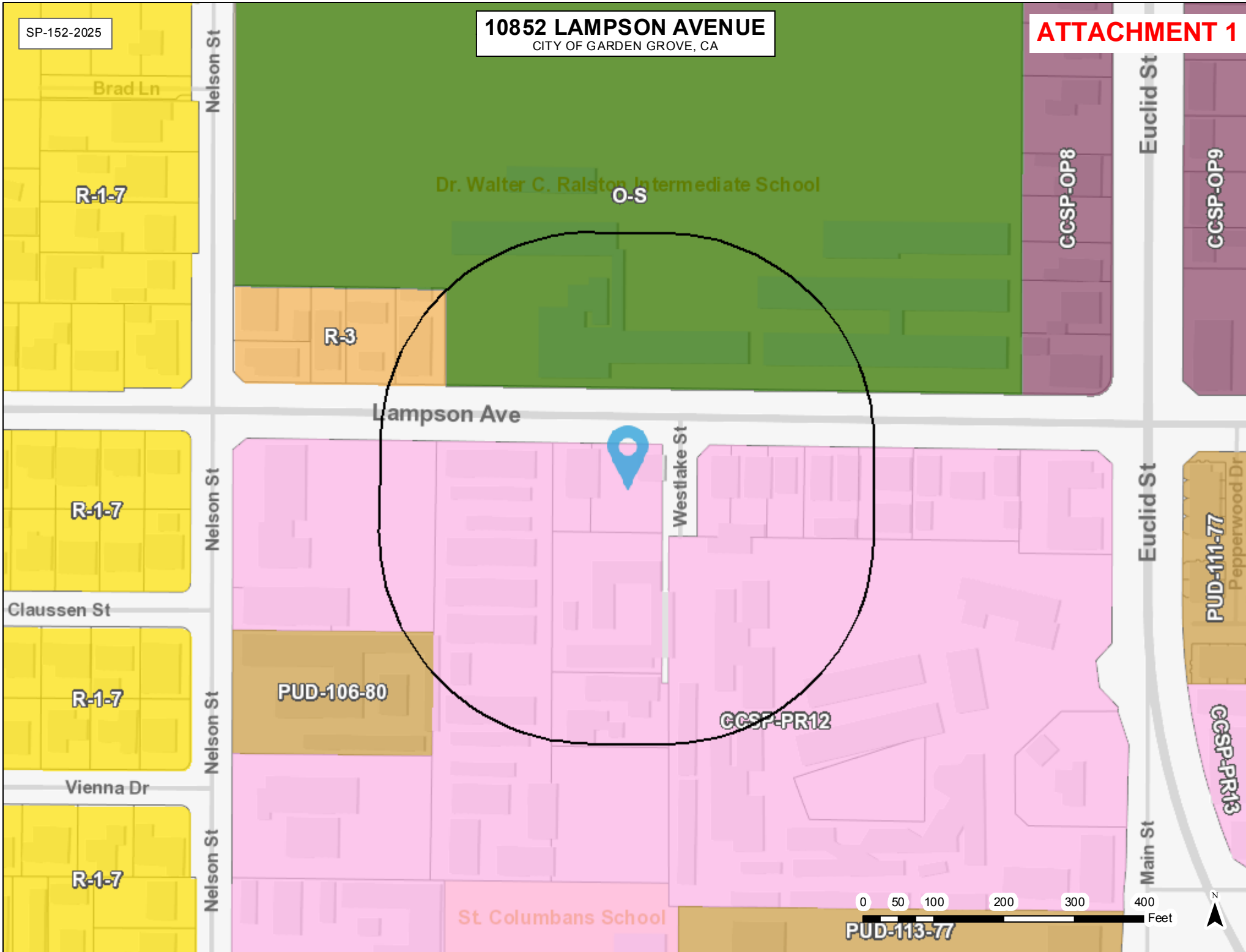
- Attachment 1: Vicinity Map
- Attachment 2: Plans
- Attachment 3: Density Bonus Application
- Attachment 4: Class 32 Categorical Exemption Memorandum with attached Technical Studies
- Attachment 5: Resolution No. 6109-25 with Exhibit "A" – Conditions of Approval

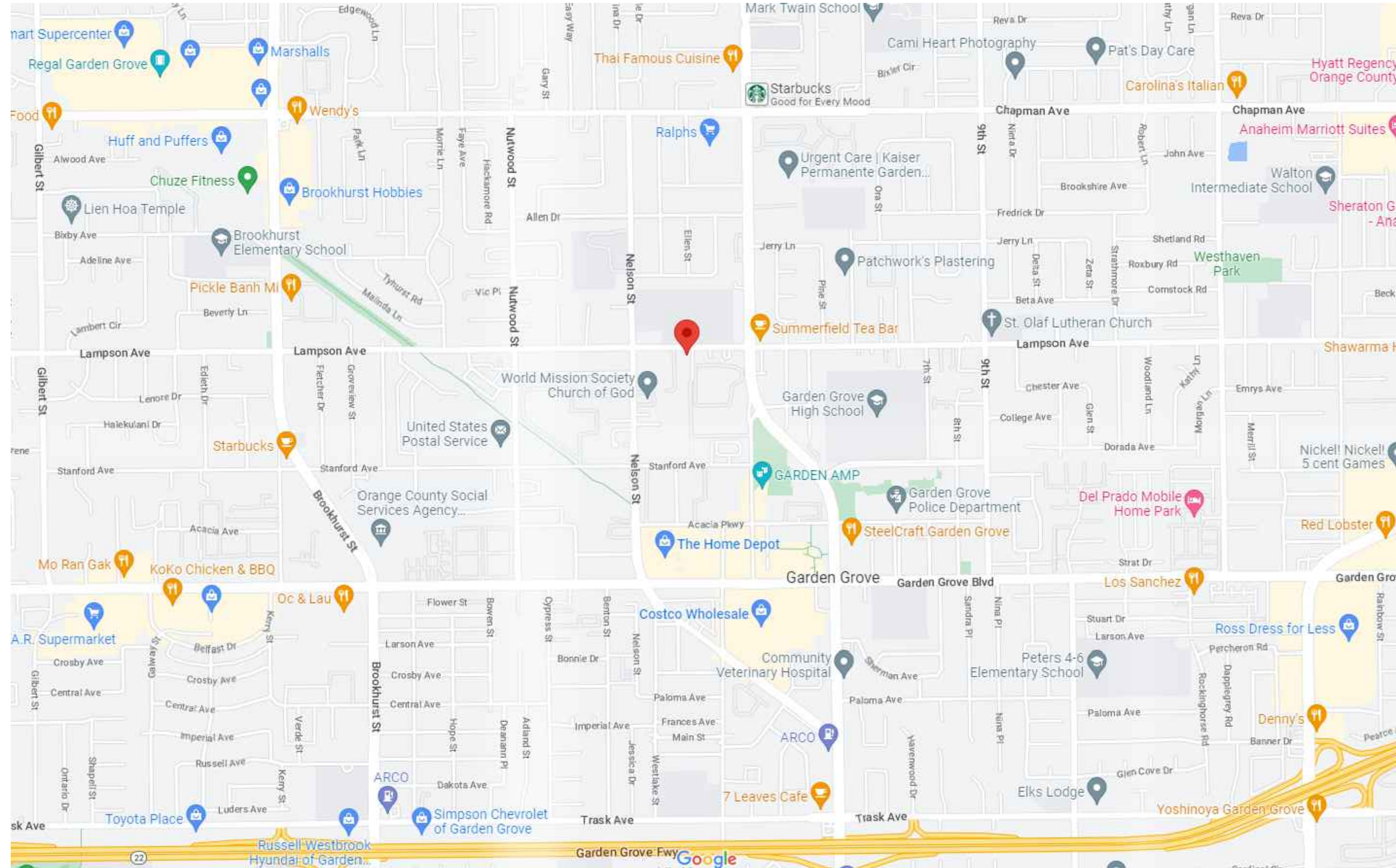
SP-152-2025

# 10852 LAMPSON AVENUE

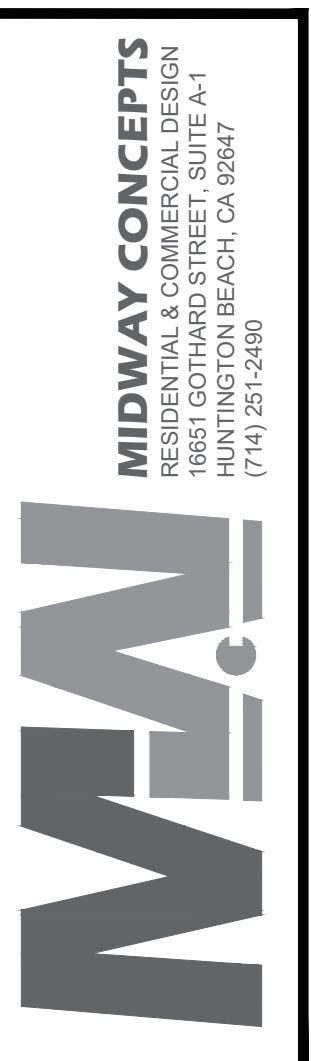
CITY OF GARDEN GROVE, CA

**ATTACHMENT 1**





# 7 UNIT DEVELOPMENT 10852 LAMPSON AVE GARDEN GROVE CA. 92840

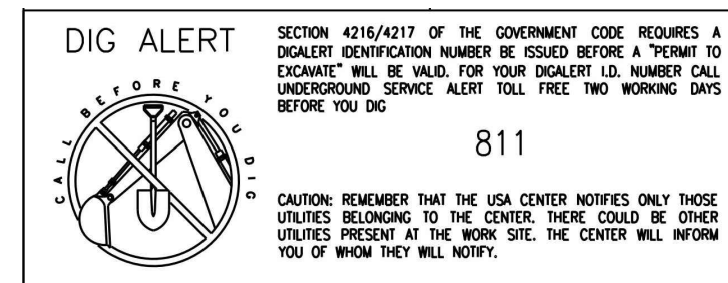


## PROJECT INFO

FLOOR	OCCUPANCY	TYPE OF CONSTRUCTION	SEPARATION WALL/ FLOOR	ALLOWED AREA	PROPOSED AREA	ALLOWABLE BUILDING AREAS CALCULATIONS
FIRST	S-2	V-B	R-2/S-2=1HR	5,000 SF	2,090 SF	2,090 / 5,000 + 1,480 / 7,000 = 0.41 + 0.21 = 0.62
	R-2	V-B		7,000 SF	1,480 SF	
SECOND	R-2	V-B	R-2/R-2 = 1 HR	7,000 SF	3,822 SF	3,822/7,000 = 0.54
THIRD	R-2	V-B	R-2/R-2 = 1 HR	7,000 SF	3,719 SF	3,719/7,000 = 0.53
GRAND TOTAL						= 1.69 < 2

- SOLAR READY COMPLYING WITH ENERGY STANDARDS
- FIRE-RATED CONSTRUCTION FOR EXTERIOR WALLS PER CBC TABLE 602 AND OCCUPANCY SEPARATIONS PER CBC TABLE 508.4.
- PROVIDE MIN STC-50 BETWEEN UNITS.
- ALL COMMON USE AREAS/SPACES SHALL COMPLY WITH CBC CHAPTER 11A AND ALL PUBLIC USE AREAS/SPACES SHALL COMPLY WITH CBC CHAPTER 11B.
- ALL FIRE-RATED CONSTRUCTIONS SHALL COMPLY WITH CBC CHAPTER 17.

**OWNER**  
THUY THI THU HA  
714-697-1928  
4472 WALNUT AVE  
IRVINE, CA 92604



### DENSITY BONUS INCENTIVES

- ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES, AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, THE REGULATIONS OF THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS, AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE DESIGNER FOR ANY DAMAGES AND / OR PENALTIES RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES, AND REGULATIONS.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE DESIGNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE DESIGNER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

- PROPOSED 6 UNIT APARTMENTS
- UNIT A:** (ACCESSIBLE UNIT) CONSISTING OF 2 BEDROOMS, 2 BATHROOMS, KITCHEN, LIVING ROOM
  - UNIT B:** CONSISTING OF 2 BEDROOMS, 2.5 BATHROOMS, KITCHEN, LIVING ROOM.
  - UNIT C:** CONSISTING OF 2 BEDROOMS, 2.5 BATHROOMS, KITCHEN, LIVING ROOM.
  - UNIT D:** CONSISTING OF 2 BEDROOMS, 2.5 BATHROOMS, KITCHEN, LIVING ROOM.
  - UNIT E:** CONSISTING OF 2 BEDROOMS, 2.5 BATHROOMS, KITCHEN, LIVING ROOM.
  - UNIT F:** (VERY LOW INCOME UNIT) CONSISTING OF 2 BEDROOMS, 2.5 BATHROOMS, KITCHEN, LIVING ROOM.

- ARCHITECTURAL
- CS COVER SHEET
  - A0 EXISTING SITE PLAN & DEMO
  - A1 SITE PLAN & EXISTING FLOOR PLAN
  - A2 PROPOSED LEVEL 1 FLOOR PLAN
  - A3 PROPOSED LEVEL 2 FLOOR PLAN
  - A4 PROPOSED LEVEL 3 FLOOR PLAN
  - A5 PROPOSED ELEVATIONS
  - A6 PROPOSED ELEVATIONS

PROJECT DATA

(N) BUILDING FOOTPRINT : 6,305.00 SQ.FT.

TRASH ENCLOSURE: 224 SQ.FT

LOT SIZE: 12,500 SQ.FT.

LOT COVERAGE: 5,364 / 12,500 = .43%

### SCOPE OF WORK 2

CONSTRUCTION TYPE: VB  
LOT SIZE: 12,500.00 SF  
LOT:  
ASSESSOR #: 08918133  
TRACT:  
ZONING: PR12

## BUILDING DATA

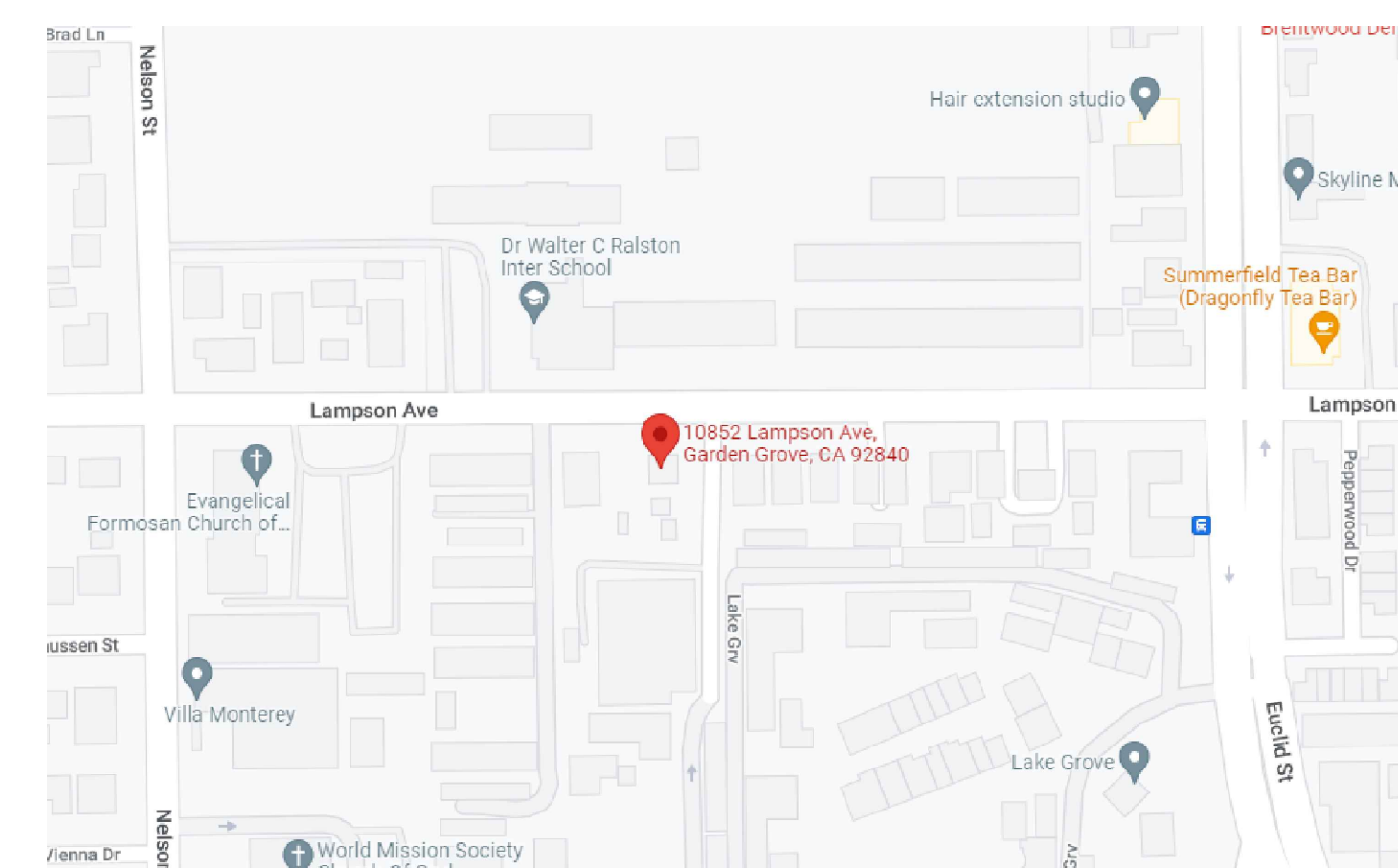
9

## OWNER INFORMATION

7

## DENSITY BONUS

5



## VICINITY MAP

10

## CONSULTANTS

8

## DEFERRED SUBMITTAL

6

## BUILDING CODES

4

## LEGAL DISC.

3

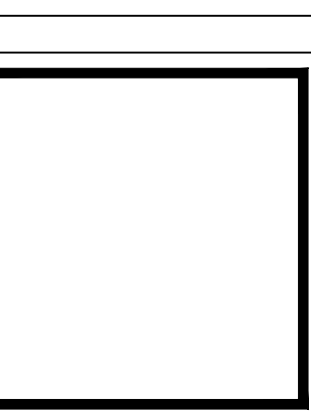
## SHEET INDEX

1

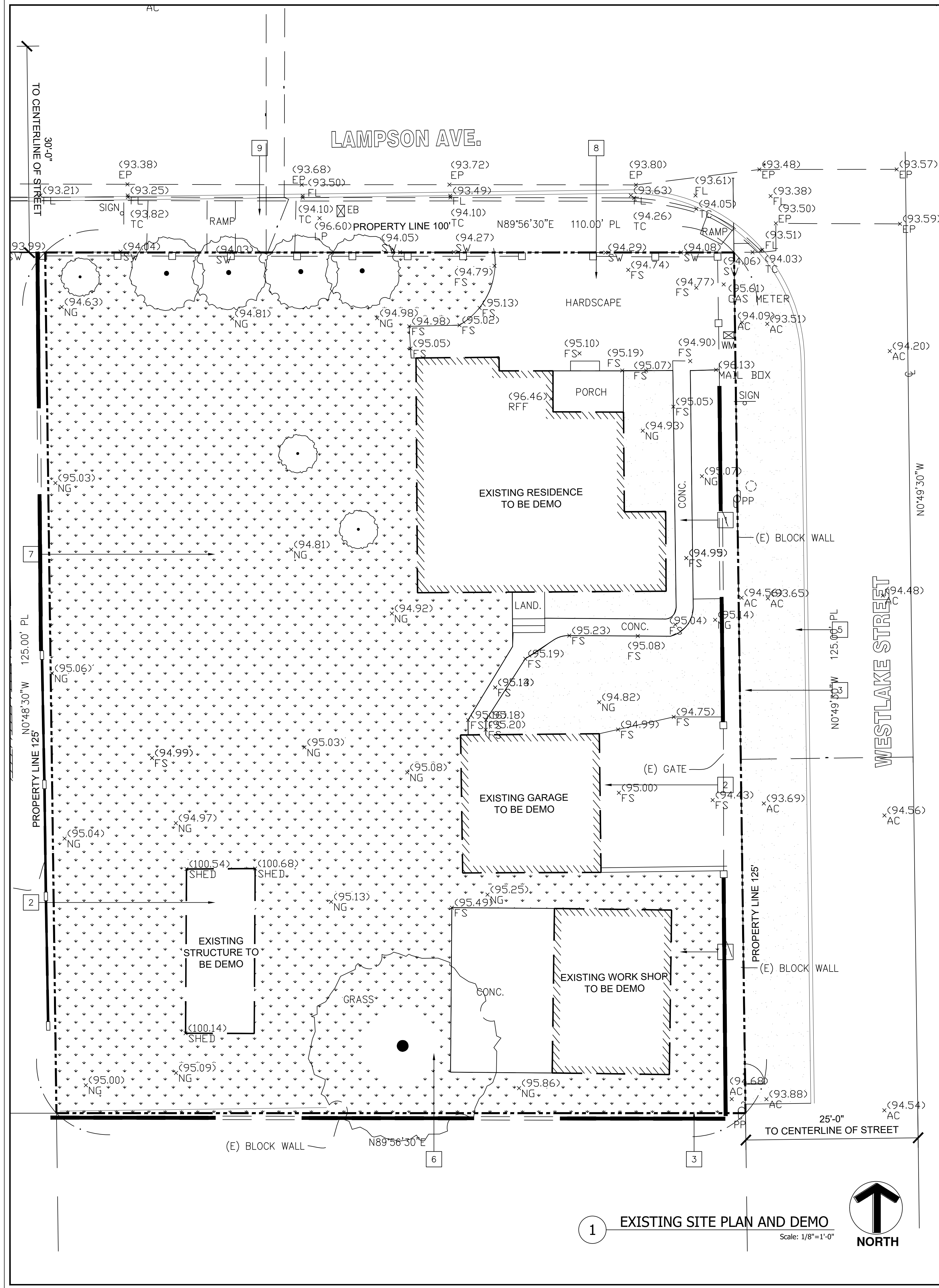
REV.	DESCRIPTION	DATE
1.		

PROJECT:  
7 UNIT DEVELOPMENT  
10852 LAMPSON AVE  
GARDEN GROVE, CA 92840

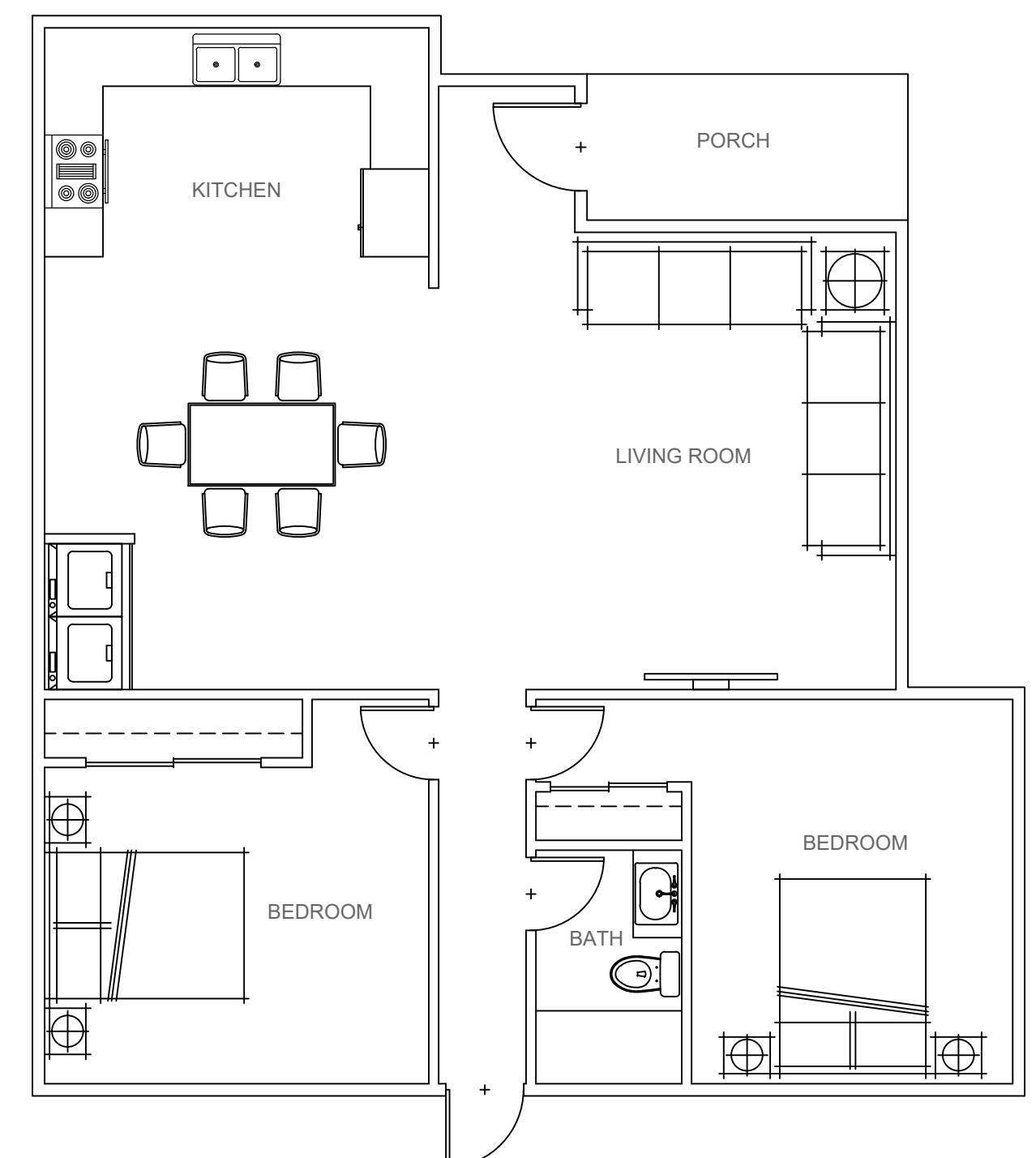
SHEET TITLE  
COVER SHEET



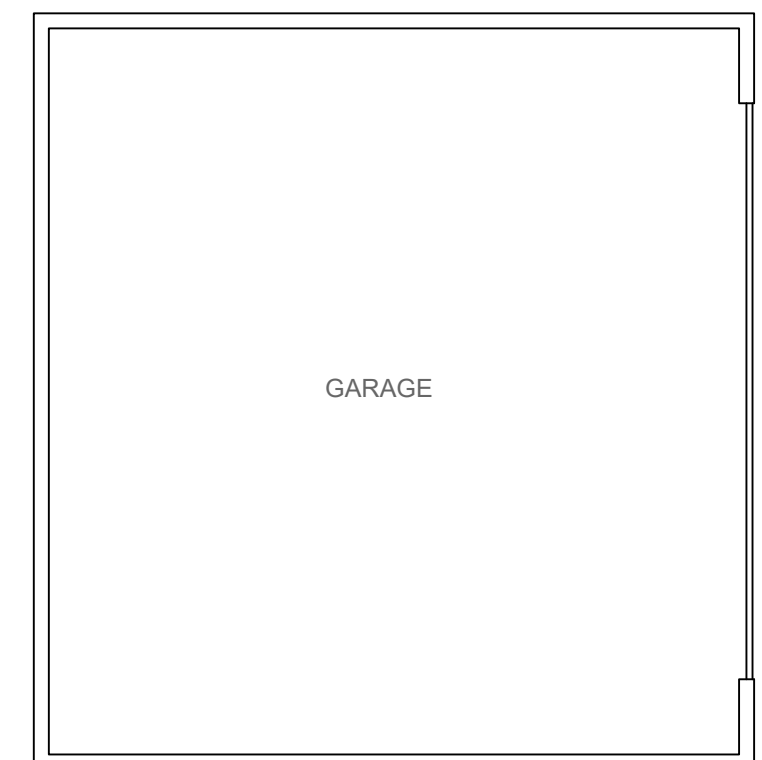
DESIGNER
SIGNATURE
CONSULTANT
DATE 2-23-23
JOB NO. 22-19
SHEET CS
OF X SHEETS



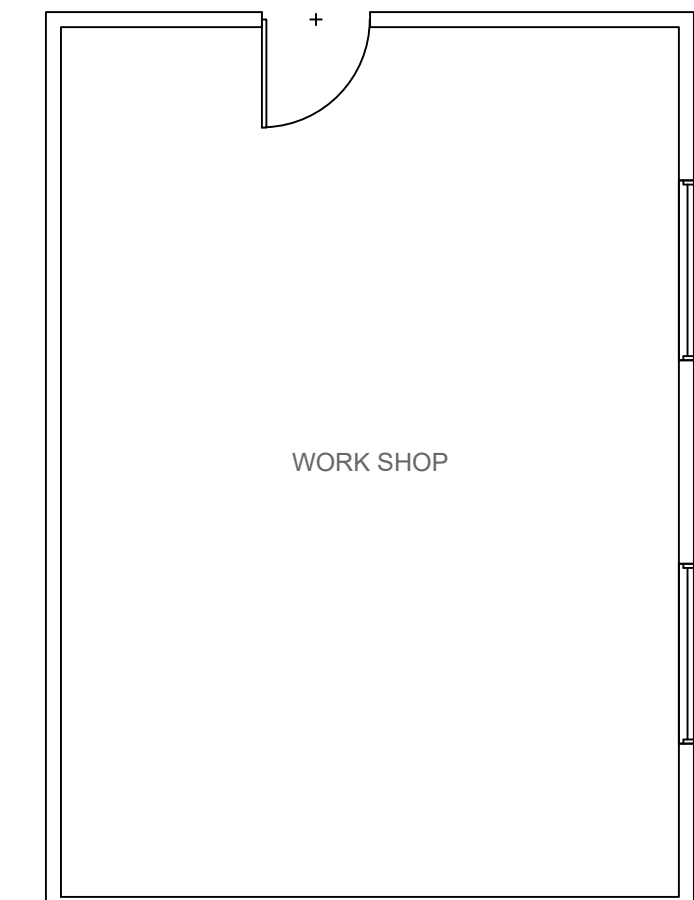
1 EXISTING SITE PLAN AND DEMO  
Scale: 1/8"=1'-0"



A (E) UNIT 1 TO BE DEMO  
Scale: 3/16"=1'-0"



B (E) GARAGE TO BE DEMO  
Scale: 3/16"=1'-0"



C (E) UNIT 2 TO BE DEMO  
Scale: 3/16"=1'-0"

**SITE PLAN NOTES**

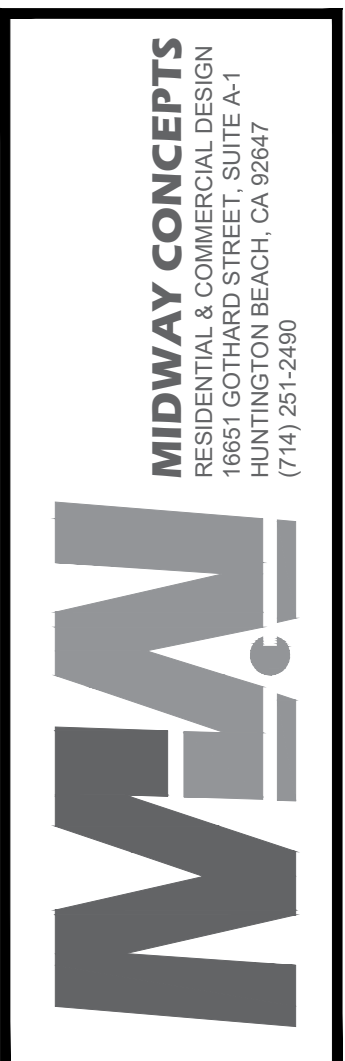
1. DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA. NON-USEABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETE TO BROOM FINISH. EXISTING MATERIALS AND OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO ARCHITECT AS REQUIRED.
2. "PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET"
3. "THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM."
4. "THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES."

**SYMBOLS LEGEND**

- ←-2% DRAINAGE DIRECTION AND SLOPE
- ⊕ PROPERTY LINE CORNER POINTS
- # KEYNOTE CALLOUTS
- EXISTING WALL TO REMAIN
- - - - - WALLS TO BE DEMO

**SITE PLAN KEYNOTES**

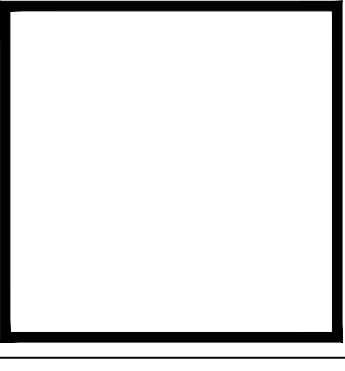
1	(E) RESIDENCE TO BE DEMOLISHED
2	(E) STRUCTURE TO BE DEMOLISHED
3	(E) CMU WALL TO BE REMOVED
4	(E) METAL SLIDING GATE TO BE REMOVED
5	(E) DIRT PARKWAY
6	(E) TREES
7	(E) LANDSCAPE TO BE REVITALIZED
8	(E) HARDSCAPE TO BE REMOVED
9	(E) SIDE WALK AND CURB



REV.	DESCRIPTION	DATE
1		

PROJECT: 7 UNIT DEVELOPMENT  
10852 LAMPSON AVE  
GARDEN GROVE, CA 92840

SHEET TITLE: EXISTING SITE PLAN AND DEMO

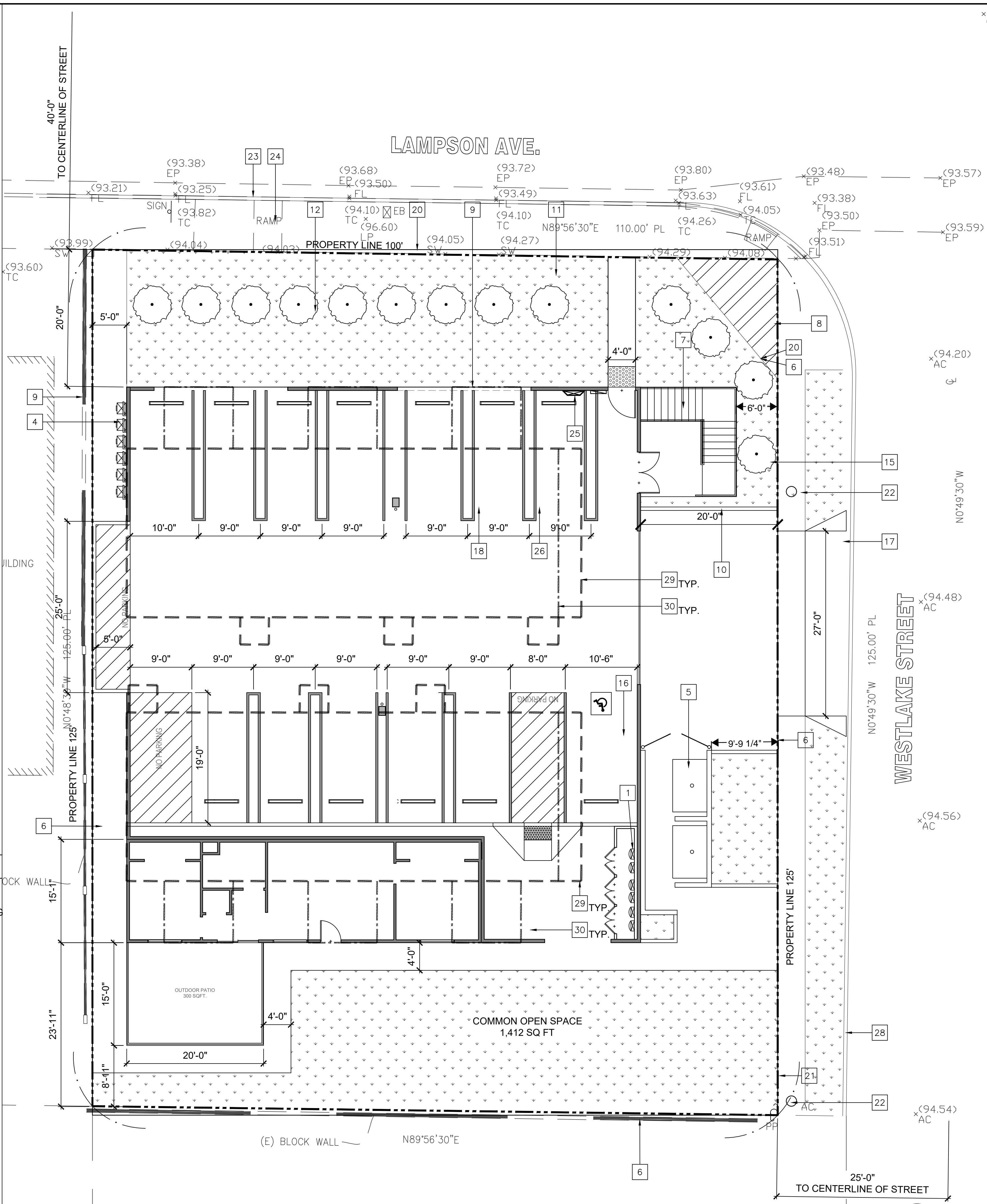


DESIGNER
SIGNATURE
CONSULTANT
DATE
2-23-23
JOB NO.
22-19
SHEET
A0
OF X SHEETS

BUILDING AREAS SUMMARY				
UNITS	GROUND LEVEL	2ND STORY	3RD STORY	LIVING AREA PER UNIT
A	800.00 SF	0.00 SF	0.00 SF	800.00 SF
B		517.00 SF	466.00 SF	993.00 SF
C		517.00 SF	466.00 SF	993.00 SF
D		517.00 SF	466.00 SF	993.00 SF
E		517.00 SF	466.00 SF	993.00 SF
F		517.00 SF	466.00 SF	993.00 SF
G		517.00 SF	466.00 SF	993.00 SF
TOTAL HABITABLE AREA		800.00 SF	3,102.00 SF	2,796.00 SF
TOTAL HABITABLE AREA		6,698.00 SF		
PRIVATE OPEN SPACE				
UNIT	GROUND LEVEL	2ND STORY	3RD STORY	TOTAL
A	300.00 SF			300.00 SF
B		189.00 SF	112.00 SF	301.00 SF
C		189.00 SF	112.00 SF	301.00 SF
D		189.00 SF	112.00 SF	301.00 SF
E		189.00 SF	112.00 SF	301.00 SF
F		189.00 SF	112.00 SF	301.00 SF
G		189.00 SF	112.00 SF	301.00 SF
TOTAL PROVIDED				2,106.00 SF
* 300 SQFT OPEN SPACE REQUIRED PER UNIT (2,100 SF TOTAL)				
PARKING				
UNIT	# OF BEDROOMS	# OF REQ. PARKING	PROVIDED	
A	2	1.5	1.5	
B	2	1.5	1.5	
C	2	1.5	1.5	
D	2	1.5	1.5	
E	2	1.5	1.5	
F	2	1.5	1.5	
G	2	1.5	1.5	
TOTAL REQ.		10.5	13	
TOTAL PROVIDED			13 SPACES	

### SITE PLAN NOTES

- DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA, NON-USEABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETE TO BROOM FINISH. EXISTING MATERIALS AND OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO ARCHITECT AS REQUIRED.
- "PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET"
- "THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM."
- "THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES."



SETBACKS INDICATE REQUIRED MINIMUM DISTANCE FROM PROPERTY LINES. PROPERTY LINES BASED ON PARCEL INFORMATION FROM CITY DATABASE. CONTRACTOR TO VERIFY ON SITE.

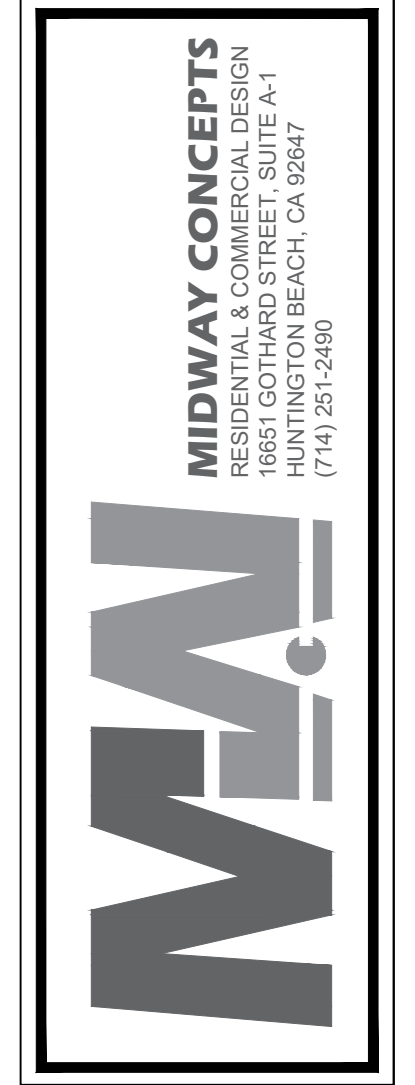
1 SITE PLAN  
Scale: 1/8"=1'-0"  
NORTH

### SYMBOLS LEGEND

← 2%	DRAINAGE DIRECTION AND SLOPE
⊕	PROPERTY LINE CORNER POINTS
Ⓝ	KEYNOTE CALLOUTS
---	PROPERTY LINE
---	1ST LEVEL BUILDING FOOTPRINT
---	2ND LEVEL BUILDING FOOTPRINT
---	3RD LEVEL BUILDING FOOTPRINT

### SITE PLAN KEYNOTES

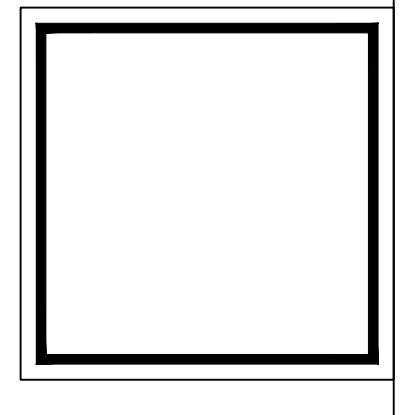
1	(N) 6 METER ELECTRICAL PANEL
2	(N) 100 AMP ELECTRICAL SUBPANEL, LOCATED AT EACH UNIT
3	(N) TANK LESS WATER HEATER, LOCATED AT EACH UNIT
4	(N) GAS METERS. (6) METERS TOTAL, (1) PER UNIT
5	(N) TRASH ENCLOSURE
6	(E) 6' BLOCK WALL TO BE REMOVED
7	(N) EXTERIOR STAIRS
8	(N) DEDICATION
9	(N) LOW WALL
10	(N) 6" CONCRETE CURB, TYP.
11	(N) LANDSCAPE
12	(N) TREES
13	(N) CURB STOP
14	ACCESSIBLE PATH OF TRAVEL
15	ACCESSIBLE RAMP
16	ADA PARKING STALL. 1 TOTAL
17	DRIVEWAY
18	STANDARD PARKING STALLS. 12 TOTAL
19	....
20	(E) LOW BLOCK WALL & RAILING TO BE REMOVED
21	(E) EXTERIOR DOOR TO REMAIN
22	(E) UTILITY POLE
23	(E) CURB AND GUTTER
24	(E) SIDEWALK
25	(N) EV CHARGER READY - 1" MIN RACEWAY W/ DEDICATED 208/240V BRANCH CIRCUIT. 40 AMP DEDICATED CIRCUIT. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
26	(N) EV CHARGING PARKING SPACE
27	(N) ULTIMATE RIGHT OF WAY
28	REMOVE AND REPLACE 2-INCHES OF THE EXISTING ASPHALT PAVEMENT FRONTING THE PROJECT ON WESTLAKE STREET FROM THE EDGE OF THE PROPERTY LINE TO THE CENTER LINE OF THE STREET PER CITY OF GARDEN STANDARD PLANS AND SPECIFICATIONS
29	SECOND STORY FOOTPRINT
30	THIRD STORY FOOTPRINT



REV.	DESCRIPTION	DATE
1		

PROJECT: 7 UNIT DEVELOPMENT  
10852 LAMPSON AVE  
GARDEN GROVE, CA 92840

SHEET TITLE: SITE PLAN



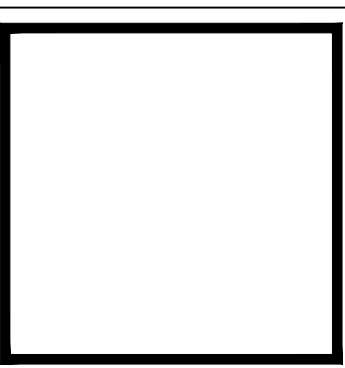
DATE	2-23-23
JOB NO.	22-19
SHEET	A1
OF	X SHEETS



REV.	DESCRIPTION	DATE
1		

PROJECT: **7 UNIT DEVELOPMENT**  
10852 LAMPSON AVE  
GARDEN GROVE, CA 92840

SHEET TITLE: **LEVEL 1 FLOOR PLAN**



DESIGNER	
SIGNATURE	
CONSULTANT	
DATE	2-23-23
JOB NO.	22-19
SHEET	A2
OF	X SHEETS

**WINDOW SCHEDULE**

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
(A)	36"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(B)	48"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(C)	60"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(D)	60"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE

NOTE: WINDOW B MEETS EMERGENCY ESCAPE OR RESCUE SEC. 310.4 CBC

ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC)  
a.) MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.  
b.) MINIMUM NET CLEAR OPENING WIDTH OF 20".  
c.) MINIMUM NET CLEAR HEIGHT OF 24"  
d.) WINDOW CLEAR OPENING OF NOT MORE THAN 44" ABOVE THE FLOOR

LIGHT: (2019 CRC) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED w/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE w SECTION 1205.2 OR SHALL BE PROVIDED w/ ARTIFICIAL LIGHT IN ACCORDANCE w/ SECTION 1205.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE w/ SECTION 1206.

NATURAL VENTILATION: (2019 CRC)  
VENTILATION AREA REQUIRED. (2019 CRC)  
BATHROOMS (2019 CRC)

**DOOR SCHEDULE**

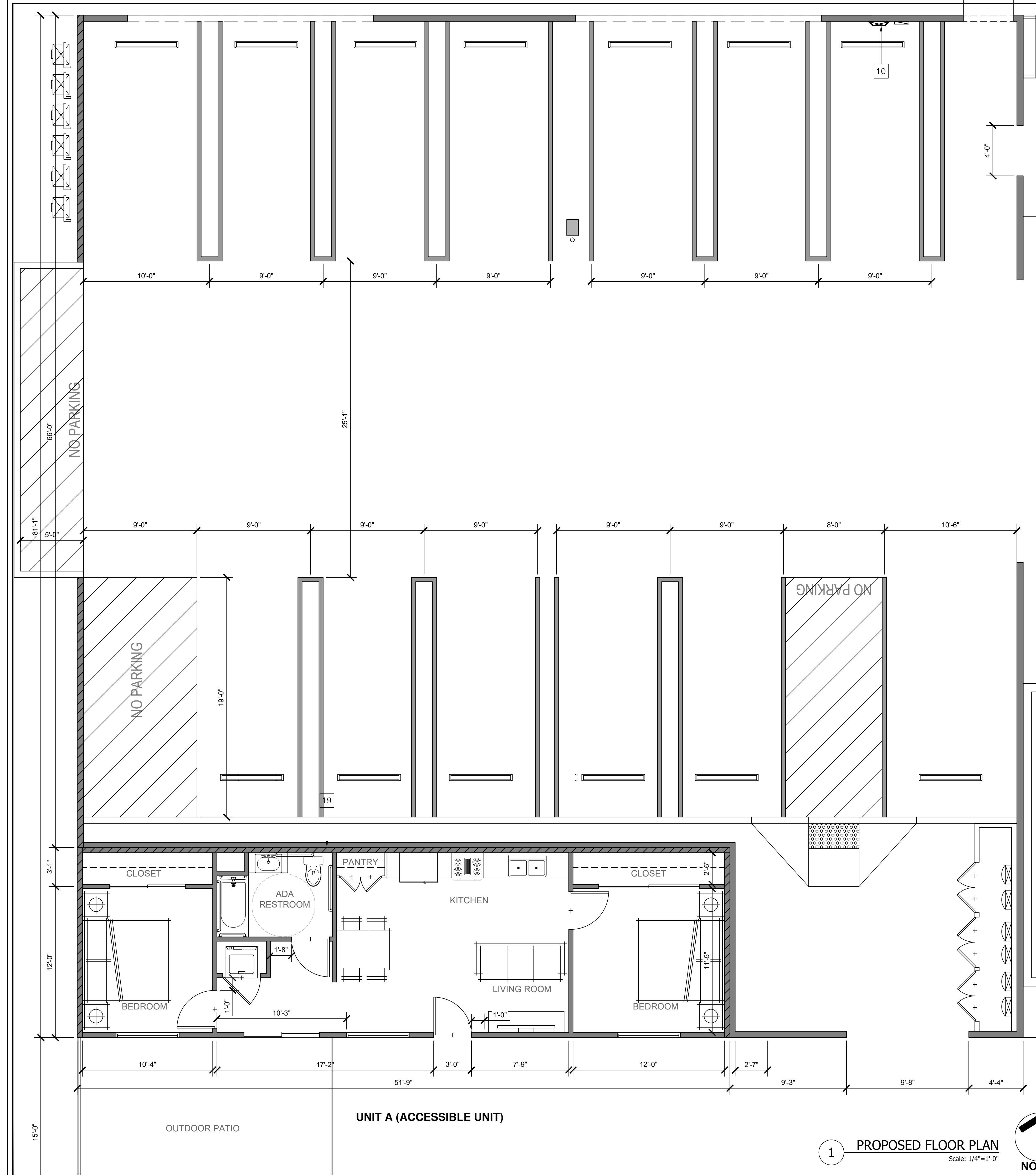
SYM.	SIZE	GLAZING	MATERIAL	TYPE	REMARKS
(1)	2'-6" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(2)	2'-8" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(3)	3'-0" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(4)	2'-8" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	SELF LATCHING DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(5)	6'-0" X 8'-0" X 1 3/8"	N/A	VINYL	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS

**FLOOR PLAN KEYNOTES**

- 1 (N) 200 AMP ELECTRICAL PANEL
- 2 (N) GAS TANKLESS WATER HEATER
- 3 (N) AC CONDENSER
- 4 (N) 22X30 ATTIC ACCESS
- 5 (N) LANDING, 3/8" BELOW THE THRESHOLD. MINIMUM 36" IN DEPTH. SHALL NOT BE MORE THAN 7.75" LOWER THAN TOP OF THRESHOLD.  
MIN 4" DIA. TO THE OUTSIDE, EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL. SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT, INCLUDING (2) 90 DEGREE ELBOWS. 2FT SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.
- 6 100 SQ. IN. FOR MAKE UP AIR
- 7 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6FT ABOVE FLOOR. R307.2
- 8 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH A 1/2 INCH GYPSUM BOARD.
- 9 EV CHARGING STATION - INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. RACEWAY SHALL NOT BE LESS THAN 1" NOMINAL INSIDE DIAMETER.  
- SERVICE PANEL OR SUB-PANEL DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE"  
- THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"  
- 10% EV CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE AND 25% EV READY EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES.
- 10 (N) GAS RANGE W/ 100 CFM EXHAUST HOOD ABOVE
- 11 (N) 6'-0" HIGH FENCE
- 12 (N) PATIO COVER COLUMN
- 13 (N) HANDRAILS, PER DETAIL 9/A13
- 14 (N) STAIRS, 17 RISERS @ 7" & 16 TREADS @ 12" PER DETAIL 10/A13
- 15 (N) PATIO COVER LINE ABOVE
- 16 (N) 1 HR & STC 54 COMMON WALL, DETAIL 12/A13
- 17 (N) 5/8" TYPE X GYPSUM BOARD AT WALLS AND CEILINGS AT GARAGE TYP.
- 18 1HR. FIRE RATED WALL WITH MIN STC-50 BETWEEN UNITS.
- 19

**SYMBOLS LEGEND**

- WALL MOUNTED LIGHT
- ELECTRICAL SWITCH
- THRESHOLD
- T.V. ANTENNA
- ELECTRICAL OUTLET (N) RECEPTACLES TO BE TAMPER PROOF
- PHONE JACK
- HOSE BIBB
- KEYNOTE CALLOUTS
- VACANCY SENSOR SWITCH
- DIMMER SWITCH
- MOTION SENSOR PHOTOCELL
- SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP
- "COMBINATION" SD/CM DETECTOR ALARM HARDWIRED w/ BATTERY BACK UP
- EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERMITTENT w/ HUMIDITY CONTROL PER CMC 402.5, BETWEEN 50%-80%
- L.E.D RECESSED LIGHTS
- WHOLE-BUILDING VENTILATION. CONTINUOUS FAN FLOW.
- WINDOW SCHEDULE CALL OUT
- DOOR SCHEDULE CALL OUT
- ELECTRICAL LINE
- PROPOSED WALLS
- EXISTING WALL TO REMAIN
- 1HR FIRE RATING WALL WITH STC-50
- 100 CFM EXHAUST HOOD
- (E) EXISTING
- (N) NEW
- (R) REMODEL
- SECTION CUT
- DETAIL CALLOUT



**1 PROPOSED FLOOR PLAN**  
Scale: 1/4"=1'-0"





LEVEL 2 FLOOR PLAN  
Scale: 1/4"=1'-0"



### WINDOW SCHEDULE

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
(A)	36"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(B)	48"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(C)	60"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(D)	60"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE

NOTE: WINDOW B MEETS EMERGENCY ESCAPE OR RESCUE SEC. 310.4 CBC

ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC)

a.) MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.  
b.) MINIMUM NET CLEAR OPENING WIDTH OF 20".  
c.) MINIMUM NET CLEAR HEIGHT OF 24"  
d.) WINDOW CLEAR OPENING OF NOT MORE THAN 44" ABOVE THE FLOOR

LIGHT: (2019 CRC) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED w/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE w/ SECTION 1205.2 OR SHALL BE PROVIDED w/ ARTIFICIAL LIGHT IN ACCORDANCE w/ SECTION 1205.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE w/ SECTION 1206.

NATURAL VENTILATION: (2019 CRC)  
VENTILATION AREA REQUIRED. (2019 CRC)  
BATHROOMS (2019 CRC)

### DOOR SCHEDULE

SYM.	SIZE	GLAZING	MATERIAL	TYPE	REMARKS
(1)	2'-6" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(2)	2'-8" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(3)	3'-0" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(4)	2'-8" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	SELF LATCHING DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(5)	6'-0" X 8'-0" X 1 3/8"	N/A	VINYL	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS

### FLOOR PLAN KEYNOTES

- 1 (N) ELECTRICAL PANEL
- 2 (N) WATER HEATER
- 3 (N) AC CONDENSER
- 4 (N) 22X30 ATTIC ACCESS
- 5 (N) LANDING. 1 1/2" BELOW THE THRESHOLD. MINIMUM 36" IN DEPTH
- 6 MIN 4" DIA. TO THE OUTSIDE, EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL.
- 7 100 SQ. IN. FOR MAKE UP AIR
- 8 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6FT ABOVE FLOOR. R307.2
- 9 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH A 1/2 INCH GYPSUM BOARD.
- 10 1HR. FIRE RATED WALL WITH MIN STC-50 BETWEEN UNITS.

### SYMBOLS LEGEND

- WALL MOUNTED LIGHT
- ELECTRICAL SWITCH
- THRESHOLD
- T.V. ANTENNA
- ELECTRICAL OUTLET (N) RECEPTACLES TO BE TAMPER PROOF
- PHONE JACK
- HOSE BIBB
- KEYNOTE CALLOUTS
- VACANCY SENSOR SWITCH
- DIMMER SWITCH
- MOTION SENSOR PHOTOCELL
- SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP
- "COMBINATION" SD/CM DETECTOR ALARM HARDWIRED w/ BATTERY BACK UP
- EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERMITTENT w/ HUMIDITY CONTROL PER CMC 402.5, BETWEEN 50%-80%
- L.E.D RECESSED LIGHTS
- WHOLE-BUILDING VENTILATION. CONTINUOUS FAN FLOW.
- WINDOW SCHEDULE CALL OUT
- DOOR SCHEDULE CALL OUT
- ELECTRICAL LINE
- PROPOSED WALLS
- EXISTING WALL TO REMAIN
- 1HR FIRE RATING WALL WITH STC-50
- 100 CFM EXHAUST HOOD
- EXISTING
- NEW
- REMODEL
- SECTION CUT
- DETAIL CALLOUT

**MIDWAY CONCEPTS**  
RESIDENTIAL & COMMERCIAL DESIGN  
HUNTINGTON BEACH, CA 92647  
(714) 251-2490

REV.	DESCRIPTION	DATE
1		

PROJECT:  
**7 UNIT DEVELOPMENT  
10852 LAMPSON AVE  
GARDEN GROVE, CA 92840**

SHEET TITLE:  
**LEVEL 2  
FLOOR PLAN**

DESIGNER:  
SIGNATURE  
CONSULTANT

DATE:  
2-23-23  
JOB NO.:  
22-19  
SHEET  
**A3**  
OF X SHEETS



**LEVEL 3 FLOOR PLAN**  
Scale: 1/4"=1'-0"

**WINDOW SCHEDULE**

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
(A)	36"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(B)	48"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(C)	60"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
(D)	60"W X 48"H	0.29	.32	VINYL	SINGLE HUNG	(N) WINDOW - CONTRACTOR TO VERIFY SIZE

NOTE: WINDOW B MEETS EMERGENCY ESCAPE OR RESCUE SEC. 310.4 CBC

ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC)

a.) MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.  
 b.) MINIMUM NET CLEAR OPENING WIDTH OF 20".  
 c.) MINIMUM NET CLEAR HEIGHT OF 24"  
 d.) WINDOW CLEAR OPENING OF NOT MORE THAN 44" ABOVE THE FLOOR

LIGHT: (2019 CRC) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED w/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE w/ SECTION 1205.2 OR SHALL BE PROVIDED w/ ARTIFICIAL LIGHT IN ACCORDANCE w/ SECTION 1205.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE w/ SECTION 1206.

NATURAL VENTILATION: (2019 CRC)  
 VENTILATION AREA REQUIRED. (2019 CRC)  
 BATHROOMS (2019 CRC)

**DOOR SCHEDULE**

SYM.	SIZE	GLAZING	MATERIAL	TYPE	REMARKS
(1)	2'-6" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(2)	2'-8" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(3)	3'-0" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(4)	2'-8" X 8'-0" X 1 3/8"	N/A	WOOD	SWING	SELF LATCHING DOOR w/ SECURITY LOCK SELECTED BY OWNERS
(5)	6'-0" X 8'-0" X 1 3/8"	N/A	VINYL	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS

**FLOOR PLAN KEYNOTES**

- 1 (N) ELECTRICAL PANEL
- 2 (N) WATER HEATER
- 3 (N) AC CONDENSER
- 4 (N) 22X30 ATTIC ACCESS
- 5 (N) LANDING. 1 1/2" BELOW THE THRESHOLD. MINIMUM 36" IN DEPTH
- 6 MIN 4" DIA. TO THE OUTSIDE, EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL.
- 7 100 SQ. IN. FOR MAKE UP AIR
- 8 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6FT ABOVE FLOOR. R307.2
- 9 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH A 1/2 INCH GYPSUM BOARD.
- 10 1HR. FIRE RATED WALL WITH MIN STC-50 BETWEEN UNITS.

**SYMBOLS LEGEND**

- WALL MOUNTED LIGHT
- ELECTRICAL SWITCH
- THRESHOLD
- T.V. ANTENNA
- ELECTRICAL OUTLET (N) RECEPTACLES TO BE TAMPER PROOF
- PHONE JACK
- HOSE BIBB
- KEYNOTE CALLOUTS
- VACANCY SENSOR SWITCH
- MOTION SENSOR PHOTOCELL
- SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP
- "COMBINATION" SD/CM DETECTOR ALARM HARDWIRED w/ BATTERY BACK UP
- EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERMITTENT w/ HUMIDITY CONTROL PER CMC 402.5, BETWEEN 50%-80%
- L.E.D RECESSED LIGHTS
- WHOLE-BUILDING VENTILATION. CONTINUOUS FAN FLOW.
- WINDOW SCHEDULE CALL OUT
- DOOR SCHEDULE CALL OUT
- ELECTRICAL LINE
- PROPOSED WALLS
- EXISTING WALL TO REMAIN
- 1HR FIRE RATING WALL WITH STC-50
- 100 CFM EXHAUST HOOD
- (E) EXISTING
- (N) NEW
- (R) REMODEL



REV.	DESCRIPTION	DATE
1		

PROJECT: 7 UNIT DEVELOPMENT  
 10852 LAMPSON AVE  
 GARDEN GROVE, CA 92840

SHEET TITLE: LEVEL 3 FLOOR PLAN

DESIGNER: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

CONSULTANT: \_\_\_\_\_

DATE: 2-23-23

JOB NO.: 22-19

SHEET: A4

OF X SHEETS

# ELEVATION KEYNOTES

- 1 (N) ROOF PARAPET
- 2 (N) STUCCO
- 3 (N) STEEL GUARDRAIL
- 4 (N) BRICK/STONE VENEER
- 5 (N) TRASH ENCLOSURE



1 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

REV.	DESCRIPTION	DATE
1		

PROJECT:  
7 UNIT DEVELOPMENT  
10852 LAMPSON AVE  
GARDEN GROVE, CA 92840

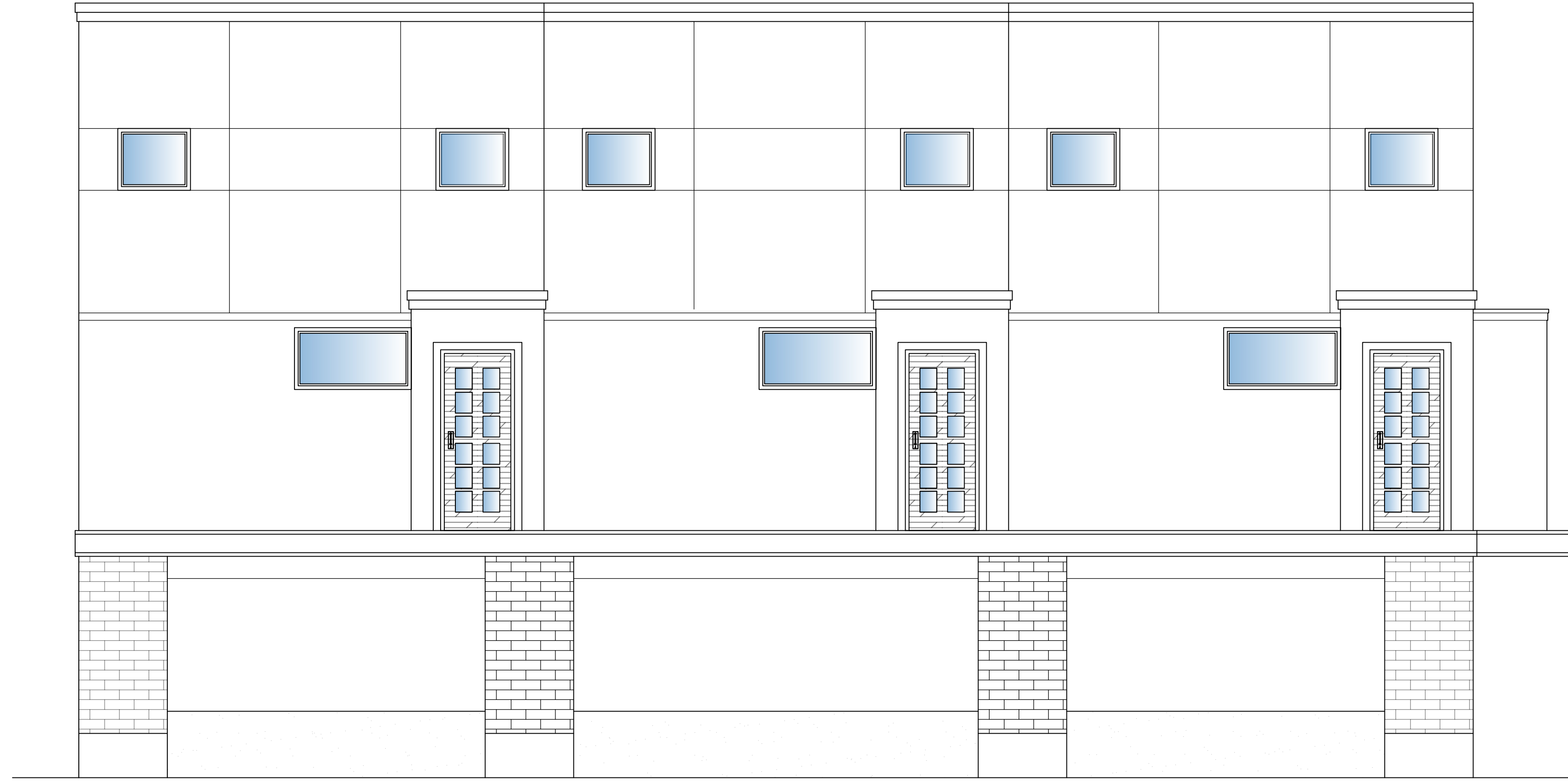
SHEET TITLE  
ELEVATIONS

DESIGNER  
SIGNATURE  
CONSULTANT

DATE  
2-23-23  
JOB NO.  
22-19  
SHEET

A5  
OF X SHEETS



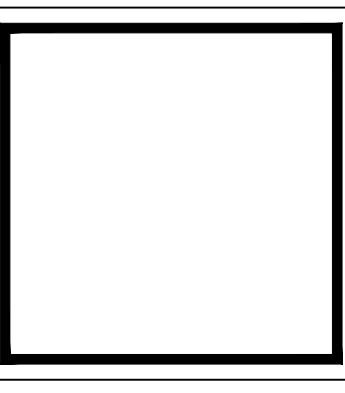


1 UNITS FRONT FACADE  
Scale: 1/4" = 1'-0"

REV.	DESCRIPTION	DATE
1.	...	

PROJECT:  
7 UNIT DEVELOPMENT  
10852 LAMPSON AVE  
GARDEN GROVE, CA 92840

SHEET TITLE  
ELEVATIONS



DESIGNER  
SIGNATURE  
CONSULTANT

DATE  
2-23-23  
JOB NO.  
22-19  
SHEET

A7  
OF X SHEETS

**MCM**

**MIDWAY CONCEPTS**  
RESIDENTIAL & COMMERCIAL DESIGN  
10000 WILSON AVENUE, SUITE 100  
HUNTINGTON BEACH, CA 92647  
(714) 251-2490



**CITY OF GARDEN GROVE  
PLANNING SERVICES DIVISION  
11222 ACACIA PARKWAY  
GARDEN GROVE, CA 92840  
TEL: (714) 741-5312 FAX: (714) 741-5578  
ggcity.org**

**Density Bonus Application  
(Government Code §65915 et seq.)**

Housing development project applicants intending to request a density bonus, incentives or concessions, modifications or waivers, and/or reduced parking pursuant to the Section 65915 et seq. of the California Government Code (Density Bonuses and Other Incentives) must complete the following application. For additional information regarding density bonuses and affordability agreements, please refer to Section 9.12.030.070 of the Garden Grove Municipal Code, and to the Garden Grove Density Bonus Agreement Guidelines.

Date Filed: 11/4/24

<b>DENSITY BONUS TYPE</b>	
<i>Please check one of the following (as proposed at the time of application submittal):</i>	
<input type="checkbox"/>	100% of all units in the development, including Total Units and density bonus units, but exclusive of a manager's unit or units, are for low income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including Total Units and density bonus units, may be for moderate income households, as defined in Section 50053 of the Health and Safety Code.
<input type="checkbox"/>	At least 5% of the Total Units for very low income households, as defined in Section 50105 of the California Health and Safety Code.
<input checked="" type="checkbox"/>	At least 10% of the Total Units for lower income households, as defined in Section 50079.5 of the California Health and Safety Code.
<input type="checkbox"/>	At least 10% of the Total Units for moderate income households, as defined in Section 50093 of the California Health and Safety Code (common interest development offered to the public for purchase unless on-site option for Impact Fees, see 15.72.100.B.4).
<input type="checkbox"/>	A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the California Civil Code.
<input type="checkbox"/>	At least 10% of the Total Units for transitional foster youth, as defined in California Education Code section 66025.9 (very low income households as defined in Section 50105 of the California Health and Safety Code).
<input type="checkbox"/>	At least 10% of the Total Units for disabled veterans, as defined in California Government Code Section 18541 (very low income households as defined in Section 50105 of the California Health and Safety Code).
<input type="checkbox"/>	At least 10% of the Total Units for homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.) (very low income households, as defined in Section 50105 of the California Health and Safety Code).
<input type="checkbox"/>	At least 20% of the Total Units for lower income students in a student housing development (that satisfies the requirements of California Government Code Section 65915(b)(1)(F)).
<input type="checkbox"/>	Land donation (at least one acre in size, or of sufficient size to permit development of at least 40 units and otherwise satisfies the requirements of California Government Code Section 65915(g).)
<input type="checkbox"/>	Child care facility (that satisfies the requirements of California Government Code Subsection 65915(h)).
<input type="checkbox"/>	Condominium Conversion (that satisfies the requirements of California Government Code 65915.5)).
<b>PRIMARY CONTACT INFORMATION</b>	
Name: Toby Nguyen	
Contact Type: <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Representative <input type="checkbox"/> Other	
Mailing Address: 16651 Gothard St. A-1	
City, State, Zip Code: Huntington Beach CA 92647	
Phone No.: 714-251-2490	
E-mail: toby.midway@gmail.com	
<b>PROPERTY OWNER CONTACT INFORMATION</b> (If different than Primary Contact)	
Name: THUY THI THU HA	
Mailing Address: 4472 WALNUT AVE	
City, State, Zip Code: IRVINE, CA 92604	
Phone No.: 714-697-1928	
E-mail: WAYNEKHUE@YAHOO.COM	

<b>PROJECT INFORMATION:</b>	
Project Address:	10852 LAMPSON AVE
APN(s):	089-181-33
Zoning & General Plan Land Use:	PR12
Maximum Allowable Residential Density (before density bonus):	7 UNITS
Total Base Number of Housing Units (before density bonus):	7 UNITS
Market Rate Base Housing Units (before density bonus):	
Affordable Base Housing Units (before density bonus):	
Size of Market Rate Units (# of Studios, 1 bedroom, 2 bedroom, etc.):	6 UNITS @ 2BEDROOM
Size of Affordable Units (# of Studios, 1 bedroom, 2 bedroom, etc.):	1 UNIT @ 2 BEDROOM
Proposed number of Very Low Income units :	1 UNIT
Proposed number of Low Income units :	0 UNITS
Proposed number Moderate Income units :	0 UNITS
Percentage of Total Base Housing Units that are Affordable:	14%
Maximum Density Bonus Percentage (See Density Bonus Chart):	
Number of Required Parking Spaces:	10.5 Spaces
Number of Parking Spaces Provided:	13 Spaces
Residential Tenure: Does the project propose rental or ownership units?	rental
<b>DENSITY BONUS REQUEST</b>	
Density Bonus Percentage (calculate using "Density Bonus Chart"):	12%
Total Number of Density Bonus Units:	0 UNITS
Total Units in Development After Density Bonus is Applied:	7 UNITS
<i>If requesting a Density Bonus for the following project types, please check the appropriate box and provide the following information:</i>	
<input type="checkbox"/>	Land Donation
	Address (or APN) of land to be dedicated:
	Attach proof of site control.
	Attach evidence of meeting conditions for a land transfer density bonus as specified in the State Housing Density Bonuses and Incentives Law
<input type="checkbox"/>	Child-Care Facility
	Address and APN of child-care facility:
	Square footage of facility:
	Attach evidence of meeting conditions for a child care facility density bonus or Incentive as specified in the State Housing Density Bonuses and Incentives Law.
<input type="checkbox"/>	Condominium Conversion
	Attach evidence of meeting conditions for a condominium conversion Density Bonus as specified in the State Housing Density Bonuses and Incentives Law.



**INCENTIVES/CONCESSIONS REQUEST**

An applicant for a density bonus may also propose specific incentives/concessions pursuant to Subsection (d) of Government Code Section 65915. The number of incentives/concessions an applicant may receive is based on the number of affordable units and level of affordability provided. Use the Incentives/Concessions Calculator below to determine the number of incentives or concessions you are eligible for.

**INCENTIVES/CONCESSIONS CALCULATOR**

Affordability Level	Restricted Affordable Units Provided in Project	% of Base Project	Threshold for one (1) Incentive/Concession (# of units)		Threshold for two (2) Incentives/Concessions (# of units)		Threshold for three (3) Incentives/Concessions (# of units)		Threshold for four (4) Incentives/Concessions* (# of units)	
Very Low Income	1	14%	5%		10%		15%		100% affordable with ≥80% low income, ≤20% moderate	
Low Income			10%		17%		24%			
Moderate Income			10%		20%		30%			

\* If a 100% affordable project is located within 1/2 mile of a major transit stop, the project is eligible for a height increase of up to three (3) additional stories, or thirty-three feet (33'-0"); however, if the project also seeks a waiver from any maximum controls on density, the project cannot receive a waiver of any other development standards (but can still receive four incentives). If this allowance is sought, please describe/identify the major transit stop that is within 1/2 mile of the qualifying 100% affordable project:

**DESCRIPTION OF INCENTIVES/CONCESSIONS REQUESTED**

List all requested incentives/concessions. If a reduction in site development standards or a modification of zoning code requirements is sought, include references to specific Municipal Code Sections in question, and reference the requested incentives/concessions on the submitted plans.

To reduce the minimum lot size to zero square feet

Provide evidence substantiating the applicant's eligibility for each incentive/concession requested, including information that clearly demonstrates that the requested incentive/concession will result in identifiable and actual cost reductions to provide for affordable housing costs. The Applicant may attach additional documentation as required.

By waiving the lot size requirement, it gives us the opportunity to building seven units on the lot; otherwise, the lot would remain single-family home since we cannot acquire additional land to meet the lot size requirement.

**MODIFICATION/WAIVER REQUEST**

*Pursuant to Subsection (e) of Government Code Section 65915, an applicant may also propose the waiver or reduction of development standards that have the effect of physically precluding the construction of a housing development incorporating the density bonus and any incentives or concessions granted to the applicant.*

**DESCRIPTION OF MODIFICATIONS/WAIVERS REQUESTED**

*List all development standards for which you are seeking a waiver or reduction pursuant to Subsection (e) of Government Code Section 65915. Include references to specific Municipal Code Sections in question, and reference development standards to be modified or waived on the submitted plans.*

*Provide evidence substantiating the applicant's eligibility for each waiver or reduction of a development standard being requested, including documentation demonstrating that the waiver or reduction is physically necessary to construct the housing development with the additional density allowed pursuant to the density bonus and incorporating any incentives or concessions required to be granted. Where more than one modification or waiver is sought, the applicant should clearly demonstrate why the modifications/waivers are cumulatively necessary to prevent a development standard from physically precluding the construction of the development.*

<b>PARKING RATIOS</b>	
Are you requesting application of the onsite vehicular parking ratios set forth in Subsection (p)(1) of Government Code Section 65915?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>SPECIAL PARKING REQUIREMENTS</b>	
If you are requesting application of a reduced onsite parking ratio pursuant to Subsections (p)(2), (p)(3), or (p)(4) of Government Code Section 65915, select the onsite parking standard requested per the appropriate development type:	
<input type="checkbox"/>	Rental/for sale projects with at least 11% very low income or 20% lower income units, within 1/2 mile of accessible major transit stop** - 0.5 spaces per unit
<input type="checkbox"/>	Rental projects 100% affordable to lower income, within 1/2 mile of accessible major transit stop** - 0 spaces per unit
<input type="checkbox"/>	Rental senior projects 100% affordable to lower income, either with paratransit service or within 1/2 half mile of accessible bus route** (operating ≥8 times per day) - 0 spaces per unit
<input type="checkbox"/>	Rental special needs projects 100% affordable to lower income households, either with paratransit service or within 1/2 half mile of accessible bus route** (operating ≥8 times per day) - 0 spaces per unit
<input type="checkbox"/>	Rental supportive housing developments 100% affordable to lower income households - 0 spaces
** If applicable, please describe/identify the major transit stop or accessible bus route that is within 1/2 mile of the project.	
<b>ASSOCIATED HOUSING DEVELOPMENT FORMS &amp; APPLICATIONS</b>	
Dependent upon the nature of the request, and the design of the project, the following forms may also be required:	
<input type="checkbox"/> Replacement Unit Determination	<input type="checkbox"/> SB 330 Housing Development Pre-Application
<input type="checkbox"/> SB 35 Housing Streamlining Eligibility Checklist	<input type="checkbox"/> Preliminary Development Review Application

**CERTIFICATION:**

I certify and declare under penalty of perjury under the laws of the State of California that the answers furnished above, and in any attached exhibits, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required by the City of Garden Grove to complete my review. Furthermore, developments requesting a density bonus shall enter into a density bonus housing agreement with the City. A density bonus housing agreement shall be made a condition of the discretionary planning permits for all housing developments, and shall be recorded as a restriction on any parcels on which the target units or density bonus units will be constructed. The density bonus housing agreement shall be recorded prior to final or parcel map approval, or, where the housing development does not include a map, prior to issuance of a building permit for any structure in the housing development. The density bonus housing agreement shall run with the land and bind on all future owners and successors in interest.

**Toby Nguyen**  
 Applicant Signature

Digitally signed by Toby Nguyen  
 DN: cn=Toby Nguyen, o.ou,  
 email=toby.midway@gmail.com, c=US  
 Date: 2024.12.12 16:00:25 -08'00'

12-12-24  
 Date

  
 Property Owner Signature

12-12-24  
 Date

<b>DENSITY BONUS CHART*</b>							
Affordable Unit Percentage**	Very Low Income Density Bonus	Low Income Density Bonus	Moderate Income Density Bonus***	Land Donation Density Bonus	Senior****	Foster Youth/ Disabled Vets/ Homeless	College Students
5%	20%	-	-	-	20%	-	-
6%	22.50%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.50%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.50%	20%	5%	15%	20%	20%	-
11%	35%	21.50%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.50%	24.50%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.50%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.50%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.50%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.50%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%*****	80%	80%	80%	35%	20%	20%	35%
<i>*All density bonus calculations resulting in fractions are rounded up to the next whole number</i>							
<i>**Affordable unit percentage is calculated excluding units added by a density bonus.</i>							
<i>***Moderate income density bonus applies to for sale units, not to rental units.</i>							
<i>****No affordable units are required for senior units.</i>							
<i>*****Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).</i>							

## **Garden Grove Density Bonus Agreement Guidelines**

Housing development projects applicants that receive a density bonus, incentives or concessions, modifications or waivers, and/or reduced parking pursuant to the Section 65915 et seq. of the California Government (Density Bonuses and Other Incentives) and the City's density bonus ordinance are required to enter into a density bonus housing agreement with the City in the form approved by the City Attorney to ensure the continued affordability of all affordable units, the continued reservation of such units for qualifying senior citizens, and the requirements of the City's density bonus ordinance and these Guidelines.

Prior to receiving a building permit for any project that receives a density bonus or any incentive, concession, waiver, or reduction of development standards, the density bonus housing agreement shall be recorded as a covenant against the property. The agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants.

A sample of the City's standard density bonus housing agreement containing the requirements typically applied to density bonus projects is attached to these Guidelines. Standard requirements of the density bonus housing agreement include, but are not limited to, the following:

### **Affordability Covenants**

#### **Rental Projects**

- The property owner must ensure the continued affordability of all very low and low-income rental units that qualified the applicant for the density bonus for 55 years or longer. This includes any replacement units required to be provided pursuant to subdivision (c)(3) of California Government Code Section 65915.
- Throughout the term of the 55-year term of the agreement, the owner must make available, restrict occupancy to, and rent the affordable units to qualified households at an "affordable rent." Maximum household income and rental amounts are based on State law and the area median income ("AMI") determined annually by regulation of the California Department of Housing and Community Development ("HCD"). For very low income units, rents generally may not exceed 30% of 50% of AMI for a household size appropriate for the unit. For lower income units, rents generally may not exceed 30% of 60% of AMI for a household size appropriate to the unit. In 100% affordable housing developments, the rent for at least 20% of the units must meet the rent standards of California Health and Safety Code Section 50053, and the remaining units may instead meet Low Income Housing Tax Credit rent standards. Copies of the most current rent and income limits as published by the State are available to applicants upon request from City staff.

- Annually, during the 55-year affordability period, the property owner is required to submit a Tenant Income Certification Form for each restricted unit, as well as an Annual Project Compliance Form for the project as a whole. Copies of the most current rent and income limits as published by the State and the required Tenant Income Certification Form and Annual Project Compliance Form are available to applicants upon request from City staff.

#### For-Sale Projects

- The property owner must ensure that the initial occupant of all for-sale units that qualified the applicant for the density bonus are persons and families of very low, low, or moderate income (as applicable), and that the units are sold to the initial buyer at an “affordable housing cost” (as defined in Section 50052.5 of the California Health and Safety Code). This includes any replacement units required to be provided pursuant to subdivision (c)(3) of California Government Code Section 65915. Housing related costs include mortgage payments, mortgage insurance payments, property taxes and assessments, homeowner association fees, reasonable utilities allowance, insurance premiums, maintenance costs, and space rent. For very low income units, housing costs generally may not exceed 30% of 50% of AMI for a household size appropriate for the unit. For lower income unit, housing costs generally may not exceed 30% of 70% of AMI for a household size suitable for the unit. For moderate income units, housing costs generally may not exceed 35% of 110% of AMI for a household size appropriate for the unit.
- Buyers must enter into an equity sharing agreement with the City outlining the terms and conditions that are triggered if the affordable unit is sold before the termination of the affordability covenants. The equity sharing agreement does not restrict the resale price, but requires the original owner to pay the City a portion of any appreciation received on resale. The City’s proportions share of appreciation is the purchase price discount received by the original buyer, plus any down payment assistance provided by the City. For example, if the original sales price is \$300,000, and the original fair market value is \$400,000, and there is no city down payment assistance, the city subsidy is \$100,000, and the City’s share of appreciation is 25%. The seller is permitted to retain its original down payment, the value of any improvements made to the home, and the remaining share of the appreciation.
- Prior to entering into a purchase agreement with a buyer for an affordable unit, the applicant is required to submit to the City an Income Certification Form and an acknowledgment signed by the purchasing party as to their understanding of the equity sharing component.

## **Provisions regarding Section 8 Vouchers for Rental Projects**

The applicant shall accept as tenants on the same basis as all other prospective tenants, persons who are recipients of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the United States Housing Act of 1937, or its successor; provided, the applicant shall not rent one of the affordable units to a tenant household holding a Section 8 certificate unless none of the Housing Units not restricted to occupancy by the affordability covenants are available. If the only available housing unit is an affordable unit, the applicant shall no longer designate the housing unit rented to a tenant household holding a Section 8 certificate as an affordable unit, shall designate the next-available housing unit as an affordable unit, and shall make available, re-strict occupancy to, and rent such newly designated affordable unit to a qualified tenant at the applicable affordable rent pursuant to the affordability covenants, such that at all times reasonably possible all of the required affordable units shall not be occupied by tenants holding Section 8 certificates. Furthermore, in the event the applicant rents an affordable unit to a household holding a federal certificate, the rental agreement (or lease agreement, as applicable) between the applicant, as landlord, and the tenant shall expressly provide that monthly rent charged shall be the affordable rent required for the affordable unit (not fair market rent) and that the rent collected directly from such tenant holding a federal certificate shall be not more than 30% of the tenant's actual gross income pursuant to the applicable federal certificate program regulations; i.e., the rent charged to such tenant under the rental agreement shall be the affordable rent chargeable under the affordability covenant and not fair market rent for the area, as would otherwise be permitted under the applicable federal certificate program. If and to the extent these restrictions conflict with the provisions of Section 8 of the United States Housing Act of 1937 or any rules or regulations promulgated thereunder, the provisions of Section 8 of the United States Housing Act of 1937 and all implementing rules and regulations thereto shall control. The applicant shall not apply selection criteria to Section 8 certificate holders which are more burdensome than criteria applied to any other prospective tenants.

## **Construction and Integration of Affordable Units**

Construction of Affordable Units. The affordable units that qualify the project as eligible for a density bonus, must be constructed concurrently with or prior to the construction of any market rate units.

Integration of Affordable Units. The affordable units must be integrated with the market rate units so that there is a mix of affordable and market rate units, if any, in each building of the development project. For rental project, the affordable units may be "floating" units that are not permanently designated, provided that at no time shall a majority of the affordable units be congregated to a specific section of the project.

## **Marketing and Management**

Marketing Program. Prior to the issuance of a certificate of occupancy for the project, the applicant shall prepare and obtain City's approval of a marketing program for the leasing or sale of the housing units, which sets forth in detail marketing strategy for the Project. The leasing or sale of the housing units shall thereafter be marketed in accordance with the marketing program. Developer shall provide City with periodic reports with respect to the leasing or sale of the housing units. The marketing program for rental projects may be combined with the required management plan.

Management Plan. Prior to the issuance of the certificate of occupancy for a rental project, the applicant shall submit for the approval of the City a management plan which sets forth in detail the applicant's property management duties, a tenant selection process in compliance with the required affordability restrictions, a security system and crime prevention program, the procedures for the collection of rent, the procedures for eviction of tenants, the rules and regulations of the property and manner of enforcement, a standard lease form, an operating budget, the identity of the professional property management company to be contracted with to provide property management services at the property, and other matters relevant to the management of the property.

Sample marketing and management plans may be obtained from City staff upon request.

For additional information regarding the requirements for density bonus housing agreements, please contact Nate Robbins, Senior Program Specialist, in Neighborhood Improvement at (714) 741-5206 or [nater@ggcity.org](mailto:nater@ggcity.org).



November 21, 2024

Ms. Huong Ly  
Associate Planner  
City of Garden Grove  
Planning Services Division  
Garden Grove City Hall – 1<sup>st</sup> Floor  
11222 Acacia Parkway  
Garden Grove, CA 92840  
(714) 741-5312  
[Info@GGCity.org](mailto:Info@GGCity.org)

**Subject: Class 32 Categorical Exemption Justification Memorandum for a Seven-Unit Apartment Building in Garden Grove, CA**

Dear Ms. Ly:

Yorke Engineering, LLC (Yorke) is pleased to provide this Class 32 Categorical Exemption Justification Memorandum for a seven-unit apartment building in Garden Grove, CA.

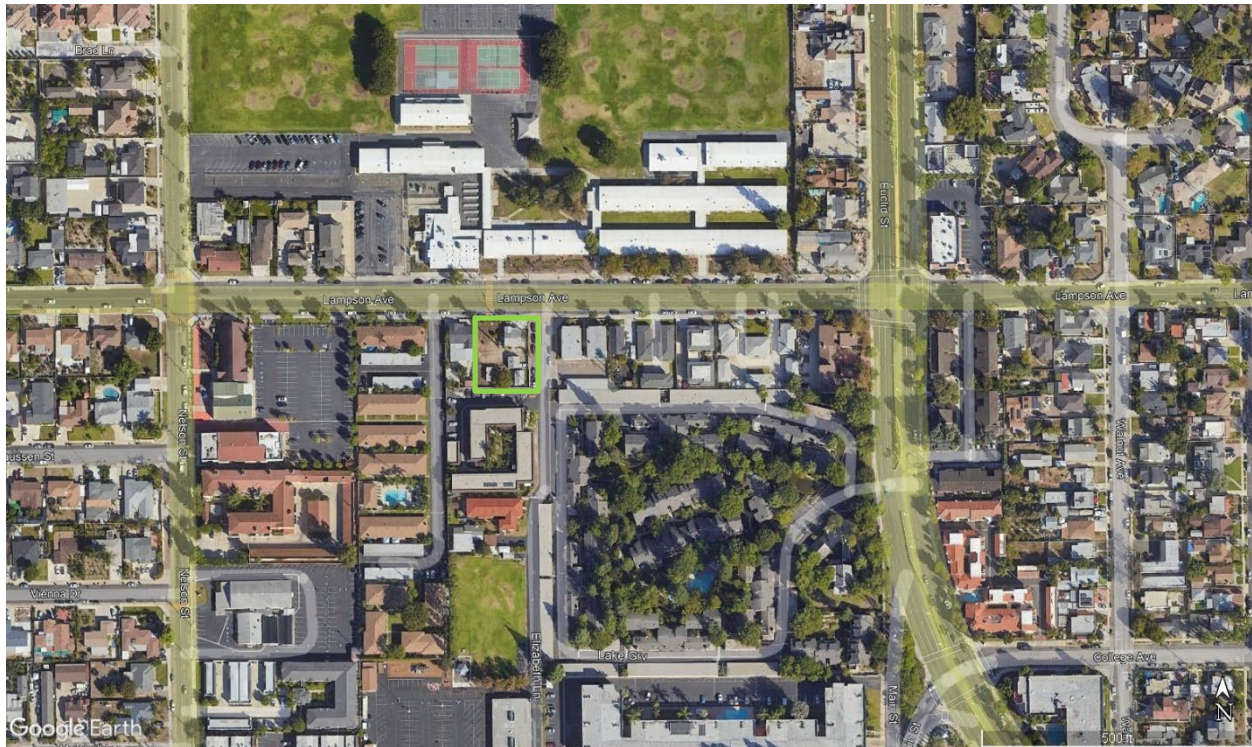
## **PROJECT DESCRIPTION**

Midway Concepts (Midway) is proposing to develop a seven-unit apartment building to be located at 10852 Lampson Avenue [Assessor's Parcel Number (APN) 089-181-33] in the City of Garden Grove, CA (City). Figure 1 provides an overview of the Project vicinity.

On a lot size of 12,500 square feet (0.29 acres), the project includes development of a three-story building, consisting of street-level parking with a total of 13 parking spaces, and seven residential units on the second and third floors. An existing single-story residence, an additional dwelling unit, two-car garage, and shed on the project site will be demolished prior to the start of construction. The Project site is designated land use Medium Density Residential (MDR) and zoned Civic Center Specific Plan – Peripheral Residential 12 Zone (CCSP-PR12).

The Project includes deflectors/barriers, such as plywood construction fencing (½-inch thickness) or flexible sound-absorbing curtains, to be implemented during Project construction. These elements of the Project would control line-of-sight exterior noise levels for the nearest residential receptors

**Figure 1: Project Vicinity**



## SCOPE AND PURPOSE

This memorandum includes justification for granting an Article 19 §15332 Class 32 Infill Development Project Categorical Exemption for the proposed Project. Class 32 consists of projects characterized as infill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses;
- c) The project site has no value as habitat for endangered, rare, or threatened species;
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The site can be adequately served by all required utilities and public services.

*Authority Cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.*

After determining that a project falls within a categorical exemption, the City needs to consider whether any exceptions to the exemptions apply pursuant to CEQA Guidelines Section 15300.2. Pursuant to Section 15300.2, a categorical exemption may not be used if any of the following six exceptions apply:

- a) Location: Classes 3, 4, 5, 6, and 11 qualify relative to the project location; a project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant; therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies;
- b) Cumulative Impact: All exemptions for these (CatEx) classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time, is significant;
- c) Significant Effect: A CatEx shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- d) Scenic Highways: A CatEx shall not be used for a project that may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State scenic highway; this does not apply to improvements that are required as mitigation by an adopted Negative Declaration (ND) or certified Environmental Impact Report (EIR);
- e) Hazardous Waste Sites: A CatEx shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and
- f) Historical Resources: A CatEx shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

*Authority Cited: Section 21083, Public Resources Code. Reference: Sections 21084 and 21084.1, Public Resources Code.*

## **PROJECT SETTING**

### **Existing General Plan Land Uses and Zoning Designations**

**FINDING:** The Project is consistent with the City General Plan designation and all applicable General Plan policies, as well as with applicable City zoning designation and regulations.

### **ANALYSIS:**

#### ***Justification and Description***

The Project is designated land use Medium Density Residential (MDR) and zoned Community Center Specific Plan – Peripheral Residential 12 Zone (CCSP-PR12). The MDR designation is intended for the development of mainly multi-family residential neighborhoods that provide a variety of housing types, access to schools, parks, and other community services, a high-quality architectural design that preserves privacy, common spaces, recreation areas and services convenient to residents, an excellent environment for family life, and preserve residential property values. The MDR designation is intended to create, maintain, and enhance residential areas characterized by mostly traditional multi-family apartments, condominiums, townhomes, and

single-family small-lot subdivisions. The Community Center Specific Plan –extends north from the Garden Grove Freeway along Euclid Street to Chapman Avenue and extends east to Brookhurst Street to Ninth Street. The Plan area includes the Civic Center, the OCTA right-of-way, Main Street, the GEM and Grove Theaters, and a mix of residential, office, and commercial uses. Twelve use districts were established by the Specific Plan: Core Mixed Use, Core Residential, Business Center, Community Commercial, Community Center Office, Community Center Transit, Community Center Public Facilities, Community Center Residential, Hospital, Office Professional, Peripheral Residential, and District Commercial. Densities for Medium Density Residential are intended to range from 21.1 to 32.0 dwelling units per acre.

The Project is proposed with the following objectives:

- To provide an economically beneficial use of the Property.
- To provide one unit for “very low income” residents (14% of the total unit count).
- To assist the City in meeting its Regional Housing Needs Allocation (“RHNA”) of providing 19,168 new residential units (General Plan Housing Element Table 12-52, Sites Inventory Summary).
- To provide the City and community with the benefits that derive from revitalizing aging, underused and deteriorated land into worthwhile long-term productive use.
- Developing and locating an appropriate higher density residential development adjacent to a major thoroughfare and consistent with the Medium Density Residential area’s contemplated uses.
- To take advantage of the State and City’s density bonus objectives and law to meet local housing needs in numbers than would otherwise be allowed or be economically feasible.

The proposed Project will assist the City in meeting its RHNA by providing seven (7) apartment units in an area described in the General Plan Housing Element to meet the City’s RHNA allocation. To the extent that the Project results in fewer dwelling units than anticipated in the low income category, the City’s Housing Element anticipates a buffer quantity of 442 low and very low income units Citywide, above and beyond the City’s RHNA allocation (General Plan Housing Element Table 12-52, Sites Inventory Summary). As such, with approval of the Project as proposed, given the City’s large buffer, the City would still be able to accomplish its RHNA goals and would result in “no-net loss.”

### **General Plan Land Use Element Goals and Policies**

The Project will be consistent with several goals and policies outlined in the City’s Land Use Element that guide future developments.

***Goal LU-1, The City of Garden Grove is a well-planned community with sufficient land use and intensities to meet the needs of anticipated growth and achieve the community’s vision.***

**Policy LU-1.1** Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2030 on the Land Use Diagram.

**CONSISTENT:** The seven-unit multi-family residential development is located in the Community Center Specific Plan- Peripheral Residential 12 Zone (CCSP-PR12), intended for the development of multi-family residential neighborhoods, and accommodates for growth of the City through the year 2030.

**Policy LU-1.3** Support the production of housing citywide that is affordable to lower-and moderate-income households consistent with the policies and targets set forth in the Housing Element.

**CONSISTENT:** This project, in addition to market rate units, also features one very low-income unit (14% of the total unit count), supporting the production of housing that is affordable to those households. Figure 12-1 (2021-2029 RHNA) in the General Plan Housing Element identifies the substantial amount of new housing that the City is obligated to accommodate. It includes 4,166 very low-income units, 2,801 low-income units, 3,211 moderate units, and 8,990 above moderate income units, for a total of 19,168 new residential units. The project would assist the City in achieving its RHNA targets, as outlined in the Housing Element.

***Goal LU-2, Stable, well-maintained residential neighborhoods in Garden Grove***

Policy LU-2.1 Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, buffer areas, landscaping, and architecture which ensure compatibility between the uses.

**CONSISTENT:** The seven-unit multi-family residential development is located in a Community Center Specific Plan- Peripheral Residential 12 Zone (CCSP-PR12) and MDR General Plan Land Use Designation. The Peripheral Residential District has two primary functions. First, it serves as a transitional area between the highly developed Core Area and less urban development outside of this Specific Plan Area. MDR zone is intended for the development of multi-family residential neighborhoods. The proposed development is consistent with surrounding properties and land uses.

**Policy LU-2.2** Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.

**CONSISTENT:** The project provides a multi-family residence in the Community Center Specific Plan- Peripheral Residential 12 Zone (CCSP-PR12), which is intended for the development of multi-family residential neighborhoods that provide a variety of housing types such as apartments, condominiums, and other permanent residential structures. The development will provide a high standard of residential property maintenance to preserve residents' real estate values and their high quality of life.

**Policy LU-2.3** Prohibit uses that lead to deterioration of residential neighborhoods or adversely impact the safety or the residential character of a residential neighborhood.

**CONSISTENT:** The proposed Project is a development of a seven-unit multi family residence in a Community Center Specific Plan- Peripheral Residential 12 Zone (CCSP-PR12). The project will not lead to deterioration of the residential neighborhood or adversely impact the safety or residential character of the residential neighborhood.

**Policy LU-2.4** Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.

CONSISTENT: The proposed development type, a seven-unit multi-family residence, is consistent with the immediate neighborhood, which is also zoned Community Center Specific Plan-Peripheral Residential 12 (CCSP-PR12).

**Policy LU-2.8** Identify parking strategies that can alleviate on-street and off-street parking supply challenges within residential neighborhoods.

CONSISTENT: The project will provide a private parking garage including 13 parking stalls, which equates to approximately 1.9 parking spaces per unit, which exceeds the City requirement of 1.5 parking spaces per unit. The provided off-street parking is intended to alleviate the supply challenges of on-street parking.

**LU-IMP-2B** Review new development with the goal of ensuring it is similar in scale to the adjoining residential neighborhood to preserve its character.

CONSISTENT: The development is a three-story, 35 feet tall, seven-unit multi-family residential building. The residence is bordered to the west by a single-family home, which is approximately 14 feet tall, to the south by a 19-unit two-story apartment building, which is approximately 25 feet tall, and to the east by multiple two-story multi-family residences, which is approximately 25 feet tall. The proposed building will be taller than the surrounding residential buildings but still similar in scale to the adjoining residential neighborhood.

***Goal LU-3, Higher-density residential development along major thoroughfares and in areas well served by public transit, retail and service businesses, public services, and public gathering places.***

**Policy LU-3.1** Preserve existing and encourage new multi-family residential development in the Focus Areas, allowing mixed use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas.

CONSISTENT: This new development is located within one of Garden Grove's focus areas: Focus Area E1, Civic Center (Area 1). The intent for this area is a mixed-use designation that promotes civic, commercial, open space, and residential uses. New developments would consist of low-rise buildings ranging from four to seven stories in height. The proposed Project is a seven-unit three-story multi-family residential building. The Project site is near Euclid Street, which is a primary arterial roadway.

**Policy LU-3.2** Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.

CONSISTENT: This development provides a mix of unit types (1-bedroom ADA unit and 2-bedroom units) that allow for a diversity in household types all within one building. In addition, one dwelling unit is designated a very low-income unit, which allows for a diversity of incomes within one building.

**Policy LU-3.3** Encourage developers to build housing projects at our maximum allowable densities.

**CONSISTENT:** The maximum allowable density for this property is  $32 \times 0.29 = 9.28$  units. With the inclusion of one affordable unit for very-low-income families, the Project is entitled for a maximum of 14 units. This project provides seven units, which is within the allowable density.

**Policy LU-3.4** Consider expanding affordable housing opportunities for lower income households in all land use designations that allow residential uses through the creation of a housing overlay zone or other similar tools.

**CONSISTENT:** This development will provide one, very low income, unit, thus expanding affordable housing opportunities for lower income households in the MDR land use designation.

**LU-IMP-3A** Ensure that the design of new residential projects avoids sole pedestrian access onto a major corridor, but instead provides primary or secondary access via intersecting local streets or cul-de-sacs, with the goals of providing buffers from excessive street noise.

**CONSISTENT:** The new residential project avoids sole pedestrian access onto a major corridor. The primary arterial roadway nearest to this development is Euclid Street, one block east on Lampson Avenue. Lampson Avenue is a secondary street. Primary access to the property will be from Westlake Street, a side street off the south side of Lampson Avenue, immediately east of the Project site.

**LU-IMP-3C** Require attractive side and rear facades and landscaping on multi-family housing and mixed-use structures to improve the streetscape and create a visual transition to lower-density residential areas.

**CONSISTENT:** The multi-family residential development will be constructed with attractive side and rear facades using a mix of stucco and brickstone. Trees and landscaping will be utilized on the properties north side and open space will be provided to the properties south.

**LU-IMP-3D** Front multi-family housing on local streets with appropriate setbacks to be consistent with neighborhood development patterns.

**CONSISTENT:** The multi-family housing will be appropriately setback from the street, consistent with neighborhood development patterns. The front property line is approximately 40 feet from the centerline of Lampson Avenue. Front and side setbacks will be 20 feet and 5 feet, respectively. The rear setback will be 8 to 9 feet.

**Goal LU-4, Land Use Compatibility: Uses compatible with one another.**

**Policy LU-4.1** Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

**CONSISTENT:** The area is within the Focus Area/Civic Center Specific Plan that includes schools, parks, civic center, downtown and commercial nodes. This medium-density residential use is located on Lampson Avenue, near Euclid Street, which is a primary arterial roadway, and within 0.5 miles of Garden Grove Boulevard, allowing pedestrians easy access within minutes to a variety of nearby stores and job sites. This will provide a strong commercial base for adjacent businesses.

**Policy LU-4.2** Ensure that infill development is well planned and allows for increased density in Focus Areas along established transportation corridors.

**CONSISTENT:** This new development is located within one of Garden Grove’s focus areas: Focus Area E1, Civic Center (Area 1). The proposed Project is a seven-unit three-story multi-family residential building, near Euclid Street, which is a primary arterial roadway.

**Policy LU-4.4** Avoid intrusion of non-residential uses incompatible with established residential neighborhoods.

**CONSISTENT:** The seven-unit multi-family residential development is located in the Civic Center Specific Plan – Peripheral Residential 12 Zone (CCSP-PR12), intended for the development of multi-family residential neighborhoods. No commercial component is included in the proposal. Thus, the area will remain primarily a residential neighborhood as intended.

### **General Plan Housing Element Goals and Policies**

The Project will be consistent with several goals and policies outlined in the City’s Housing Element that guide future developments.

#### ***Goal H-1: Preserve, maintain, and enhance housing and neighborhoods citywide***

**Policy H-1.1:** Neighborhood Preservation. Preserve the character, scale, and quality of established residential neighborhoods.

**CONSISTENT:** The development of a seven-unit multi-family residence will preserve the character, scale and quality of the surrounding residential neighborhood as established by the zoning designation of the property site. Provided the Project complies with development standards for multiple-family developments, with exception of waivers and concession allowed under the Density Bonus Law, the development is consistent with the Civic Center Specific Plan – Peripheral Residential 12 Zone (CCSP-PR12), intended for the development of multi-family residential neighborhoods.

#### ***Goal H-2, Affordable Housing: Housing supply to accommodate housing needs at all affordability levels.***

**Policy H-2.1 Expanding** Affordable Housing. Preserve and expand the City’s supply of affordable rental and ownership housing for lower-income households.

**CONSISTENT:** This development will increase the supply of affordable rentals for lower-income households, as it includes one unit for very low income residents.

**Policy H-2.3:** Regulatory Incentives. Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.

**CONSISTENT:** This development takes advantage of regulatory incentives including density bonuses. Since the development is providing one unit for very low income (14% of the total unit count), the Project is entitled to a density bonus, parking reductions per State Density Bonus, and 3 incentives, which has been incorporated into the proposed design.

#### ***Goal H-3, A range of available housing types, densities, and affordability levels to meet diverse community needs.***

**Policy H-3.1:** Adequate Housing Sites. Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing



needs, including accessory dwelling units, low-density single family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.

CONSISTENT: The development of the multi-family residence is consistent with land use policies and regulations in the MDR zone, which is intended for the development of mainly multi-family residential neighborhoods that fulfill local housing needs.

**Policy H-3.2: Meeting Housing Needs.** Provide adequate sites to encourage housing development that will meet the needs of all income groups.

CONSISTENT: The development provides one unit for very low income.

**Policy H-3.7 Infill Housing.** Encourage infill housing development that is compatible in character with established residential neighborhoods.

CONSISTENT: This infill housing is compatible in character with established residential neighborhoods. A single-family residence is located west of the Project site. The Lampson Park Apartment Home community is also located to the west of the project site, the 12541 Westlake Street Apartment Community is located to the south of the project site, and the 10862 and 10872 Lampson Avenue Apartment Communities are located to the east of the project site. As such, the project site is compatible with and does not conflict with the multi-family residential community to the west, east and south.

### **Project Location and Size**

FINDING: The proposed development would occur within City limits on a project site of no more than 5 acres surrounded by urban uses.

ANALYSIS: Midway is proposing to develop a seven-unit apartment building to be located at 10852 Lampson Avenue. The proposed Project will occupy one parcel of urban land, 0.29 acres in aggregate. The Project site is rectangular in shape with its street frontage on Lampson Avenue to the north and Westlake Street to the east. A multi-family apartment project abuts the Project site along its southern property line and a single-family residence along its western property line. Civic/institutional uses are located to the north across Lampson Avenue along with medium density residential uses located to the west, east and south.

## **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

### **Biological Resources**

FINDING: The Project site has no value as habitat for endangered, rare, or threatened species.

ANALYSIS: The proposed Project site is within a highly developed, densely populated urban area. The City was incorporated in 1956 with about 44,000 residents and has grown in 67 years to about 172,000 residents (2020 Census). With a land area of approximately 18 square miles, the average population density of the City is over 9,500 persons per square mile. The Project site contains existing buildings that will be demolished. The substantially urbanized Project site and vicinity is not a habitat area for endangered, rare, or threatened species. Development of the Project site will not have an adverse effect either directly or through habitat modifications; on any species identified

as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, and no impacts would occur.

IMPACT: No Impact (NI)

### **Physical Effects**

FINDING: Approval of the Project would not result in any significant effects [impacts] relating to air quality, noise, water quality, or traffic.

ANALYSIS:

#### ***Air Quality***

Estimated construction and operational impacts have been evaluated against quantitative criteria established by the South Coast Air Quality Management District (SCAQMD). These criteria were relied upon to make significance determinations based on mass emissions of criteria pollutants.

Project construction and operation emissions were estimated using the California Emissions Estimator Model<sup>®</sup> (CalEEMod), the statewide land use emissions computer model designed to quantify potential criteria pollutant and GHG emissions associated with both construction and operations from land use projects. According to the CalEEMod model results, as contained in the Air Quality and Greenhouse Gas Study conducted by Yorke, dated August 8, 2024, whether during construction or operation, maximum daily emissions from the proposed Project would not exceed the SCAQMD thresholds of significance for the criteria air pollutants reactive organic gases (ROGs), oxides of nitrogen (NO<sub>x</sub>), carbon monoxide (CO), oxides of sulfur (SO<sub>x</sub>), and respirable and fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>, respectively).

During construction, the proposed Project is estimated to generate less than the SCAQMD thresholds of 75 pounds per day ROG, 100 pounds per day NO<sub>x</sub>, 550 pounds per day CO, 150 pounds per day SO<sub>x</sub>, 150 pounds per day PM<sub>10</sub>, and 55 pounds per day PM<sub>2.5</sub>. Sources of construction emissions include off-road construction equipment and onroad vehicles, primarily trucks. Additionally, during the operational phase, the proposed Project is estimated to generate less than the SCAQMD threshold of 55 pounds per day ROG, 55 pounds per day NO<sub>x</sub>, 550 pounds per day CO, 150 pounds per day SO<sub>x</sub>, 150 pounds per day PM<sub>10</sub>, and 55 pounds per day PM<sub>2.5</sub>. The primary sources of operational phase criteria emissions are on on-road vehicles traveling to and from the apartment (e.g., private vehicles and delivery trucks), and operational activities such as landscape maintenance equipment, architectural coating application (maintenance painting), use of consumer products, and energy use (natural gas combustion).

Furthermore, the SCAQMD's Localized Significance Threshold (LST) methodology was used to analyze the neighborhood scale impacts of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> associated with project-specific mass emissions. The proposed Project site is 0.29 acres in source-receptor area Zone 17 – Central Orange County. The 1-acre screening lookup tables were used to evaluate NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> impacts on nearby receptors. The nearest receptor is approximately 15 meters (50 feet) away from the site. Therefore, the impact evaluation was performed using the closest distance within SCAQMD LST tables of 25 meters for construction and operations. The LST results provided in the Air Quality and Greenhouse Gas Study conducted by Yorke show that on-site

emissions from construction and operations would meet the LST passing criteria at the nearest receptors.

Using CalEEMod, direct onsite and offsite GHG emissions were estimated for construction and operation, and indirect offsite GHG emissions were estimated to account for electric power used by the proposed Project, water conveyance, and solid waste disposal. The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 metric tons (MT) CO<sub>2</sub>e per year (SCAQMD 2023) and has proposed a residential/commercial mass emissions threshold of 3,000 metric tons (MT) CO<sub>2</sub>e per year (SCAQMD 2008b). For the purposes of the analysis, the City has chosen to utilize the proposed threshold of 3,000 MT. The results of the GHG analysis provided in the Air Quality and Greenhouse Gas Study conducted by Yorke show that on-site emissions from construction and operations would meet the SCAQMD significance thresholds. Therefore, the proposed Project would not cause significant impacts related to regional and localized emissions and would not be cumulatively considerable. Further, the proposed Project would not cause substantial air pollutant concentrations or be a source of objectionable odors.

IMPACT: Less Than Significant (LTS)

#### *Noise*

The Noise Study conducted by Yorke dated August 8, 2024, predicts a less than significant impact in accordance with applicable noise ordinances and General Plans.

#### *Construction*

Temporary construction noise would be limited to the City's allowable construction hours and would permanently cease upon completion of the buildings. The Project includes the use of deflectors/barriers such as plywood construction fencing (½-inch thickness) or flexible sound-absorbing curtains. Construction noise will be below the 8-hour construction noise thresholds provided by the Federal Transit Administration (FTA). Therefore, temporary impacts on ambient noise levels during construction would be less than significant.

#### *Operations*

Operational noise sources for the Project, such as new HVAC equipment, loading, parking, and other mechanical equipment, are of quiet design per commercial standards. The interior noise levels will be maintained at current noise levels at nearby receptors. Additionally, total operational noise levels will be well below the 65 dBA limit, which is considered "Normally Acceptable" by the City, for this land use. Therefore, long-term operational impacts on ambient noise levels would also be less than significant.

Interior areas of the completed Project would not be adversely impacted by ambient (outdoor) urban noise because the Project would be constructed to meet applicable California Code of Regulations (CCR) Title 24 Parts 6 and 11 building energy efficiency standards (CEC 2022). Thermal insulation, e.g., fiberglass batting in exterior walls and double-pane windows, also attenuates sound transmission and thus would provide an acceptable interior noise environment, which is particularly important for sensitive land uses. Specifically, the proposed Project would be designed and constructed to maintain interior noise levels at or below 45 dBA in any normally occupied space of the Project with no other sources of interior noise operating, such as HVAC,

appliances, power tools, or office equipment. As such, the interior noise impact of the proposed Project would be less than significant.

IMPACT: Less Than Significant (LTS)

### ***Vibrations***

Although construction of the proposed Project would involve demolition within the Project area, construction plans do not include intense percussive actions (e.g., hard rock-breaking, large pile-driving). The PPV at nearest receptors would be approximately 0.1 in/sec, which is below the FTA threshold of 0.2 in/sec for physical damage to non-engineered timber and masonry buildings and human annoyance. Therefore, no strong ground-borne vibrations are expected to be generated during construction that could affect nearby structures or be noticeable to their occupants and impacts would be less than significant.

IMPACT: Less Than Significant (LTS)

### ***Water Quality***

Stormwater runoff from disturbed soils associated with construction activities is a common source of pollutants (mainly sediment) to receiving waters. Earthwork activities can loosen soils and sediments making them more susceptible to erosion from stormwater runoff and increase the likelihood that these materials would migrate in stormwater runoff to storm drains and downstream water bodies. In addition, construction would likely involve the use of various materials typically associated with construction activities such as paint, solvents, oil and grease, petroleum hydrocarbons, concrete and associated concrete wash-out areas. If improperly handled, these materials could result in pollutants being mobilized and transported offsite by stormwater runoff (nonpoint source pollution) and degrade receiving water quality.

Construction activities would be required to comply with National Pollutant Discharge Elimination System (NPDES) regulations and obtain coverage under the Municipal Stormwater (MS4) General Permit. Midway or their contractor(s) would be required to implement construction BMPs as set forth in a detailed Storm Water Pollution Prevention Plan (SWPPP). SWPPPs must be prepared by a Qualified SWPPP Developer (QSD) and implemented by a Qualified SWPPP Practitioner (QSP). SWPPPs must describe the specific erosion control techniques and storm water quality BMPs needed to minimize pollutants in stormwater runoff and detail their placement and proper installation. The BMPs are designed to prevent pollutants from contaminating stormwater and to keep all products of erosion and stormwater pollutants from moving offsite into receiving waters.

In addition to erosion control BMPs, SWPPPs also include BMPs for preventing the discharge of pollutants other than sediment (e.g., paint, solvents, concrete, petroleum products) to downstream waters. BMPs for pollutants include designated, protected storage areas, routine inspections by the QSP for equipment leaks, maintaining containers of supplies to ensure the contents are clearly labeled and the integrity of the containers is not compromised, and ensuring that construction materials are disposed of in accordance with applicable regulations.

The type and concentration of substances in urban stormwater can vary considerably, both during the course of a storm event and from event to event at any given area (based on the intensity of rainfall), as well as from site to site within a given urban area (based on land use characteristics) (USEPA, 1993). The Project would also comply with the mandated City-approved Water Quality

Management Plan (WQMP) to minimize water pollutants of concern and document implementation of all required BMPs. A Preliminary WQMP was prepared by Dong Engineering, Inc. to assess project impacts for Water Quality as required by the OC Technical Guidance Document and CEQA for entitlement review. The final Project WQMP will include calculations to support the structural integrity of the selected Low Impact Development (LID) or treatment control BMP as appropriate. New development generates storm water runoff by increasing the amount of land that is impervious to precipitation and such runoff must be controlled through storm drain facilities. The City established a drainage facilities fee of \$0.18 per square feet to mitigate the costs of new or expanded storm drain facilities required as a result of new development. Compliance with the requirements of NPDES regulations, the MS4 General Permit, the City-approved WQMP and the implementation of all associated BMPs would prevent the discharge of pollutants to surface waters or groundwater and minimize or eliminate potential degradation of surface water or groundwater quality during construction of the Project.

Following construction, Project operations would not result in increases of water quality constituent concentrations (such as bacteria and microorganisms, metals, and total suspended solids) transported by stormwater above baseline concentrations in a manner that would have discernible impacts on or directly degrade water quality on-site or off-site. Therefore, no significant water quality impacts related to violation of water quality standards or degradation of water quality from implementation of the Project would be expected.

Per the Water Quality Study conducted by Yorke dated January 12, 2024, grading plans would conform to City ordinances and the California Building Code. As part of the WQMP, the proposed project would be evaluated for low impact design principles, including potential infiltration alternatives, and implemented as applicable. As indicated, the proposed project would not exceed the City's water supplies. The City has included projected growth in water demand projections and has demonstrated it can accommodate future demand. Regional groundwater production is from wells screened at depths over 200 feet bgs. Therefore, the project would have a less than significant impact on groundwater supplies or recharge. In addition, plumbing will be installed in accordance with current building and plumbing codes that incorporate water conservation measures. Wastewater from the project site will discharge to the City's wastewater collection system, which sends wastewater to OC San for treatment. OC San's Groundwater Replenishment System produces recycled water for indirect potable reuse through replenishment of the OC Basin. The project does not pose a risk for releasing pollutants during a flood or inundation event, as the project site is not located in a 100-year flood zone or tsunami or seiche zone.

IMPACT: Less Than Significant (LTS)

### ***Traffic***

Per the Traffic Impact Assessment prepared by Linscott Law & Greenspan (LLG), dated December 6, 2023, for project operation, trip rates are primarily on Institute of Transportation Engineers (ITE) 11<sup>th</sup> edition for average trip rates for the respective land use categories.

Per the City's Traffic Impact Analysis Guidelines for VMT and level of service (LOS) Assessment, dated May 2020, there are three types of screening procedures (steps) that may be used to preclude projects from project-level VMT assessments. The following criteria are used to assess whether the Project qualifies for VMT screening:

- Step 1, Transit Priority Area (TPA) Screening criteria: the Project site is within a TPA. Transit Priority Areas (TPA's) in Garden Grove may not have a Floor Area Ratio (FAR) of less than 0.75. However, the project has a Floor Area Ratio (FAR) of less than 0.75. Thus, the TPA Screening criteria is not satisfied.
- Step 2, Low VMT Area Screening criteria: the Project site is within a Lower Than County Average VMT Area. Thus, the Low VMT Area Screening criteria is satisfied.
- Step 3, Project Type Screening criteria: The proposed Project is a seven-unit multi-family housing development and is forecast to generate 47 daily trips. Therefore, based on the Step 3: Project Type Screening criteria (i.e., projects generating less than 110 daily vehicle trips), this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City's guidelines. Thus, the Project Type Screening criteria is satisfied.

The Project is located with a transit priority area (TPA) and has a Floor Area Ratio (FAR) of less than 0.75. Although it does not satisfy Step 1 criteria, it does satisfy Steps 2 and 3 criteria and can be presumed to have a less than significant impact on VMT per the City's guidelines.

IMPACT: Less Than Significant (LTS)

### **Infrastructure Adequacy**

FINDING: The site can be adequately served by all required utilities and public services.

### ANALYSIS:

#### *Utilities*

The City General Plan Environmental Impact Report (EIR) concludes that potential impacts to municipal wastewater treatment from new development within the City could be significant. Therefore, the City shall not approve new development if it would increase wastewater generation demand in excess of the treatment plant capacity available and planned for in 2040, as described in the most current master planning document of the Orange County Sanitation District (OCSD). Project-generated domestic wastewater would be conveyed by the municipal sewer system and would be typical for similar residential/commercial uses and would not require additional capacity beyond the wastewater capacity already planned and provided in the City (OCSD). The proposed Project would be a domestic source and would not be a source of industrial wastewater.

The Project would be developed and operated in compliance with the City regulations and standards of the Regional Water Quality Board (RWQCB), to ensure wastewater treatment requirements are met. Water demand would be nominal, and water would be supplied to the Project by the City. The City's water supply comes from two sources: imported water from Metropolitan Water District of Southern California (Met) and local groundwater from the Orange County Groundwater Basin (OC Basin), which is managed by the Orange County Water District (OCWD). There is currently no recycled water use within the City's service area. As stated in the City's 2020 Urban Water Management Plan (UWMP), the City has projected water demand to increase 0.9% from 2025 through 2045 and has adequate water supply to accommodate future demand during normal, single dry, and multiple dry years through 2045 (Arcadis 2021). The Project would also be provided

with natural gas (Southern California Gas Company), electric power (Southern California Edison), and telecommunication services (various telecom and cable services available).

Connection to existing services would be consistent with City and purveyor requirements. The Project would pay all applicable impact fees, water and sewer connection fees, and service fees required by the City and purveyors.

IMPACT: Less Than Significant (LTS)

### ***Public Services***

#### *Fire Protection*

The Project would not provide storage for flammable materials (e.g., fuels, solvents) and would not be constructed of highly flammable materials. Construction would have a relatively low fire hazard due to the standard materials of construction that would be used per the Project design. The Project would comply with applicable City fire prevention and protection requirements, including building/site design requirements and provisions for construction site security and fire protection services.

The Orange County Fire Authority (OCFA) has been responsible for fire protection services in the City since 2019. There are seven fire stations in the City, which are part of OCFA Division 1 and make up OCFA's Battalion 11. Fire Station Number 81 (11261 Acacia Parkway) is within 0.5 miles of the Project site. Because of this close proximity and corresponding short travel times between the fire station and Project site, it is not anticipated that the Project would require the construction of additional fire protection facilities (stations), that in and of themselves may cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives. The Project would provide emergency access to the fire department in the event of an emergency. Therefore, impacts would be less than significant.

#### *Police Protection*

The Project would not require the construction of additional police protection facilities (stations). The Project would require normal police services required by the rest of the City, when necessary. The Garden Grove Police Department Headquarters (11301 Acacia Parkway) is also within 0.7 miles of the Project site and response times would also be expected to be quick, if needed. The Project would not affect response times or other performance objectives at the police department. Therefore, the impacts would be less than significant.

#### *Schools*

The development of seven dwelling units may lead to an increase in the number of children served by the Garden Grove Unified School District. Chapter 12 of the Garden Grove General Plan, the 2021-2029 Housing Element, provides an estimated persons per household of 3.63, which is an estimated population increase of about 25 residents from the proposed Project. According to the Housing Element of the Garden Grove General Plan, the City is projected to have a population of 185,000 in 2045. The population increase from the proposed Project would represent less than 0.01% percent of the projected 2045 population for the City. Therefore, the impacts would be less than significant.

### *Parks*

The City's Municipal Code states that every residential developer who creates a residential development not subject to Chapter 9.40 (Subdivisions) of the Municipal Code shall be required to remit a park fee as established by resolution of the City Council for the purpose of providing Citywide park and recreational facilities. The park facilities fee is \$5,038 per dwelling unit. The proposed Project has seven dwelling units, therefore requiring a park facilities fee of \$35,266. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, potential impacts would be less than significant.

### *Other Public Facilities*

The proposed Project would incrementally increase the demand for library facilities within the City as it would result in an approximate increase of 21 active residents for the proposed residential development. However, the Project design includes amenities, e.g., common areas, cable, and wi-fi, that are expected to offset library visits by the proposed Project residents, as a matter of convenience. Therefore, potential impacts associated with libraries are expected to be less than significant.

IMPACT: Less Than Significant (LTS)

## **EXCEPTIONS**

### **Location:**

FINDING: The proposed Project is not in a particularly sensitive environment.

ANALYSIS: The proposed Project site is within a highly developed, densely populated urban area. The proposed Project is not expected to impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies.

IMPACT: No Impact (NI)

### **Cumulative Impact:**

FINDING: The cumulative impact of successive projects of the same type in the same place, over time, is not significant.

ANALYSIS:

### *Air Quality*

As discussed above, the predicted air quality impacts of the proposed in-fill development Project are well below SCAQMD regional thresholds and localized significance thresholds, respectively. These impacts characterize the incremental impacts of other projects of the same type in the same place over time per state CEQA Guidelines Section 15300.2(b).

### *SCAQMD Guidance*

The SCAQMD's 2003 guidance on addressing cumulative impacts for air quality is as follows: "As Lead Agency, the SCAQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR [Environmental Impact Report]." "Projects that exceed the project-specific significance thresholds



are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.” (SCAQMD 2003)

*CEQA Guidelines*

As referenced above, SCAQMD cumulative air quality significance thresholds are the same as project-specific air quality significance thresholds. Because the criteria pollutant mass emissions impacts would not be expected to exceed any of the SCAQMD air quality significance thresholds, cumulative air quality impacts from comparable in-fill development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed project would not be “cumulatively considerable” as defined by state CEQA Guidelines Section 15064(h)(1) for air quality impacts. With respect to Greenhouse Gas emissions, while global warming is a worldwide phenomenon, and by definition a cumulative issue, the Project itself would have a less than significant impact. Therefore, the Project would not make a cumulatively considerable contribution to a significant cumulative impact, and the impact on Greenhouse Gases would be less than significant.

IMPACT: Less Than Significant (LTS).

*Noise*

As stated above, noise impacts of the proposed in-fill development Project are below the applicable significance thresholds. These impacts characterize the incremental impacts of other projects of the same type in the same place over time per state CEQA Guidelines Section 15300.2(b).

A multi-family apartment project abuts the Project site along its southern property line and a single-family residence along its western property line. Civic/institutional uses are located to the north across Lampson Avenue along with medium density residential uses located to the west, east and south. These land uses, including estimated street traffic, contribute to the general cumulative urban background noise factored into the noise technical study.

The City of Garden Grove Municipal Code defines the ambient base noise levels at 55 dBA during daytime (7 a.m. – 10 p.m.) and 50 dBA during nighttime (10 p.m. – 7 a.m.) at the nearest residential receptors to the proposed Project. This cumulative noise level includes the traffic from the nearby streets as well as a general cumulative urban background noise. Although noise does not persist or accumulate in the environment over time, this accounts for any cumulative effects of comparable in-fill development projects, e.g., residential.

*CEQA Guidelines*

Because the cumulative noise impacts would not be expected to exceed any of the applicable significance thresholds, cumulative noise impacts from comparable in-fill development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed project would not be “cumulatively considerable” as defined by state CEQA Guidelines Section 15064(h)(1) for noise impacts.

IMPACT: Less Than Significant (LTS)

**Significant Effect:**

FINDING: The proposed Project is not anticipated to have a significant effect on the environment due to unusual circumstances.

ANALYSIS: No unusual circumstances are anticipated for this type of project.

IMPACT: No Impact (NI)

**Scenic Highways:**

FINDING: The proposed Project will not result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State scenic highway.

ANALYSIS: The proposed Project is not located near any State scenic highway, therefore trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State scenic highway, are not expected to be damaged as a result of this Project.

IMPACT: No Impact (NI)

**Hazardous Waste Sites:**

FINDING: The proposed Project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

ANALYSIS: Utilizing the state of California's State Water Resources Control Board GeoTracker webtool, accessed on January 10, 2024, the webtool did not reveal any direct evidence of previous site activities, which may have resulted in soil or groundwater contamination by hazardous materials as defined by the California Code of Regulations. However, per state and the city laws and regulations, should there be any demolishing required, the following inspections will be needed to determine the method of disposal:

- Lead based paint: sampling and analyzing existing paints by a certified laboratory to detect any lead concentration, if any.
- Asbestos based ceiling material: sampling and analyzing the ceiling by a certified laboratory to detect the asbestos concentration, if any.
- Urea-formaldehyde foam insulation (UFFI): Inspecting the existing insulation.

IMPACT: No Impact (NI)

**Historical Resources:**

FINDING: The proposed Project will not cause a substantial adverse change in the significance of a historical resource.

ANALYSIS: There are no known associations with any important people or historic uses. The proposed Project site is on previously disturbed and developed land (residential) and is located within a densely populated urban area with over 9,500 people per square mile.

The proposed apartment building would not result in substantial adverse change to a historical resource, pursuant to Section 15064.5(b) of the State CEQA Guidelines, which includes those resources eligible for listing in the National Register, California Register, or for local consideration

by the City of Garden Grove. Therefore, the proposed Project does not violate the exceptions for use of a Class 32 In-Fill Categorical Exemption because it would not cause substantial adverse changes in the significance of historical resources.

Therefore, because the above descriptions do not suggest the presence of historical structures, the proposed Project is not expected to cause a substantial adverse change in the significance of a historical resource, and the impact would be less than significant.

IMPACT: Less Than Significant (LTS)

## CONCLUSIONS

Per discussions provided above, the proposed Project:

- a) is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations;
- b) occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses;
- c) site has no value as habitat for endangered, rare, or threatened species;
- d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) site can be adequately served by all required utilities and public services.

The proposed Project will not be subject to any of the Article 19 §15300.2 exceptions:

- a) Location: Classes 3, 4, 5, 6, and 11 qualify relative to the project location; a project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant; therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies;
- b) Cumulative Impact: All exemptions for these (CatEx) classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time, is significant;
- c) Significant Effect: A CatEx shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- d) Scenic Highways: A CatEx shall not be used for a project that may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State scenic highway; this does not apply to improvements that are required as mitigation by an adopted Negative Declaration (ND) or certified Environmental Impact Report (EIR);
- e) Hazardous Waste Sites: A CatEx shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and

Midway Concepts  
Seven-Unit Apartment Building: 10852 Lampson Avenue, Garden Grove, CA  
November 21, 2024  
Page 20 of 22

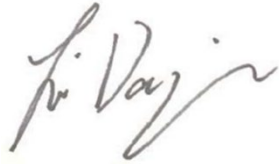
- f) Historical Resources: A CatEx shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Thus, the proposed Project qualifies for an Article 19 §15332 Class 32 Infill Development Project Categorical Exemption.

## **CLOSING**

Thank you very much for the opportunity to be of assistance. Should you have any questions, please contact me at (949) 324-9041 (mobile) or Bradford Boyes at (805) 217-4947 (mobile).

Sincerely,

A handwritten signature in black ink, appearing to read "Tina Darjzanie". The signature is fluid and cursive, with a long, sweeping underline.

Tina Darjzanie | Long Beach Office  
Senior Engineer  
Yorke Engineering, LLC  
[TDarjzanie@YorkeEngr.com](mailto:TDarjzanie@YorkeEngr.com)

cc: Bradford Boyes, Yorke Engineering, LLC

## REFERENCES

California Public Resources Code Section 15300, Categorical Exemptions. Website (<https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-19-categorical-exemptions/section-15300-categorical-exemptions>) accessed August 8, 2024.

California Public Resources Code Section 15300.2, Exceptions. Website (<https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-19-categorical-exemptions/section-153002-exceptions>) accessed August 8, 2024.

California Public Resources Code Section 15332, In-Fill Development Projects. Website (<https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-19-categorical-exemptions/section-15332-in-fill-development-projects>) accessed August 8, 2024.

California Public Resources Code Section 21083, Guidelines for implementation of division by public agencies. Website (<https://casetext.com/statute/california-codes/california-public-resources-code/division-13-environmental-quality/chapter-26-general/section-21083-guidelines-for-implementation-of-division-by-public-agencies>) accessed August 8, 2024.

California Public Resources Code Section 21084, Guidelines to include classes of projects exempt from division. Website (<https://casetext.com/statute/california-codes/california-public-resources-code/division-13-environmental-quality/chapter-26-general/section-21084-guidelines-to-include-classes-of-projects-exempt-from-division>) accessed August 8, 2024.

City of Garden Grove Focused General Plan Update and Zoning Amendments, Draft Environmental Impact Report, August 2021. Website (<https://ggcity.org/sites/default/files/2021-08/FGPUZA%20DEIR.pdf>) accessed August 8, 2024.

City of Garden Grove General Plan. Website (<https://ggcity.org/planning/general-plan>) accessed August 8, 2024.

City of Garden Grove Municipal Code. Website (<https://ecode360.com/GA4928>) accessed August 8, 2023.

State of California. *GeoTracker*. Website (<https://geotracker.waterboards.ca.gov>) accessed January 10, 2024.

City of Garden Grove *Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, May 2020

Yorke Engineering. 2024. CalEEMod Air Quality, Greenhouse Gas, and Noise Impact Study for a Seven-Unit Apartment Building in Garden Grove, CA, August 8, 2024.

Yorke Engineering. 2024. Water Quality Study for a Residential Development in Garden Grove, CA, January 12, 2024.

Midway Concepts  
Seven-Unit Apartment Building: 10852 Lampson Avenue, Garden Grove, CA  
November 21, 2024  
Page 22 of 22

Linscott Law & Greenspan. 2023. Traffic Impact Assessment for the 10852 Lampson Avenue Residential Project, December 6, 2023.

Dong Engineering, Inc. 2023. Prelim Water Quality Management Plan (PWQMP), April 12, 2023.



**GARDEN GROVE**

City of Garden Grove, California

# Prelim Water Quality Management Plan (PWQMP)

**Project Name:**

**7 UNIT DEVELOPMENT**

10852 LAMPSON AVE, GARDEN GROVE, CA 92840

APN: 089-181-33

**Prepared by:**

**DONG ENGINEERING, INC.**

7661 Garden Grove Blvd., Garden Grove, CA 92841

TEL: (714) 204-2874; EMAIL: [INFO@DONGENGINEERING.COM](mailto:INFO@DONGENGINEERING.COM)

**3rd Review 4/11/24  
No Exception Taken  
Robert Righetti  
Land Use Review**

**Preliminary Project Water Quality Management Plan (WQMP)  
7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**



**Prelim Water Quality Management Plan  
(PWQMP)**

**Project Name:**

**7 UNIT DEVELOPMENT**

**Prepared for:**

HA THUY THI THU TR

10852 LAMPSON AVE,

GARDEN GROVE, CA 92840

**Prepared by:**

DONG ENGINEERING, INC.

7661 Garden Grove Blvd.,

Garden Grove, CA 92841

Tel: (714) 204-2874

**Engineer : Truong Dong. Registration No. C75466 Exp: 03/31/2024**

**Prepared April 21, 2023**

**Updated January 21, 2024**



**Preliminary Project Water Quality Management Plan (WQMP)**  
**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

<b>Project Owner's Certification</b>			
Permit/Application No.		Grading Permit No.	
Tract/Parcel Map No.		Building Permit No.	
CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract)			APN: 089-181-33

This Preliminary Water Quality Management Plan (PWQMP) has been prepared for Ha Thuy Thi Thu Tr by Dong Engineering, Inc. The PWQMP is intended to comply with the requirements of the local NPDES Stormwater Program requiring the preparation of the plan, and to comply with the requirements of the California Environmental Quality Act (CEQA) to evaluate and assess the impacts of the project related to storm water runoff and to determine the appropriate mitigation for the project. The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the Santa Ana Region. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the Final WQMP. An appropriate number of approved and signed copies of the final WQMP shall be available on the subject site in perpetuity.

Each Project WQMP will be stored within the City's files, and will continue with the property after the completion of the construction phase, and the City will require that the terms, conditions and requirements be recorded with the County Recorder's office by the property owner or any successive owner as authorized by the Final Water Quality Ordinance. The City will require the Final Project WQMP to include a Notice of Transfer Responsibility Form, which serves to notify the City that a change in ownership has occurred and notify the new owner of its responsibility to continue implementing the Final Project WQMP.

The final Project WQMP must include calculations to support the structural integrity of the selected LID or treatment control BMP as appropriate and be prepared by or under the direction of a California Registered Civil Engineer and affixed with their stamp.

<b>Owner:</b>			
Title	HA THUY THI THU TR		
Company			
Address	10852 LAMPSON AVE, GARDEN GROVE, CA 92840		
Email			
Telephone#			
Signature		Date	1/21/2024

<b>Contents</b>	<b>Page No.</b>
<b>Section I Discretionary Permit(s) and Water Quality Conditions</b>	<b>1</b>
<b>Section II Project Description</b>	<b>3</b>
<b>Section III Site Description</b>	<b>8</b>
<b>Section IV Best Management Practices (BMPs)</b>	<b>10</b>
<b>Section V Inspection/Maintenance Responsibility for BMPs</b>	<b>30</b>
<b>Section VI Site Plan and Drainage Plan</b>	<b>31</b>
<b>Section VII Educational Materials</b>	<b>32</b>

## **Attachments**

<b>Attachment A Preliminary Infiltration Report and Soil Report</b>	
<b>Attachment B Preliminary Hydrology</b>	
<b>Attachment C Reference Maps</b>	
<b>Attachment D WQMP plot plan</b>	
<b>Attachment E BIORETENTION WITH NO UNDERDRAIN (INF-3)</b>	

## Section I: Discretionary Permit(s) and Water Quality Conditions

*Provide discretionary permit and water quality information. Refer to Section 2.1 in the Technical Guidance Document (TGD) available from the Orange County Stormwater Program (ocwatersheds.com).*

<b>Project Information</b>	
Permit/Application No.	Tract/Parcel Map No.
Additional Information/ Comments:	This Preliminary WQMP is prepared to assess project impacts for Water Quality as required by the OCTGD and CEQA for entitlement review.
<b>Water Quality Conditions</b>	
Water Quality Conditions (list verbatim)	<p>40. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:</p> <ul style="list-style-type: none"> <li>a. Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.</li> <li>b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.</li> <li>c. Incorporates structural and Treatment Control BMPs as defined in the DAMP. The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.</li> <li>d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.</li> <li>e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.</li> <li>f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.</li> </ul>

	<p>41. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:</p> <ul style="list-style-type: none"> <li>a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.</li> <li>b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.</li> <li>c. Demonstrate that an adequate number of copies of the approved Project WQMP are available onsite.</li> <li>d. Submit for review and approval by the City an Operations and Maintenance (O&amp;M) Plan for all structural BMPs.</li> </ul> <p>49. Prior to issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per Orange County Standard Plan 1309, Type 8 or City of Garden Grove Standard Plan 8-209. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.</p>
<b>Watershed-Based Plan Conditions</b>	
<p>Provide applicable conditions from watershed - based plans including WIHMPs and TMDLS.</p>	<p>There are currently no approved WIHMPs or TMDLs for the Anaheim Bay- Huntington Harbor Watershed.</p>

## Section II: Project Description

### II.1. Project Description

Provide a detailed project description including:

- Project areas;
- Land uses;
- Land cover;
- Design elements;
- A general description not broken down by drainage management areas (DMAs).

Include attributes relevant to determining applicable source controls. *Refer to Section 2.2 in the TGD for information that must be included in the project description.*

<b>Description of Proposed Project</b>	
Development Category (From Model WQMP, Table 7.11-2; or -3):	This project is Preliminary Water Quality Management Plan (PWQMP) category #8: All significant redevelopment projects, where significant redevelopment is defined as the addition or replacement of 5,000 or more square feet of impervious surface on an already developed site.
Project Area (ft <sup>2</sup> ): 12500	Number of Dwelling Units: 7      SIC Code: N/A
Narrative Project Description: (Use as much space as necessary.)	<b>Existing condition:</b>
	Existing house: 998 SF. Existing garage: 404 SF. Existing work shop: 406 SF, structure: 238 SF. Existing residence, garage, work shop, structure, concrete walkway and hardscape will be demolished for new construction.
	<b>Proposed condition:</b>
	The proposed site includes two-story 7 units apartment (6,305 SF building foot print), trash enclosure (224 SF), 699 SF concrete driveway, 1,492 SF concrete walkway and 3,780 SF landscape.

**Preliminary Project Water Quality Management Plan (WQMP)**  
**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

Project Area	Pervious		Impervious	
	Area (sq ft)	Percentage	Area (sq ft)	Percentage
Pre-Project Conditions	7,210	57.68	5,290	42.32
Post-Project Conditions	3,780	30.24	8,720	69.76
Drainage Patterns/Connections	<p>The post-development runoff will be conveyed and treat to the maximum extend practical via bioretention so storm water will be filtered and infiltrated through media and soil. Excess storm water beyond design DCV or during a high storm event, the runoff will be discharged into Westlake Street and Lampson Ave. via the overflow systems.</p> <p>The Drainage Management Area is subdivided into 2 drainage areas as A, B and their associate runoff patterns as follows:</p>			
	<p>+ DMA-A is located on the Northwest side of the property and consists of a driveway, building structures, landscape, concrete walkway, and the BMP/Treatment facilities as indicated on the Prelim WQMP Plot Plan in attachment E. Storm water runoff from the driveway, building structures, landscape, concrete walkway will be routed to the proposed Bioretention with no underdrain (BMP#1). Excess storm runoff will be collected into the overflow device and discharged to the existing storm drainage on Lampson Ave.</p>			
	<p>+ DMA-B is located on the Southwest side of the property and consists of a driveway, building structures, landscape, concrete walkway, and the BMP/Treatment facilities as indicated on the Prelim WQMP Plot Plan in attachment E. Storm water runoff from the driveway, building structures, landscape, concrete walkway will be routed to the proposed Bioretention with no underdrain (BMP#1). Excess storm runoff will be collected into the overflow device and discharged to the existing storm drainage on Westlake Street.</p>			

**II.2. Potential Stormwater Pollutants**

Determine and list expected stormwater pollutants based on land uses and site activities. *Refer to Section 2.2.2 and Table 2.1 in the TGD for guidance.*

<b>Pollutants of Concern</b>		
Pollutant	Check One for each: E=Expected to be of concern N=Not Expected to be of concern	Additional Information and Comments
Suspended-Solid/ Sediment	<input checked="" type="checkbox"/> E <input type="checkbox"/> N	Driveway, roof-top and landscaped areas are expected to be common sources of sediment due to wear.
Nutrients	<input checked="" type="checkbox"/> E <input type="checkbox"/> N	Nutrients including nitrogen, phosphorous, and other compounds can be anticipated to be generated by or organic litter, fertilizers, sewage and sediment.
Heavy Metals	<input checked="" type="checkbox"/> E <input type="checkbox"/> N	Heavy metals are not anticipated in residential as described in Table 2.1 of Technical Guidance document (TGD).
Pathogens (Bacteria/Virus)	<input checked="" type="checkbox"/> E <input type="checkbox"/> N	Bird, pet waste and garbage.
Pesticides	<input checked="" type="checkbox"/> E <input type="checkbox"/> N	Landscape areas.
Oil and Grease	<input checked="" type="checkbox"/> E <input type="checkbox"/> N	Potential sources of oil and grease include motor vehicle.
Toxic Organic Compounds	<input checked="" type="checkbox"/> E <input type="checkbox"/> N	Toxic Organic Compounds are not anticipated in residential as described in Table 2.1 of TGD.
Trash and Debris	<input checked="" type="checkbox"/> E <input type="checkbox"/> N	These sources include common litter, biodegradable organic matter such as leaves, from landscaping area.

### **II.3. Hydrologic Conditions of Concern**

Determine if streams located downstream from the project area are determined to be potentially susceptible to hydromodification impacts. Refer to Section 2.2.3.1 in the TGD for NOC or Section 2.2.3.2 for <SOC>.

No - See below.

The project is not susceptible to hydromodification impacts because all downstream receiving waters, namely the Anaheim Bay - Huntington Harbor watershed, are considered stabilized.

Yes – Describe applicable hydrologic conditions of concern below. *Refer to Section 2.2.3 in the Technical Guidance Document (TGD).*

This section is to identify any hydrologic conditions of concerns (HCOC) with respect to downstream flooding, erosion potential of natural channels downstream, impacts of increased flows on natural habitat, etc.

In the North Orange County permit area, HCOCs are considered to exist if any streams located downstream from the project are determined to be potentially susceptible to hydromodification impacts and either of the following conditions exists:

- Post-development runoff volume for the 2-yr, 24-hr storm exceeds the pre-development runoff volume for the 2-yr, 24-hr storm by more than 5 percent.

or

- Time of concentration (Tc) of post development runoff for the 2-yr, 24-hr storm exceeds the time of concentration of the pre-development conditions for the 2-yr, 24-hr storm by more than 5 percent.

If these conditions do not exist or streams are not potentially susceptible to hydromodification impacts, and HCOC does not exist and hydromodification does not need to be considered further.

In the North Orange County permit area, downstream channels are considered not susceptible to hydromodification, and therefore do not have potential for a HCOC, if all downstream conveyance channels that will receive runoff from the project are engineered, hardened, and regularly maintained to ensure design flow capacity, and no sensitive habitat areas will be affected.



**Preliminary Project Water Quality Management Plan (WQMP)**

**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

Per section 5.3 of the T.G.D, HCOCs in the North Orange County permit area can be mitigated by to managing runoff such that the post-development runoff volume for the 2-year, 24-hr storm event (V2YR-POST) does not exceed that of the pre-development condition (V2YR-PRE) by more than 5%. This can be expressed as:

$$V2YR-POST / V2YR-PRE < 1.05$$

The post-development time of concentration (Tc) must also be managed such that:

$$(Tc2YR-POST / Tc2YR-PRE) < 1.05$$

1. Volume of stormwater runoff for 2-year, 24-hour storm event:

$$V = C \times d \times A$$

V = Runoff volume, cf.

C = runoff coefficient = (0.75 x imp + 0.15).

Imp = impervious fraction of drainage area (ranges from 0 to 1).

d = storm depth (inches), d = 3.81 inches for drainage areas above 2,000 feet in elevation (per section IV.1.1 of the TGD).

A = tributary area (sq ft)

1.1 Pre-development (Existing):

$$\text{Imp} = 0.26$$

$$C = (0.75 \times \text{imp} + 0.15) = (0.75 \times 0.26 + 0.15) = 0.345$$

$$d = 3.81 \text{ inches}$$

$$A = 12,496 \text{ sq ft}$$

$$\text{--> } V2\text{-YR(PRE)} = 0.345 \times 3.81 \times 12,496 \times 1/12 = 1,369 \text{ cf.}$$

1.2 Post-development:

$$\text{Imp} = 0.71$$

$$C = (0.75 \times \text{imp} + 0.15) = (0.75 \times 0.71 + 0.15) = 0.683$$

$$d = 3.81 \text{ inches}$$

$$A = 12496 \text{ sq ft}$$

$$\text{--> } V2\text{-YR(POST)} = 0.683 \times 3.81 \times 12,496 \times 1/12 = 2,710 \text{ cu-ft.}$$

$$V2YR-POST / V2YR-PRE = 2,710/1,369 = 1.98 > 1.05 \text{ (Okay) --> Therefore, HCOCs exist.}$$

2. Time of concentration for Post-development & Pre-development:

From the attached Figure D-1, Orange County Hydrology Manual:

$$Tc2YR-POST = 6.5 \text{ min}$$

$$Tc2YR-PRE = 6.5 \text{ min}$$

$$Tc2YR-POST / Tc2YR-PRE = 6.5/6.5 = 1 < 1.05 \text{ (Okay)}$$

Per section 2.2.3.1 of TGD, this project does not have Hydrologic condition of concern and hydromodification does not need to be considered further.

#### **II.4. Post Development Drainage Characteristics**

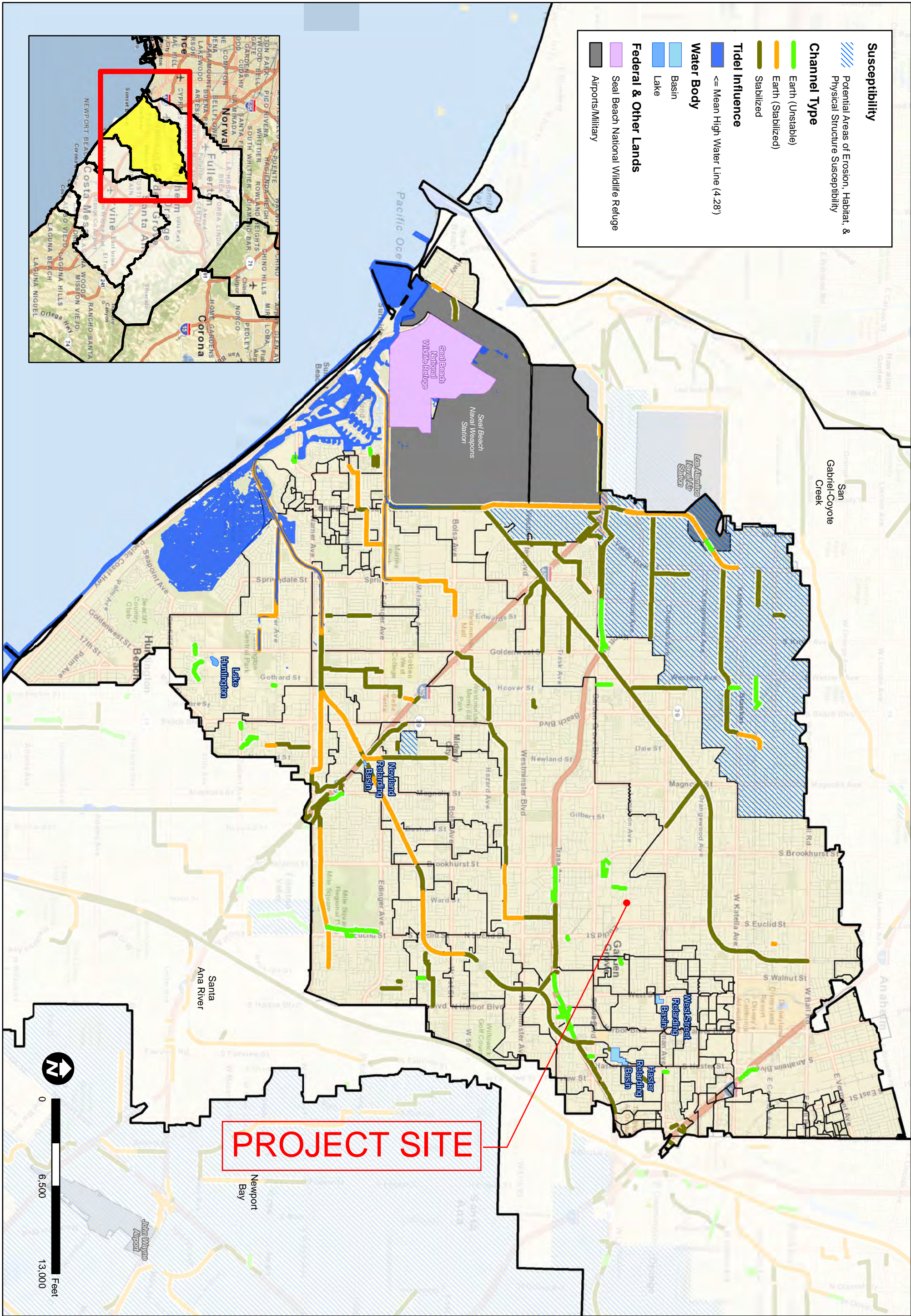
The post-development runoff will be conveyed and treated to the maximum extent practical via bioretention and permeable paving areas so storm water will be filtered and infiltrated through media and soil. Excess storm water beyond design DCV or during a high storm event, the runoff will be discharged into Westlake Street and Lampson Ave. via the overflow systems. The Drainage Management Area is subdivided into 2 drainage areas as A, B and their associated runoff patterns as follows:

+ DMA-A is located on the Northwest side of the property and consists of a driveway, building structures, landscape, concrete walkway, and the BMP/Treatment facilities as indicated on the Prelim WQMP Plot Plan in attachment E. Storm water runoff from the driveway, building structures, landscape, concrete walkway will be routed to the proposed Bioretention with no underdrain (BMP#1). Excess storm runoff will be collected into the overflow device and discharged to the existing storm drainage on Lampson Ave.

+ DMA-B is located on the Southwest side of the property and consists of a driveway, building structures, landscape, concrete walkway, and the BMP/Treatment facilities as indicated on the Prelim WQMP Plot Plan in attachment E. Storm water runoff from the driveway, building structures, landscape, concrete walkway will be routed to the proposed Bioretention with no underdrain (BMP#1). Excess storm runoff will be collected into the overflow device and discharged to the existing storm drainage on Westlake Street.

#### **II.5. Property Ownership/Management**

The project is owned by Ha Thuy Thi Thu Tr. The owner will be responsible for the long-term maintenance of the project's storm water facilities and conformance to this Preliminary Project Water Quality Plan (PWQMP) after construction is complete.



<p>FIGURE</p> <p>2</p>		<p>SCALE 1" = 6500'</p>	<p>JOB</p> <p>ORANGE COUNTY WATERSHED MASTER PLANNING</p> <p>ORANGE CO. CA</p>	<p>TITLE</p> <p>SUSCEPTIBILITY ANALYSIS ANAHEIM BAY- HUNTINGTON HARBOR</p>
		<p>DESIGNED TH</p>		
		<p>DRAWING TH</p>		
		<p>CHECKED BMP</p>		
		<p>DATE 04/22/10</p>		
<p>JOB NO. 9526-E</p>				

### Section III: Site Description

#### III.1. Physical Setting

Name of Planned Community/Planning Area (if applicable)	R3
Location/Address	10852 LAMPSON AVE, GARDEN GROVE, CA 92840
Land Use	R-3
Zoning	R-3
Acreage of Project Site	0.2870
Predominant Soil Type	Soil Type A (Per Hydrologic Soil Map). (See attachment C)

#### III.2. Site Characteristics

<b>Site Characteristics</b>	
Precipitation Zone	0.8” per Orange County Rainfall zones Map (Figure XVI-1 in attachment C) of the TGD. See attachment C
Topography	The site is a flat area
Drainage Patterns/Connections	The Drainage Management Area is subdivided into 2 drainage areas as A and B and their associate runoff patterns as follows: + DMA-A is located on the Northwest side of the property and consists of a driveway, building structures, landscape, concrete walkway, and the BMP/Treatment facilities as indicated on the Prelim WQMP Plot Plan in attachment D. Storm water runoff from the driveway, building structures, landscape, concrete walkway will be routed to the proposed Bioretention with no underdrain (BMP#1). Excess storm runoff will be collected into the overflow device and discharged to the existing storm drainage on Lampson Ave.

**Preliminary Project Water Quality Management Plan (WQMP)**

**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

	<p>+ DMA-B is located on the Southwest side of the property and consists of a driveway, building structures, landscape, concrete walkway, and the BMP/Treatment facilities as indicated on the Prelim WQMP Plot Plan in attachment D. Storm water runoff from the driveway, building structures, landscape, concrete walkway will be routed to the proposed Bioretention with no underdrain (BMP#1). Excess storm runoff will be collected into the overflow device and discharged to the existing storm drainage on Westlake Street.</p>
<p>Soil Type, Geology, and Infiltration Properties</p>	<p>According to the infiltration study constraint maps, Section XVI-2 of the T.G.D., the project is located in hydrological soil Group A.  A Geotechnical Study conducted on the project site indicates the soil to be tan sand. Group A consists of well to excessively drained sands or gravels and have a high rate of infiltration.  Infiltration rate: 5.47-6.69 in/hr. (See attached percolation test).  The design infiltration rate is based on the average measured infiltration rate of <math>(5.47+6.69+6.69)/3 = 6.28</math> in/hr. divided by a factor of safety of 2 = <math>6.28/2 = 3.17</math> in/hr. (Per VII.4 OCTGD).</p>
<p>Hydrogeologic (Groundwater) Conditions</p>	<p>The project is not located in plume protection boundary nor is identified as natural pollution source area, contaminated site or within 250 feet of a contaminated site. (See attachment C)</p>
<p>Geotechnical Conditions (relevant to infiltration)</p>	<p>There are no contamination sites or groundwater protection plumes within the project vicinity. There are no concerns with the use of infiltration BMP on site. A geotechnical study conducted by Priority Engineering Group indicates that no groundwater was encountered 6ft from existing ground. (See attachment C)  The tan sandy sand soil found on the site is medium expansion.</p>
<p>Off-Site Drainage</p>	<p>There is no off-site drainage that enters the project.</p>
<p>Utility and Infrastructure Information</p>	<p>There is no existing sub-surface utilities located in the project area.</p>

**III.3. Watershed Description**

Receiving Waters	Los Alamitos channel (C03).
303(d) Listed Impairments	Metals, pesticides, toxicity, pathogens and other organics (from combined 2006 & 2010 list)
Applicable TMDLs	There is currently no approved WIHMP for the Anaheim Bay Watershed.
Pollutants of Concern for the Project	Nutrients, Pathogens, pesticides.
Environmentally Sensitive and Special Biological Significant Areas	There is no Environmentally Sensitive and Special Biological Significant Areas within the Anaheim Bay Watershed.

## Section IV: Best Management Practices (BMPs)

### **IV.1. Project Performance Criteria**

Describe project performance criteria. Several steps must be followed in order to determine what performance criteria will apply to a project. These steps include:

- If the project has an approved WIHMP or equivalent, then any watershed specific criteria must be used and the project can evaluate participation in the approved regional or sub-regional opportunities. The local Permittee planning or NPDES staff should be consulted regarding the existence of an approved WIHMP or equivalent.
- Determine applicable hydromodification control performance criteria. *Refer to Section 7.II-2.4.2.2 of the Model WQMP.*
- Model WQMP.
- 7.II-3.2.2 of the Model WQMP.
- Calculate the LID design storm capture volume for the project. *Refer to Section 7.II-2.4.3 of the Model WQMP.*

(NOC Permit Area only) Is there an approved WIHMP or equivalent for the project area that includes more stringent LID feasibility criteria or if there are opportunities identified for implementing LID on regional or sub-regional basis?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, describe WIHMP feasibility criteria or regional/sub-regional LID opportunities.	N/A	

<b>Project Performance Criteria</b>	
If HCOC exists, list applicable hydromodification control performance criteria (Section 7.II-2.4.2.2 in MWQMP)	No HCOC
List applicable LID performance criteria (Section 7.II-2.4.3 from MWQMP)	Priority Projects must infiltrate, harvest and use, evapotranspire, or biotreat/biofilter, the 85th percentile, 24-hour storm event (Design Capture Volume).
List applicable treatment control BMP performance criteria (Section 7.II-3.2.2 from MWQMP)	LID performance criteria also fully satisfies treatment control performance criteria.



**IV.2. Site Design and Drainage**

- A narrative of site design practices utilized or rationale for not using practices;
- A narrative of how site is designed to allow BMPs to be incorporated to the MEP
- A table of DMA characteristics and list of LID BMPs proposed in each DMA.
- Reference to the WQMP plot plan.
- Calculation of Design Capture Volume (DCV) for each drainage area.
- A listing of GIS coordinates for LID and Treatment Control BMPs (unless not required by local jurisdiction).

*Refer to Section 2.4.2 in the TGD.*

The following section describes the site design BMPs used in this project and the methods used to incorporate them. Careful consideration of site design is a critical first step in storm water pollution prevention from new developments and redevelopments.

The use of LID BMPs is intended to reduce the discharge of pollutants and the effects of changes to runoff patterns caused by land use modifications. Permit requirements for Priority Projects must be met through the use of structural and non-structural BMPs, with foremost consideration given to LID BMPs.

The primary goal of using LID BMPs is to preserve a site’s predevelopment hydrology in order to preserve the integrity of receiving water bodies. The adverse effects of changes to runoff patterns and pollutant loading on receiving water bodies caused by land use modifications can be reduced through the use of structural and non-structural techniques that store, infiltrate, evaporate, and detain runoff.

Orange County Permits contain requirements to implement LID practices in order to address the impacts of hydromodification and pollution of stormwater runoff from a Priority Project on the physical, chemical, and biological integrity of receiving waters.

Several LID-BMPs can be selected for a project:

- Hydrologic Source Control (HSC)

To be considered:

HSC-1: Localized On-Lot Infiltration.

HSC-2: Impervious Area Dispersion.

- Infiltration BMP Fact Sheets (INF)

To be considered:

INF-3: Bioretention with no underdrain.

The Bioretention with no underdrain (INF-3) will treat the water for this project. See attachment E for Bioretention with no underdrain (INF-3) sheets.

**Table 2.7: Infiltration BMP Feasibility Work sheet**

	<i>Infeasibility Criteria</i>	Yes	No
1	<b>Would Infiltration BMPs pose significant risk for groundwater related concerns?</b> Refer to <u>Appendix VIII</u> (Worksheet I) for guidance on groundwater-related infiltration feasibility criteria.		X
Provide basis: Summarize findings of studies provide reference to studies, calculation, map, data sources, etc. Provide narrative discussion of study/data source applicability.			
2	<b>Would Infiltration BMPs pose significant risk of increasing risk of geotechnical hazards that cannot be mitigated to an acceptable level?</b> ( Yes if the answer to any of the following questions is yes, as established by a geotechnical expert): <ul style="list-style-type: none"> <li>● The BMP can only be located less than 50 feet away from slopes steeper than 15 percent</li> <li>● The BMP can only be located less than eight feet from building foundations or an alternative setback.</li> <li>● A study prepared by a geotechnical professional or an available watershed study substantiates that stormwater infiltration would potentially result in significantly increased risk of geotechnical hazards that cannot be mitigated to acceptable level.</li> </ul>		X
Provide basis: Summarize findings of studies provide reference to studies, calculation, map, data sources, etc. Provide narrative discussion of study/data source applicability.			
3	<b>Would infiltration of the DCV from drainage area violate downstream water right?</b>		X
Provide basis: Summarize findings of studies provide reference to studies, calculation, map, data sources, etc. Provide narrative discussion of study/data source applicability.			
	<i>Partial Infeasibility Criteria</i>	Yes	No
4	<b>Is proposed infiltration facility located on HSG D soils or the site geotechnical investigation identifies presence of soil characteristics with support categorization as D soils?</b>		X
Provide basis: Summarize findings of studies provide reference to studies, calculation, map, data sources, etc. Provide narrative discussion of study/data source applicability.			

**Preliminary Project Water Quality Management Plan (WQMP)**  
**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

5	<b>Is measured infiltration rate below proposed facility less than 0.3 inches per hour?</b> This calculation shall be based on the methods described in Appendix VII		X
Provide basis: Summarize findings of studies provide reference to studies, calculation, map, data sources, etc. Provide narrative discussion of study/data source applicability.			
6	<b>Would reduction of over predeveloped conditions cause impairments to downstream beneficial uses, such as change of seasonality of ephemeral washes or increased discharge of contaminated groundwater to surface waters?</b>		X
Provide citation to applicable study and summarize findings relative to the amount of infiltration that permissible: Summarize findings of studies provide reference to studies, calculation, map, data sources, etc. Provide narrative discussion of study/data source applicability.			
7	<b>Would an increase in infiltration over predeveloped conditions cause impairments to downstream beneficial uses, such as change of seasonality of ephemeral washes or increase discharge of contaminated groundwater to surface waters?</b>		X
Provide citation to applicable study and summarize findings relative to the amount of infiltration that permissible: Summarize findings of studies provide reference to studies, calculation, map, data sources, etc. Provide narrative discussion of study/data source applicability.			
<b><i>Infiltration Screening Result (check box corresponding to result):</i></b>			
8	Is there substantial evidence that infiltration from the project would result in a significant increase in I&I to the sanitary sewer that cannot be sufficiently mitigated? (See <u>Appendix XVII</u> ) Provide narrative discussion and supporting evidence: Summarize findings of studies provide reference to studies, calculation, map, data sources, etc. Provide narrative discussion of study/data source applicability.		NO
9	If any answer from row 1-3 is yes: infiltration of any volume is not feasible within the DMA or equivalent Provide basis: Summarize findings of infeasibility screening		
10	If any answer from row 4-7 is yes: infiltration is permissible but is not presumed to be feasible for the entire DCV. Criteria for designing biotreatment BMPs to achieve the maximum feasible infiltration and ET shall apply Provide basis: Summarize findings of infeasibility screening		

11	If answer to row 1 through 11 are no, infiltration of the full DCV is potentially feasible, BMPs must be designed to infiltrate the full DCV to the maximum extent practicable	
----	--	--

Harvest and Use Infeasibility

Harvest and use infeasibility criteria include:

- \* If inadequate demand exists for the use of the harvested rainwater. See Appendix X for guidance on determining harvested water demand and applicable feasibility
  
- \* If the use of harvested water for the type of demand on the project violates codes or ordinances most applicable to stormwater harvesting in effect at the time of project application and a waiver of these codes and/ or ordinances cannot be obtained. It is noted that codes and ordinances most applicable to stormwater harvesting may change

**IV.3. LID BMP Selection and Project Conformance Analysis**

Each sub-section below documents that the proposed design features conform to the applicable project performance criteria via check boxes, tables, calculations, narratives, and/or references to worksheets. *Refer to Section 2.4.2.3 in the TGD for selecting LID BMPs and Section 2.4.3 in the TGD for conducting conformance analysis with project performance criteria.*

**IV.3.1. Hydrologic Source Controls (HSCs)**

If required HSCs are included, fill out applicable check box forms. If the retention criteria are otherwise met with other LID BMPs, include a statement indicating HSCs not required.

Name	Included?
Localized on-lot infiltration	<input type="checkbox"/>
Impervious area dispersion (e.g. roof top disconnection)	<input type="checkbox"/>
Street trees (canopy interception)	<input type="checkbox"/>
Residential rain barrels (not actively managed)	<input type="checkbox"/>
Green roofs/Brown roofs	<input type="checkbox"/>
Blue roofs	<input type="checkbox"/>
Impervious area reduction (e.g. permeable pavers, site design)	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

**IV.3.2. Infiltration BMPs**

Identify infiltration BMPs to be used in project. If design volume cannot be met state why BMPs cannot be met

Name	Included?
Bioretention without underdrains	<input checked="" type="checkbox"/>

**Preliminary Project Water Quality Management Plan (WQMP)**

**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

Rain gardens	<input type="checkbox"/>
Porous landscaping	<input type="checkbox"/>
Infiltration planters	<input type="checkbox"/>
Retention swales	<input type="checkbox"/>
Infiltration trenches	<input type="checkbox"/>
Infiltration basins	<input type="checkbox"/>
Drywells	<input type="checkbox"/>
Subsurface infiltration galleries	<input type="checkbox"/>
French drains	<input type="checkbox"/>
Permeable asphalt	<input type="checkbox"/>
Permeable concrete	<input type="checkbox"/>
Permeable concrete pavers	<input checked="" type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

Show calculations below to demonstrate if the LID Design Storm Capture Volume can be met with infiltration BMPs. If not document how much can be met with infiltration and document why it is not feasible to meet the full volume with infiltration BMPs.

See next page.

DMA-A	Area	Impevious
	sq-ft	sq-ft
	5,032	3,048

<b>* Bioretention with no underdrain (INF-3) Calculations (DMA-A):</b>				
<b>Step 1: Determine the Bioretention Design Capture Volume</b>				
1	Enter design capture storm depth from Figure III.1, d (inches)	d=	0.8	inches
2	Enter the effect of provided HSCs, d <sub>HSC</sub> (inches) (Worksheet A)	d <sub>HSC</sub>		inches
3	Calculate the remainder of the design capture storm depth, d <sub>remainder</sub> (inches) (Line 1 – Line 2)	d <sub>remainder</sub>	0.8	inches
<b>Step 2: Calculate the DCV</b>				
1	Enter Project area tributary to BMP (s), A (acres)	A=	0.116	acres
2	Enter Project Imperviousness, imp (unitless) (Worksheet A)	imp=	0.61	
3	Calculate runoff coefficient, C= (0.75 x imp) +	C=	0.60	
4	Calculate runoff volume, V <sub>design</sub> = (C x d <sub>remainder</sub> X A x 43560 x (1/12))	V <sub>design</sub>	202.72	cubic feet
<b>Step 3: Design BMPs to ensure full retention of the DCV</b>				
<b>Step 3a: Determine design infiltration rate</b>				
1	Enter measured infiltration rate, K <sub>measured</sub> (in/hr) (Appendix VII)	K <sub>measured</sub> =	1.895	in/hr
2	Enter combined safety factor from Worksheet H, S <sub>final</sub> (unitless)	S <sub>final</sub> =	2	
3	Calculate design infiltration rate, K <sub>design</sub> = K <sub>measured</sub> / S <sub>final</sub>	K <sub>design</sub> =	0.948	in/hr
<b>Step 3b: Determine minimum BMP footprint</b>				
4	Enter drawdown time, T (max 48 hours)	T=	48	hours
5	Calculate max retention depth that can be drawn down within the drawdown time (feet), D <sub>max</sub> = K <sub>design</sub> x T x (1/12)	D <sub>max</sub> =	3.79	feet
6	Bioretention ponding depth, ft (should be less than or equal to 1.5 ft).	d <sub>p</sub> =	0.50	feet
7	Bioretention media porosity.	n <sub>M</sub> =	0.35	
8	Bioretention media depth, ft	d <sub>M</sub> =	2.00	feet
9	Bioretention gravel layer porosity; 0.35 may be assumed where other information is not available.	n <sub>G</sub> =	0.35	
10	Bioretention gravel layer depth, ft	d <sub>G</sub> =	1.50	feet

**Preliminary Project Water Quality Management Plan (WQMP)**  
**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

11	Total effective depth of water stored in bioretention area, ft	$d_{\text{EFFECTIVE}} =$	1.73	feet
12	The required infiltrating area (i.e. measured at the media surface), $A_{\text{min}} = V_{\text{design}} / d_{\text{EFFECTIVE}}$	$A_{\text{min}} =$	117.5	sq-ft
<b>13</b>	<b>Area provided</b>	$A_{\text{provide}} =$	<b>132.0</b>	<b>sq-ft</b>



<i>DMA-B</i>	Area	Impevious
	<i>sq-ft</i>	<i>sq-ft</i>
	7,468	5,672

<b>* Bioretention with no underdrain (INF-3) Calculations (DMA-B):</b>				
<b><i>Step 1: Determine the Bioretention Design Capture Volume</i></b>				
1	Enter design capture storm depth from Figure III.1, d (inches)	d=	0.8	inches
2	Enter the effect of provided HSCs, d <sub>HSC</sub> (inches) (Worksheet A)	d <sub>HSC</sub>		inches
3	Calculate the remainder of the design capture storm depth, d <sub>remainder</sub> (inches) (Line 1 – Line 2)	d <sub>remainder</sub>	0.8	inches
<b><i>Step 2: Calculate the DCV</i></b>				
1	Enter Project area tributary to BMP (s), A (acres)	A=	0.171	acres
2	Enter Project Imperviousness, imp (unitless) (Worksheet A)	imp=	0.76	
3	Calculate runoff coefficient, C= (0.75 x imp) +	C=	0.72	
4	Calculate runoff volume, V <sub>design</sub> = (C x d <sub>remainder</sub> X A x 43560 x (1/12))	V <sub>design</sub>	358.28	cubic feet
<b><i>Step 3: Design BMPs to ensure full retention of the DCV</i></b>				
<b><i>Step 3a: Determine design infiltration rate</i></b>				
1	Enter measured infiltration rate, K <sub>measured</sub> (in/hr) (Appendix VII)	K <sub>measured</sub> =	1.895	in/hr
2	Enter combined safety factor from Worksheet H, S <sub>final</sub> (unitless)	S <sub>final</sub> =	2	
3	Calculate design infiltration rate, K <sub>design</sub> = K <sub>measured</sub> / S <sub>final</sub>	K <sub>design</sub> =	0.948	in/hr
<b><i>Step 3b: Determine minimum BMP footprint</i></b>				
4	Enter drawdown time, T (max 48 hours)	T=	48	hours
5	Calculate max retention depth that can be drawn down within the drawdown time (feet), D <sub>max</sub> = K <sub>design</sub> x T x (1/12)	D <sub>max</sub> =	3.79	feet
6	Bioretention ponding depth, ft (should be less than or equal to 1.5 ft).	d <sub>p</sub> =	0.50	feet
7	Bioretention media porosity.	n <sub>M</sub> =	0.35	
8	Bioretention media depth, ft	d <sub>M</sub> =	2.00	feet
9	Bioretention gravel layer porosity; 0.35 may be assumed where other information is not available.	n <sub>G</sub> =	0.35	
10	Bioretention gravel layer depth, ft	d <sub>G</sub> =	1.50	feet

**Preliminary Project Water Quality Management Plan (WQMP)**

**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

11	Total effective depth of water stored in bioretention area, ft	$d_{\text{EFFECTIVE}} =$	1.73	feet
12	The required infiltrating area (i.e. measured at the media surface), $A_{\text{min}} = V_{\text{design}} / d_{\text{EFFECTIVE}}$	$A_{\text{min}} =$	207.7	sq-ft
13	<b>Area provided</b>	$A_{\text{provide}} =$	<b>204.0</b>	<b>sq-ft</b>

**IV.3.3. Evapotranspiration, Rainwater Harvesting BMPs**

If the full Design Storm Capture Volume cannot be met with infiltration BMPs, describe any evapotranspiration, rainwater harvesting BMPs.

Name	Included?
All HSCs; <i>See Section IV.3.1</i>	<input type="checkbox"/>
Surface-based infiltration BMPs	<input type="checkbox"/>
Biotreatment BMPs	<input type="checkbox"/>
Above-ground cisterns and basins	<input type="checkbox"/>
Underground detention	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

Show calculations below to demonstrate if the LID Design Storm Capture Volume can be met with evapotranspiration, rainwater harvesting BMPs in combination with infiltration BMPs. If not document how much can be met with either infiltration BMPs, evapotranspiration rainwater harvesting BMPs, or a combination, and document why it is not feasible to meet the full volume with either of these BMPs categories.

No Evapotranspiration/Rainwater Harvesting BMPs have been used

**IV.3.4. Biotreatment BMPs**

If the full Design Storm Capture Volume cannot be met with infiltration BMPs , and /or evapotranspiration and rainwater harvesting BMPs, describe biotreatment BMPs. Include sections for selection, suitability, sizing, and infeasibility, as applicable. <Delete or leave blank if not used>

Name	Included?
Bioretention with underdrains	<input type="checkbox"/>
Stormwater planter boxes with underdrains	<input type="checkbox"/>
Rain gardens with underdrains	<input type="checkbox"/>
Constructed wetlands	<input type="checkbox"/>
Vegetated swales	<input type="checkbox"/>
Vegetated filter strips	<input type="checkbox"/>
Proprietary vegetated biotreatment systems	<input type="checkbox"/>
Wet extended detention basin	<input type="checkbox"/>
Dry extended detention basins	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

Show calculations below to demonstrate if the LID Design Storm Capture Volume can be met with infiltration, evapotranspiration, rainwater harvesting and/or biotreatment BMPs. If not document how much can be met with either infiltration BMPs, evapotranspiration, rainwater harvesting BMPs, or a combination, and document why it is not feasible to meet the full volume with either of these BMPs categories.

No Biotreatment BMPs have been used

**IV.3.5. Hydromodification Control BMPs**

Describe hydromodification control BMPs. See Section 5 TGD. Include sections for selection, suitability, sizing, and infeasibility, as applicable. Detail compliance with Prior Conditions of Approval.

<b>Hydromodification Control BMPs</b>	
<b>BMP Name</b>	<b>BMP Description</b>
HCOC does not exist; Hydromodification Control BMPs do not apply	

**IV.3.6. Regional/Sub-Regional LID BMPs**

Describe regional/sub-regional LID BMPs in which the project will participate. *Refer to Section 7.II-2.4.3.2 of the Model WQMP.*

<b>Regional/Sub-Regional LID BMPs</b>
Smart growth goals, water conservation and groundwater recharge.

**IV.3.7. Treatment Control BMPs**

*Treatment control BMPs can only be considered if the project conformance analysis indicates that it is not feasible to retain the full design capture volume with LID BMPs. Describe treatment control BMPs including sections for selection, sizing, and infeasibility, as applicable.*

**Preliminary Project Water Quality Management Plan (WQMP)**  
**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

<b>Treatment Control BMPs</b>	
<b>BMP Name</b>	<b>BMP Description</b>
No Treatment Control BMPs Used.	

**IV.3.8. Non-structural Source Control BMPs**

Fill out non-structural source control check box forms or provide a brief narrative explaining if non-structural source controls were not used.

<b>Non-Structural Source Control BMPs</b>				
<b>Identifier</b>	<b>Name</b>	<b>Check One</b>		<b>If not applicable, state brief reason</b>
		<b>Included</b>	<b>Not Applicable</b>	
N1	Education for Property Owners, Tenants and Occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N2	Activity Restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N3	Common Area Landscape Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N4	BMP Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N5	Title 22 CCR Compliance (How development will comply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No hazardous waste are expected to be anticipated
N6	Local Industrial Permit Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed residential project.
N7	Spill Contingency Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No spills are expected to be
N8	Underground Storage Tank Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential project
N9	Hazardous Materials Disclosure Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No storage of hazardous materials onsite
N10	Uniform Fire Code Implementation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No stockpile or storage of hazardous materials onsite.
N11	Common Area Litter Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N12	Employee Training	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owner
N13	Housekeeping of Loading Docks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential project, no loading docks.
N14	Common Area Catch Basin Inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N15	Street Sweeping Private Streets and Parking Lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N16	Retail Gasoline Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No gasoline outlets are proposed

**IV.3.9. Structural Source Control BMPs**

Fill out structural source control check box forms or provide a brief narrative explaining if Structural source controls were not used.

<b>Non-Structural Source Control BMPs</b>				
<b>Identifier</b>	<b>Name</b>	<b>Check One</b>		<b>If not applicable, state brief reason</b>
		<b>Included</b>	<b>Not Applicable</b>	
S1	Provide storm drain system stenciling and signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No public SD.
S2	Design and construct outdoor material storage areas to reduce pollution introduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No proposed outdoor storage.
S3	Design and construct trash and waste storage areas to reduce pollution introduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S5	Protect slopes and channels and provide energy dissipation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a flatland project.
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	<input type="checkbox"/>	<input type="checkbox"/>	N/A
S6	Dock areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential project.
S7	Maintenance bays	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential project.
S8	Vehicle wash areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential project.
S9	Outdoor processing areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential project.
S10	Equipment wash areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential project.
S11	Fueling areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a residential project.
S12	Hillside landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is a flatland project.



**Preliminary Project Water Quality Management Plan (WQMP)  
7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

S13	Wash water control for food preparation areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No food preparation proposed.
S14	Community car wash racks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No proposed community car

**IV.4. Alternative Compliance Plan (If Applicable)**

**IV.4.1. Water Quality Credits**

Determine if water quality credits are applicable for the project. *Refer to Section 3.1 of the Model WQMP for description of credits and Appendix VI of the TGD for calculation methods for applying water quality credits.*

<b>Description of Proposed Project</b>		
<b>Project Types that Qualify for Water Quality Credits (Select all that apply):</b>		
<input type="checkbox"/> Redevelopment projects that reduce the overall impervious footprint of the project site.	<input type="checkbox"/> Brownfield redevelopment, meaning redevelopment, expansion, or reuse of real property which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants, and which have the potential to contribute to adverse ground or surface WQ if not redeveloped.	<input type="checkbox"/> Higher density development projects which include two distinct categories (credits can only be taken for one category): those with more than seven units per acre of development (lower credit allowance); vertical density developments, for example, those with a Floor to Area Ratio (FAR) of 2 or those having more than 18 units per acre (greater credit allowance).
<input type="checkbox"/> Mixed use development, such as a combination of residential, commercial, industrial, office, institutional, or other land uses which incorporate design principles that can demonstrate environmental benefits that would not be realized through single use projects (e.g. reduced vehicle trip traffic with the potential to reduce sources of water or air pollution).	<input type="checkbox"/> Transit-oriented developments, such as a mixed use residential or commercial area designed to maximize access to public transportation; similar to above criterion, but where the development center is within one half mile of a mass transit center (e.g. bus, rail, light rail or commuter train station). Such projects would not be able to take credit for both categories, but may have greater credit assigned	<input type="checkbox"/> Redevelopment projects in an established historic district, historic preservation area, or similar significant city area including core City Center areas (to be defined through mapping).

**Preliminary Project Water Quality Management Plan (WQMP)**  
**7 UNIT DEVELOPMENT: 10852 LAMPSON AVE, GARDEN GROVE, CA 92840**

<input type="checkbox"/> Developments with dedication of undeveloped portions to parks, preservation areas and other pervious uses.	<input type="checkbox"/> Developments in a city center area.	<input type="checkbox"/> Developments in historic districts or historic preservation areas.	<input type="checkbox"/> Live-work developments, a variety of developments designed to support residential and vocational needs together – similar to criteria to mixed use development; would not be able to take credit for both categories.	<input type="checkbox"/> In-fill projects, the conversion of empty lots and other underused spaces into more beneficially used spaces, such as residential or commercial areas.
Calculation of Water Quality Credits (if applicable)	N/A			

**IV.4.2. Alternative Compliance Plan Information**

*Describe an alternative compliance plan (if applicable). Include alternative compliance obligations (i.e., gallons, pounds) and describe proposed alternative compliance measures. Refer to Section 7.II 3.0 in the WQMP.*

<p>N/A</p>
------------

## Section V: Inspection/Maintenance Responsibility for BMPs

Fill out information in table below. Prepare and attach an Operation and Maintenance Plan. Identify the funding mechanism through which BMPs will be maintained. Inspection and maintenance records must be kept for a minimum of five years for inspection by the regulatory agencies. *Refer to Section 7.II 4.0 in the Model WQMP.*

<b>BMP Inspection/Maintenance</b>			
<b>BMP</b>	<b>Reponsible Party(s)</b>	<b>Inspection/ Maintenance Activities Required</b>	<b>Minimum Frequency of Activities</b>
Permeable paver (INF-6)	Owner	See below.	Not less than twice per year.
Bioretention with no underdrain (INF-3)	Owner	Owner to remove any trash and tree debris to continue to filter rainwater.	Regular maintenance before rainy season. Not less than twice per year.
Landscape management	Owner	Manage landscaping in accordance with the state of California Conservation in Landscaping Act, with management guidelines for use of fertilizers and pesticides.	Regular maintenance should be conduct weekly
Storm drain system	Owner	Owner to regularly inspect the storm drain system. Trash/debris to be cleared on a monthly basis	Monthly
Trash	Owner	Inspection and removal of debris, litter, and trash. Ensure all lids are closed and any trash/debris located on the ground are removed and disposed properly. Ensure closure is secure.	Weekly

## **Section VI: BMP Exhibit (Site Plan)**

---

### **VI.1. Site Plan and Drainage Plan**

Include a site plan and drainage plan sheet set containing the following minimum information:

- Project location
- Site boundary
- Land uses and land covers, as applicable
- Suitability/feasibility constraints
- Structural BMP locations
- Drainage delineations and flow information
- Drainage connections
- BMP details

### **VI.2. Electronic Data Submittal**

The minimum requirement is to provide submittal of PDF exhibits in addition to hard copies. Format must not require specialized software to open.

If the local jurisdiction requires specialized electronic document formats (CAD, GIS) to be submitted, this section will be used to describe the contents (e.g., layering, nomenclature, georeferencing, etc.) of these documents so that they may be interpreted efficiently and

## Section VII: Educational Materials

Refer to the Orange County Stormwater Program ([ocwatersheds.com](http://ocwatersheds.com)) for a library of materials available. For the copy submitted to the Permittee, only attach the educational materials specifically applicable to the project. Other materials specific to the project may be included as well and must be attached.

<b>Education Materials</b>			
<b>Residential Material</b> ( <a href="http://www.ocwatersheds.com">http://www.ocwatersheds.com</a> )	<b>Check If</b> <b>Applicable</b>	<b>Business Material</b> ( <a href="http://www.ocwatersheds.com">http://www.ocwatersheds.com</a> )	<b>Check If</b> <b>Applicable</b>
The Ocean Begins at Your Front Door	<input checked="" type="checkbox"/>	Tips for the Automotive Industry	<input type="checkbox"/>
Tips for Car Wash Fund-raisers	<input type="checkbox"/>	Tips for Using Concrete and Mortar	<input type="checkbox"/>
Tips for the Home Mechanic	<input type="checkbox"/>	Tips for the Food Service Industry	<input type="checkbox"/>
Homeowners Guide for Sustainable Water Use	<input type="checkbox"/>	Proper Maintenance Practices for Your Business	<input type="checkbox"/>
Household Tips	<input checked="" type="checkbox"/>	<b>Other Material</b>	<b>Check If</b> <b>Attached</b>
Proper Disposal of Household Hazardous Waste	<input checked="" type="checkbox"/>		
Recycle at Your Local Used Oil Collection Center (North)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (Central)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (South)	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Maintaining a Septic Tank System	<input type="checkbox"/>		<input type="checkbox"/>
Responsible Pest Control	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Sewer Spill	<input type="checkbox"/>		<input type="checkbox"/>
Tips for the Home Improvement Projects	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Horse Care	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Landscaping and Gardening	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Pet Care	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Pool Maintenance	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Residential Pool, Landscape and Hardscape Drains	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Projects Using Paint	<input checked="" type="checkbox"/>		<input type="checkbox"/>

**ATTACHMENT A**

**Geotechnical Investigation Report & Infiltration Report**

# Geotechnical Investigation

## Investigation and Report 2 New 2 Story Apartment Building

Located at:  
10852 Lampson Ave  
Garden Grove CA 92840

Project No.:  
24-104

January 16, 2024



Priority Engineering Group  
335 E. Blueridge Ave.  
Orange CA 92865  
949-391-8200  
[priorityengineeringgroup09@gmail.com](mailto:priorityengineeringgroup09@gmail.com)

# INDEX

INTRODUCTION .....	1
SITE DESCRIPTION .....	1
SCOPE OF WORK .....	1
EXPLORATION AND FIELD INVESTIGATION PROGRAMS .....	1
LABORATORY TESTING PROGRAM .....	2
SUMMARY OF SOIL AND DESIGN PROPERTIES .....	2
BASIC SOIL PROPERTIES .....	2
MAX DENSITY .....	2
DIRECT SHEAR .....	2
BEARING VALUE .....	2
SOIL PRESSURE FACTORS .....	3
SEISMIC FACTORS .....	3
SOLUBLE SULFATE .....	3
EXPANSIVE SOIL .....	3
GROUNDWATER .....	4
LIQUEFACTION .....	4
SHRINKAGE AND SUBSIDENCE.....	4
SETTLEMENT.....	5
DRAINAGE.....	5
CONCRETE SLAB CONSTRUCTION .....	5
FOOTING DESIGN .....	5
FOUNDATION .....	5
PAVED AREAS .....	5
FLOOR SLABS.....	6
DRIVEWAYS AND PARKING AREAS .....	6
CONCRETE FLATWORK .....	6
UTILITY TRENCHES .....	6
FILL PLACEMENT & COMPACTION REQUIREMENTS.....	6
ADDITIONAL SERVICES REQUIRED .....	7
CONCLUSION .....	7
INSPECTION .....	8
SEASONAL LIMITATIONS .....	8
GENERAL .....	8
Soil Classification Chart.....	A
A    Laboratory Testing Procedures.....	B
P    Boring Log .....	C1/C2
P    Maximum Density Curve.....	D1/D2
E    Direct Shear .....	E1/E2
N    Bearing Value .....	F
D    Design Maps Summary Report.....	G
I    Boring Location.....	H
X    Vicinity Map.....	I
Lateral Earth Pressure .....	J
Liquefaction Map .....	K



## INTRODUCTION

Priority Engineering has conducted a site inspection, made a physical test of on-site soils and prepared the following report of Geotechnical Investigation for the residential property located at 10852 Lampson Ave Garden Grove CA 92840. The investigation was made to provide site evaluation and design data for the foundation of 2 proposed 2 story apartment buildings with parking lot to be constructed on the site.

## SITE DESCRIPTION

The site, Assessor Parcel 089-181-33.

Latitude 33.7812344  
Longitude -117.9434175

The site is a .33 acre rectangular shaped lot. The north and south property lines are 100 feet long. The east and west property lines are 125 feet long. The existing residence is a 2 bedroom, 1 bathroom, 949 sq ft structure, built in 1937 with a detached garage.

Single family home on corner lot. Surrounding houses are composed of single family, wood framed, residential structures on similar size lots. Rear yard has perimeter block wall, the front has rough iron fence.

## SCOPE OF WORK

Our scope of work consists of field and laboratory programs to evaluate the physical and engineering properties of the onsite soils.

Description of the exploration and laboratory programs are presented below.

## EXPLORATION AND FIELD INVESTIGATION PROGRAMS

On January 9, 2024, a field exploration was performed, which consisted of 2 borings, in the approximate location of the proposed buildings.

Hole #1 was drilled to a depth of 10 ft. Equipment used was a hand operated power auger with extensions. Moisture tests taken at 26" was 12.1% and at 73" was 13.6%.

Ring samples taken at 5 ft. and bulk sample taken at 10 ft. for laboratory testing.

The soil encountered was a tan sand.

The description of the subsurface soil and the depth of boring #1 are shown in Boring Log C1.

Hole #2 was drilled to a depth of 5 ft. Equipment used was a hand operated power auger with extensions. Moisture tests taken at 15" was 7.4%, and at 56" was 11.3%.

Ring samples taken at 3 ft. and bulk sample taken at 5 ft. for laboratory testing.

The soil encountered was a tan sand.

The description of the subsurface soil and the depth of boring #2 are shown in Boring Log C2.

## LABORATORY TESTING PROGRAMS

Samples of the in-situ soils recovered from the borings were used for our visual classification of the material and further laboratory testing to obtain data for foundation design and site preparation recommendations.

The laboratory testing consisted of performing classification, strength (shear), determining in-situ dry density and moisture content; and determining the moisture-density relationship of major soils.

Descriptions of test procedures are included in the Appendix of this report.

The results of the testing are the basis for the conclusions and recommendations in the report.

## SUMMARY OF SOIL AND DESIGN PROPERTIES

The following subsections and sections will present our detailed conclusions and recommendations for the development of the site.

### Basic Soil Properties

#### Maximum Density

The Maximum Density for the tan sand per (ASTM D1557)

Boring #1	122.2 pcf @ 10.4% MC
Boring #2	117.7 pcf @ 11.5% MC

For compaction control during excavation and recompaction of the on-site soils use:

Boring #1	109.98 pcf @ Optimum moisture
Boring #2	105.93 pcf @ Optimum moisture

#### Direct Shear

The Shear values for the tan sand per (ASTM D3080)

	Peak	Ultimate	Angle
Boring #1	80	40	29°
Boring #2	50	40	28°

#### Bearing Value

For design purposes 1400 psf

Soil Pressure Factors

Earth Pressure Factors

$\phi$       29

Maximum Dry Density =    122.2                      y= 109.98

Active Earth Pressure

Ka=                      0.3469740313  
Pa=                      38.1602039623

Passive Earth Pressure

Kp=                      2.8820600667  
Pp=                      316.9689661356

At Rest

Kat=                      0.5151903798  
Pat=                      56.6606379704

Seismic Factors

Ss	1.381	SM1	null	Fa	1.2	PGA	0.588
S1	0.489	SDS	1.105	Fv	null	FPGA	1.2
SMS	1.658	SD1	null			PGA M	0.706

A full list of Seismic factors is in the Attachment 'G'

Soluble Sulfates

The results of the limited in-house laboratory tests indicate that the on-site soils tested contain a water-soluble sulfate content of .16 by weight. Based on Table 19.3.1.1 of ACI 318-14, the Exposure Class S1 is appropriate for onsite soils. Water cement ratio (0.50) shall be adjusted to produce a low slump (<3inches>) mix. Concrete specifications may be changed by the Structural Engineer. Type V cement is not required but is recommended for use. Strength should be 4000 psi.

Expansive Soil

The soils found on this site consist of sand. The soil found on the site is not expansive. A modified test in the laboratory and the condition of the concrete paving and foundations on site show no signs of expansive reaction in the soils.

### Groundwater

Groundwater was not encountered within the borings. Groundwater is not expected to be encountered on this site.

### Liquefaction

Potential consequences of liquefaction or secondary liquefaction included hazards generally consist of differential settlement (vertical deformations), lateral movement/lateral spreading (horizontal deformations), oscillation, and reduction in foundation soil-bearing capacity (bearing failure).

A sloping condition or drainage or stream channel does not exist at the site, therefore, lateral movement/lateral spreading, oscillation, etc, due to potential liquefaction are not anticipated to be credible hazards for the proposed new structure.

Differential settlement due to liquefaction (and reduction in foundation soil-bearing capacity) is roughly estimated to be about ¼ inch (for a horizontal distance of 40 feet). This is only a rough estimate.

To reduce the potential adverse effects to the new structure due to potential liquefaction induced differential settlement and/or reduction in foundation soil-bearing capacity, a strengthened foundation system with thicker and stronger reinforcement slabs and deeper and wider and stronger reinforcement footings as compared to a regular foundation system for a residential structure as recommended in this report should be used for the new structure.

During our research, and in conversations with other Engineers and Contractors, it was discovered many of the new residences in the area have been designed and constructed with regular, shallow footings with slabs on grade, not with strengthened foundation supports.

Our belief is if the area would be liquefied due to a very strong earthquake, the potential for damage to the proposed new structure which will be structurally designed in accordance with new building codes, if any, would be much less severe than the existing on-site structure and existing homes in the vicinity. These homes were built and designed structurally based on old building codes.

**It should be noted that in accordance with SP117A, a detailed site-specific liquefaction study is not required since the proposed new structure is less than three stories and less than four units.**

### Shrinkage and Subsidence

Based on the in-place densities of the natural soil and assuming an average fill density of 92 percent relative compaction, calculations indicate that there will be a 5 percent decrease in volume between the cut and fill operations. In addition, it is estimated that there will be 0.15 of a foot of subsidence due to reworking the surface soils.

### Settlement

When constructed in accordance with the specifications in this report, total settlement is estimated to be 0.25 inch and differential settlement over a 20 foot span less than 0.25 inch.

### Drainage

According to CBC 2022, Chapter 18, 1804.4, Site Grading, the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5 percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions of lot lines prohibit 10 ft of horizontal distance, a 5 percent slope shall be provided at an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

### **Concrete Slab Construction**

#### Footing Design

Exterior and interior footings for a single story structure should be founded 16 inches below the lowest adjacent grade with a minimum width of 12 inches.

Two story structures shall have footings 24 inches below the lowest adjacent grade with a minimum width of 12 inches. Reinforcement should consist of four #4 reinforcing bars placed two at the top and two at the bottom of the footing. These reinforcing bars shall be positioned with minimum cover of 2 inches at the center of all continuous footings, properly lapped and tied.

#### Foundation

Over excavate all building areas three feet and three feet beyond foundation dimension, or to competent insitu soils as determined by field test during excavation, whichever is deeper. Scarify exposed subgrade 8 inches and moisturize to optimum moisture content. Compact to minimum 90% density and replace soil in 8 inch lifts, moisturize and compact to minimum 90% of maximum density.

#### Paved Areas- General

Paved areas consist of concrete patios, sidewalks and driveways. There are different requirements for the preparation of each of these areas.

Concrete patios are generally adjacent to the building itself. Proper preparation of the area for concrete patios is extremely important. Improper compaction or preparation will permit cracks and settlement of the paving that are not acceptable. It is required that all areas for concrete patios be excavated 12 inches and recompact to the proper density as described above.

### Floor Slabs

The concrete slab design shall be in accordance with the provisions of Cal Green 2022.

It is recommended that concrete floor slabs in areas to be covered with moisture sensitive coverings, be constructed over a 10 mil plastic membrane. The plastic membrane should be properly lapped, sealed, and protected with 2 inches of sand.

At a minimum, the floor slab shall be reinforced with # 4 reinforcing bars placed 18 inches on center throughout the entire slab and shall be placed in the center of a 5 inch slab. The subgrade soils tend to dry out prior to placing the floor slab, therefore, prior to placing concrete, the sub-grade soils shall be remoisturized to 90 % of optimum moisture to a depth of 12 inches.

### Driveways and Parking Areas

Asphalt paving shall be a minimum of 2 inches of ½ inch maximum aggregate asphalt over 4 inches of ¾ inch crushed rock, gravel or miscellaneous base. The sub grade shall be compacted to 95% minimum and the aggregate base shall be compacted to 90% of maximum density minimum.

Concrete driveways and parking areas shall be constructed a minimum of 4 inches thick with construction joints at a maximum of 10 feet. Minimum reinforcement shall consist of #3 reinforcing bars crossing at 24 inches on center and placed in the center of the slab. The driveway shall be constructed over a minimum of 3 inches of crushed rock, gravel or miscellaneous base. Prior to placing concrete, the driveway sub-grade shall be saturated to 100% of optimum moisture to a depth of 12 inches.

### Utility Trenches

The development of the site will obviously require utility trenches. Although these trenches are limited in scope, they present significant problems when they are not properly dug and properly backfilled. On site material may be used for utility line backfill. The backfill shall be compacted to 90% of max density.

### Fill placement and compaction requirements

Material for engineered fill should be select free of organic material, debris, ad other deleterious substances, and should not contain fragments greater than 3 inches in maximum dimension. On-site excavated soils that meet these requirements may be used to backfill the excavated Residential Building area.

All fill should be placed in 6 inch thick maximum lifts, watered or air dried as necessary to achieve near optimum moisture conditions, and then compacted in place to a maximum relative compaction of 90%. The laboratory maximum dry density and optimum moisture content for each change in soil type should be determined in accordance with Test Method ASTM D 1557. A representative of the project consultant should be present on-site during grading operations to verify proper placement and compaction of all fill, as well as to verify compliance with the other geotechnical recommendations presented herein.

### **Additional Services Required**

Priority Engineering Group shall be called to provide the following services.

All earthwork to be performed under the observation and testing of the Geotechnical Engineer or Engineering personnel reporting to the Geotechnical Engineer. All earthworks, including excavation, backfill and preparation of subgrade, should be performed in accordance with the geotechnical recommendations presented in this report. All import fill material to be approved by Geotechnical Engineer prior to importing to the site for use as compacted fill.

### **Conclusion**

Development of the site, as proposed, is considered feasible from a Geotechnical Engineering perspective, assuming the recommendations in this report are incorporated in the design and implemented in the field.

When constructed in accordance with the specifications in this report the site will be safe and adequate for the intended use.

Inspection

The Soils Engineer shall provide inspection for the site clearing and grading in order to certify that the grading was done in accordance with the approved plans and grading specifications.

Seasonal Limitations

No fill shall be placed, spread, or rolled during unfavorable weather conditions. When work is interrupted by heavy rains, fill operations shall not resume until the field tests by the Soils Engineer indicate the moisture content and density of the fill are as previously specified.

General

The recommendations contained in this report are based on the results of field investigation and laboratory testing and represent our best engineering judgment. When prepared in accordance with the recommendations, the site will be suitable and acceptable and safe and adequate for the proposed construction.

It should be understood that subsurface conditions can and will vary throughout the site. Before providing bids, contractors shall make thorough explorations and findings. If soil conditions encountered during grading differ substantially from those described in this report, this office should be notified immediately so that appropriate recommendations can be made. This consultant is not responsible for any financial gains or losses accrued by persons/firms or any third party in this report.

This report is issued with the understanding that it is the responsibility of the owner, or his/her representative, to ensure that the information and recommendations contained herein are called to the attention of the Project Architect and Engineer and are incorporated into the plans and specifications and that the necessary steps are taken to see that the Contractors and Subcontractors carry out such recommendations.

Respectfully submitted,  
Priority Engineering Group









George Bach  
RCE 11092 / GE 107





# APPENDIX

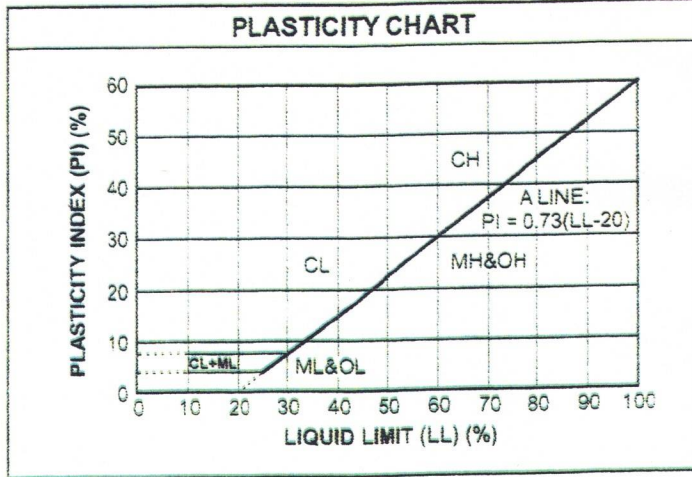
# UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART	
<b>COARSE-GRAINED SOILS</b> (more than 50% of material is larger than No. 200 sieve size.)	
<b>GRAVELS</b> More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)
	 <b>GW</b> Well-graded gravels, gravel-sand mixtures, little or no fines
	 <b>GP</b> Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)
	 <b>GM</b> Silty gravels, gravel-sand-silt mixtures
	 <b>GC</b> Clayey gravels, gravel-sand-clay mixtures
<b>SANDS</b> 50% or more of coarse fraction smaller than No. 4 sieve size	Clean Sands (Less than 5% fines)
	 <b>SW</b> Well-graded sands, gravelly sands, little or no fines
	 <b>SP</b> Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)
	 <b>SM</b> Silty sands, sand-silt mixtures
 <b>SC</b> Clayey sands, sand-clay mixtures	
<b>FINE-GRAINED SOILS</b> (50% or more of material is smaller than No. 200 sieve size.)	
<b>SILTS AND CLAYS</b> Liquid limit less than 50%	<b>ML</b> Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
	<b>CL</b> Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
	<b>OL</b> Organic silts and organic silty clays of low plasticity
<b>SILTS AND CLAYS</b> Liquid limit 50% or greater	<b>MH</b> Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
	<b>CH</b> Inorganic clays of high plasticity, fat clays
	<b>OH</b> Organic clays of medium to high plasticity, organic silts
<b>HIGHLY ORGANIC SOILS</b>	<b>PT</b> Peat and other highly organic soils

LABORATORY CLASSIFICATION CRITERIA	
<b>GW</b>	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3
<b>GP</b>	Not meeting all gradation requirements for GW
<b>GM</b>	Atterberg limits below "A" line or P.I. less than 4
<b>GC</b>	Atterberg limits above "A" line with P.I. greater than 7
<b>SW</b>	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3
<b>SP</b>	Not meeting all gradation requirements for GW
<b>SM</b>	Atterberg limits below "A" line or P.I. less than 4
<b>SC</b>	Atterberg limits above "A" line with P.I. greater than 7

Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

Less than 5 percent ..... GW, GP, SW, SP  
 More than 12 percent ..... GM, GC, SM, SC  
 5 to 12 percent ..... Borderline cases requiring dual symbols



The filed density of the soils was determined by split barrel sampling. The sampler was Equipped with 2 ½" brass rings and was driven manually.

**Settlement <ASTM DE3080>**

The settlement characteristics of the in-situ soil are determined by performing standard Consolidation tests on undisturbed specimens. The samples are tested in the original Sampler liner ring and the increment loads for consolidation are applied for periods Of 24 hrs by means of a single counterbalance lever system. The pressure settlement Curves are shown on the attached plates.

**Shear Strength <ASTM D3080>**

The shear strength of the soil is determined by performing direct shear tests and Unconfined compression tests.

The direct shear tests are performed on both undisturbed specimens and on samples Remolded to 90% of ASTM: D-1557-(Current Version) Method A. The samples are either Tested at in-situ moisture or are saturated to simulate the worst field condition and Sheared at a constant rate of 0.1 inches per minute. The relationship between normal Stress is shown on the attached Direct Shear Summary.

The unconfined shear strength of selected undisturbed specimens and is determined in accordance with ASTM:DE-2166. These tests are performed at the existing moisture Content. The results of the tests are shown on the Boring Logs.

**Maximum Density/Optimum Moisture <ASTM D1557>**

The maximum density relationship to optimum moisture was determined in accordance With ASTM:D1557-(Current Version) Method A(5 layer method).

**Expansive Index <ASTM D4829>**

The expansive potential was determined in accordance with the "Expansion Index Test".

Samples are remolded at 49% to 51% saturation using a specific gravity of 2.7. A total load of 12.63 lbs is applied to the sample and allowed to consolidate for 10 mins. The sample is then saturated with distilled water and allowed to swell for a minimum of 24hrs.

**Soluble Sulfate Content <ACI 318> <ASTMC 1580>**

The concentration of soluble sulfates in the soils is determined by measuring the optical density of a barium sulfate precipitate. The precipitate results from a reaction of Barium chloride with water extractions from the soil samples. The measured optical density is correlated with a calibration curve obtained from readings on precipitates of known sulfate concentrations.

**Particle Size Analysis of Soils <ASTM D 422>**

The method covers the quantitative determination of the distribution of particle sizes in soils. The distribution of particle sizes retained on the No. 200 sieve is determined by sieving while the distribution by a sedimentation process, using a hydrometer to secure the necessary data.

A	B	C	D	E	F	G	H	I	J	K	L
<b>Surface Elevation</b>								<b>Comments</b>			
						1		0-26"			
								Brown fine sandy loam, large grass roots, surface soft, non sticky, non plastic			
						2		26"-32"			
								Light brown fine to medium course sand, non sticky, non plastic moist			
			12.1			3		Moisture @ 26" - 12.1%			
						4					
								32"-61"			
								tan beach sand, non sticky, non plastic			
						5	⊙	Ring sample @ 60"			
						6					
			13.6					Moisture @ 73" - 13.6%			
						7		60"-120"			
								Tan beach sand, non sticky, non plastic somewhat moist			
						8					
						9					
						10	▲	bulk sample @ 120" end of boring 120"			

Relative Compaction %	Max Density (pcf)	Dry Density (pcf)	Moisture (%)	Penetration (N)	Depth (ft.)	Material Symbol	Drilled by:	Jose	Logged by:	Ariel
							Date Drilled	1/9/2024	Boring Diameter	6"
							Date Backfilled	1/9/2024	Drill Type	gas auger
							Groundwater	None	Max. Depth	10'
							2.5 ring	1 set	Boring #	1



PROJECT: Priority Engineering  
 PROJECT NO.: AL2022  
 TESTED BY: Eric Y.  
 SAMPLE DESCRIPTION: Tan Sand  
 LOCATION: 10852 Lampson Ave Garden Grove CA 92840

SAMPLE ID: SO6253  
 DATE: January 15, 2024  
 CHECKED BY: Edward T.

Method: Mechanical  Manual  Hammer: 10lb  5.5 lb

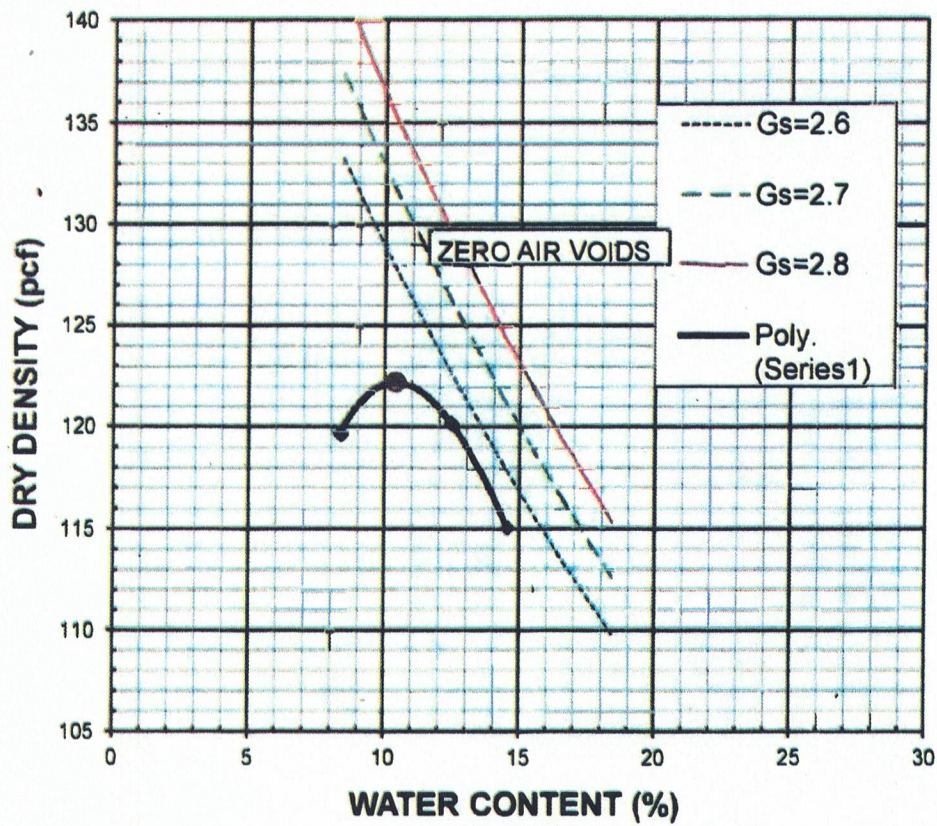
- A) WATER ADDED
- B) MOLD TARE WEIGHT
- C) WEIGHT OF WET SOIL AND MOLD
- D) WET SOIL WEIGHT (C - B)
- E) WET DENSITY (D / V)
- F) DRY DENSITY (E / [(L/100) + 1])

0	-2	-4	2			%
1931.0	1931.0	1931.0	1931.0			grams
3976.8	3971.0	3895.2	3926.3			grams
2045.8	2040.0	1964.2	1995.3			grams
135.1	134.7	129.7	131.8			pcf
120.2	122.1	119.7	115.1			pcf

- G) TARE WEIGHT
- H) WEIGHT OF WET SOIL AND TARE
- I) WEIGHT OF DRY SOIL AND TARE
- J) WEIGHT OF WATER (H - I)
- K) DRY WEIGHT OF SOIL (I - G)
- L) MOISTURE CONTENT (J / K) \* 100

132.1	230.0	229.2	224.6			grams
1218.4	1355.0	1384.7	1267.0			grams
1098.2	1249.8	1295.6	1134.7			grams
120.2	105.2	89.1	132.3			grams
966.1	1019.8	1066.4	910.1			grams
12.4	10.3	8.4	14.5			percent

4 inch: V= 15.14 pcf/gm  
 6 inch: V= 33.98 pcf/gm



B	METHOD USED (A,B or C)
---	---------------------------

4 inch	MOLD USED
15.14	MOLD VOLUME CORRECTION (V)
-3/8"	SIEVE NUMBER
0.7%	PERCENT RETAINED

WITH ROCK CORRECTION	
	MAXIMUM DENSITY [PCF]
	OPTIMUM MOISTURE [%]

WITHOUT ROCK CORRECTION	
122.2	MAXIMUM DENSITY [PCF]
10.4	OPTIMUM MOISTURE [%]

PROJECT: Priority Engineering

SAMPLE ID: SO6255

PROJECT NO.: AL2022

DATE: January 15 2024

TESTED BY: Eric Y.

CHECKED BY: Edward T.

SAMPLE DESCRIPTION: Tan Sand

LOCATION: 10852 Lampson Ave Garden Grove CA 92840

Method: Mechanical  Manual  Hammer: 10lb  5.5 lb

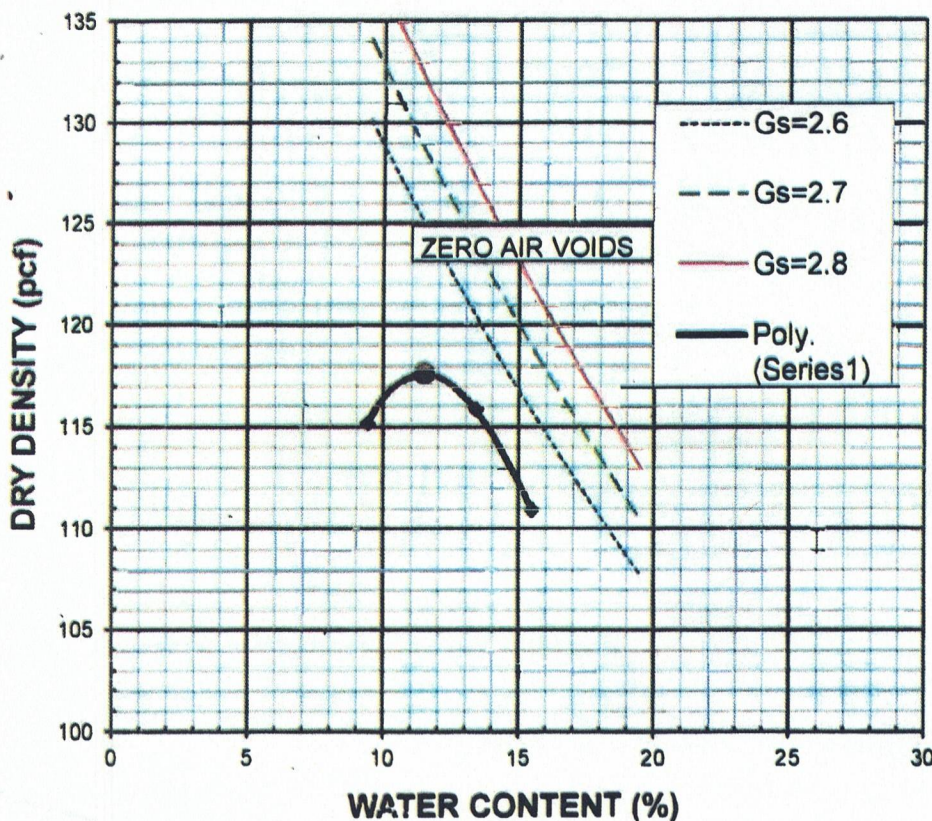
- A) WATER ADDED
- B) MOLD TARE WEIGHT
- C) WEIGHT OF WET SOIL AND MOLD
- D) WET SOIL WEIGHT (C - B)
- E) WET DENSITY (D / V)
- F) DRY DENSITY (E / [(L/100) + 1])

4	6	8	10			%
1931.0	1931.0	1931.0	1931.0			grams
3839.0	3912.6	3920.4	3870.8			grams
1908.0	1981.6	1989.4	1939.8			grams
126.0	130.9	131.4	128.1			pcf
115.2	117.6	115.9	111.0			pcf

- G) TARE WEIGHT
- H) WEIGHT OF WET SOIL AND TARE
- I) WEIGHT OF DRY SOIL AND TARE
- J) WEIGHT OF WATER (H - I)
- K) DRY WEIGHT OF SOIL (I - G)
- L) MOISTURE CONTENT (J / K) \* 100)

225.2	228.4	230.2	234.6			grams
1311.0	1378.3	1301.5	1265.7			grams
1217.6	1261.7	1175.1	1127.6			grams
93.4	116.6	126.4	138.1			grams
992.4	1033.3	944.9	893.0			grams
9.4	11.3	13.4	15.5			percent

4 inch: V= 15.14 pcf/gm  
 6 inch: V= 33.98 pcf/gm

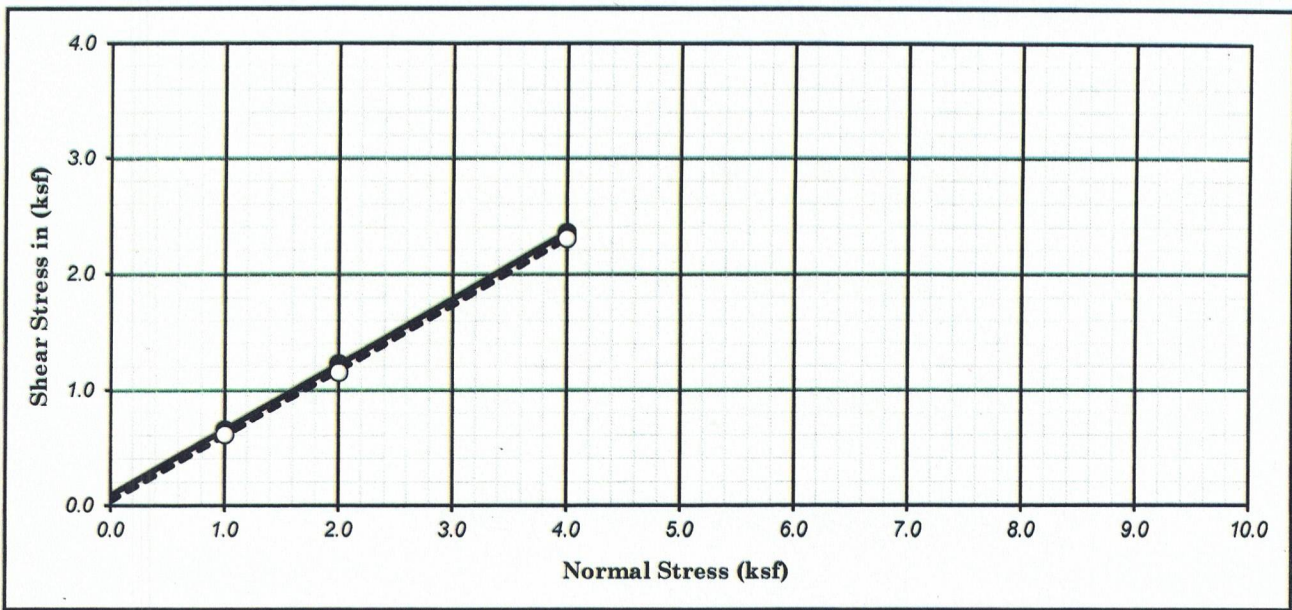


A	METHOD USED (A,B or C)
---	---------------------------

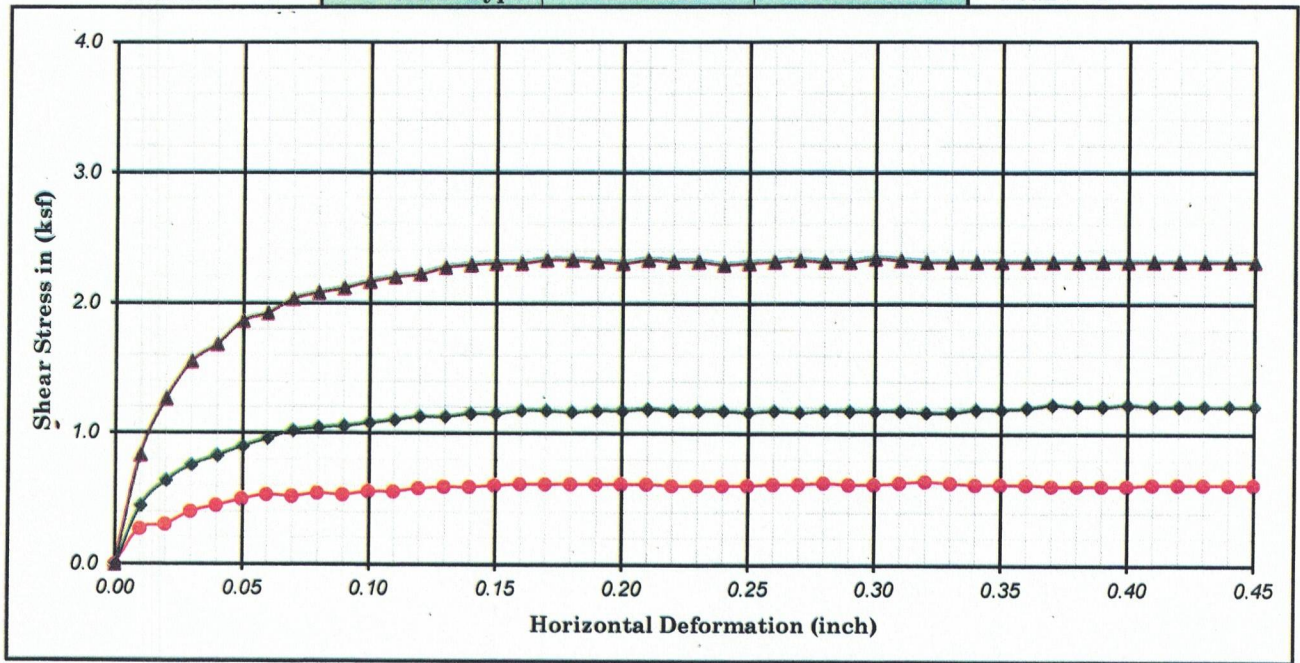
4 inch	MOLD USED
15.14	MOLD VOLUME CORRECTION (V)
# 4	SIEVE NUMBER
0.6%	PERCENT RETAINED

WITH ROCK CORRECTION	
	MAXIMUM DENSITY [PCF]
	OPTIMUM MOISTURE [%]

WITHOUT ROCK CORRECTION	
117.7	MAXIMUM DENSITY [PCF]
11.5	OPTIMUM MOISTURE [%]

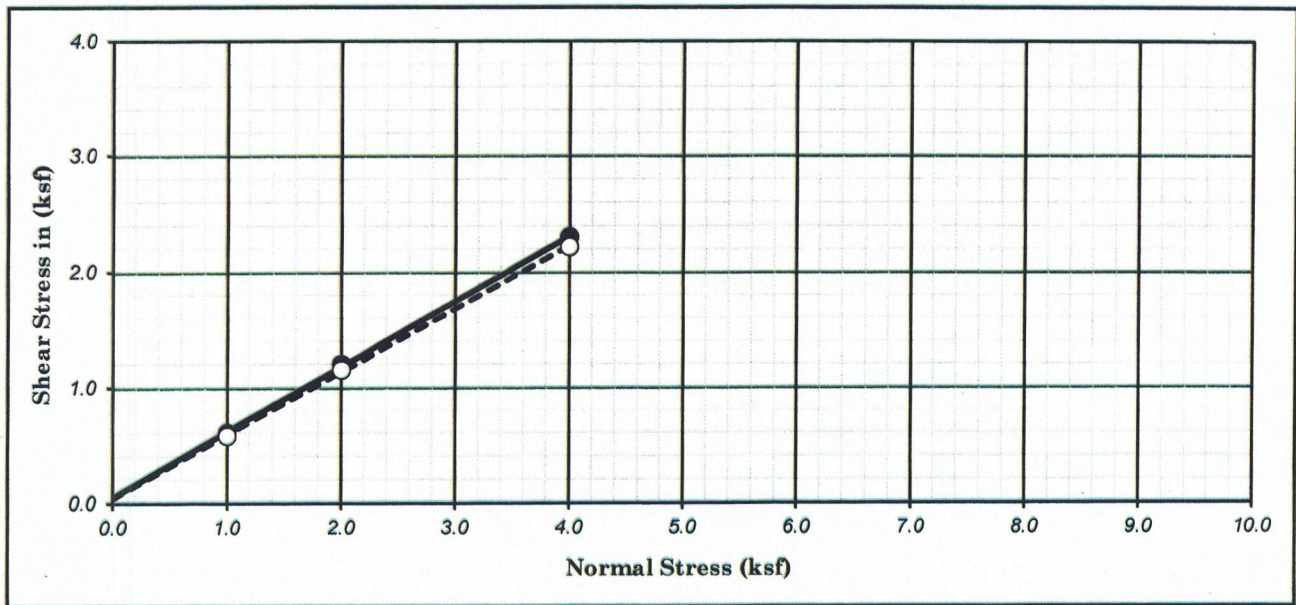


Ultimate : ○      Shear Type : *Saturated*      *Undisturbed*      Peak : ●

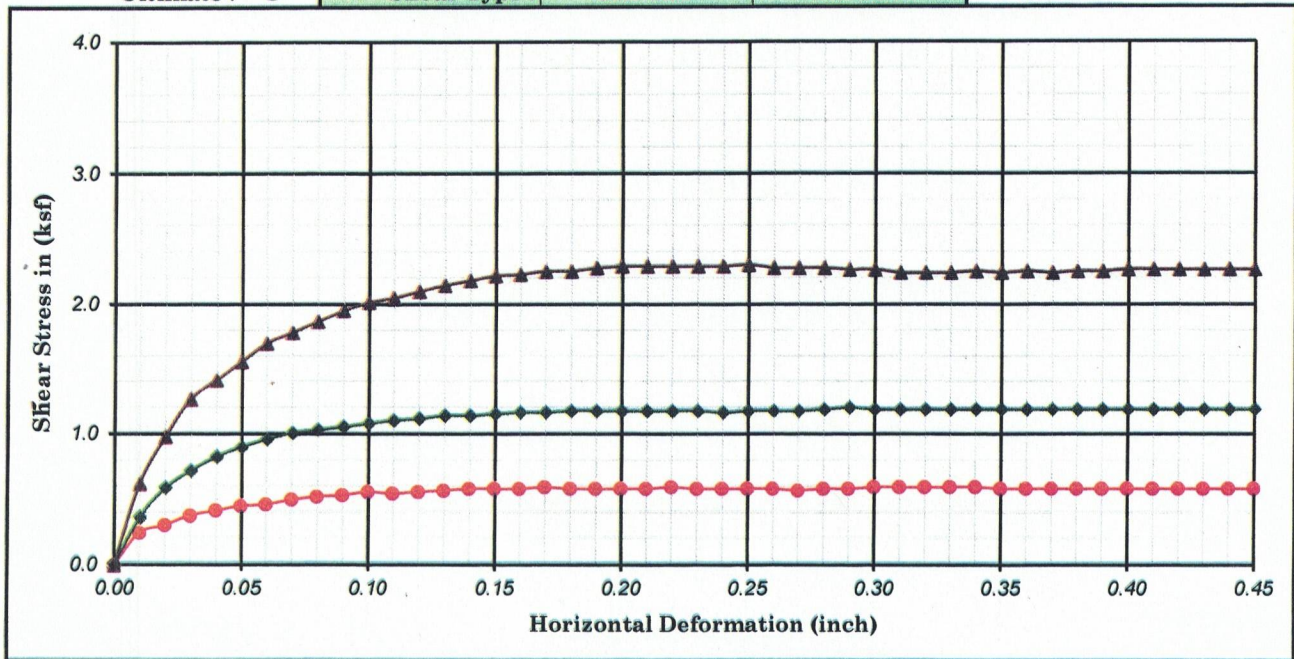


Boring No. : 1	Strength Intercept (C) : 0.08 (ksf)		Peak	0.04 (ksf)		Ultimate				
Sample No. :	4.02 (kPa)			1.72 (kPa)						
Depth (ft/m) :	Friction Angle ( $\phi$ ) : 29.57 Degree		Peak	29.50 Degree		Ultimate				
Description : <i>Tan Sand</i>	Shear Rate (inch/minute) : 0.0003									
SYMBOL	MOISTURE CONTENT (%)	DRY DENSITY		VOID RATIO	NORMAL STRESS		PEAK STRESS		ULTIMATE STRESS	
		(pcf)	(kN/m <sup>3</sup> )		(ksf)	(kPa)	(ksf)	(kPa)	(ksf)	(kPa)
●	18.07	100.83	15.87	0.67	1.00	47.88	0.65	31.03	0.61	29.30
◆	18.13	101.82	16.03	0.66	2.00	95.76	1.22	58.61	1.15	55.16
▲	18.30	102.63	16.15	0.64	4.00	191.52	2.35	112.61	2.30	110.32



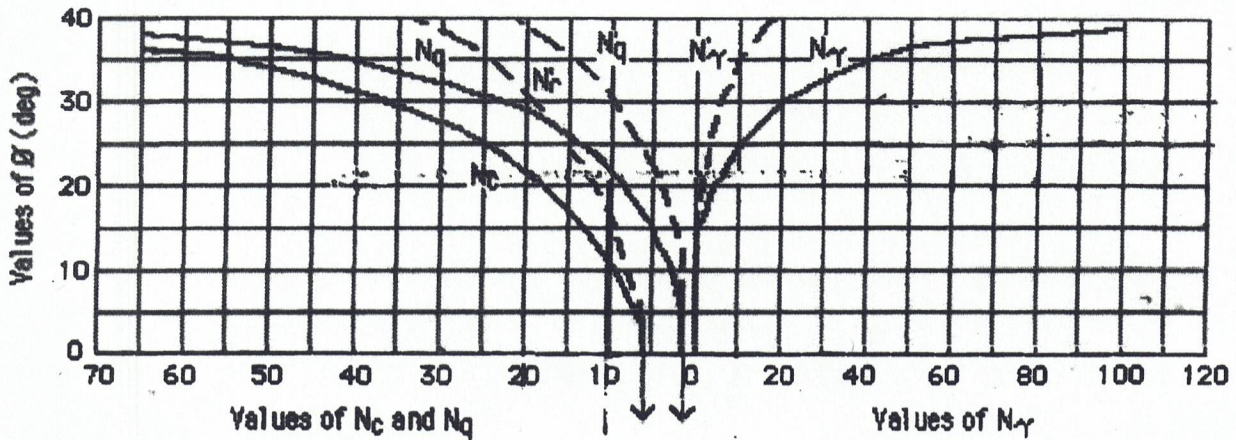


Ultimate : ○ Shear Type : Saturated Undisturbed Peak : ●



Boring No. : 2	Strength Intercept (C) : 0.05 (ksf)	Peak : 0.04 (ksf)	Ultimate							
Sample No. :	2.30 (kPa)	2.01 (kPa)								
Depth (ft/m) :	Friction Angle ( $\phi$ ) : 29.50 Degree	28.63 Degree								
Description : Tan Sand		Shear Rate (inch/minute) : 0.0004								
SYMBOL	MOISTURE CONTENT (%)	DRY DENSITY		VOID RATIO	NORMAL STRESS		PEAK STRESS		ULTIMATE STRESS	
		(pcf)	(kN/m <sup>3</sup> )		(ksf)	(kPa)	(ksf)	(kPa)	(ksf)	(kPa)
●	24.73	93.48	14.71	0.80	1.00	47.88	0.60	28.73	0.58	27.58
◆	22.60	97.02	15.27	0.74	2.00	95.76	1.20	57.46	1.15	55.16
▲	23.10	96.41	15.18	0.75	4.00	191.52	2.30	110.32	2.22	106.29

# BEARING VALUE



$N_c =$     $N_q =$                        $N_\gamma =$

$$q_0 = \frac{\gamma B}{2} N_\gamma + c N_c + \gamma D N_q$$

width      + cohesion      + surcharge

$B=1$     $D=1$     $c=40$     $\phi=29$     $\gamma=109.98$     $F.S.=3$

$N_q=18$     $N_\gamma=20$     $N_c=34$

$$\left( \frac{109.98}{2} \times 20 \right) + (40 \times 34) + (109.98 \times 18) = 4,439.44$$

$$+ 3 = 1,479.81$$

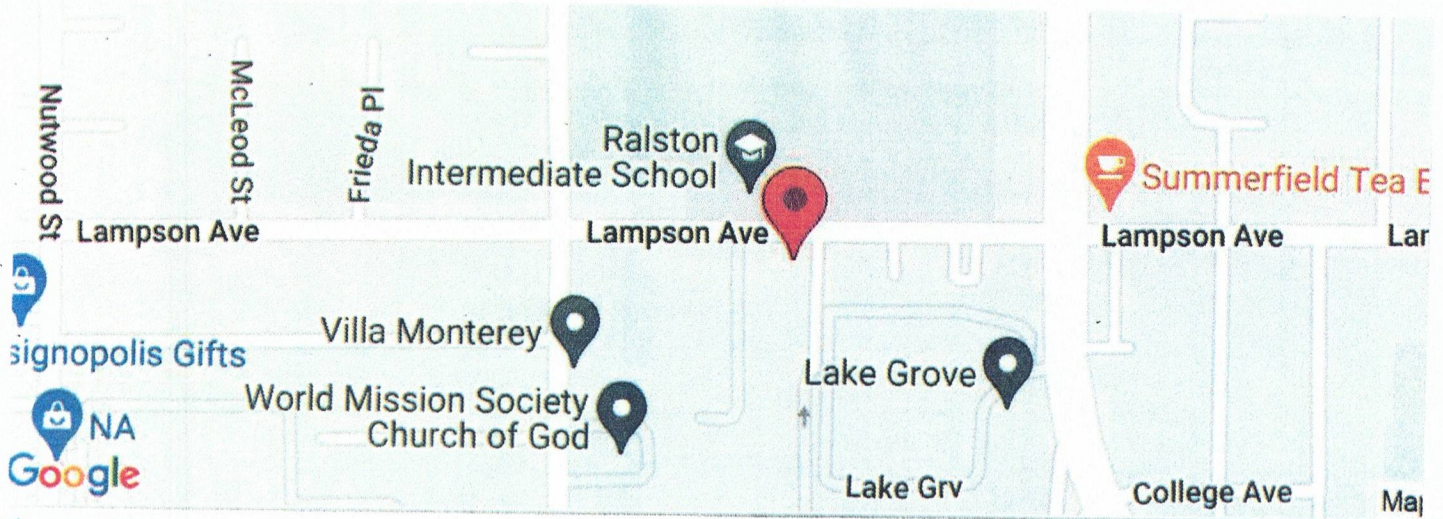
**Test Pit results**

Use: 1400 lb/ft<sup>2</sup>

DEPTH: 10'  
SOIL TYPE: Sand

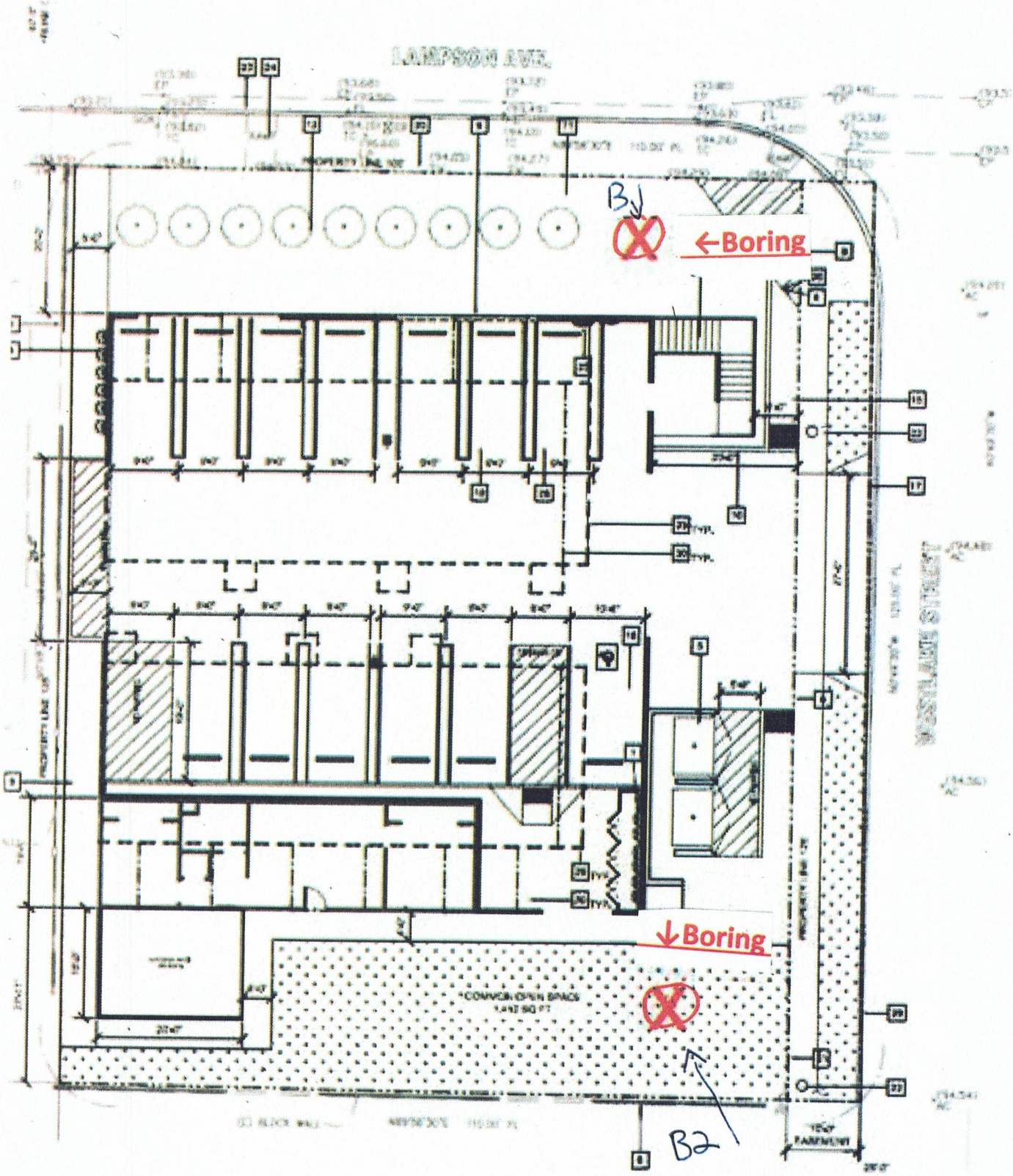
**10852 Lampson Ave, Garden Grove, CA 92840, USA**

Latitude, Longitude: 33.7812344, -117.9434175



ate	1/8/2024, 9:07:37 PM
esign Code Reference Document	ASCE7-16
risk Category	II
ite Class	D - Default (See Section 11.4.3)

ype	Value	Description
's	1.381	MCE <sub>R</sub> ground motion. (for 0.2 second period)
'1	0.489	MCE <sub>R</sub> ground motion. (for 1.0s period)
'MS	1.658	Site-modified spectral acceleration value
'M1	null -See Section 11.4.8	Site-modified spectral acceleration value
'DS	1.105	Numeric seismic design value at 0.2 second SA
'D1	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA
ype	Value	Description
'DC	null -See Section 11.4.8	Seismic design category
'a	1.2	Site amplification factor at 0.2 second
'v	null -See Section 11.4.8	Site amplification factor at 1.0 second
'GA	0.588	MCE <sub>G</sub> peak ground acceleration
'PGA	1.2	Site amplification factor at PGA
'GA <sub>M</sub>	0.706	Site modified peak ground acceleration
'L	8	Long-period transition period in seconds
'sRT	1.381	Probabilistic risk-targeted ground motion. (0.2 second)
'sUH	1.503	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
'sD	2.248	Factored deterministic acceleration value. (0.2 second)
'1RT	0.489	Probabilistic risk-targeted ground motion. (1.0 second)
'1UH	0.531	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
'1D	0.765	Factored deterministic acceleration value. (1.0 second)
'GAd	0.914	Factored deterministic acceleration value. (Peak Ground Acceleration)
'GA <sub>UH</sub>	0.588	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
'RS	0.919	Mapped value of the risk coefficient at short periods
'R1	0.92	Mapped value of the risk coefficient at a period of 1 s
'v	1.376	Vertical coefficient



10852 Lampson Ave Garden Grove Ca 92840

Boring Location(s) **H**



10852 Lampson Ave Garden Grove Ca 92840

Vicinity Map



Soil Pressure Factors

Earth Pressure Calculations

$\phi$       29<sup>0</sup>

Maximum Dry Density = 122.2       $\gamma = 109.98$  pcf

Active Earth Pressure

Ka=      0.3469740313

Pa=      38.1602039623

Passive Earth Pressure

Kp=      2.8820600667

Pp=      316.9689661356

At Rest

Kat=      0.5151903798

Pat=      56.6606379704

10852 Lampson Ave, Garden Gr X

Show search results for 10852 Lamps...



LAMPSON AVE

**Address: 10852 LAMPSON AVE**

APN	089-181-33
City	GARDEN GROVE
Address	10852 LAMPSON AVE
Fault Zone	This parcel is NOT WITHIN an Earthquake Fault Zone.
Liquefaction Zone	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.
Landslide Zone	This parcel is NOT WITHIN a Landslide Zone.

[Zoom to](#)

# Infiltration Boring Logs

## Infiltration Testing Boring Logs

Located at:  
10852 Lampson Ave  
Garden Grove, CA 92840

Project No.:  
24-104

January 16, 2024



Priority Engineering Group  
335 E. Blueridge Ave.  
Orange CA 92865  
949-391-8200  
[priorityengineeringgroup09@gmail.com](mailto:priorityengineeringgroup09@gmail.com)



Start	Stop	Time Interval (Min)	Initial Depth to water(“)	Final Depth to water (”)	Change in water level (”)	Perc Rate in/hr
10:30:00 AM	10:55:00 AM	25	40	5	35	
11:00:00 AM	11:25:00 AM	25	40	7	33	
11:30:00 AM	11:40:00 AM	10	40	30	10	4.44
11:45:00 AM	11:55:00 AM	10	40	31	9	4.07
12:00:00 PM	12:10:00 PM	10	40	28	12	5.14
12:15:00 PM	12:25:00 PM	10	40	23	17	6.69
12:30:00 PM	12:40:00 PM	10	40	25	15	5.22
12:45:00 PM	12:55:00 PM	10	40	27	13	5.47
	Hole #1		Project:		Sr. Engineer	Technician:
	Depth of Hole – 5'		10852 Lampson Garden Grove		George Bach	Ariel B.
	Hole Diameter – 8”		Job #24-104		GE 107 RCE 11092	
	Job Date: 1-9-24					
Boring #1 Infiltration Rate: 5.47						

**10852 Lampson Ave**  
**Garden Grove, CA 92840**  
**Boring Log #3**

Start	Stop	Time Interval (Min)	Initial Depth to water(“)	Final Depth to water (”)	Change in water level (”)	Perc Rate in/hr
10:15:00 AM	10:40:00 AM	25	40	5	35	
10:45:00 AM	11:10:00 AM	25	40	3	37	
11:40:00 AM	11:50:00 AM	10	40	23	17	6.69
11:55:00 AM	12:05:00 PM	10	40	24	16	6.40
12:10:00 PM	12:20:00 PM	10	40	23	17	6.69
12:25:00 PM	12:35:00 PM	10	40	25	15	6.10
12:40:00 PM	12:50:00 PM	10	40	25	15	6.10
12:55:00 PM	01:05:00 PM	10	40	23	17	6.69
	Hole #2		Project:		Sr. Engineer	Technician:
	Depth of Hole – 5'		10852 Lampson Garden Grove		George Bach	Richard C.
	Hole Diameter – 8”		Job #24-104		GE 107 RCE 11092	
	Job Date: 1-9-24					
Boring #2 Infiltration Rate: <b>6.69</b>						

**10852 Lampson Ave**  
**Garden Grove, CA 92840**  
**Boring Log #2**

Start	Stop	Time Interval (Min)	Initial Depth to water(“)	Final Depth to water (”)	Change in water level (”)	Perc Rate in/hr
10:00:00 AM	10:25:00 AM	25	40	7	33	
10:30:00 AM	10:55:00 AM	25	40	6	34	
11:10:00 AM	11:20:00 AM	10	40	24	16	5.47
11:25:00 AM	11:35:00 PM	10	40	22	18	6.40
11:40:00 AM	11:50:00 AM	10	40	25	15	5.22
11:55:00 AM	12:05:00 PM	10	40	26	14	5.79
12:10:00 PM	12:20:00 PM	10	40	23	17	6.69
12:25:00 PM	12:35:00 PM	10	40	23	17	6.69
	Hole #3		Project:		Sr. Engineer	Technician:
	Depth of Hole – 5'		10852 Lampson Garden Grove		George Bach GE 107 RCE 11092	Jose M.
	Hole Diameter – 8”		Job #24-104			
	Job Date: 1-9-24					
<b>Boring #3 Infiltration Rate: 6.69</b>						

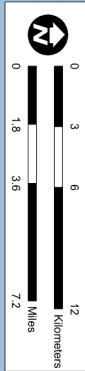
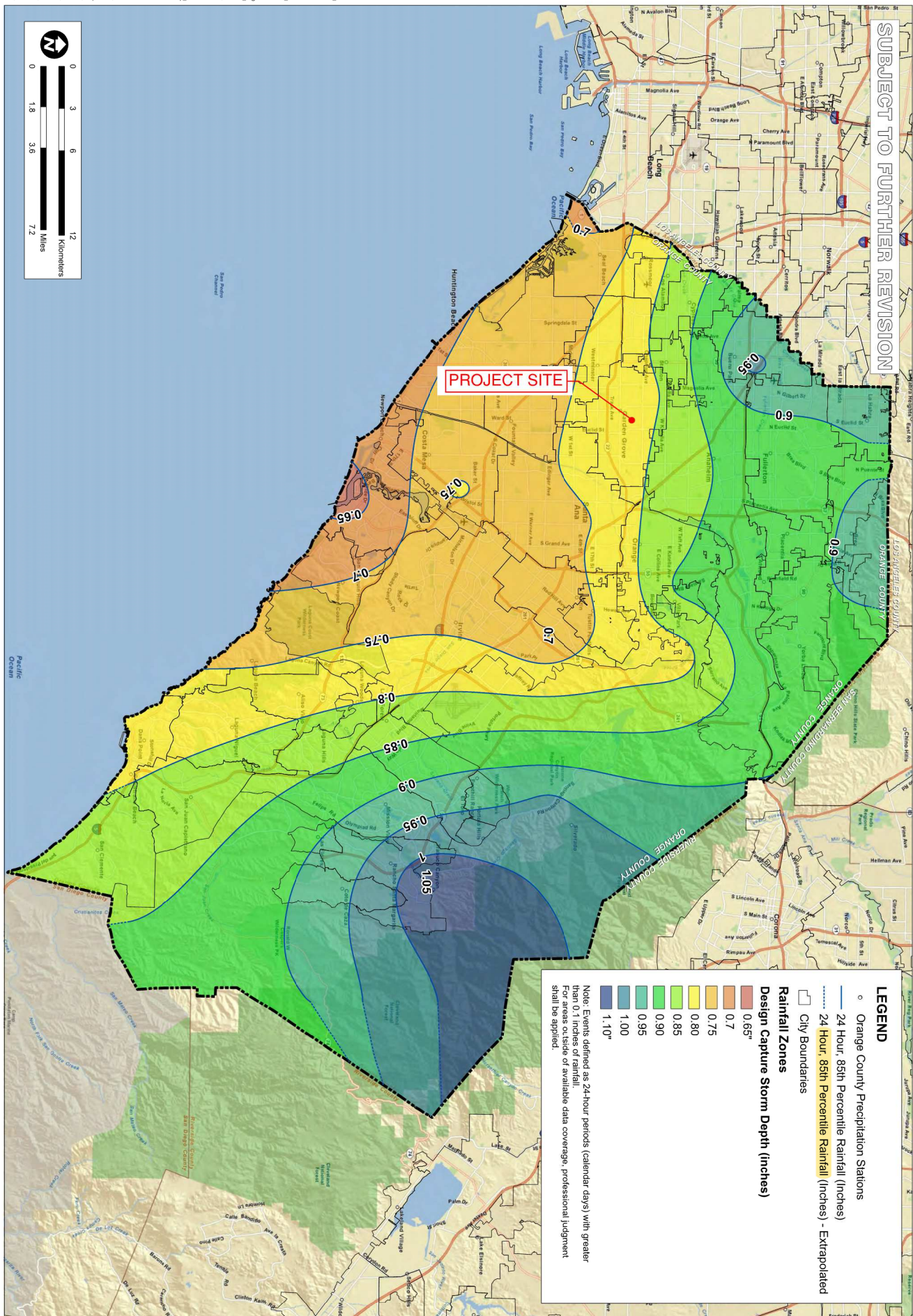
**10852 Lampson Ave**  
**Garden Grove, CA 92840**  
**Boring Log #1**

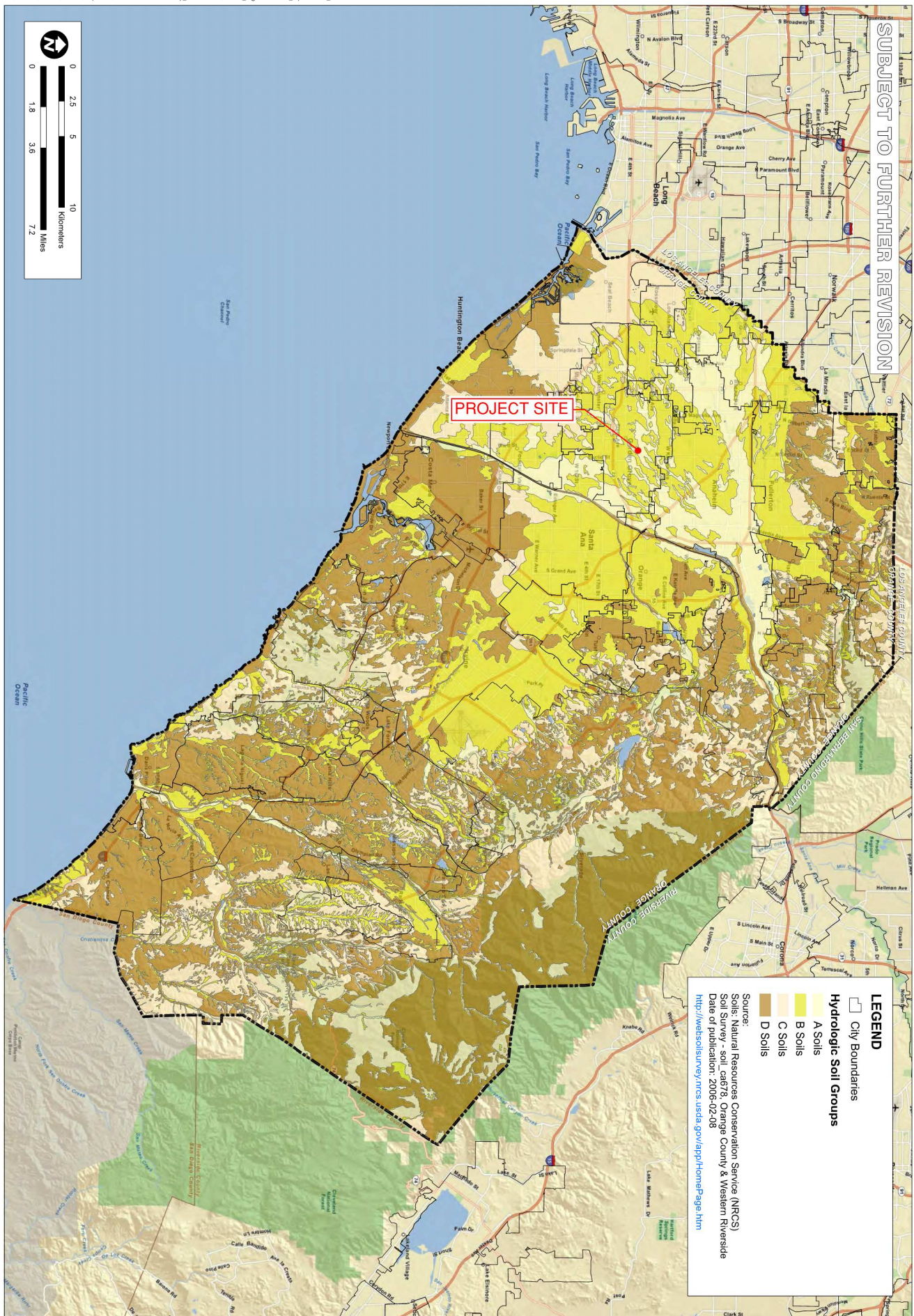
**ATTACHMENT B  
PRELIM HYDROLOGY**



**ATTACHMENT C**

**Reference Maps**





SUBJECT TO FURTHER REVISION

**PROJECT SITE**

**LEGEND**

- City Boundaries
- Hydrologic Soil Groups**
  - A Soils
  - B Soils
  - C Soils
  - D Soils

Source: Natural Resources Conservation Service (NRCS)  
 Soil Survey - soil\_caf678\_Orange County & Western Riverside  
 Date of publication: 2006-02-08  
<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

FIGURE  
**XVI-2a**



SCALE 1" = 1.8 Miles  
 DESIGNED TH  
 DRAWING TH  
 CHECKED BMP  
 DATE 02/09/11  
 JOB NO. 9526-E

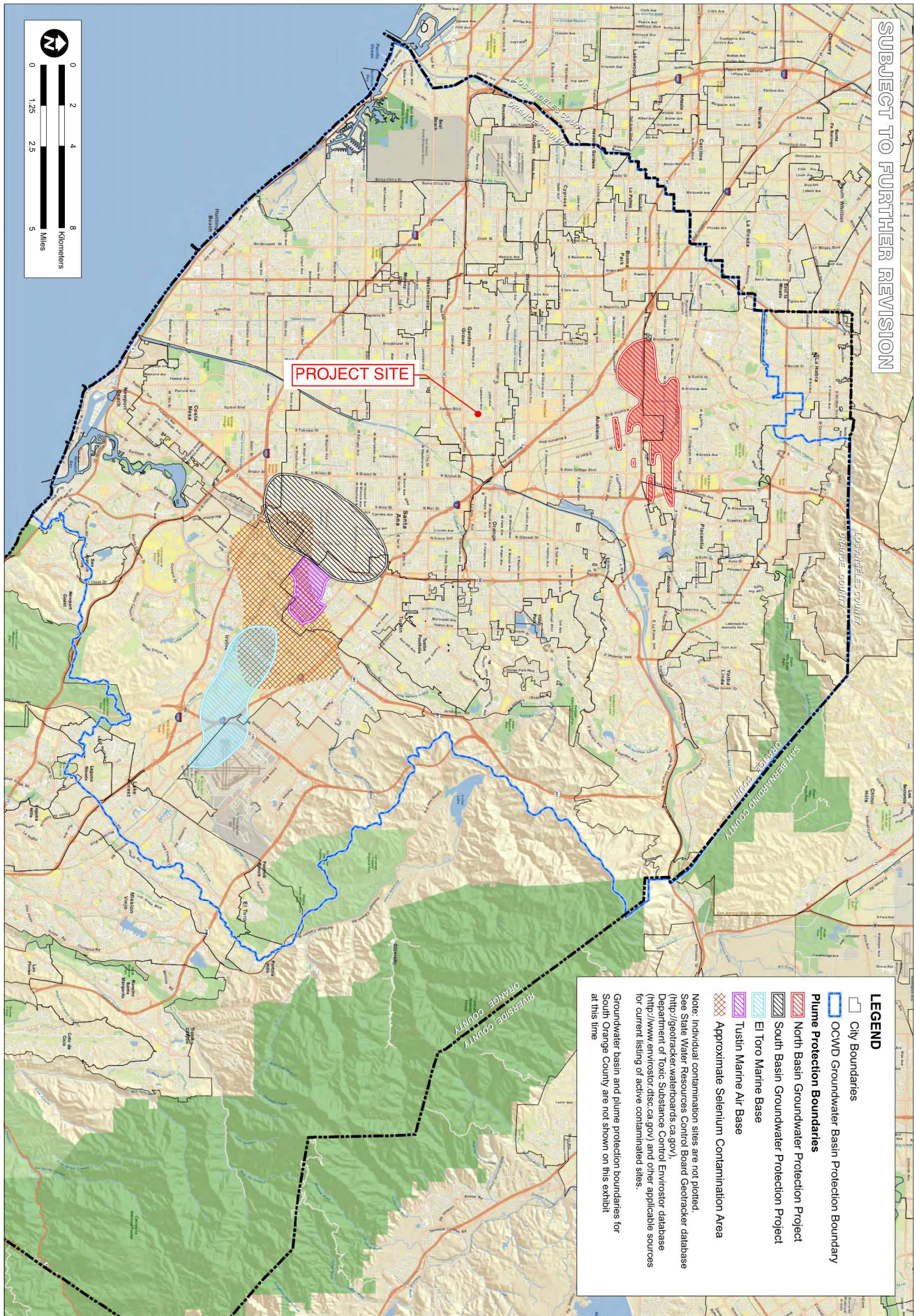
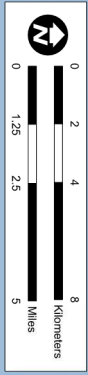
ORANGE COUNTY  
 INFILTRATION STUDY

ORANGE CO. CA

TITLE  
 NRCS HYDROLOGIC  
 SOILS GROUPS



SUBJECT TO FURTHER REVISION



**PROJECT SITE**

**LEGEND**

- City Boundaries
- OCWD Groundwater Basin Protection Boundary
- Plume Protection Boundaries**
- North Basin Groundwater Protection Project
- South Basin Groundwater Protection Project
- El Toro Marine Base
- Tustin Marine Air Base
- Approximate Selenium Contamination Area

Note: Individual contamination sites are not plotted. See State Water Resources Control Board Geotracker database (<http://geotracker.waterboards.ca.gov/>), Department of Toxic Substances Control Envirostor database (<http://www.envirostor.dsc.ca.gov/>) and other applicable sources for current listing of active contaminated sites.

Groundwater basin and plume protection boundaries for South Orange County are not shown on this exhibit at this time

FIGURE  
**XVI-2f**

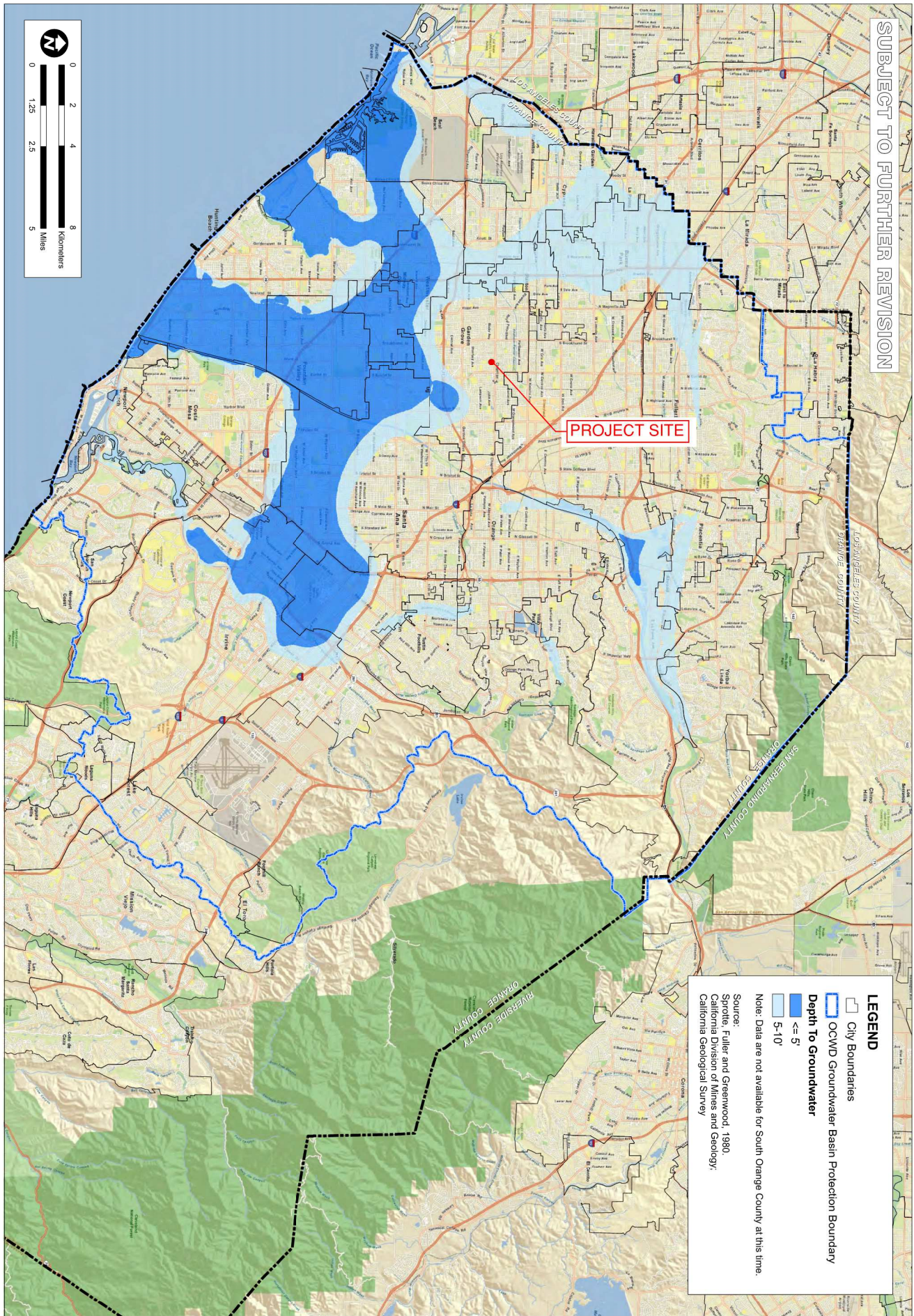
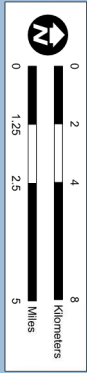


SCALE	1" = 1.25 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/22/10
JOB NO.	9526-E

JOB  
**ORANGE COUNTY  
INFILTRATION STUDY**  
ORANGE CO.

TITLE  
**NORTH ORANGE COUNTY  
GROUNDWATER PROTECTION  
AREAS**  
CA

SUBJECT TO FURTHER REVISION



**PROJECT SITE**

**LEGEND**

- City Boundaries
- OCWD Groundwater Basin Protection Boundary
- Depth To Groundwater**
- ≤ 5'
- 5-10'

Note: Data are not available for South Orange County at this time.

Source:  
Spotts, Fuller and Greenwood, 1980.  
California Division of Mines and Geology;  
California Geological Survey

FIGURE  
**XVI-2e**



SCALE	1" = 1.25 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	02/09/11
JOB NO.	9526-E

JOB

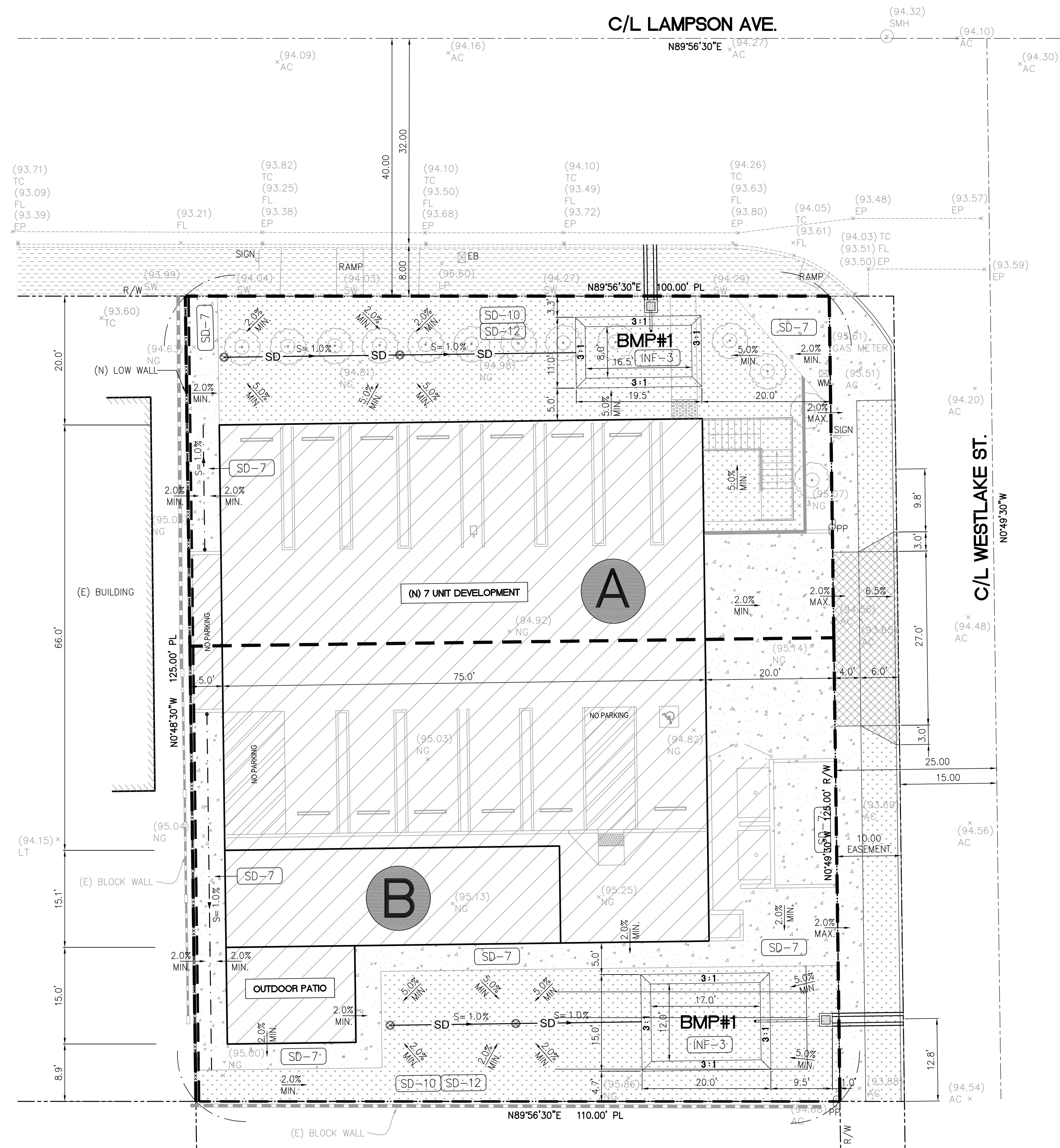
**ORANGE COUNTY  
INFILTRATION STUDY**

ORANGE CO. CA

TITLE

**NORTH ORANGE COUNTY  
MAPPED SHALLOW GROUNDWATER**

**ATTACHMENT D  
WQMP PLOT PLAN**



**LEGEND**

	EXISTING	PROPOSED
BLOCK WALL	---	---
WOOD FENCE	---	---
CURB & GUTTER	---	---
CENTERLINE	---	---
PROPERTY LINE	---	---
SANITARY SEWER MAIN	SS	SS
WATER MAIN	W	W
WATER METER	⊠	⊠
FLOWLINE	---	---
DRAIN PIPE	---	SD
DRAIN DIRECTION	---	---
LANDSCAPE AREA	---	---
CONC. WALKWAY	---	---
CONC. DRIVEWAY	---	---
CONC. DRIVEWAY APPROACH	---	---
CONC. SIDEWALK	---	---
DRAINAGE AREA BOUNDARY	---	---
DRAINAGE AREA	---	(A)

**ABBREVIATIONS**

AC	ASPHALT CONCRETE
BCOR	BUILDING CORNER
BX	BOTTOM OF X
CC	CORNER CONCRETE
CP	CONTROL POINT
CONC	CONCRETE
CB	CABLE BOX
EDGBUIL	EDGE BUILDING
EP	EDGE OF PAVEMENT
FD	FOUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
ICV	IRRIGATION CONTROL BOX
IP	IRON PIPE
GSP&W	GEAR SPIKE & WASHER
GUYPOLE	GUYWIRE/POWER POLE SUPPORT
L&T	LEAD & TAG/TACK
LNDRG	LANDING
LS 5411	LAND SURVEYOR NUMBER
NG	NATURAL GROUND
OFF BOX	OFFERING BOX
PNL	PANEL
PLM	PALM
PP	POWER POLE
SFN	SEARCH NOTHING FOUND
SP&W	SPIKE&WASHER
STLT	STREET LIGHT
STPLT	STOP LIGHT
STPR	WHEEL STOPPER
SW	SIDEWALK
TC	TOP OF CURB
TELRISE	TELEPHONE RISER
TOPWDFNC	TOP OF WOODEN FENCE
TRFLT	TRAFFIC LIGHT
TSB	TRAFFIC SIGNAL BOX
TX	TOP OF X
WELMON	MONUMENT IN WELL
WM	WATER METER
WV	WATER VALVE

**WQMP INFORMATION**

SITE AREA: 12,496 SQUARE FEET.  
 SOIL GROUP: B  
 IMPERVIOUS: PER CALCULATIONS.  
 ISOHYETALS: PER ORANGE HYDROLOGY MANUAL.  
 FREQUENCY: ORANGE COUNTY STORMWATER PROGRAM.(May 19, 2011)  
 EXHIBIT 7.II-MODEL WATER QUALITY MANAGEMENT PLAN (WQMP).

**POST-DEVELOPMENT STORMWATER QUALITY DESIGN FLOW (LID DESIGN Q) TABLE:**

DRAINAGE MANAGEMENT AREA (DMA) No.	AREA(SF)	IMPERVIOUS No. (%)	RUNOFF COEFFICIENT C-Value	d-DESIGN STORM DEPTH (in)	DCV Vol (cf)	BMP DEVICES
A	5,365	63.0	0.63	0.80	223.65	Bioretention with no underdrain = 132 sqft; BMP #1
B	7,131	77.0	0.73	0.80	347.21	Bioretention with no underdrain = 204 sqft; BMP #1

DVC: DESIGN CAPTURE VOLUME,  $DCV=C \times d \times A \times (1/12in)$  (cf), See section II.3 of TGD.  
 $C = (0.75 \times \text{Impervious Percentage}) + 0.15$   
 $d = \text{Design storm depth (inches)}$   
 $A = \text{Tributary area (Acres)}$   
 Impervious percentage= impervious area/Tributary area  
 Tributary area= Total area draining to the BMP

**BEST MANAGEMENT PRACTICES:**

- SD-7** DRIVEWAY & PARKING SWEEPING.
- SD-10** SITE DESIGN & LANDSCAPE PLANNING.
- SD-11** ROOF RUNOFF CONTROLS.
- SD-12** EFFICIENT IRRIGATION.
- INF-6** PERMEABLE PAVERS.

**NOTES:** THIS PLAN PRESENTS METHODS FOR FULFILLING THE REQUIREMENTS FOR THE ORANGE COUNTY CLEAN WATER PROGRAM STORMWATER QUALITY CONTROL REQUIREMENTS.



**REVISIONS**

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

**BENCH MARK:**  
 OCS GG-128, NAVD88 (GG2012 ADJ); ELEVATION: 94.031', YEAR LEVELED: 2012.  
 DESCRIPTION: FOUND 2 1/2" BRONZE CITY OF GARDEN GROVE BENCHMARK DISK WITH PUNCH IN TRIANGLE, SET IN THE SOUTHEAST CORNER OF A 10 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF LAMPSON AVE. AND EUCLID AVE. AT THE B.C.R. AND 1.5 FT. WEST OF THE CURB FACE.

**OWNER OR DEVELOPER:**  
 OWNER NAME: THUY THI THU HA.  
 ADDRESS: 4472 WALNUT AVE, IRVINE, CA 92604.  
 TEL: 714-697-1928.

**PREPARED BY:**  
 DONG ENGINEERING, INC.  
 ADDRESS: 7661 GARDEN GROVE BLVD., GARDEN GROVE, CA 92841.  
 TEL: (714) 204-2874.  
 EMAIL: INFO@DONGENGINEERING.COM



**PRELIMINARY WQMP PLOT PLAN**

SITE ADDRESS: **10852 LAMPSON AVE**

SCALE: AS NOTED | DRAWN BY: GC | CHECKED BY: TD

**CITY OF GARDEN GROVE**

G- SHEET 1 OF 1

DATE SIGNED: 1/25/24

**ATTACHMENT E**

**INF-3 fact sheet (Bioretention without underdrain)**

INF-3: Bioretention with no Underdrain

Bioretention stormwater treatment facilities are landscaped shallow depressions that capture and filter stormwater runoff. These facilities function as a soil and plant-based filtration device that removes pollutants through a variety of physical, biological, and chemical treatment processes. The facilities normally consist of a ponding area, mulch layer, planting soils, and plants. As stormwater passes down through the planting soil, pollutants are filtered, adsorbed, and biodegraded by the soil and plants. For areas with low permeability native soils or steep slopes, bioretention areas can be designed with an underdrain system that routes the treated runoff to the storm drain system rather than depending entirely on infiltration.



**Feasibility Screening Considerations**

- Bioretention with no underdrains shall pass infiltration infeasibility screening criteria to be considered for use.

**Opportunity Criteria**

- Land use may include commercial, residential, mixed use, institutional, and subdivisions. Bioretention may also be applied in parking lot islands, cul-de-sacs, traffic circles, road shoulders, and road medians.
- Drainage area is  $\leq 5$  acres, preferably  $\leq 1$  acre.
- Area available for infiltration.
- Soils are adequate for infiltration or can be amended to improve infiltration capacity. Site slope is less than 15 percent.

**OC-Specific Design Criteria and Considerations**

- Placement of BMPs should observe geotechnical recommendations with respect to geological hazards (e.g. landslides, liquefaction zones, erosion, etc.) and set-backs (e.g., foundations, utilities, roadways, etc.)
- Depth to mounded seasonally high groundwater shall not be less than 5 feet.
- If sheet flow is conveyed to the treatment area over stabilized grassed areas, the site must be graded in such a way that minimizes erosive conditions; sheet flow velocities should not exceed 1 foot per second.
- Ponding depth should not exceed 18 inches; fencing may be required if ponding depth exceeds 6 inches to mitigate the risk of drowning.
- Planting/storage media shall be based on the recommendations contained in MISC-1: Planting/Storage Media
- The minimum amended soil depth is 1.5 feet (3 feet is preferred).
- The maximum drawdown time of the planting soil is 48 hours.

- Infiltration pathways may need to be restricted due to the close proximity of roads, foundations, or other infrastructure. A geomembrane liner, or other equivalent water proofing, may be placed along the vertical walls to reduce lateral flows. This liner should have a minimum thickness of 30 mils.
- Plant materials should be tolerant of summer drought, ponding fluctuations, and saturated soil conditions for 48 hours; native plant species and/or hardy cultivars that are not invasive and do not require chemical fertilizers or pesticides should be used to the maximum extent feasible.
- The bioretention area should be covered with 2-4 inches (average 3 inches) of mulch at startup and an additional placement of 1-2 inches of mulch should be added annually.
- An optional gravel drainage layer may be installed below planting media to augment storage volume.
- An overflow device is required at the top of the ponding depth.
- Dispersed flow or energy dissipation (i.e. splash rocks) for piped inlets should be provided at basin inlet to prevent erosion.

***Simple Sizing Method for Bioretention with no Underdrain***

If the Simple Design Capture Volume Sizing Method described in **Appendix III.3.1** is used to size a bioretention area with underdrains, the user calculates the DCV and designs the system with geometry required to draw down the DCV in 48 hours. The sizing steps are as follows:

**Step 1: Determine the Bioretention Design Capture Volume**

Calculate the DCV using the Simple Design Capture Volume Sizing Method described in **Appendix III.3.1**.

**Step 2: Determine the 48-hour Ponding Depth**

The depth of effective storage depth that can be drawn down in 48 hours can be calculated using the following equation:

$$d_{48} = K_{DESIGN} \times 4$$

Where:

$d_{48}$  = bioretention 48-hour effective depth, ft

$K_{DESIGN}$  = bioretention design infiltration rate, in/hr (See **Appendix VII**)

This is the maximum effective depth of the basin below the overflow device to achieve drawdown in 48 hours. Effective depth includes ponding water and media/aggregate pore space.

**Step 3: Design System Geometry to Provide  $d_{48}$**

Design system geometry such that

$$d_{48} \geq d_{EFFECTIVE} = (d_P + n_M d_M + n_G d_G)$$

Where:

$d_{48}$  = depth of water that can drain in 48 hours

$d_{EFFECTIVE}$  = total effective depth of water stored in bioretention area, ft

$d_P$  = bioretention ponding depth, ft (should be less than or equal to 1.5 ft)

$n_M$  = bioretention media porosity

$d_M$  = bioretention media depth, ft

$n_G$  = bioretention gravel layer porosity; 0.35 may be assumed where other information is not available

$d_G$  = bioretention gravel layer depth, ft

#### Step 4: Calculate the Required Infiltrating Area

The required infiltrating area (i.e. measured at the media surface) can be calculated using the following equation:

$$A = DCV / d_{EFFECTIVE}$$

Where:

A = required infiltrating area, sq-ft (measured as the media surface area)

DCV = design capture volume, cu-ft (see Step 1)

$d_{EFFECTIVE}$  = total effective depth of water stored in bioretention area, ft (from Step 3)

This does not include the side slopes, access roads, etc. which would increase bioretention footprint.

#### Capture Efficiency Method for Bioretention with no Underdrain

If BMP geometry has already been defined and deviates from the 48 hour drawdown time, the designer can use the Capture Efficiency Method for Volume-Based, Constant Drawdown BMPs (See [Appendix III.3.2](#)) to determine the fraction of the DCV that must be provided to manage 80 percent of average annual runoff volume. This method accounts for drawdown time different than 48 hours.

#### Step 1: Determine the drawdown time associated with the selected basin geometry

$$DD = (d_{EFFECTIVE} / K_{DESIGN}) \times 12 \text{ in/ft}$$

Where:

DD = time to completely drain infiltration basin ponding depth, hours

$$d_{EFFECTIVE} \leq (d_P + n_M d_M + n_G d_G)$$

$d_P$  = bioretention ponding depth, ft (should be less than or equal to 1.5 ft)

$n_M$  = bioretention media porosity

$d_M$  = bioretention media depth, ft

$n_G$  = bioretention gravel layer porosity; 0.35 may be assumed where other information is not available

$d_G$  = bioretention gravel layer depth, ft

$K_{DESIGN}$  = basin design infiltration rate, in/hr (See [Appendix VII](#))

#### Step 2: Determine the Required Adjusted DCV for this Drawdown Time

Use the Capture Efficiency Method for Volume-Based, Constant Drawdown BMPs (See [Appendix III.3.2](#)) to calculate the fraction of the DCV the basin must hold to achieve 80 percent capture of average annual stormwater runoff volume based on the basin drawdown time calculated above.

#### Step 4: Check that the Bioretention Effective Depth Drains in no Greater than 96 Hours

$$DD = (d_{EFFECTIVE} / K_{DESIGN}) \times 12$$

Where:

DD = time to completely drain bioretention facility, hours

$d_{EFFECTIVE}$  = total effective depth of water stored in bioretention area, ft (from Step 3)

$K_{DESIGN}$  = basin design infiltration rate, in/hr (See [Appendix VII](#))



If  $DD_{ALL}$  is greater than 96 hours, adjust bioretention media depth and/or gravel layer depth until DD is less than 96 hours. This duration is based on preventing extended periods of saturation from causing plant mortality.

### Step 5: Determine the Basin Infiltrating Area Needed

The required infiltrating area (i.e. the surface area of the top of the media layer) can be calculated using the following equation:

$$A = DCV / d_{EFFECTIVE}$$

Where:

A = required infiltrating area, sq-ft (measured at the media surface)

DCV = design capture volume, adjusted for drawdown time, cu-ft (see Step 1)

$d_{EFFECTIVE}$  = total effective depth of water stored in bioretention area, ft (from Step 3)

This does not include the side slopes, access roads, etc. which would increase bioretention footprint. If the area required is greater than the selected basin area, adjust surface area or adjust ponding depth and recalculate required area until the required area is achieved.

### Configuration for Use in a Treatment Train

---

- Bioretention areas may be preceded in a treatment train by HSCs in the drainage area, which would reduce the required volume of the bioretention cell.
- Bioretention areas can be incorporated in a treatment train to provide enhanced water quality treatment and reductions in runoff volume and rate. For example, runoff can be collected from a roadway in a vegetated swale that then flows to a bioretention area. Similarly, bioretention could be used to manage overflow from a cistern.

### Additional References for Design Guidance

---

- CASQA BMP Handbook for New and Redevelopment:  
<http://www.cabmphandbooks.com/Documents/Development/TC-32.pdf>
  - SMC LID Manual (pp 68):  
[http://www.lowimpactdevelopment.org/guest75/pub/All\\_Projects/SoCal\\_LID\\_Manual/SoCalLID\\_Manual\\_FINAL\\_040910.pdf](http://www.lowimpactdevelopment.org/guest75/pub/All_Projects/SoCal_LID_Manual/SoCalLID_Manual_FINAL_040910.pdf)
  - Los Angeles County Stormwater BMP Design and Maintenance Manual, Chapter 5:  
[http://dpw.lacounty.gov/DES/design\\_manuals/StormwaterBMPDesignandMaintenance.pdf](http://dpw.lacounty.gov/DES/design_manuals/StormwaterBMPDesignandMaintenance.pdf)
  - San Diego County LID Handbook Appendix 4 (Factsheet 7):  
<http://www.sdcounty.ca.gov/dplu/docs/LID-Appendices.pdf>
  - Los Angeles Unified School District (LAUSD) Stormwater Technical Manual, Chapter 4.  
[http://www.laschools.org/employee/design/fs-studies-and-reports/download/white\\_paper\\_report\\_material/Storm\\_Water\\_Technical\\_Manual\\_2009-opt-red.pdf?version\\_id=76975850](http://www.laschools.org/employee/design/fs-studies-and-reports/download/white_paper_report_material/Storm_Water_Technical_Manual_2009-opt-red.pdf?version_id=76975850)
- County of Los Angeles Low Impact Development Standards Manual, Chapter 5:  
[http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)



2 Executive Circle  
Suite 250  
Irvine, CA 92614  
949.825.6175 T  
949.825.5939 F  
www.llgengineers.com

Pasadena  
Irvine  
San Diego

August 14, 2024

Mr. Toby Nguyen  
Midway Concepts  
16651 Gothard Street, Suite A-1  
Huntington Beach, CA 92647

LLG Reference: 2.23.4754.1

Subject: **Traffic Impact Assessment for the  
10852 Lampson Avenue Residential Project**  
Garden Grove, California

Dear Mr. Nguyen:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Traffic Impact Assessment for the proposed 10852 Lampson Avenue Residential Project (herein referred to as “Project”), located at 10852 Lampson Avenue in the City of Garden Grove, California. The Project site is occupied with one (1) single family home, which was occupied in the Year 2023 when the Project’s environmental study was initiated. **Figure 1** presents a Vicinity Map, which illustrates the general location of the project site and depicts the surrounding street system and **Figure 2** presents an existing site aerial. This letter report will outline the traffic generation forecast potential for the proposed Project and assess whether the proposed Project will create any potential traffic impacts on the surrounding transportation system, for non-CEQA purposes. For CEQA purposes, the letter report also includes a Vehicle Miles Traveled (VMT) screening assessment based on the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated May 2020.

**Figure 3** presents the proposed site plan for the Project, prepared by Midway Concepts. As shown in **Figure 3**, the proposed Project will consist of a 7-unit multi-family residential development. Access to the project site will be provided via one full access unsignalized driveway located along Westlake Street.

## PROJECT TRAFFIC GENERATION FORECAST

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the

David S. Shender, PE  
John A. Boarman, PE  
Richard E. Barretto, PE  
Keil D. Maberry, PE  
KC Yellapu, PE  
Dave Roseman, PE  
Shankar Ramakrishnan, PE  
An LGZWB Company Founded 1966



Eleventh Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2021].

**Table 1**, located at the rear of this letter report following the figures, summarizes the trip generation rates and associated forecast for the existing entitled land use and the proposed Project for a typical weekday. As shown in the upper portion of *Table 1*, the trip generation potential of the existing entitled land use was estimated based on ITE Land Use 210: Single Family Detached Housing trip rates. The trip generation potential of the proposed Project was estimated based on ITE Land Use 220: Multifamily Housing Low Rise trip rates.

As shown in the middle portion of *Table 1*, the proposed Project is forecast to generate 47 daily trips, with 3 trips (1 inbound, 2 outbound) produced in the AM peak hour and 4 trips (3 inbound, 1 outbound) produced in the PM peak hour on a “typical” weekday. As further shown in the middle portion of *Table 1*, the existing entitled land use is forecast to generate 9 daily trips, with 1 trip (0 inbound, 1 outbound) produced in the AM peak hour and 1 trip (1 inbound, 0 outbound) produced in the PM peak hour on a “typical” weekday.

Please note that based on common traffic engineering practices, the traffic generated by the existing entitled land use may be considered to represent a “trip credit” for the project site, against which the impact of the proposed Project might be compared. As stated previously, the one (1) single family home was occupied in the Year 2023 when the Project’s environmental study was initiated. As shown in the last row of *Table 1*, comparison of the trips generated by the existing entitled land use to the trips generated by the proposed Project shows that the proposed Project will generate 38 greater daily trips, 2 greater AM peak hour trips and 3 greater PM peak hour trips.

According to the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated May 2020, a traffic impact analysis report is required based on the following criteria:

- A TIA which includes LOS analysis shall be required for a proposed project when either the AM or PM peak hour trip generation from the proposed development is expected to exceed 50 vehicle trips.

Based on the aforementioned City of Garden Grove criteria, the net trips associated with the proposed Project are below the thresholds requiring the preparation of a traffic impact analysis report. Therefore, we conclude that the proposed Project will not require the preparation of a traffic impact analysis report and that the additional



trips associated with the proposed Project will not significantly impact the existing surrounding roadway network.

## **VEHICLE MILES TRAVELED (VMT) ASSESSMENT**

On December 28, 2018, the California Natural Resources Agency adopted revised CEQA Guidelines. Among the changes to the guidelines was the removal of vehicle delay and LOS from consideration for transportation impacts under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled. The City of Garden Grove adopted new transportation impact criteria in May 2020 to be consistent with the CEQA revisions. These guidelines are contained within the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated May 2020 and provide screening criteria and methodology for VMT analysis.

Per the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated May 2020, there are three types of screening to screen projects from project-level VMT assessments. The three screening types are described below. The application of each screening type to the proposed Project is also evaluated below. It should be noted that the project only needs to satisfy one of the three screening types.

### Step 1: Transit Priority Area (TPA) Screening

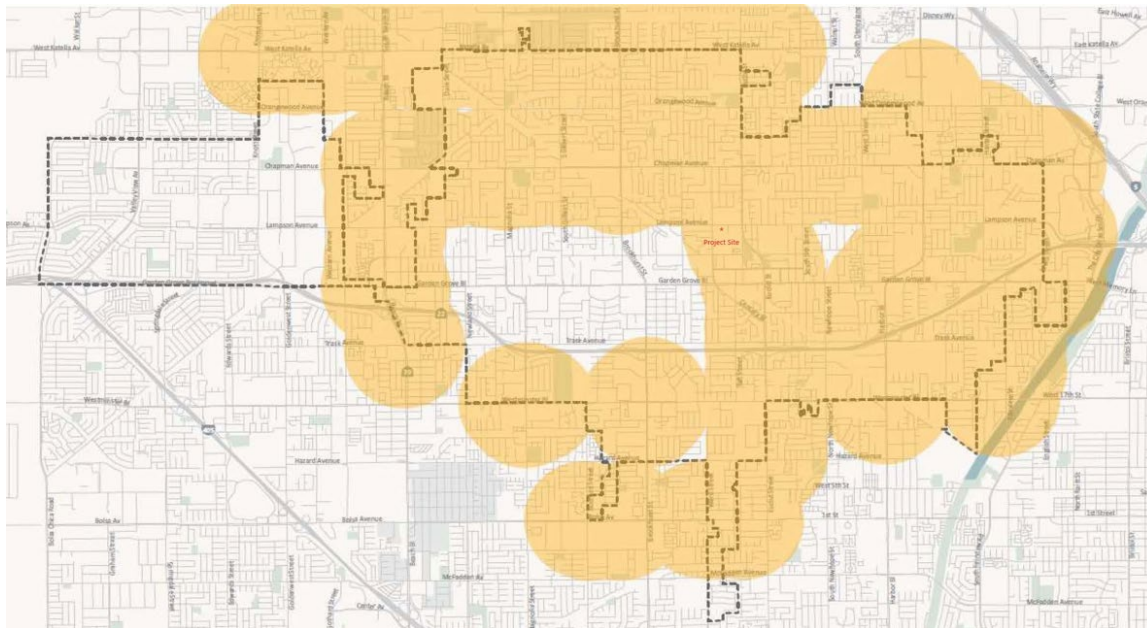
Projects located within a transit priority area (TPA) may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may **NOT** be appropriate if the project:

1. Has a Floor Area Ratio (FAR) of less than 0.75;
2. Includes more parking for use by residents, customers, or employees of the project than required by the City;
3. Is inconsistent with the applicable Sustainable Communities Strategy [as determined by the lead agency, with input from the Southern California Association of Governments (SCAG)]; or
4. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

To identify if the project is in a TPA, the analyst shall refer to Appendix A-1 of the City guidelines, which provides a map of TPA's in the City of Garden Grove.

- *Based on review of Appendix A-1 – Transit Priority Areas (TPA's) in Garden Grove, the project site is located within a TPA. However, the project has a Floor Area Ratio (FAR) less than 0.75. Therefore, Project Screening Step 1: Transit Priority Area (TPA) Screening is not satisfied.*

**Screenshot #1.** Garden Grove Transit Priority Areas (TPAs)



### Step 2: Low VMT Area Screening

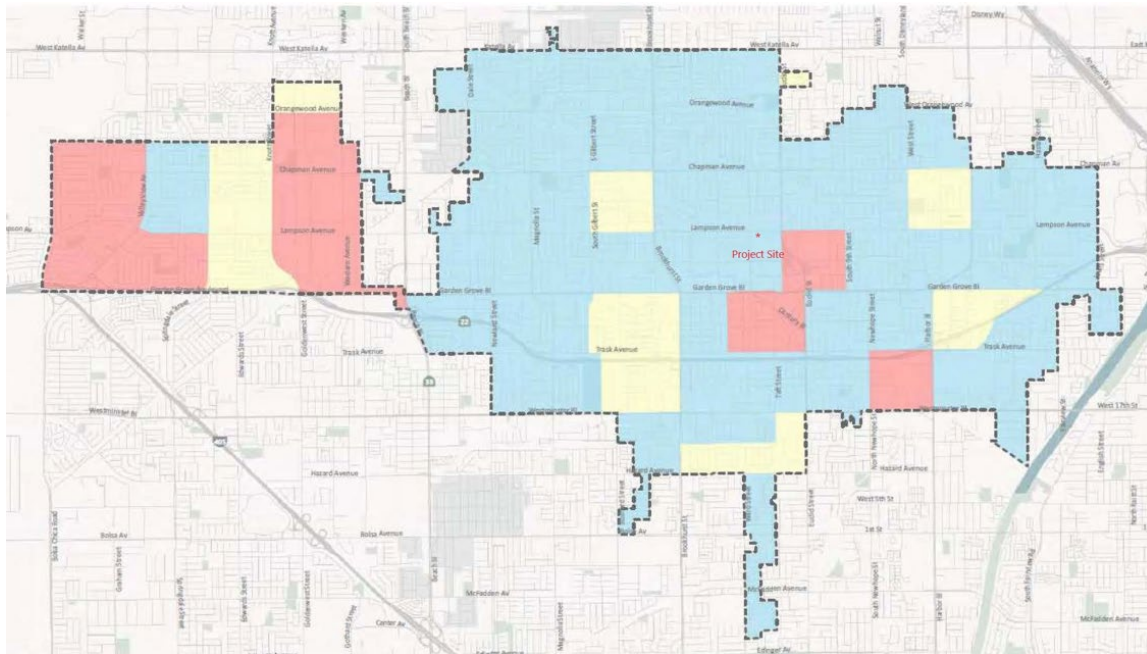
Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

To identify if the project is in a low VMT-generating area, the analyst shall refer to Appendix B-2 of the City guidelines, which provides a map of low VMT-generating areas in Garden Grove as compared to the County. A low VMT-generating area produces VMT per service population that is 15% below the County average. Additionally, as noted above, the analyst must identify if the project is consistent with the existing land use within that TAZ and use professional judgement that there is nothing unique about the project that would otherwise be misrepresented utilizing the data from the travel demand model. It should be noted that the blue areas of the map

represent < -15% below County Average, the yellow areas of the map represent 0 to -15% below County Average and the red areas of the map represent higher than County Average.

- *Based on review of Appendix B-2 – Daily VMT per Service Population Compared to County Average (2012), the project site is located within a < -15% below County Average VMT Area (i.e. blue area of the map). The proposed Project is also consistent with the existing surrounding land uses within the TAZ and there is nothing unique about the proposed Project that would create inconsistencies with data from the travel demand model used to create the City screening maps. As a result, based on the Step 2: Low VMT Area Screening criteria, this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City’s guidelines.*

Screenshot #2. Garden Grove Low VMT Areas 15% Below Countywide Comparison



### Step 3: Project Type Screening

Some project types have been identified as having the presumption of a less than significant impact. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel. The following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving retail uses less than 50,000 square feet, including:
  - Gas Stations
  - Banks
  - Restaurants
  - Shopping Center
- Local-serving hotels (e.g. non-destination hotels)
- Student housing projects on or adjacent to a college campus
- Local-serving assembly uses (places of worship, community organizations)
- Community institutions (public libraries, fire stations, local government)
- Affordable, supportive, or transitional housing
- Assisted living facilities
- Senior housing (as defined by HUD)
- Local-serving community colleges that are consistent with the assumptions noted in the RTP/SCS
- Projects generating less than 110 daily vehicle trips
  - This generally corresponds to the following “typical” development potentials:
    - 11 single family housing units
    - 16 multi-family, condominiums, or townhouse housing units
    - 10,000 sq. ft. of office
    - 15,000 sq. ft. of light industrial
    - 63,000 sq. ft. of warehousing
    - 79,000 sq. ft. of high cube transload and short-term storage warehouse

➤ *As stated above, the proposed Project will consist of a 7-unit multi-family residential development and is forecast to generate 47 daily trips. Therefore, based on the Step 3: Project Type Screening criteria (i.e. projects generating less than 110 daily vehicle trips), this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City’s guidelines.*

### **VMT Analysis Conclusion**

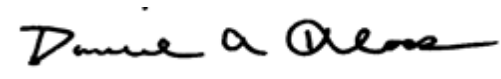
Based on the City’s guidelines, the proposed Project satisfies Step 2: Low VMT Area Screening and Step 3: Project Type Screening. Therefore, this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City’s guidelines.

## CONCLUSION

- Comparison of the trips generated by the existing entitled land use to the trips generated by the proposed Project shows that the proposed Project will generate 38 greater daily trips, 2 greater AM peak hour trips and 3 greater PM peak hour trips. Based on the City of Garden Grove criteria, the net trips associated with the proposed Project are below the thresholds requiring the preparation of a traffic impact analysis report. Therefore, we conclude that the proposed Project will not require the preparation of a traffic impact analysis report and that the additional trips associated with the proposed Project will not significantly impact the existing surrounding roadway network.
- Based on the City's guidelines, the proposed Project satisfies Step 2: Low VMT Area Screening and Step 3: Project Type Screening. Therefore, this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City's guidelines.

We appreciate the opportunity to provide this Traffic Impact Assessment letter. Should you have any questions, please call me at (949) 825-6175.

Very truly yours,  
**Linscott, Law & Greenspan, Engineers**

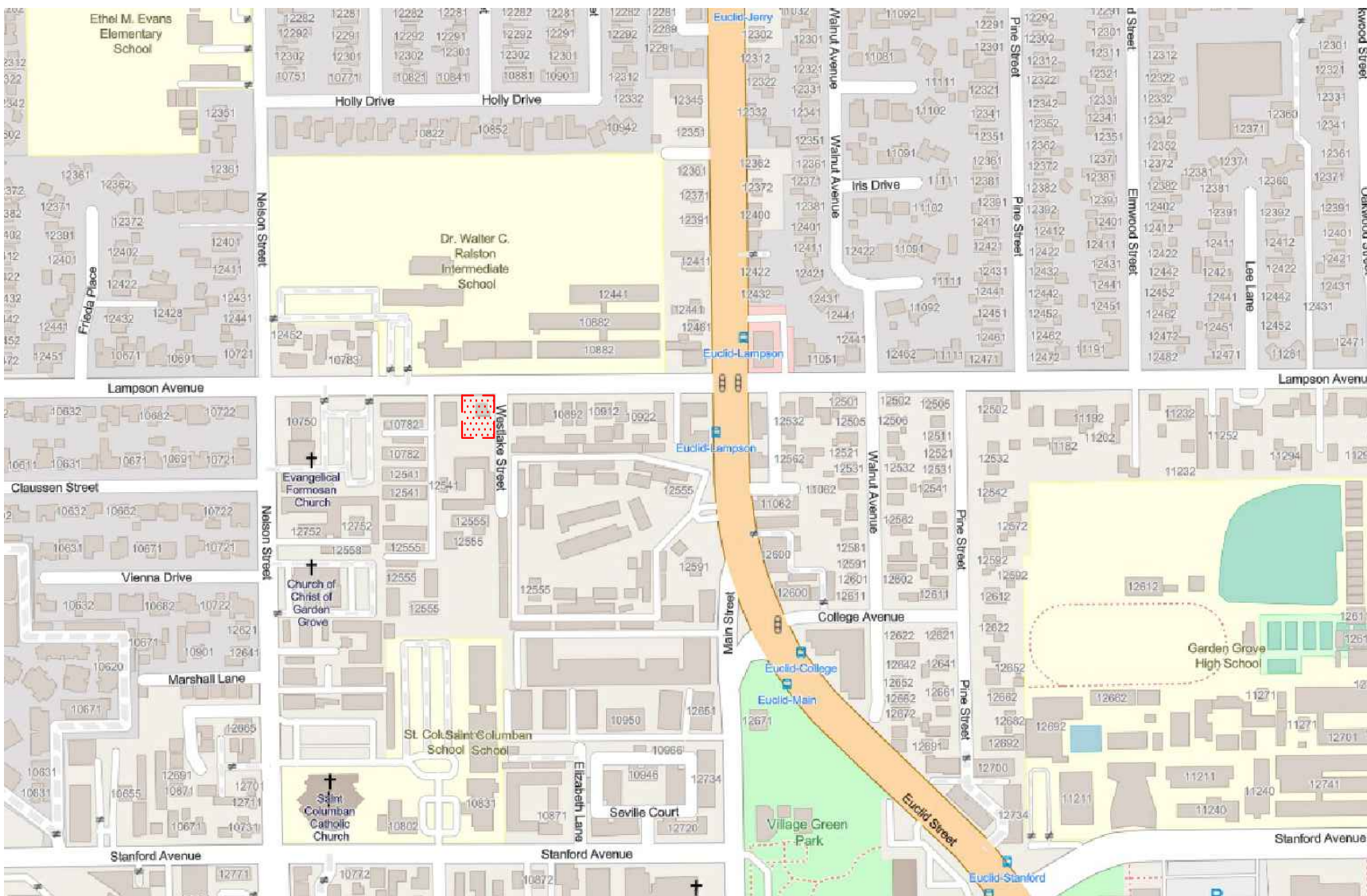


Daniel A. Kloos, P.E.  
Associate Principal

Attachment







n:\4700\2234754 - 10852 lampson residential, garden grove.dwg\4754 f-1.dwg LDP 08:10:20 11-30-2023 agular



SOURCE: OPEN STREETS

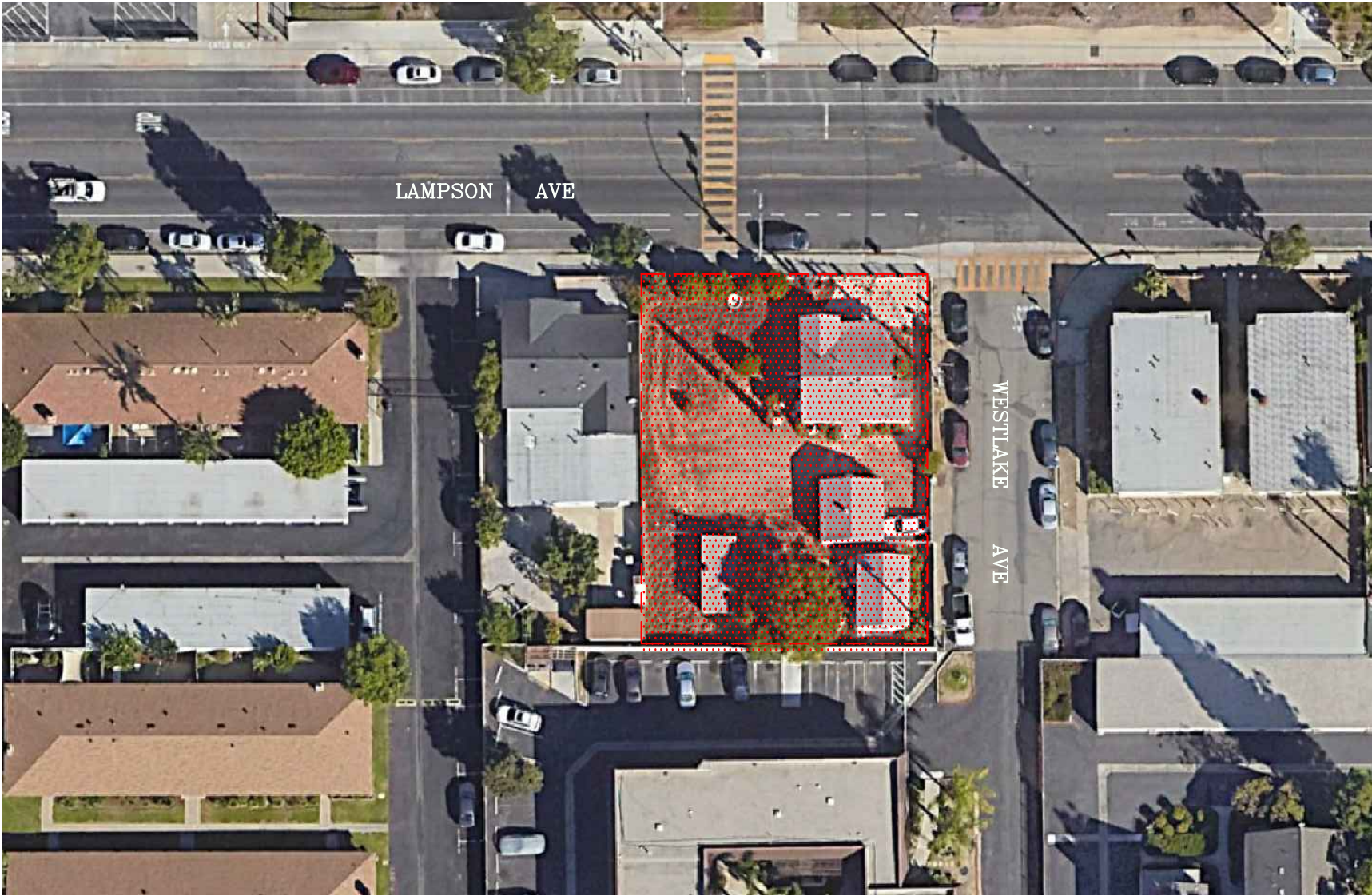
KEY

= PROJECT SITE

# FIGURE 1

## VICINITY MAP

10852 LAMPSON AVENUE RESIDENTIAL PROJECT, GARDEN GROVE



n:\4700\2234754 - 10852 lampson residential, garden grove.dwg\4754 f-2.dwg LDP 08:28:21 11-30-2023 agular

SOURCE: GOOGLE

KEY

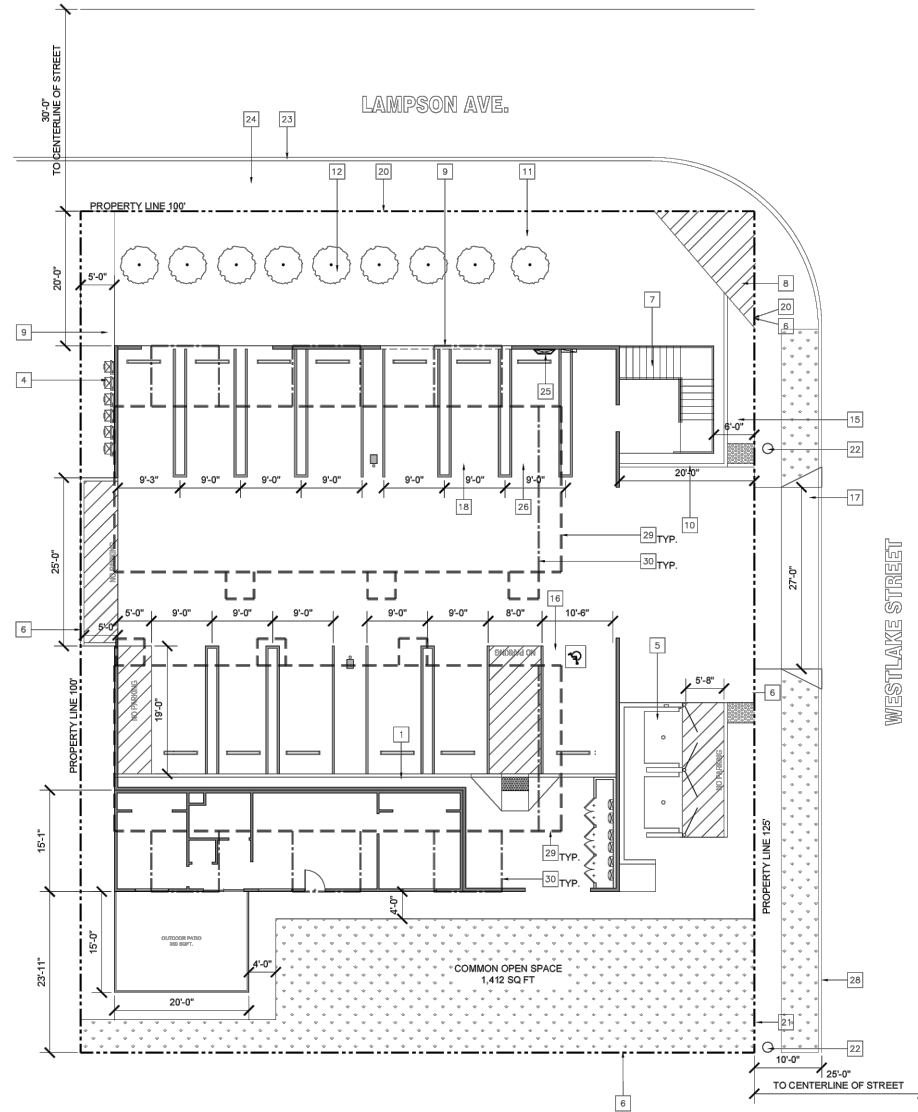
 = PROJECT SITE

## FIGURE 2

EXISTING SITE AERIAL

10852 LAMPSON AVENUE RESIDENTIAL PROJECT, GARDEN GROVE





n:\4700\2234754 - 10852 lampson residential, garden grove.dwg\4754 f-3.dwg LDP 08:31:31 11-30-2023 agular

SOURCE: MIDWAY CONCEPTS

FIGURE 3



PROPOSED SITE PLAN

10852 LAMPSON AVENUE RESIDENTIAL PROJECT, GARDEN GROVE

**TABLE 1**  
**PROJECT TRAFFIC GENERATION RATES AND FORECAST<sup>1</sup>**  
**10852 LAMPSON AVENUE RESIDENTIAL PROJECT, GARDEN GROVE**

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<b><i>Trip Generation Rates:</i></b>							
▪ 210: Single Family Detached Housing (TE/DU)	9.43	26%	74%	0.70	63%	37%	0.94
▪ 220: Multifamily Housing Low Rise (TE/DU)	6.74	24%	76%	0.40	63%	37%	0.51
<b><i>Proposed Project Trip Generation Forecast:</i></b>							
▪ 10852 Lampson Avenue Residential Project (7 DU)	47	1	2	3	3	1	4
<b><i>Existing Entitled Land Use Trip Generation Forecast:</i></b>							
▪ Single Family Homes (1 DU)	9	0	1	1	1	0	1
<b>Net Project Trip Generation Forecast (Proposed Project vs. Existing Entitled Land Use)</b>	<b>+38</b>	<b>+1</b>	<b>+1</b>	<b>+2</b>	<b>+2</b>	<b>+1</b>	<b>+3</b>

Notes:

- TE/DU = trip end per dwelling unit

<sup>1</sup> Source: *Trip Generation*, 11<sup>th</sup> Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2021).

November 21, 2024

Ms. Huong Ly  
Associate Planner  
City of Garden Grove  
Planning Services Division  
Garden Grove City Hall – 1<sup>st</sup> Floor  
11222 Acacia Parkway  
Garden Grove, CA 92840  
(714) 741-5312  
[Info@GGCity.org](mailto:Info@GGCity.org)

**Subject: CalEEMod Air Quality, Greenhouse Gas, and Noise Impact Study for a Seven-Unit Apartment Building in Garden Grove, CA**

Dear Ms. Ly:

Yorke Engineering, LLC (Yorke) is pleased to provide this Air Quality (AQ), Greenhouse Gas (GHG), and Noise Impacts Letter Report. This report includes CalEEMod emissions estimates, criteria pollutant, GHG, and Noise analyses for a seven-unit apartment building development in the City of Garden Grove, California (City).

### **PROJECT DESCRIPTION**

The proposed project is to develop a three-story, seven-unit apartment building to be located at 10852 Lampson Avenue [Assessor's Parcel Number (APN) 089-181-33] in the City of Garden Grove, CA, which is within the SCAQMD. On a lot size of 12,500 square feet (0.29 acres), the project includes development of a three-story building, consisting of street-level parking with a total of 13 parking spaces, and seven residential units on the second and third floors. An existing single-story residence, an additional dwelling unit, two-car garage, and shed on the project site will be demolished prior to the start of construction. The Project site is designated land use Medium Density Residential (MDR) and zoned Civic Center Specific Plan – Peripheral Residential 12 Zone (CCSP-PR12).

Noise control measures will be incorporated as Project design features during the demolition, grading, and paving phases of construction. These measures include the use of deflectors/barriers such as plywood construction fencing (½-inch thickness) or flexible sound-absorbing curtains, which will control line-of-sight exterior noise levels for the nearest residential receptors.

### **ASSUMPTIONS**

The following lists sources of information used in developing the emission estimates for the proposed Project using the California Emissions Estimator Model<sup>®</sup> (CalEEMod). Not all CalEEMod defaults are listed, but some defaults which have a particularly important impact on the project are listed.

- The Applicant defined:
  - Basic project design features including size of building features, parking spaces, number of units, and landscaping, etc.;
  - Daily trip rates for the operational phase;

- Low-flow faucets, toilets, showers, and irrigation will be installed consistent with modern building codes;
- During construction and demolition, any exposed soil and unpaved access roads will be watered a minimum of three times a day, as required by the SCAQMD;
- Paved roads outside access points to the parcel will be swept daily during the demolition, site preparation, and grading phases;
- The residential building will meet the 2022 Title 24 Building Envelope Energy Efficiency Standards;
- Electric vehicle charging infrastructure will be provided; and
- Residential parking supply will be limited.
- CalEEMod defaults were used for:
  - Construction equipment count, load factor, and fleet average age;
  - Architectural coating areas;
  - Operational vehicle fleet mixes;
  - Average vehicle trip distances; and
  - The number of haul trips for the demolition phase was estimated in CalEEMod using the square footage of structures and concrete and asphalt surfaces to be demolished and assuming 16 cubic yards of material per hauling load.

## LIST OF TABLES

The project analyses and results are summarized in the following tables:

- Table 1: Land Use Data for CalEEMod Input
- Table 2: SCAQMD CEQA Thresholds of Significance
- Table 3: Construction Emissions Summary and Significance Evaluation
- Table 4: Operational Emissions Summary and Significance Evaluation
- Table 5: Construction Localized Significance Threshold Evaluation
- Table 6: Operational Localized Significance Threshold Evaluation
- Table 7: Greenhouse Gas Emissions Summary and Significance Evaluation
- Table 8: Typical Sound Level Characteristics
- Table 9: City of Garden Grove Noise and Land Use Compatibility Matrix
- Table 10: City of Garden Grove Ambient Base Noise Levels
- Table 11: FTA Vibration Reference Levels
- Table 12: FHWA Noise Reference Levels and Usage Factors
- Table 13: Estimated Peak Activity Daytime Noise Impacts – Residential Receptors

## AIR QUALITY AND GREENHOUSE GAS IMPACTS ANALYSES

In order to evaluate the potential for Air Quality and Greenhouse Gas impacts of a proposed project, quantitative significance criteria established by the local air quality agency, such as the SCAQMD, may be relied upon to make significance determinations based on mass emissions of criteria pollutants and GHGs, as presented in this report. As shown below, approval of the project would not result in any significant effects relating to air quality or greenhouse gases.

### Project Emissions Estimation

The construction and operation analysis were performed using CalEEMod version 2022.1.1.21, the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant and GHG emissions associated with both construction and operations of land use projects under CEQA. The model quantifies direct emissions from construction and operations (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model – published by the California Air Resources Board (CARB) – include the Pavley standards and Low Carbon Fuel standards. The model also identifies project design features, regulatory measures, and control measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from the selected measures. CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SCAQMD, the Bay Area Air Quality Management District (BAAQMD), the San Joaquin Valley Air Pollution Control District (SJVAPCD), and other California air districts. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in California, CalEEMod is relied upon herein for construction and operational emissions quantification, which forms the basis for the impact analysis.

Based on information received from the Applicant, land use data used for CalEEMod input is presented in Table 1. The SCAQMD quantitative significance thresholds shown in Table 2 were used to evaluate project emissions impacts (SCAQMD 2023).

Land Use Type	Land Use Subtype	Unit Amount	Size Metric	Lot Acreage (footprint)	Square Feet	Description
Residential	Apartments Low Rise	7	Dwelling Units	0.20	8,804	Two levels of apartment residential space
Parking	Unenclosed Parking Structure	4.04	1,000 sq. ft.	0.09	4,040	One-level aboveground unenclosed parking garage at street level
Parking	Other asphalt	6.11	1,000 sq. ft.	0.14	6,110	Other paved areas
	Landscaping			0.03	1,250	Landscaping areas
	<b>Project Size</b>			--	<b>20,204</b>	
	<b>Lot Size</b>			<b>0.29</b>	<b>12,500</b>	

Sources: Applicant 2023, CalEEMod version 2022.1.1.21

Notes:

Electric utility: Southern California Edison

Gas utility: Southern California Gas

Table 2: SCAQMD CEQA Thresholds of Significance		
Pollutant	Project Construction (lbs/day)	Project Operation (lbs/day)
ROG (VOC)	75	55
NO <sub>x</sub>	100	55
CO	550	550
SO <sub>x</sub>	150	150
PM <sub>10</sub>	150	150
PM <sub>2.5</sub>	55	55
24-hour PM <sub>2.5</sub> Increment	10.4 µg/m <sup>3</sup>	2.5 µg/m <sup>3</sup>
24-hour PM <sub>10</sub> Increment	10.4 µg/m <sup>3</sup>	2.5 µg/m <sup>3</sup>
Annual PM <sub>10</sub> Increment	1.0 µg/m <sup>3</sup> annual average	
1-hour NO <sub>2</sub> Increment	0.18 ppm (state)	
Annual NO <sub>2</sub> Increment	0.03 ppm (state) & 0.0534 ppm (federal)	
1-hour SO <sub>2</sub> Increment	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile)	
24-hour SO <sub>2</sub> Increment	0.04 ppm (state)	
24-hour Sulfate Increment	25 ug/m <sup>3</sup> (state)	
1-hour CO Increment	20 ppm (state) & 35 ppm (federal)	
8-hour CO Increment	9.0 ppm (state/federal)	
Toxic Air Contaminants (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥10 in 1 million	
	Cancer Burden >0.5 excess cancer cases (in areas ≥1 in 1 million)	
	Chronic & Acute Hazard Index ≥1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to Rule 402	
Greenhouse Gases	10,000 MT/yr CO <sub>2</sub> e for industrial facilities	
	3,000 MT/yr CO <sub>2</sub> e for non-industrial land use projects (draft proposal)	

Source: SCAQMD 2023, 2008b

**Criteria Pollutants from Project Construction**

A project’s construction phase produces many types of emissions, generally PM<sub>10</sub> (including PM<sub>2.5</sub>) in fugitive dust and diesel engine exhaust are the pollutants of greatest concern. Construction-related emissions can cause substantial increases in localized concentrations of PM<sub>10</sub>, as well as affecting PM<sub>10</sub> compliance with ambient air quality standards on a regional basis. The use of diesel-powered construction equipment emits ozone precursors oxides of nitrogen (NO<sub>x</sub>) and reactive organic gases (ROG), and diesel particulate matter (DPM); however, the use of diesel-powered equipment would be minimal. Use of architectural coatings and other materials associated with finishing buildings may also emit ROG and TACs. CEQA significance thresholds address the impacts of construction activity emissions on local and regional air quality. Thresholds are also provided for other potential impacts related to project construction, such as odors and TACs.

The SCAQMD’s approach to CEQA analyses of fugitive dust impacts is to require implementation of effective and comprehensive dust control measures rather than to require detailed quantification of emissions. PM<sub>10</sub> emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has



shown that there are several feasible control measures that can be reasonably implemented to control fugitive dust emissions from construction. For larger projects, the SCAQMD has determined that compliance with an approved fugitive dust control plan comprising Best Management Practices (BMPs), primarily through frequent water application, constitutes sufficient control of PM<sub>10</sub> emissions impacts to a level considered less than significant.

### ***Criteria Pollutants from Project Operation***

The term “project operations” refers to the full range of activities that can or may generate criteria pollutant, GHG, and TAC emissions when the project is functioning in its intended use. For projects, such as office parks, shopping centers, apartment buildings, residential subdivisions, and other indirect sources, motor vehicles traveling to and from the project represent the primary source of air pollutant emissions. For industrial projects and some commercial projects, equipment operation and manufacturing processes, i.e., permitted stationary sources, can be of greatest concern from an emissions standpoint. CEQA significance thresholds address the impacts of operational emission sources on local and regional air quality. Thresholds are also provided for other potential impacts related to project operations, such as odors.

### ***Results of Criteria Emissions Analyses***

CalEEMod outputs are in Attachment 1. It should be noted that although emissions are labeled as “mitigated” in the CalEEMod outputs, these emissions reflect project design features, i.e., required BMPs. For this project, applicable SCAQMD and City Planning approved BMPs will be implemented as project design features. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Table 3 shows the Project’s criteria construction emissions and evaluates them against SCAQMD significance thresholds. Table 4 shows the Project’s criteria operational emissions and evaluates them against SCAQMD significance thresholds.

As shown in Tables 3 and 4, mass emissions of criteria pollutants from construction and operation are below applicable SCAQMD significance thresholds.

**IMPACT: Less Than Significant (LTS)**

**Table 3: Construction Emissions Summary and Significance Evaluation**

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Significance
ROG (VOC)	11.9	75	LTS
NO <sub>x</sub>	11.4	100	LTS
CO	11.1	550	LTS
SO <sub>x</sub>	0.02	150	LTS
Total PM <sub>10</sub>	0.6	150	LTS
Total PM <sub>2.5</sub>	0.5	55	LTS

Sources: SCAQMD 2023, CalEEMod version 2022.1.1.21

Notes:

Fugitive dust control measures required by SCAQMD for project construction

lbs/day are winter or summer maxima for planned land use

Total PM<sub>10</sub> / PM<sub>2.5</sub> comprises fugitive dust plus engine exhaust

LTS - Less Than Significant

**Table 4: Operational Emissions Summary and Significance Evaluation**

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Significance
ROG (VOC)	0.4	55	LTS
NO <sub>x</sub>	0.1	55	LTS
CO	1.5	550	LTS
SO <sub>x</sub>	0.00	150	LTS
Total PM <sub>10</sub>	0.2	150	LTS
Total PM <sub>2.5</sub>	0.1	55	LTS

Sources: SCAQMD 2023, CalEEMod version 2022.1.1.21

Notes:

No measures required for project operation

lbs/day are winter or summer maxima for planned land use

Total PM<sub>10</sub> / PM<sub>2.5</sub> comprises fugitive dust plus engine exhaust

LTS - Less Than Significant

***Localized Significance Threshold Analysis***

The SCAQMD’s Localized Significance Threshold (LST) methodology (2008a) was used to analyze the neighborhood scale impacts of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> associated with project-specific mass emissions. Introduced in 2003, the LST methodology was revised in 2008 to include the PM<sub>2.5</sub> significance threshold methodology and update the LST mass rate lookup tables for the new 1-hour NO<sub>2</sub> standard.

For determining localized air quality impacts from small projects in a defined geographic source-receptor area (SRA), the LST methodology provides mass emission rate lookup tables for 1-acre, 2-acre, and 5-acre parcels by SRA. The LSTs represent the maximum mass emissions from a project that will not cause or contribute to an exceedance of state or national ambient air quality standards (CAAQS or NAAQS) for the above pollutants and were developed based on ambient concentrations of these pollutants for each SRA in the South Coast Air Basin. (SCAQMD 2008a)

For most land use projects, the highest daily emission rates occur during the site preparation and grading phases of construction; where applicable, these maximum daily emissions are used in the LST analysis.

Since land use operational emissions – mainly from associated traffic – are dispersed over a wide area, localized impacts from project operation are substantially lower than during project construction. However, an Operational LST analysis was also performed. Localized mobile source emissions for project operation were calculated for a one-mile radius of the project site.

The proposed Project site is 0.29 acres in source-receptor area Zone 17 – Central Orange County. The 1-acre screening lookup tables, which are the SCAQMD’s closest in size to the Project site, were used to evaluate NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> impacts on nearby receptors. The nearest receptor is a single family home, approximately 50 feet (15 meters) away from the central zone of the Project site. Therefore, the impact evaluation was performed using the closest distance within SCAQMD LST tables of 25 meters for construction and operations. (SCAQMD 2008a)

**Results of Localized Significance Threshold Analysis**

The LST results provided in Tables 5 and 6 show that on-site emissions from construction and operations would meet the LST passing criteria at the nearest receptors. Thus, the impacts would be less than significant.

**IMPACT: Less Than Significant (LTS)**

<b>Table 5: Construction Localized Significance Threshold Evaluation</b>				
<b>Criteria Pollutants</b>	<b>Project (lbs/day)</b>	<b>Threshold (lbs/day)</b>	<b>Percent of Threshold</b>	<b>Result</b>
NO <sub>x</sub>	11.4	81	14%	Pass
CO	11.1	485	2%	Pass
PM <sub>10</sub>	0.6	4	16%	Pass
PM <sub>2.5</sub>	0.5	3	17%	Pass

Sources: SCAQMD 2008a, CalEEMod version 2022.1.1.21

Notes:

Source-receptor area – Garden Grove - Zone 17 Central Orange County  
Less than 1-acre area, 25 meters to receptor

<b>Table 6: Operations Localized Significance Threshold Evaluation</b>				
<b>Criteria Pollutants</b>	<b>Project (lbs/day)</b>	<b>Threshold (lbs/day)</b>	<b>Percent of Threshold</b>	<b>Result</b>
NO <sub>x</sub>	0.1	81	0%	Pass
CO	1.5	485	0%	Pass
PM <sub>10</sub>	0.03	1	3%	Pass
PM <sub>2.5</sub>	0.01	1	1%	Pass

Sources: SCAQMD 2008a, CalEEMod version 2022.1.1.21

Notes:

Source-receptor area – Garden Grove - Zone 17 Central Orange County  
Less than 1-acre area, 25 meters to receptor, 1-mile operational traffic radius

### ***Analysis of Air Quality Significance Criteria***

Estimated construction and operational impacts are evaluated against quantitative criteria (air quality significance thresholds) established by SCAQMD (2023). These criteria are relied upon to make significance determinations based on mass emissions of criteria pollutants. As shown above in Tables 3 through 6, the proposed Project would result in a less than significant impact related to regional and localized emissions, which would not be cumulatively considerable. Further, the proposed Project would not conflict with SCAQMD planning goals, cause substantial air pollutant concentrations, or be a source of objectionable odors.

#### ***a) Conflict with or obstruct implementation of the applicable air quality plan?***

IMPACT: Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SCAB), comprising all of Orange County and the non-desert regions of Los Angeles, Riverside, and San Bernardino Counties. The SCAQMD is the agency primarily responsible for comprehensive air pollution control in the SCAB and reducing emissions from area and point stationary, and indirect sources. The SCAQMD prepared the 2022 Air Quality Management Plan (AQMP) to meet federal and State ambient air quality standards. The 2022 AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and addresses regional issues relating to transportation, the economy, community development, and the environment.

With regard to future growth, SCAG has prepared the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2020-2045 RTP/SCS are based in part on projections originating under County and City General Plans. These growth projections were utilized in the preparation of the air quality forecasts and consistency analysis included in the 2022 AQMP. The 2020-2045 RTP/SCS was approved in September 2020. The Project involves the construction of a seven-unit multi-family residence on land with an existing single-story residence. Therefore, the proposed Project would represent a nominal percentage of the City's growth projections.

The 2022 AQMP was adopted by the SCAQMD as a program to lead the SCAB into compliance with several criteria pollutant standards and other federal requirements. It relies on emissions forecasts based on demographic and economic growth projections provided by SCAG's 2020-2045 RTP/SCS. SCAG is charged by California law to prepare and approve "the portions of each AQMP relating to demographic projections and integrated regional land use, housing, employment, and transportation programs, measures and strategies." Projects whose growth is included in the projections used in the formulation of the AQMP are considered to be consistent with the plan and not to interfere with its attainment. The SCAQMD recommends that, when determining whether a project is consistent with the current AQMP, a lead agency must assess whether the project would directly obstruct implementation of the plan and whether it is consistent with the demographic and economic assumptions (typically land use-related, such as resultant employment or residential units) upon which the plan is based.

A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The Project involves the construction of a seven-unit multi-family residence on land with an existing single-story residence. The Project site is in a residential zone and is consistent with the site's General Plan land use designation and zoning, MDR and CCSP-PR12, respectively.

As such, the proposed Project would not be expected to exceed the growth projections in the City's General Plan and zoning. Thus, the Project would not conflict with or obstruct implementation of the 2022 AQMP.

Furthermore, the Project does not exceed the SCAQMD's established thresholds of significance for air quality impacts (SCAQMD 2023, 2008a). Thus, the proposed Project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. Therefore, impacts would be less than significant.

***b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?***

IMPACT: Less Than Significant Impact

In order to evaluate impacts, quantitative significance criteria established by the local air quality agency, such as the SCAQMD, may be relied upon to make significance determinations based on mass emissions of criteria pollutants.

A significant impact would occur if the proposed Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Project construction and operation emissions are estimated using CalEEMod, the statewide land use emissions computer model designed to quantify potential criteria pollutant and GHG emissions associated with both construction and operations from land use projects. According to the CalEEMod model results, overall construction (maximum daily emissions) for the proposed Project would not exceed the SCAQMD thresholds of significance for the criteria pollutants ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>.

The Project is estimated to generate less than the SCAQMD threshold of 75 pounds per day ROG, 100 pounds per day NO<sub>x</sub>, 550 pounds per day CO, 150 pounds per day SO<sub>x</sub>, 150 pounds per day PM<sub>10</sub>, and 55 pounds per day PM<sub>2.5</sub> during the construction phase. Additionally, As shown in Tables 3 and 4, the Project is estimated to generate less than the SCAQMD threshold of 55 pounds per day ROG, 55 pounds per day NO<sub>x</sub>, 550 pounds per day CO, 150 pounds per day SO<sub>x</sub>, 150 pounds per day PM<sub>10</sub>, and 55 pounds per day PM<sub>2.5</sub> during the operational phase. The primary sources of operations phase emissions are on-road vehicles traveling to and from the site building and operational activities such as landscape equipment, energy use, and water use. The Project's operational emissions are also below the significance thresholds for the above-referenced criteria pollutants.

The proposed Project site is 0.29 acres in source-receptor area Zone 17 – Central Orange County. The 1-acre screening lookup tables, which are the SCAQMD's closest in size to Project site, were used to evaluate NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> impacts on nearby receptors. The nearest receptor is approximately 50 feet (15 meters) away from the central zone of the Project site. Therefore, the impact evaluation was performed using the closest distance within SCAQMD LST tables of 25 meters for construction and operations. (SCAQMD 2008a). The LST results shown in Tables 5 and 6, show that on-site emissions from construction and operations would meet the LST passing criteria at the nearest receptors.

As shown in Tables 3 through 6, the proposed Project would result in a less than significant impact related to regional emissions.

### ***Cumulative Effects***

As shown in Tables 3, 4, 5, and 6, the predicted air quality impacts of the proposed Project are well below SCAQMD regional thresholds and localized significance thresholds, respectively (SCAQMD 2023, 2008a). These impacts characterize the incremental impacts of other projects of the same type in the same place over time per state CEQA Guidelines Section 15300.2(b).

### ***SCAQMD Guidance***

The SCAQMD's 2003 guidance on addressing cumulative impacts for air quality is as follows: "As Lead Agency, the SCAQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR [Environmental Impact Report]." "Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant." (SCAQMD 2003)

### ***CEQA Guidelines***

As referenced above, SCAQMD cumulative air quality significance thresholds are the same as project-specific air quality significance thresholds. Because the criteria pollutant mass emissions impacts shown in Tables 3 and 4 would not be expected to exceed any of the SCAQMD air quality significance thresholds, cumulative air quality impacts from comparable development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed project would not be "cumulatively considerable" as defined by state CEQA Guidelines Section 15064(h)(1) for air quality impacts.

#### ***c) Expose sensitive receptors to substantial pollutant concentrations?***

**IMPACT:** Less Than Significant Impact

A significant impact would occur if the proposed Project were to expose sensitive receptors to pollutant concentrations. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The Project site is surrounded by residential uses. The Project is subject to grading and construction standards (BMPs) to control air pollutant and fugitive dust impacts. Additionally, the relatively small residential Project is not expected to substantially contribute to pollutant concentrations or expose surrounding residences and other sensitive receptors during operation (post-construction). The Project is required to meet SCAQMD Rule 403 requirements, as well as the City's requirements for grading and construction related to fugitive dust control.

The proposed Project site is 0.29 acres in source-receptor area Zone 17 – Central Orange County. The 1-acre screening lookup tables were used to evaluate NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> impacts on nearby receptors. The nearest receptor is approximately 15 meters away from the site. Therefore, the impact evaluation was performed using the closest distance within SCAQMD LST tables of 25 meters for construction and operations. (SCAQMD 2008a). The LST results shown in Tables 5 and 6, show that

on-site emissions from construction and operations would meet the LST passing criteria at the nearest receptors (15 meters).

Thus, construction and operation of the Project would result in a less than significant impact for both localized and regional air pollution.

***d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?***

IMPACT: Less Than Significant Impact

Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the Project site. The proposed Project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed Project would not cause an odor nuisance as defined in SCAQMD Rule 402. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed multi-family residential development would not result in activities that create objectionable, or nuisance odors as defined in Rule 402. Therefore, the proposed Project would result in a less than significant impact related to objectionable odors.

***Greenhouse Gas Emissions from Construction and Operation***

Greenhouse gases – primarily carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous (N<sub>2</sub>O) oxide, collectively reported as carbon dioxide equivalents (CO<sub>2</sub>e) – are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also, included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills. (CARB 2022)

California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2022 standards improved upon the 2019 standards for new construction of, and additions and alterations to, residential, commercial, and industrial buildings. The 2022 standards went into effect on January 1, 2023 (CEC 2022).

Since the Title 24 standards require energy conservation features in new construction (e.g., high-efficiency lighting, high-efficiency heating, ventilating, and air-conditioning (HVAC) systems, thermal insulation, double-glazed windows, water conserving plumbing fixtures, etc.), they indirectly regulate and control GHG emissions.

Using CalEEMod, direct onsite and offsite GHG emissions were estimated for construction and operation, and indirect offsite GHG emissions were estimated to account for electric power used by the proposed Project, water conveyance, and solid waste disposal.

**Results of Greenhouse Gas Emissions Analyses**

The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 metric tons (MT) CO<sub>2</sub>e per year (SCAQMD 2023) and has proposed a mass emissions threshold of 3,000 metric tons (MT) CO<sub>2</sub>e per year for non-industrial uses (SCAQMD 2008b).

Table 7 shows the Project’s GHG emissions and evaluates them against the SCAQMD significance threshold. Operational efficiency measures incorporate typical code-required energy and water conservation features. Off-site traffic impacts are included in these emissions estimates, along with construction emissions amortized over 30 years.

**IMPACT:** Less Than Significant (LTS)

Table 7: Greenhouse Gas Emissions Summary and Significance Evaluation					
Greenhouse Gases	Project Construction <sup>1</sup> (MT/yr)	Project Operations (MT/yr)	Project Total <sup>2</sup> (MT/yr)	Threshold (MT/yr)	Significance
CO <sub>2</sub>	2.5	54.5	57.0	—	—
CH <sub>4</sub>	0.0	0.1	0.1	—	—
N <sub>2</sub> O	0.0	0.0	0.0	—	—
R	0.0	0.1	0.1	—	—
CO <sub>2</sub> e	2.5	56.6	59.1	3,000	LTS

Sources: SCAQMD 2008b, CalEEMod version 2022.1.1.21

Notes:

<sup>1</sup>Construction emissions amortized over 30 years

<sup>2</sup>Comprises annual operational emissions plus construction emissions amortized over 30 years

LTS - Less Than Significant

**Analysis of Greenhouse Gas Significance Criteria**

As shown in Table 7, Project’s GHG emissions are below the SCAQMD’s proposed GHG significance threshold for non-industrial land use projects.

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**IMPACT:** Less Than Significant Impact

GHGs – primarily CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, collectively reported as CO<sub>2</sub>e – are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as onroad vehicles and offroad construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills (CARB 2022).

California’s Building Energy Efficiency Standards are updated on an approximately 3-year cycle. The 2022 standards improved upon the 2019 standards for new construction of, and additions and alterations to, residential, commercial, and industrial buildings. The 2022 standards went into effect on January 1, 2023 (CEC 2022).



Since the Title 24 standards require energy conservation features in new construction (e.g., high-efficiency lighting, high-efficiency HVAC systems, thermal insulation, double-glazed windows, water conserving plumbing fixtures, etc.), they indirectly regulate and control GHG emissions.

Using CalEEMod, direct on-site and off-site GHG emissions were estimated for construction and operation, and indirect off-site GHG emissions were estimated to account for electric power used by the proposed Project, water conveyance, and solid waste disposal.

The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 MT CO<sub>2</sub>e per year (SCAQMD 2023) and has proposed a draft mass emissions threshold of 3,000 MT CO<sub>2</sub>e per year for non-industrial uses (SCAQMD 2008b).

Operational measures incorporate typical code-required energy and water conservation features. Off-site traffic impacts are included in these emissions estimates, along with construction emissions amortized over 30 years.

As shown in Table 7, design GHG emissions are below the proposed GHG significance threshold for land use projects. Thus, the impacts would be less than significant.

#### ***CEQA Guidelines***

Because GHG mass emissions impacts shown in Table 7 would not be expected to exceed the SCAQMD significance threshold for land use projects, cumulative GHG impacts from comparable development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed project would not be “cumulatively considerable” as defined by state CEQA Guidelines Section 15064(h)(1) for air quality impacts.

#### ***b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

IMPACT: Less Than Significant Impact

The 2022 Climate Change Scoping Plan (CARB 2022) is California’s primary document used to ensure State GHG reduction goals are met. The plan identifies an increasing need for coordination among State, regional, and local governments to achieve the GHG emissions reductions that can be gained from local land use planning and decisions. Nearly all of the specific measures identified in the 2022 Climate Change Scoping Plan is implemented at the state level, with CARB and/or another state or regional agency having the primary responsibility for achieving required GHG reductions. The proposed Project, therefore, would have limited ability to directly conflict with any of the specific measures identified in the 2022 Climate Change Scoping Plan.

Nonetheless, the overarching goal of the 2017 Climate Change Scoping Plan is to achieve a 40% reduction in GHG emissions below 1990 levels by the Year 2030. To achieve this statewide goal, the Climate Change Scoping Plan recommends a statewide efficiency metric of 6 MTCO<sub>2</sub>e per capita by 2030 and 2 MTCO<sub>2</sub>e per capita by 2050. The proposed Project is estimated to result in a GHG emission efficiency of 3 MTCO<sub>2</sub>e per capita in Year 2024, therefore, it meets the current CARB Scoping Plan efficiency target.

The California legislature passed SB 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a SCS in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS focuses the

majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that lower vehicle miles traveled (VMT) that contribute to GHG emissions, as required by AB 32.

The proposed Project is located on Lampson Avenue, west of Euclid Street, which is a major travel route, and within 0.5 miles of Garden Grove Boulevard. The Orange County Transportation Authority (OCTA) provides Line 56 bus service along Garden Grove Boulevard with is ½ mile walking distance. Nearby Brookhurst Street, less than 1 mile walking distance, also has Line 35 bus service. Therefore, the project's convenient access to public transit and opportunities for walking and biking would result in a reduction of vehicle trips, VMT, and GHG emissions. Thus, the proposed Project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2020-2045 RTP/SCS.

SB 100 requires that all retail electricity sold be from a renewable carbon free source by 2045, with at least 60 percent being carbon free by 2030. This would further control the project's GHG emissions. Furthermore, the project would be designed to meet the requirements of the California Green Building Standards Code (CALGreen Code) and the Title 24 Building Standards Code. In doing so, the project would include features to enhance sustainability, including energy efficiency, water efficiency, material conservation, and resource efficiency.

The Project will be consistent with applicable goals and policies outlined in the City's Housing Element that guide future developments:

***Goal H-1: Preserve, maintain, and enhance housing and neighborhoods citywide***

**Policy H-1.1:** Neighborhood Preservation. Preserve the character, scale, and quality of established residential neighborhoods.

CONSISTENT: The development of a seven-unit multi-family residence will preserve the character, scale and quality of the surrounding residential neighborhood as established by the zoning designation of the property site. Provided the Project complies with development standards for multiple-family developments, with exception of waivers and concessions allowed under the Density Bonus Law, the Medium Density Residential (MDR) development is consistent with the Civic Center Specific Plan – Peripheral Residential 12 Zone (CCSP-PR12), intended for the development of multi-family residential neighborhoods.

***Goal H-2, Affordable Housing: Housing supply to accommodate housing needs at all affordability levels.***

**Policy H-2.1 Expanding Affordable Housing.** Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.

CONSISTENT: This development will increase the supply of affordable rentals for lower-income households, as it includes one unit (14% of the total unit count) for very low income residents.

**Policy H-2.3:** Regulatory Incentives. Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.

CONSISTENT: This development takes advantage of regulatory incentives including density bonuses. Since the development is providing one unit for very low income (14% of the total unit

count), the Project is entitled to a density bonus, parking reductions per State Density Bonus, and three incentives, which has been incorporated into the proposed design.

***Goal H-3, A range of available housing types, densities, and affordability levels to meet diverse community needs.***

**Policy H-3.1: Adequate Housing Sites.** Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.

CONSISTENT: The development of the multi-family residence is consistent with land use policies and regulations for the MDR designation, which is intended for the development of mainly multi-family residential neighborhoods that fulfill local housing needs.

**Policy H-3.2: Meeting Housing Needs.** Provide adequate sites to encourage housing development that will meet the needs of all income groups.

CONSISTENT: The development provides one unit (14%) for very low income.

**Policy H-3.7 Infill Housing.** Encourage infill housing development that is compatible in character with established residential neighborhoods.

CONSISTENT: This infill housing is compatible in character with established residential neighborhoods. An existing single-family residence is located west of the Project site. The Lampson Park Apartment Home community is also located to the west of the project site, the 12541 Westlake Street Apartment Community is located to the south of the project site, and the 10862 and 10872 Lampson Avenue Apartment Communities are located to the east of the project site. As such, the project site is compatible with and does not conflict with the multi-family residential community to the west, east and south.

Further, California is experiencing an unprecedented, severe, and well-documented housing shortage, which is causing social and economic dislocation, homelessness, and significant adverse environmental impacts. The Regional Housing Needs Allocation (RHNA) process is part of the State of California's general planning process aimed at ensuring that every jurisdiction in California plays its part in meeting the housing needs of the State's population. The RHNA process identifies the City's future housing needs resulting from projected growth in population, employment, and households. The City's RHNA is 19,168 new residential units. The Project will contribute to fulfilling the goal of achieving this RHNA, and thus help restore and maintain the jobs/housing balance.

As such, impacts related to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions would be less than significant.

## **NOISE IMPACTS ANALYSES**

### **Noise and Vibration Analysis Methodology**

The screening-level noise analysis for Project construction was completed based on methodology developed by the U.S. Department of Transportation Federal Highway Administration (DOT FHWA) at the John A. Volpe National Transportation Systems Center and other technical references consistent with CalEEMod outputs (equipment utilization). The Roadway Construction Noise Model (RCNM)

methodology uses actual noise measurement data collected during the Boston “Big Dig” project (1991-2006) as reference levels for a wide variety of construction equipment in common use, such as on the proposed Project. This noise analysis did not include field measurements of ambient noise in the vicinity of the Project site.

The RCNM-based noise model provides relatively conservative predictions because it does not account for site-specific geometry, dimensions of nearby structures, and local environmental conditions that can affect sound transmission, reflection, and attenuation. As a result, actual measured sound levels at receptors may vary somewhat from predictions, typically lower. Additionally, the impacts of noise upon receptors (persons) are subjective because of differences in individual sensitivities and perceptions.

Noise impacts are evaluated against community noise standards contained in the City or County General Plan or other state or federal agency as applicable to the vicinity of the Project site. For this Project, the City of Garden Grove Municipal Code, Chapter 8.47, Noise Control, and City of Garden Grove General Plan, Noise Element, contain the applicable evaluation criteria. Screening-level Project-generated noise is evaluated in relation to established thresholds of significance. Additionally, the same methods are used to determine noise impacts on the nearest sensitive receptor.

During construction activities, the Project would generate noise due to operation of minimal off-road equipment, portable equipment, and vehicles at or near the Project site. No significant increase in traffic is expected due to this relatively small project. No strong sources of vibrations are planned to be used during construction activities. For example, because the Project is common residential light construction, no pile driving will be required.

Since the Project is near a freeway, the incremental effect of Project operation (possible slightly increased traffic) would not be quantifiable against existing traffic noise (background) in the Project vicinity (i.e., less than significant impact). Also, since there is no airport within 2 miles of the Project site, evaluation of aircraft noise upon the Project is not required.

## **Environmental Setting**

### ***Noise Descriptors***

Noise is typically described as any dissonant, unwanted, or objectionable sound. Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity, the A-weighted decibel scale (dBA). Table 8 lists common sources of sounds and their intensities in dBA.

Table 8: Typical Sound Level Characteristics		
Pressure (N/m <sup>2</sup> )	Level (dB)	Sound Level Characteristic
2000	160	Rocket Launch
600	150	Military Jet Plane Takeoff
200	140	Threshold of Pain
60	130	Commercial Jet Plane Takeoff
20	120	Industrial Chipper or Punch Press
6	110	Loud Automobile Horn
2	100	Passing Diesel Truck – Curb Line
0.6	90	Factory - Heavy Manufacturing
0.2	80	Factory - Light Manufacturing
0.06	70	Open Floor Office - Cubicles
0.02	60	Conversational Speech
0.006	50	Private Office - Walled
0.002	40	Residence in Daytime
0.0006	30	Bedroom at Night
0.0002	20	Recording or Broadcasting Studio
0.00006	10	Threshold of Good Hearing - Adult
0.00002	0	Threshold of Excellent Hearing - Child

Sources: Fundamentals of Industrial Hygiene (Niland & Elam), 7th Edition, 2021

**Notes:**

Reference Level P<sub>o</sub> = 0.00002 N/m<sup>2</sup> = 0.0002 μbar

N/m<sup>2</sup> = Newtons per square meter (the Newton is the unit of force derived in the metric system); it is equal to the amount of net force required to accelerate one kilogram of mass at a rate of one meter per second squared (1 kg • 1 m/s<sup>2</sup>) in the direction of the applied force.

In most situations, a 3-dBA change in sound pressure is considered a “just-detectable” difference. A 5-dBA change (either louder or quieter) is readily noticeable, and 10-dBA change is a doubling (if louder) or halving (if quieter) of the subjective loudness. Sound from a small, localized source (a “point” source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (drops off) at a rate of 6 dBA for each doubling of the distance.

The duration of noise and the time period at which it occurs are important factors in determining the impact of noise on sensitive receptors. A single number called the equivalent continuous noise level (L<sub>eq</sub>) may be used to describe sound that is changing in level. It is also used to describe the acoustic range of the noise source being measured, which is accomplished through the maximum L<sub>eq</sub> (L<sub>max</sub>) and minimum L<sub>eq</sub> (L<sub>min</sub>) indicators.

In determining the daily measure of community noise, it is important to account for the difference in human response to daytime and nighttime noise. Noise is more disturbing at night than during the day, and noise indices have been developed to account for the varying duration of noise events over time, as well as community response to them. The Community Noise Equivalent Level (CNEL) adds a 5-dB penalty to the “nighttime” hourly noise levels (HNLs) (i.e., 7:00 p.m. to 10:00 p.m.) and the Day-Night Average Level (L<sub>dn</sub>) adds a 10-dB penalty to the evening HNLs (Caltrans 2020, FTA 2018).

### ***Vibration Descriptors***

Vibration is a unique form of noise because its energy is carried through structures and the earth, whereas noise is carried through the air. Thus, vibration is generally felt rather than heard. Typically, ground borne vibration generated by construction activities attenuates rapidly as distance from the source of the vibration increases. Actual human and structural response to different vibration levels is influenced by a combination of factors, including soil type, distance between the source and receptor, duration, and the number of perceived events.

While not a direct health hazard, the energy transmitted through the ground as vibration may result in structural damage, which may be costly to repair and dangerous in the event of structural failure. To assess the potential for structural damage associated with vibration, the vibratory ground motion in the vicinity of the affected structure is measured in terms of point peak velocity/peak particle velocity (PPV) in the vertical and horizontal directions (vector sum). A freight train passing at 100 feet may cause PPVs of 0.1 inch per second, while a strong earthquake may produce PPVs in the range of 10 inches per second. Minor cosmetic damage to buildings may begin in the range of 0.5 inch per second (Caltrans 2020, FTA 2018).

### **Regulatory Setting**

#### ***California***

The State of California does not promulgate statewide standards for environmental noise but requires each city and county to include a noise element in its general plan [California Government Code Section 65302(f)]. In addition, Title 4 of the CCR has guidelines for evaluating the compatibility of various land uses as a function of community noise exposure. In general, the guidelines require that community noise standards:

- Protect residents from the harmful and annoying effects of exposure to excessive noise;
- Prevent incompatible land uses from encroaching upon existing or programmed land uses likely to create significant noise impacts; and
- Encourage the application of state-of-the-art land use planning methodologies in the area of managing and minimizing potential noise conflicts.

In 2020, Caltrans issued the current version of its *Transportation and Construction-Induced Vibration Guidance Manual*. Continuous sources include the use of vibratory compaction equipment and other construction equipment that creates vibration other than in single events. Transient sources create a single isolated vibration event, such as blasting. Thresholds for continuous sources are 0.5 and 0.1 inch per second PPV for structural damage and annoyance, respectively. Thresholds for transient sources are 1.0 and 0.9 PPV for structural damage and annoyance, respectively (Caltrans 2020).

#### ***City of Garden Grove General Plan – Chapter 7, Noise Element***

The City of Garden Grove General Plan Noise Element, Noise and Land Use Compatibility Matrix, illustrates the State guidelines established by the State Department of Health Services for acceptable noise levels for each county and city. These standards and criteria are incorporated into the land use planning process to manage future noise and land use incompatibilities. This table is the primary tool that allows the City to ensure integrated planning for compatibility between land uses and outdoor noise. As shown in Table 9, for multiple family residential land uses, noise levels of 50 to 65 dBA are

considered “Normally Acceptable” and noise levels of 60 to 70 dBA are considered “Conditionally Acceptable”.

**Table 9: City of Garden Grove Noise and Land Use Compatibility Matrix**

Land Use Category	Community Noise Exposure (L <sub>dn</sub> or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential - Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70-75	75-85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA

NA: Not Applicable

Source: Office of Planning and Research, California, *General Plan Guidelines*, October 2003.

**Normally Acceptable** – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

**Conditionally Acceptable** – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

**Normally Unacceptable** – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

**Clearly Unacceptable** – New construction or development should generally not be undertaken.

Source: City of Garden Grove General Plan – Chapter 7, Noise Element

***City of Garden Grove Municipal Code – Title 8, Chapter 8.47 Noise Control***

For this Project, the City of Garden Grove Municipal Code Chapter 8.47, Noise Control contain the applicable evaluation criteria.

Section 8.47.040 of the Municipal Code states that the ambient base noise levels contained in Table 10 shall be utilized as the basis for determining noise levels in excess of those allowed by this chapter unless the actual measured ambient noise level occurring at the same time as the noise under review is being investigated exceeds the ambient base noise level contained in Table 10. When the actual measured ambient noise level exceeds the ambient base noise level, the actual measured ambient noise level shall be utilized as the basis for determining whether or not the subject noise exceeds the level allowed by this section. In situations where two adjoining properties exist within two different use designations, the most restrictive ambient base noise level will apply. This section permits any noise level that does not exceed either the ambient base noise level or the actual measured ambient noise level by 5 dBA, as measured at the property line of the noise generation property.

Table 10: City of Garden Grove Ambient Base Noise Levels			
Use Categories	Use Designations	Ambient Base Noise Levels (dBA)	
		Daytime (7 a.m.-10 p.m.)	Nighttime (10 p.m.- 7 a.m.)
Sensitive	Residential Use	55	50
Conditionally Sensitive	Institutional Use	65	
	Office-Professional Use	65	
	Hotels & Motels	65	
Non-Sensitive	Commercial Uses	70	
	Commercial/ Industrial Uses within 150 feet of Residential	65	50
	Industrial Use	70	

Source: City of Garden Grove Municipal Code – Title 8, Chapter 8.47 Noise Control

Section 8.47.050, General Noise Regulation, states that it is unlawful for any person to willfully make, continue, or cause to be made or continued, any loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

The criteria that shall be utilized in determining whether a violation of the provisions of this section exists shall include, but not be limited to, the following:

1. The level of the noise.
2. The frequency of occurrence of the noise.
3. Whether the nature of the noise is usual or unusual.
4. The level and intensity of the background noise, if any.
5. The proximity of the noise to residential sleeping facilities.
6. The nature and zoning of the area within which the noise emanates.
7. The density of the inhabitation of the area within which the noise is received.
8. The time of day or night the noise occurs.
9. The duration of the noise.

The following criteria shall be used whenever the noise level exceeds:

1. The noise standard for a cumulative period of more than 30 minutes in any hour; or
2. The noise standard plus 5 dBA for a cumulative period of more than 15 minutes in an hour; or
3. The noise standard plus 10 dBA for a cumulative period of more than 5 minutes in any hour; or
4. The noise standard plus 15 dBA for a cumulative period of more than 1 minute in any hour; or
5. The noise standard plus 20 dBA for any period of time.

In the event the ambient noise level exceeds any of the first four noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In



the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

Section 8.47.060, Special Noise Sources, states that it shall be unlawful for any person within a residential area, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day in such a manner that a person of normal sensitiveness, as determined utilizing the criteria established in Section 8.47.050(B), is caused discomfort or annoyance unless such operations are of an emergency nature.

## **Discussion**

### ***Construction Noise and Vibration***

The proposed Project can be characterized as development of a new multi-residential apartment building. Most noise would occur during the demolition, grading, site preparation, building construction, and paving when heavy equipment would be operating.

During each of the six construction phases there would be a different mix of equipment operating and cumulative noise levels would vary based on the amount of equipment in operation and the location of each activity at the Project site. In general, use of off-road equipment and portable equipment would generate noise due to engine mechanicals, engine exhaust, driveline mechanicals, shaft-driven devices and accessories, hydraulics operation, ground friction and displacement, and gravity drops (dumping, unloading).

During construction activities, the project would generate minor levels of vibration due to the operation of off-road equipment, portable equipment, and vehicles at or near the project site. Although construction of the proposed Project would involve demolition of wood frame buildings and asphalt/concrete surfaces within the Project area, construction plans do not include intense percussive actions (e.g., hard rock-breaking, large pile-driving). Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. Generally, a PPV vibration threshold of approximately 0.3 inches per second (in/sec) is sufficient to avoid physical damage to engineered structures (FTA 2018) and 0.2 in/sec is considered the threshold for non-engineered timber and masonry buildings. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Table 11 presents average source levels in terms of velocity for different types of construction equipment. Table 12 presents the human response to different levels of ground-borne vibration and noise (Caltrans 2013). A vibration threshold of 0.2 PPV which corresponds to “annoying” was selected as the significance threshold.

<b>Table 11: FTA Vibration Reference Levels</b>			
<b>Equipment</b>		<b>PPV at 25 feet (inches/second)</b>	<b>LV at 25 feet (V<sub>dB</sub>)<sup>1</sup></b>
Pile Driver (Impact)	Upper Range	1.518	112
	Typical	0.644	104
Pile Driver (Sonic)	Upper Range	0.734	105
	Typical	0.170	93
Clam Shovel Drop (slurry wall)		0.202	94
Hydromill (slurry wall)	In Soil	0.008	66
	In Rock	0.017	75
Vibratory Roller		0.210	94
Hoe Ram		0.089	87
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Jackhammer		0.035	79
Small Bulldozer		0.003	58

Source: FTA 2018

Notes:

<sup>1</sup> RMS velocity in decibels, V<sub>dB</sub> ref. 1 micro-in/sec

25 feet = 7.62 meters

<b>Table 12: Human Response to Continuous Vibration from Traffic</b>	
<b>PPV (in/sec)</b>	<b>Human Response</b>
0.4-0.6	Unpleasant
0.2	Annoying
0.1	Begins to annoy
0.08	Readily perceptible
0.006-0.019	Threshold of perception

Source: FTA 2018

Based on the information presented in Table 11, where construction equipment used for the project are characterized as small bulldozers, the nearest offsite structures approximately 1.5 meters (5 feet) away from the boundary of the site (~15 meters from the central construction zone) would be exposed to a PPV of 0.1 in/sec, which is below the FTA threshold of 0.2 in/sec at which physical damage to non-engineered timber and masonry buildings may occur. Similarly, the nearest sensitive receptor would be exposed to vibration levels below 0.2 in/sec, which is the annoyance threshold. Since no intense percussive actions (e.g., hard rock-breaking, large pile-driving) are planned to occur during the site work, no strong ground borne vibrations are expected to be generated that could affect nearby structures or be noticeable to their occupants.

Construction activities typically generate maximum noise levels in the range of 80 dBA to 90 dBA at a distance of 50 feet (15 meters). The FTA Transit Noise and Vibration Impact Assessment

methodology provides an 8-hour construction noise level threshold of 80 dBA  $L_{eq}$  during the daytime at residential (noise-sensitive) uses, and 85 dBA during the daytime at commercial uses.

Types of equipment (FHWA 2006) to be used during the Project and noise-emitting characteristics (i.e., usage factors, reference dBA, and percussive source) are shown in Table 12 consistent with CalEEMod outputs (Attachment 1).

The Project is expected to require up to approximately 7 months of planned work activities (i.e., from mobilization to substantial completion) comprising six construction phases:

- 1) Demolition
- 2) Site preparation
- 3) Grading
- 4) Building construction
- 5) Paving
- 6) Architectural coating

Deviations from this schedule would not affect the noise analysis because noise does not persist or accumulate in the environment.

Table 12: FHWA Noise Reference Levels and Usage Factors							
CalEEMod Construction Detail			FHWA Equipment Type	Ref.	Usage Factor	Ref. Level	Percussive Source
Phase Name	Equipment Description	Qty.			percent	dBA	Yes/No
Demolition (1)	Tractors/Loaders/Backhoes	2	Backhoe (with loader)	1	40%	80	No
	Rubber Tired Dozers	1	Dozer (crawler tractor)	1	40%	85	No
	Concrete/Industrial Saws	1	Concrete Saw	1	20%	90	No
Site Preparation (2)	Graders	1	Grader	1	40%	85	No
	Tractors/Loaders/Backhoes	1	Backhoe (with loader)	1	40%	80	No
Grading (3)	Graders	1	Grader	1	40%	85	No
	Rubber Tired Dozers	1	Dozer (crawler tractor)	1	40%	85	No
	Tractors/Loaders/Backhoes	1	Backhoe (with loader)	1	40%	80	No
Building Construction (4)	Cranes	1	Crane	1	16%	85	No
	Forklifts	2	Forklift	1	40%	80	No
	Tractors/Loaders/Backhoes	2	Backhoe (with loader)	1	40%	80	No
Paving (5)	Tractors/Loaders/Backhoes	1	Backhoe (with loader)	1	40%	80	No
	Cement and Mortar Mixers	4	Drum Mixer	1	50%	80	No
	Pavers	1	Paver (asphalt)	1	50%	85	No
	Rollers	1	Roller	1	20%	85	No
Architectural Coating (6)	Air Compressors	1	Compressor (air)	1	40%	80	No

Sources: CalEEMod version 2022.1.1.21, FHWA 2006

The nearest sensitive receptors are residences approximately 1.5 meters (5 feet) from the boundary of the Project site and 15 meters (50 feet) from the central construction zone. Table 13 shows a comparison of FHWA screening-level estimated daytime exterior noise impacts for peak construction activities at the nearest receptors with respect to the thresholds. If the thresholds are not exceeded, then a project should be considered acceptable, i.e., Less Than Significant.

The Project includes the use of deflectors/barriers such as plywood construction fencing (½-inch thickness) or flexible sound-absorbing curtains during the demolition, site preparation, grading, building construction, and paving phases to control line-of-sight exterior noise levels for the nearest receptors. As a consequence of the Project’s inclusion of deflectors and barriers or sound absorbing curtains, the Project would maintain 8-hour construction noise levels below the thresholds provided by the FTA. The resulting estimated noise levels are shown in Table 13.

<b>Table 13: Estimated Peak Activity Noise Impacts - Residential Receptors</b>				
<b>Construction Phases</b>	<b>Normal Acceptance Criteria</b>			
	<b>Modeled Noise Level (Leq dBA)<sup>a</sup></b>	<b>CalEEMod Duration (days)</b>	<b>Significance Threshold (CNEL dBA)<sup>b, c</sup></b>	<b>Exceeds Threshold (Yes/No)?</b>
Background	55.0	-	-	No
Demolition	78.1	10	80	No
Site Preparation	74.3	1	80	No
Grading	76.7	2	80	No
Building Construction	75.3	100	80	No
Paving	78.7	5	80	No
Architectural Coating	76.1	5	80	No
Long Term Impact	55/60	-	55/60	No

Sources: CalEEMod version 2022.1.1.21, FHWA 2006, Niland & Elam, 2021

Notes:

<sup>a</sup> Includes existing ambient noise sources (cumulative impacts); Ambient noise is from the City of Garden Grove Municipal Code, Section 8.47.040

<sup>b</sup> FTA Noise Limits for Construction (FTA 2018)

<sup>c</sup> Municipal Code Noise Limits for Operational Phase (Long-Term Impact); daytime limit is 55 dBA and nighttime limit is 60 dBA.

Additionally, per the Noise and Land Use Compatibility Matrix of the City of Garden Grove General Plan, noise levels of 50 to 65 dBA are considered “Normally Acceptable”.

**Operational Noise**

Upon completion of construction and occupancy of the proposed Project, on-site operational noise would be generated mainly by heating, ventilation, and air conditioning (HVAC) equipment installed on the roof of the new building. However, the overall noise levels generated by the new HVAC equipment are not expected to be substantially greater than generated by older HVAC equipment installed on existing buildings near the Project site. As such, the new HVAC equipment associated with the proposed Project would not represent a substantially new type or source of noise in the general vicinity. In general, residential air conditioning units emit noise in the range of 72 to 82 dBA near the unit when the compressor and fan are running (HVAC Boss 2020). Also, HVAC condenser units range in noise levels depending on the size and model. Based on a major manufacturer’s data (Lennox 2020), noise levels of single units range from 33 to 48 dBA at a distance of 50 feet, which is well below conversational speech (Table 8). Due to improvements in compressor technology, more efficient fan

blade shapes, and slower fan speeds, modern condenser units generate about 1/20<sup>th</sup> of the noise generated by older units, a decrease of about 13 dBA (Petro 2024).

As defined in the General Plan Noise Element for industrial land uses, an L<sub>dn</sub> or CNEL range (threshold) of 50 to 65 dBA is considered “Normally Acceptable”. Thus, the proposed project will be in compliance with the noise limits set by the City.

The proposed residential Project would not be a source of industrial noise. No adverse impacts are expected from, and no noise control measures would be required for, the operation of the proposed project. Therefore, the operational noise impacts of the proposed Project would be less than significant.

Interior areas of the completed Project would not be adversely impacted by ambient (outdoor) urban noise because the Project would be constructed to meet applicable California Code of Regulations (CCR) Title 24 Parts 6 and 11 building energy efficiency standards (CEC 2022). Thermal insulation, e.g., fiberglass batting in exterior walls and double-pane windows, also attenuates sound transmission and thus would provide an acceptable interior noise environment, which is particularly important for sensitive land uses. Specifically, the proposed Project would be designed and constructed to maintain interior noise levels at or below 45 dBA in any normally occupied space of the Project with no other sources of interior noise operating, such as HVAC, appliances, power tools, or office equipment. As such, interior noise impacts of the proposed Project would be less than significant.

#### ***Analysis of Noise Significance Criteria***

This study predicts a less than significant impact in accordance with applicable noise ordinances and General Plans. Would the project result in:

- a) ***Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

IMPACT: Less Than Significant (LTS)

No. As shown in the above analysis, temporary construction noise would be limited to the City’s allowable construction hours and would permanently cease upon completion of construction. With the installation of safety and noise barriers, aggregated average construction noise is not expected to exceed 80 dBA at nearby receptors, which is below the noise limit set by FTA. The installation of noise barriers is a project design feature, and pursuant to CEQA, is not considered mitigation. Therefore, temporary impacts on ambient noise levels during construction would be less than significant.

Operational noise sources for the Project, such as new HVAC equipment, are of quiet design per residential standards. The interior noise levels will be maintained at current noise levels at nearby receptors. Additionally, total operational noise levels will be well below the 65 dBA limit, which is considered “Normally Acceptable”, for this multiple family land use. Therefore, long-term operational impacts on ambient noise levels would also be less than significant.

#### ***Cumulative Effects***

As shown in Table 13, noise impacts of the proposed development project are below Municipal Code significance thresholds. These impacts characterize the incremental impacts of other projects of the same type in the same place over time per state CEQA Guidelines Section 15300.2(b).

Section 8.47.040 of the Municipal Code estimates the daytime ambient noise level at about 55 dBA at the nearest receptors to the proposed project. Although noise does not persist or accumulate in the environment over time, this accounts for any cumulative effects of comparable development projects.

***CEQA Guidelines***

Because the noise impacts shown in Table 13 would not be expected to exceed any of the Municipal Code significance thresholds, cumulative noise impacts from comparable development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed project would not be “cumulatively considerable” as defined by state CEQA Guidelines Section 15064(h)(1) for noise impacts.

IMPACT: Less Than Significant (LTS)

***b) Generation of excessive ground borne vibration or ground borne noise levels?***

IMPACT: Less Than Significant (LTS)

Although construction of the proposed Project would involve demolition of existing structures within the Project area, construction plans do not include intense percussive actions (e.g., hard rock-breaking, large pile-driving). The PPV at nearest receptors would be approximately 0.1 in/sec, which is below the FTA threshold of 0.2 in/sec for physical damage to non-engineered timber and masonry buildings and human annoyance. Therefore, no strong ground-borne vibrations are expected to be generated that could affect nearby structures or be noticeable to their occupants and impacts would be less than significant.

***c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise level?***

IMPACT: No Impact

There is no public or private use airport within 2 miles of the Project site; therefore, no impact would be expected.

Midway Concepts

Project: 7-Unit Apartment Complex: 10852 Lampson Avenue, Garden Grove, CA

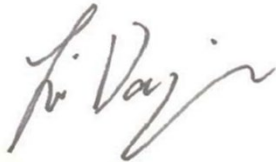
November 21, 2024

Page 27 of 30

## CLOSING

Thank you very much for the opportunity to be of assistance. Should you have any questions, please contact me at (949) 324-9041 (mobile) or Bradford Boyes at (805) 217-4947 (mobile).

Sincerely,



Tina Darjzanie | Long Beach Office

Senior Engineer

Yorke Engineering, LLC

[TDarjzanie@YorkeEngr.com](mailto:TDarjzanie@YorkeEngr.com)

cc: Bradford Boyes, Yorke Engineering, LLC

Enclosures/Attachments:

1. CalEEMod Outputs

## AIR QUALITY AND GHG REFERENCES

California Air Resources Board (CARB). 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. Website (<https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents>) accessed August 8, 2024.

California Department of Resources Recycling and Recovery (CalRecycle). 2016. Solid Waste Cleanup Program Weights and Volumes for Project Estimates. Website (<https://www.calrecycle.ca.gov>) accessed August 8, 2024.

California Emissions Estimation Model<sup>®</sup> (CalEEMod). 2022. Version 2022.1.1.21 Website (<http://www.caleemod.com/>) accessed August 8, 2024.

California Energy Commission (CEC). 2022. Building Energy Efficiency Program. Website (<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency>) accessed August 8, 2024.

South Coast Air Quality Management District (SCAQMD). 2023. Air Quality Significance Thresholds. Website (<https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25>) accessed August 8, 2024.

South Coast Air Quality Management District (SCAQMD). 2008a. Localized Significance Threshold Methodology. Website (<http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2>) accessed August 8, 2024.

South Coast Air Quality Management District (SCAQMD). 2008b. Interim CEQA GHG Significance Threshold for Stationary Sources, Rules, and Plans. Website ([http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2)) accessed August 8, 2024.

South Coast Air Quality Management District (SCAQMD). 2003. South Coast AQMD Cumulative Impacts Working Group, White Paper on Potential Control Strategies to Address Cumulative Impacts From Air Pollution, August 2003, Appendix D, Cumulative Impact Analysis Requirements Pursuant to CEQA, at D-3. Website (<http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper.pdf>) accessed August 8, 2024.



## **NOISE REFERENCES**

California Department of Transportation (Caltrans). 2020. Transportation and Construction Vibration Guidance Manual. Website (<https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf>) accessed August 8, 2024.

City of Garden Grove General Plan, Chapter 7, Noise Element. Website ([https://ggcity.org/internet/pdf/planning/chapter07\\_noiseelement.pdf](https://ggcity.org/internet/pdf/planning/chapter07_noiseelement.pdf)) accessed August 8, 2024.

City of Garden Grove Municipal Code, Chapter 8.47, Noise Control. Website (<https://ecode360.com/GA4928>) accessed August 8, 2024.

HVAC Boss. 2020. Residential Air Conditioning Noise Levels. Website (<https://hvac-boss.com/faq/what-are-residential-air-conditioning-noise-levels/>) accessed August 8, 2024.

Niland, Jill and Lucy A. Elam, Eds. 2021. Fundamentals of Industrial Hygiene – 7<sup>th</sup> Edition, National Safety Council.

Petro Home Services. 2024, Website (<https://www.petro.com/resource-center/why-switch-new-energy-efficient-air-conditioner>) accessed August 8, 2024.

U.S. Department of Transportation – Federal Highway Administration (FHWA). 2006. Roadway Construction Noise Model User’s Guide. Website ([https://www.fhwa.dot.gov/Environment/noise/construction\\_noise/rcnm/](https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/)) accessed August 8, 2024.

U.S. Department of Transportation – Federal Transit Authority (FTA). 2018. Transit Noise and Vibration Impact Assessment Manual. Website ([https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123\\_0.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf)) accessed August 8, 2024.

Midway Concepts

Project: 7-Unit Apartment Complex: 10852 Lampson Avenue, Garden Grove, CA

November 21, 2024

Page 30 of 30

## **ATTACHMENT 1 - CALEEMOD OUTPUT FILES**

# Midway Detailed Report

## Table of Contents

1. Basic Project Information
  - 1.1. Basic Project Information
  - 1.2. Land Use Types
  - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
2. Emissions Summary
  - 2.1. Construction Emissions Compared Against Thresholds
  - 2.2. Construction Emissions by Year, Unmitigated
  - 2.3. Construction Emissions by Year, Mitigated
  - 2.4. Operations Emissions Compared Against Thresholds
  - 2.5. Operations Emissions by Sector, Unmitigated
  - 2.6. Operations Emissions by Sector, Mitigated
3. Construction Emissions Details
  - 3.1. Demolition (2024) - Unmitigated
  - 3.2. Demolition (2024) - Mitigated

3.3. Site Preparation (2024) - Unmitigated

3.4. Site Preparation (2024) - Mitigated

3.5. Grading (2024) - Unmitigated

3.6. Grading (2024) - Mitigated

3.7. Building Construction (2024) - Unmitigated

3.8. Building Construction (2024) - Mitigated

3.9. Paving (2024) - Unmitigated

3.10. Paving (2024) - Mitigated

3.11. Architectural Coating (2024) - Unmitigated

3.12. Architectural Coating (2024) - Mitigated

#### 4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.2. Electricity Emissions By Land Use - Mitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.2.4. Natural Gas Emissions By Land Use - Mitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

#### 4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

#### 4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

#### 4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

#### 5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated



5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

## 6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

## 7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

## 8. User Changes to Default Data

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Midway
Construction Start Date	1/2/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	1.80
Precipitation (days)	18.2
Location	10852 Lampson Ave, Garden Grove, CA 92840, USA
County	Orange
City	Garden Grove
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5828
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.21

## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
------------------	------	------	-------------	-----------------------	------------------------	--------------------------------	------------	-------------

Apartments Low Rise	7.00	Dwelling Unit	0.20	8,804	1,250	0.00	21.0	Two levels of apartment residential space
Unenclosed Parking Structure	4.04	1000sqft	0.09	4,040	0.00	0.00	—	One-story aboveground parking garage
Other Asphalt Surfaces	6.11	1000sqft	0.14	0.00	0.00	0.00	—	Other paved areas

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-B	Water Active Demolition Sites
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads
Construction	C-12	Sweep Paved Roads
Water	W-4	Require Low-Flow Water Fixtures

## 2. Emissions Summary

### 2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	11.9	5.67	7.41	0.01	0.26	0.23	0.44	0.24	0.05	0.26	—	1,442	1,442	0.06	0.02	0.97	1,450
Mit.	11.9	5.67	7.41	0.01	0.26	0.23	0.44	0.24	0.05	0.26	—	1,442	1,442	0.06	0.02	0.97	1,450

% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.21	11.4	11.1	0.02	0.53	0.49	0.68	0.49	0.09	0.51	—	1,810	1,810	0.07	0.05	0.03	1,817
Mit.	1.21	11.4	11.1	0.02	0.53	0.38	0.63	0.49	0.08	0.51	—	1,810	1,810	0.07	0.05	0.03	1,817
% Reduced	—	—	—	—	—	22%	7%	—	17%	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.36	1.84	2.38	< 0.005	0.08	0.04	0.13	0.08	0.01	0.09	—	457	457	0.02	0.01	0.08	459
Mit.	0.36	1.84	2.38	< 0.005	0.08	0.04	0.12	0.08	0.01	0.09	—	457	457	0.02	0.01	0.08	459
% Reduced	—	—	—	—	—	6%	2%	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.07	0.34	0.43	< 0.005	0.02	0.01	0.02	0.01	< 0.005	0.02	—	75.6	75.6	< 0.005	< 0.005	0.01	76.1
Mit.	0.07	0.34	0.43	< 0.005	0.02	0.01	0.02	0.01	< 0.005	0.02	—	75.6	75.6	< 0.005	< 0.005	0.01	76.1
% Reduced	—	—	—	—	—	6%	2%	—	4%	1%	—	—	—	—	—	—	—

## 2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	11.9	5.67	7.41	0.01	0.26	0.23	0.44	0.24	0.05	0.26	—	1,442	1,442	0.06	0.02	0.97	1,450

Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.21	11.4	11.1	0.02	0.53	0.49	0.68	0.49	0.09	0.51	—	1,810	1,810	0.07	0.05	0.03	1,817
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.36	1.84	2.38	< 0.005	0.08	0.04	0.13	0.08	0.01	0.09	—	457	457	0.02	0.01	0.08	459
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.07	0.34	0.43	< 0.005	0.02	0.01	0.02	0.01	< 0.005	0.02	—	75.6	75.6	< 0.005	< 0.005	0.01	76.1

### 2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	11.9	5.67	7.41	0.01	0.26	0.23	0.44	0.24	0.05	0.26	—	1,442	1,442	0.06	0.02	0.97	1,450
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.21	11.4	11.1	0.02	0.53	0.38	0.63	0.49	0.08	0.51	—	1,810	1,810	0.07	0.05	0.03	1,817
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.36	1.84	2.38	< 0.005	0.08	0.04	0.12	0.08	0.01	0.09	—	457	457	0.02	0.01	0.08	459
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.07	0.34	0.43	< 0.005	0.02	0.01	0.02	0.01	< 0.005	0.02	—	75.6	75.6	< 0.005	< 0.005	0.01	76.1

### 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
---------	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.39	0.12	1.53	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	3.31	334	337	0.35	0.01	0.97	350
Mit.	0.39	0.12	1.53	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	3.24	333	336	0.34	0.01	0.97	349
% Reduced	—	—	—	—	—	—	—	—	—	—	2%	< 0.5%	< 0.5%	2%	—	—	< 0.5%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.33	0.12	0.90	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	3.31	323	326	0.35	0.01	0.09	338
Mit.	0.33	0.12	0.90	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	3.24	322	326	0.34	0.01	0.09	338
% Reduced	—	—	—	—	—	—	—	—	—	—	2%	< 0.5%	< 0.5%	2%	—	—	< 0.5%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.37	0.13	1.31	< 0.005	< 0.005	0.21	0.22	< 0.005	0.05	0.06	3.31	326	330	0.35	0.01	0.45	342
Mit.	0.37	0.13	1.31	< 0.005	< 0.005	0.21	0.22	< 0.005	0.05	0.06	3.24	326	329	0.34	0.01	0.45	342
% Reduced	—	—	—	—	—	—	—	—	—	—	2%	< 0.5%	< 0.5%	2%	—	—	< 0.5%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.07	0.02	0.24	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.55	54.0	54.6	0.06	< 0.005	0.08	56.7
Mit.	0.07	0.02	0.24	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.54	54.0	54.5	0.06	< 0.005	0.08	56.6
% Reduced	—	—	—	—	—	—	—	—	—	—	2%	< 0.5%	< 0.5%	2%	1%	—	< 0.5%

## 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
--------	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.12	0.08	0.95	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	—	238	238	0.01	0.01	0.90	242
Area	0.27	0.01	0.57	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.78	1.78	< 0.005	< 0.005	—	1.79
Energy	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	91.2	91.2	0.01	< 0.005	—	91.5
Water	—	—	—	—	—	—	—	—	—	—	0.50	2.76	3.26	0.05	< 0.005	—	4.93
Waste	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	0.39	0.12	1.53	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	3.31	334	337	0.35	0.01	0.97	350
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.12	0.09	0.89	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	—	229	229	0.01	0.01	0.02	232
Area	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	91.2	91.2	0.01	< 0.005	—	91.5
Water	—	—	—	—	—	—	—	—	—	—	0.50	2.76	3.26	0.05	< 0.005	—	4.93
Waste	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	0.33	0.12	0.90	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	3.31	323	326	0.35	0.01	0.09	338
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.12	0.09	0.91	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	231	231	0.01	0.01	0.39	235
Area	0.25	< 0.005	0.39	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.22	1.22	< 0.005	< 0.005	—	1.23
Energy	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	91.2	91.2	0.01	< 0.005	—	91.5
Water	—	—	—	—	—	—	—	—	—	—	0.50	2.76	3.26	0.05	< 0.005	—	4.93
Waste	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	0.37	0.13	1.31	< 0.005	< 0.005	0.21	0.22	< 0.005	0.05	0.06	3.31	326	330	0.35	0.01	0.45	342



Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.17	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.06	38.9
Area	0.05	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.20	0.20	< 0.005	< 0.005	—	0.20
Energy	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.1	15.1	< 0.005	< 0.005	—	15.1
Water	—	—	—	—	—	—	—	—	—	—	0.08	0.46	0.54	0.01	< 0.005	—	0.82
Waste	—	—	—	—	—	—	—	—	—	—	0.46	0.00	0.46	0.05	0.00	—	1.63
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.07	0.02	0.24	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.55	54.0	54.6	0.06	< 0.005	0.08	56.7

## 2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.12	0.08	0.95	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	—	238	238	0.01	0.01	0.90	242
Area	0.27	0.01	0.57	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.78	1.78	< 0.005	< 0.005	—	1.79
Energy	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	91.2	91.2	0.01	< 0.005	—	91.5
Water	—	—	—	—	—	—	—	—	—	—	0.44	2.41	2.84	0.04	< 0.005	—	4.28
Waste	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	0.39	0.12	1.53	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	3.24	333	336	0.34	0.01	0.97	349
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.12	0.09	0.89	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	—	229	229	0.01	0.01	0.02	232
Area	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	91.2	91.2	0.01	< 0.005	—	91.5
Water	—	—	—	—	—	—	—	—	—	—	0.44	2.41	2.84	0.04	< 0.005	—	4.28

Waste	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	0.33	0.12	0.90	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	3.24	322	326	0.34	0.01	0.09	338
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.12	0.09	0.91	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	231	231	0.01	0.01	0.39	235
Area	0.25	< 0.005	0.39	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.22	1.22	< 0.005	< 0.005	—	1.23
Energy	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	91.2	91.2	0.01	< 0.005	—	91.5
Water	—	—	—	—	—	—	—	—	—	—	0.44	2.41	2.84	0.04	< 0.005	—	4.28
Waste	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	0.37	0.13	1.31	< 0.005	< 0.005	0.21	0.22	< 0.005	0.05	0.06	3.24	326	329	0.34	0.01	0.45	342
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.17	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.06	38.9
Area	0.05	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.20	0.20	< 0.005	< 0.005	—	0.20
Energy	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.1	15.1	< 0.005	< 0.005	—	15.1
Water	—	—	—	—	—	—	—	—	—	—	0.07	0.40	0.47	0.01	< 0.005	—	0.71
Waste	—	—	—	—	—	—	—	—	—	—	0.46	0.00	0.46	0.05	0.00	—	1.63
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.07	0.02	0.24	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	0.54	54.0	54.5	0.06	< 0.005	0.08	56.6

### 3. Construction Emissions Details

#### 3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.51	4.69	5.79	0.01	0.19	—	0.19	0.17	—	0.17	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	0.29	0.29	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.13	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.04	0.04	0.52	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	129	129	< 0.005	< 0.005	0.01	130
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.32	0.14	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	248	248	0.02	0.04	0.01	261
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.58	3.58	< 0.005	< 0.005	0.01	3.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.80	6.80	< 0.005	< 0.005	0.01	7.15
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.59	0.59	< 0.005	< 0.005	< 0.005	0.60
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.13	1.13	< 0.005	< 0.005	< 0.005	1.18

### 3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.51	4.69	5.79	0.01	0.19	—	0.19	0.17	—	0.17	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	0.19	0.19	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.13	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.52	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	129	129	< 0.005	< 0.005	0.01	130
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.32	0.14	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	248	248	0.02	0.04	0.01	261
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.58	3.58	< 0.005	< 0.005	0.01	3.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.80	6.80	< 0.005	< 0.005	0.01	7.15
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.59	0.59	< 0.005	< 0.005	< 0.005	0.60

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.13	1.13	< 0.005	< 0.005	< 0.005	1.18

### 3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.50	4.60	5.56	0.01	0.24	—	0.24	0.22	—	0.22	—	858	858	0.03	0.01	—	861
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.26	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	64.5	64.5	< 0.005	< 0.005	0.01	65.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.50	4.60	5.56	0.01	0.24	—	0.24	0.22	—	0.22	—	858	858	0.03	0.01	—	861
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.26	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	64.5	64.5	< 0.005	< 0.005	0.01	65.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00



## 3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.19	11.4	10.7	0.02	0.53	—	0.53	0.49	—	0.49	—	1,713	1,713	0.07	0.01	—	1,719
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.03	0.03	0.39	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	96.7	96.7	< 0.005	< 0.005	0.01	97.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.54
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.19	11.4	10.7	0.02	0.53	—	0.53	0.49	—	0.49	—	1,713	1,713	0.07	0.01	—	1,719
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.39	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	96.7	96.7	< 0.005	< 0.005	0.01	97.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.54
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.7. Building Construction (2024) - Unmitigated

## Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	1.53	1.91	< 0.005	0.07	—	0.07	0.06	—	0.06	—	357	357	0.01	< 0.005	—	359
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.28	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	59.2	59.2	< 0.005	< 0.005	—	59.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.41	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	91.3	91.3	< 0.005	< 0.005	0.37	92.7

Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	45.7	45.7	< 0.005	0.01	0.12	47.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.35	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	86.9	86.9	< 0.005	< 0.005	0.01	87.9
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	45.7	45.7	< 0.005	0.01	< 0.005	47.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	24.1	24.1	< 0.005	< 0.005	0.04	24.5
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.5	12.5	< 0.005	< 0.005	0.01	13.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.99	3.99	< 0.005	< 0.005	0.01	4.05
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.07	2.07	< 0.005	< 0.005	< 0.005	2.16
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	1.53	1.91	< 0.005	0.07	—	0.07	0.06	—	0.06	—	357	357	0.01	< 0.005	—	359
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.28	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	59.2	59.2	< 0.005	< 0.005	—	59.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.41	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	91.3	91.3	< 0.005	< 0.005	0.37	92.7
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	45.7	45.7	< 0.005	0.01	0.12	47.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.35	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	86.9	86.9	< 0.005	< 0.005	0.01	87.9
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	45.7	45.7	< 0.005	0.01	< 0.005	47.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	24.1	24.1	< 0.005	< 0.005	0.04	24.5
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	12.5	12.5	< 0.005	< 0.005	0.01	13.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.99	3.99	< 0.005	< 0.005	0.01	4.05
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.07	2.07	< 0.005	< 0.005	< 0.005	2.16
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.9. Paving (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.53	4.52	5.32	0.01	0.21	—	0.21	0.19	—	0.19	—	823	823	0.03	0.01	—	826
Paving	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.07	1.05	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	237	237	< 0.005	0.01	0.97	241
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.13	3.13	< 0.005	< 0.005	0.01	3.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.52	0.52	< 0.005	< 0.005	< 0.005	0.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.10. Paving (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—



Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.53	4.52	5.32	0.01	0.21	—	0.21	0.19	—	0.19	—	823	823	0.03	0.01	—	826
Paving	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.07	1.05	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	237	237	< 0.005	0.01	0.97	241
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.13	3.13	< 0.005	< 0.005	0.01	3.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.52	0.52	< 0.005	< 0.005	< 0.005	0.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.11. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	11.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	0.16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	18.3	18.3	< 0.005	< 0.005	0.07	18.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.24	0.24	< 0.005	< 0.005	< 0.005	0.24
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.04	0.04	< 0.005	< 0.005	< 0.005	0.04

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.12. Architectural Coating (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	11.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	0.16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30

Architectu Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	18.3	18.3	< 0.005	< 0.005	0.07	18.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.24	0.24	< 0.005	< 0.005	< 0.005	0.24
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.04	0.04	< 0.005	< 0.005	< 0.005	0.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

## 4. Operations Emissions Details

### 4.1. Mobile Emissions by Land Use

#### 4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.06	0.04	0.43	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	—	108	108	0.01	< 0.005	0.41	109
Unenclosed Parking Structure	0.03	0.02	0.21	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	51.9	51.9	< 0.005	< 0.005	0.20	52.7
Other Asphalt Surfaces	0.04	0.03	0.31	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	78.5	78.5	< 0.005	< 0.005	0.30	79.8
Total	0.12	0.08	0.95	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	—	238	238	0.01	0.01	0.90	242
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.06	0.04	0.41	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	—	103	103	0.01	< 0.005	0.01	105
Unenclosed Parking Structure	0.03	0.02	0.19	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	49.9	49.9	< 0.005	< 0.005	0.01	50.6
Other Asphalt Surfaces	0.04	0.03	0.29	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	75.4	75.4	< 0.005	< 0.005	0.01	76.5
Total	0.12	0.09	0.89	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	—	229	229	0.01	0.01	0.02	232
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.01	0.01	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	17.3	17.3	< 0.005	< 0.005	0.03	17.6

Unenclosed Parking Structure	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	8.35	8.35	< 0.005	< 0.005	0.01	8.48
Other Asphalt Surfaces	0.01	0.01	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	12.6	12.6	< 0.005	< 0.005	0.02	12.8
Total	0.02	0.02	0.17	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.06	38.9

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.06	0.04	0.43	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	—	108	108	0.01	< 0.005	0.41	109
Unenclosed Parking Structure	0.03	0.02	0.21	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	51.9	51.9	< 0.005	< 0.005	0.20	52.7
Other Asphalt Surfaces	0.04	0.03	0.31	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	78.5	78.5	< 0.005	< 0.005	0.30	79.8
Total	0.12	0.08	0.95	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	—	238	238	0.01	0.01	0.90	242
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.06	0.04	0.41	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.03	—	103	103	0.01	< 0.005	0.01	105

Unenclosed Parking Structure	0.03	0.02	0.19	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	49.9	49.9	< 0.005	< 0.005	0.01	50.6
Other Asphalt Surfaces	0.04	0.03	0.29	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	75.4	75.4	< 0.005	< 0.005	0.01	76.5
Total	0.12	0.09	0.89	< 0.005	< 0.005	0.22	0.22	< 0.005	0.05	0.06	—	229	229	0.01	0.01	0.02	232
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.01	0.01	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	17.3	17.3	< 0.005	< 0.005	0.03	17.6
Unenclosed Parking Structure	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	8.35	8.35	< 0.005	< 0.005	0.01	8.48
Other Asphalt Surfaces	0.01	0.01	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	12.6	12.6	< 0.005	< 0.005	0.02	12.8
Total	0.02	0.02	0.17	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.06	38.9

## 4.2. Energy

### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	39.1	39.1	< 0.005	< 0.005	—	39.3



Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	15.5	15.5	< 0.005	< 0.005	—	15.5
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	54.6	54.6	< 0.005	< 0.005	—	54.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	39.1	39.1	< 0.005	< 0.005	—	39.3
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	15.5	15.5	< 0.005	< 0.005	—	15.5
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	54.6	54.6	< 0.005	< 0.005	—	54.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	6.48	6.48	< 0.005	< 0.005	—	6.50
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	2.56	2.56	< 0.005	< 0.005	—	2.57
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	9.04	9.04	< 0.005	< 0.005	—	9.07

## 4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	39.1	39.1	< 0.005	< 0.005	—	39.3
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	15.5	15.5	< 0.005	< 0.005	—	15.5
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	54.6	54.6	< 0.005	< 0.005	—	54.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	39.1	39.1	< 0.005	< 0.005	—	39.3
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	15.5	15.5	< 0.005	< 0.005	—	15.5
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	54.6	54.6	< 0.005	< 0.005	—	54.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	6.48	6.48	< 0.005	< 0.005	—	6.50
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	2.56	2.56	< 0.005	< 0.005	—	2.57
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	9.04	9.04	< 0.005	< 0.005	—	9.07

### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	36.6	36.6	< 0.005	< 0.005	—	36.7
Unenclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	36.6	36.6	< 0.005	< 0.005	—	36.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	36.6	36.6	< 0.005	< 0.005	—	36.7

Unenclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	36.6	36.6	< 0.005	< 0.005	—	36.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.06	6.06	< 0.005	< 0.005	—	6.07
Unenclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.06	6.06	< 0.005	< 0.005	—	6.07

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	36.6	36.6	< 0.005	< 0.005	—	36.7
Unenclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	36.6	36.6	< 0.005	< 0.005	—	36.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	36.6	36.6	< 0.005	< 0.005	—	36.7
Unenclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.03	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	36.6	36.6	< 0.005	< 0.005	—	36.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.06	6.06	< 0.005	< 0.005	—	6.07
Unenclosed Parking Structure	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.06	6.06	< 0.005	< 0.005	—	6.07

### 4.3. Area Emissions by Source

#### 4.3.1. Unmitigated

## Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.06	0.01	0.57	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.78	1.78	< 0.005	< 0.005	—	1.79
Total	0.27	0.01	0.57	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.78	1.78	< 0.005	< 0.005	—	1.79
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscap e Equipme	0.01	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.20	0.20	< 0.005	< 0.005	—	0.20
Total	0.05	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.20	0.20	< 0.005	< 0.005	—	0.20

### 4.3.2. Mitigated

#### Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consum r Products	0.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectu ral Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscap e Equipme nt	0.06	0.01	0.57	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.78	1.78	< 0.005	< 0.005	—	1.79
Total	0.27	0.01	0.57	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.78	1.78	< 0.005	< 0.005	—	1.79
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consum r Products	0.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectu ral Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.20	0.20	< 0.005	< 0.005	—	0.20
Total	0.05	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.20	0.20	< 0.005	< 0.005	—	0.20

## 4.4. Water Emissions by Land Use

### 4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	0.50	2.76	3.26	0.05	< 0.005	—	4.93
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.50	2.76	3.26	0.05	< 0.005	—	4.93
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—



Apartments	—	—	—	—	—	—	—	—	—	—	0.50	2.76	3.26	0.05	< 0.005	—	4.93
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.50	2.76	3.26	0.05	< 0.005	—	4.93
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	0.08	0.46	0.54	0.01	< 0.005	—	0.82
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.08	0.46	0.54	0.01	< 0.005	—	0.82

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	0.44	2.41	2.84	0.04	< 0.005	—	4.28

Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.44	2.41	2.84	0.04	< 0.005	—	4.28
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	0.44	2.41	2.84	0.04	< 0.005	—	4.28
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.44	2.41	2.84	0.04	< 0.005	—	4.28
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	0.07	0.40	0.47	0.01	< 0.005	—	0.71
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.07	0.40	0.47	0.01	< 0.005	—	0.71

## 4.5. Waste Emissions by Land Use

## 4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartment Low Rise	—	—	—	—	—	—	—	—	—	—	0.46	0.00	0.46	0.05	0.00	—	1.63
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.46	0.00	0.46	0.05	0.00	—	1.63

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartment Low Rise	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartment Low Rise	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83

Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.81	0.00	2.81	0.28	0.00	—	9.83
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	0.46	0.00	0.46	0.05	0.00	—	1.63
Unenclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.46	0.00	0.46	0.05	0.00	—	1.63

## 4.6. Refrigerant Emissions by Land Use

### 4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

## 4.7. Offroad Emissions By Equipment Type

### 4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

### 4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.8. Stationary Emissions By Equipment Type

### 4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

### 4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------------	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------



Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

#### 4.9. User Defined Emissions By Equipment Type

##### 4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

##### 4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

### 4.10. Soil Carbon Accumulation By Vegetation Type

#### 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

#### 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/2/2024	1/16/2024	5.00	10.0	—
Site Preparation	Site Preparation	1/17/2024	1/18/2024	5.00	1.00	—
Grading	Grading	1/19/2024	1/21/2024	5.00	2.00	—

Building Construction	Building Construction	1/22/2024	6/10/2024	5.00	100	—
Paving	Paving	6/11/2024	6/18/2024	5.00	5.00	—
Architectural Coating	Architectural Coating	6/19/2024	6/26/2024	5.00	5.00	—

## 5.2. Off-Road Equipment

### 5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38

Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
-----------------------	-----------------	--------	---------	------	------	------	------

### 5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

### 5.3. Construction Vehicles



## 5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	3.50	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	6.74	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	1.41	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.35	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

### 5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	3.50	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	6.74	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	1.41	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT

Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.35	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

## 5.4. Vehicles

### 5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

## 5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	17,828	5,943	182	20.2	609

## 5.6. Dust Mitigation

### 5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	138	—
Paving	0.00	0.00	0.00	0.00	0.23

## 5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

## 5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Low Rise	—	0%
Unenclosed Parking Structure	0.09	100%
Other Asphalt Surfaces	0.14	100%

## 5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	532	0.03	< 0.005

## 5.9. Operational Mobile Sources

### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Low Rise	17.7	17.7	17.7	6,443	138	138	138	50,293
Unenclosed Parking Structure	8.10	8.10	8.10	2,956	66.6	66.6	66.6	24,298
Other Asphalt Surfaces	12.2	12.2	12.2	4,471	101	101	101	36,748

### 5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
---------------	---------------	----------------	--------------	------------	-------------	--------------	------------	----------

Apartments Low Rise	17.7	17.7	17.7	6,443	138	138	138	50,293
Unenclosed Parking Structure	8.10	8.10	8.10	2,956	66.6	66.6	66.6	24,298
Other Asphalt Surfaces	12.2	12.2	12.2	4,471	101	101	101	36,748

## 5.10. Operational Area Sources

### 5.10.1. Hearths

#### 5.10.1.1. Unmitigated

#### 5.10.1.2. Mitigated

### 5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
17828.1	5,943	182	20.2	609

### 5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

### 5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

#### Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Low Rise	26,845	532	0.0330	0.0040	114,140
Unenclosed Parking Structure	10,617	532	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	532	0.0330	0.0040	0.00

### 5.11.2. Mitigated

#### Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Low Rise	26,845	532	0.0330	0.0040	114,140
Unenclosed Parking Structure	10,617	532	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	532	0.0330	0.0040	0.00

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Low Rise	262,680	19,801
Unenclosed Parking Structure	0.00	0.00
Other Asphalt Surfaces	0.00	0.00

### 5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
----------	-------------------------	--------------------------

Apartments Low Rise	227,218	19,801
Unenclosed Parking Structure	0.00	0.00
Other Asphalt Surfaces	0.00	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Low Rise	5.21	—
Unenclosed Parking Structure	0.00	—
Other Asphalt Surfaces	0.00	—

### 5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Low Rise	5.21	—
Unenclosed Parking Structure	0.00	—
Other Asphalt Surfaces	0.00	—

## 5.14. Operational Refrigeration and Air Conditioning Equipment

### 5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

## 5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

## 5.15. Operational Off-Road Equipment

## 5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
----------------	-----------	-------------	----------------	---------------	------------	-------------

## 5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
----------------	-----------	-------------	----------------	---------------	------------	-------------

## 5.16. Stationary Sources

## 5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
----------------	-----------	----------------	---------------	----------------	------------	-------------

## 5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
----------------	-----------	--------	--------------------------	------------------------------	------------------------------

## 5.17. User Defined

Equipment Type	Fuel Type
----------------	-----------



## 5.18. Vegetation

### 5.18.1. Land Use Change

#### 5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

#### 5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

### 5.18.1. Biomass Cover Type

#### 5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

#### 5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

### 5.18.2. Sequestration

#### 5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
-----------	--------	------------------------------	------------------------------

#### 5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
-----------	--------	------------------------------	------------------------------

## 6. Climate Risk Detailed Report

### 6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	8.94	annual days of extreme heat
Extreme Precipitation	3.65	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about  $\frac{3}{4}$  an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

### 6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A

Air Quality Degradation	0	0	0	N/A
-------------------------	---	---	---	-----

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

### 6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

### 6.4. Climate Risk Reduction Measures

## 7. Health and Equity Details

### 7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—

AQ-Ozone	45.0
AQ-PM	74.6
AQ-DPM	81.1
Drinking Water	58.3
Lead Risk Housing	49.7
Pesticides	0.00
Toxic Releases	88.2
Traffic	81.6
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	45.0
Impaired Water Bodies	0.00
Solid Waste	25.7
Sensitive Population	—
Asthma	59.1
Cardio-vascular	75.0
Low Birth Weights	61.2
Socioeconomic Factor Indicators	—
Education	72.5
Housing	78.5
Linguistic	87.6
Poverty	55.2
Unemployment	49.9

## 7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	43.93686642
Employed	71.55139228
Median HI	37.16155524
Education	—
Bachelor's or higher	33.61991531
High school enrollment	100
Preschool enrollment	63.67252663
Transportation	—
Auto Access	29.74464263
Active commuting	7.686385218
Social	—
2-parent households	49.55729501
Voting	16.963942
Neighborhood	—
Alcohol availability	40.13858591
Park access	32.87565764
Retail density	90.55562684
Supermarket access	74.20762223
Tree canopy	28.84640062
Housing	—
Homeownership	39.70229693
Housing habitability	30.9380213
Low-inc homeowner severe housing cost burden	14.39753625
Low-inc renter severe housing cost burden	71.73104068
Uncrowded housing	30.86102913

Health Outcomes	—
Insured adults	39.56114462
Arthritis	61.9
Asthma ER Admissions	49.0
High Blood Pressure	47.4
Cancer (excluding skin)	60.5
Asthma	76.7
Coronary Heart Disease	66.7
Chronic Obstructive Pulmonary Disease	56.7
Diagnosed Diabetes	38.1
Life Expectancy at Birth	98.3
Cognitively Disabled	15.2
Physically Disabled	42.3
Heart Attack ER Admissions	13.4
Mental Health Not Good	53.9
Chronic Kidney Disease	55.3
Obesity	88.4
Pedestrian Injuries	44.7
Physical Health Not Good	49.1
Stroke	51.7
Health Risk Behaviors	—
Binge Drinking	82.5
Current Smoker	49.4
No Leisure Time for Physical Activity	27.1
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0

Children	90.2
Elderly	31.8
English Speaking	11.4
Foreign-born	95.8
Outdoor Workers	54.8
Climate Change Adaptive Capacity	—
Impervious Surface Cover	23.9
Traffic Density	85.5
Traffic Access	23.0
Other Indices	—
Hardship	64.0
Other Decision Support	—
2016 Voting	38.8

### 7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	72.0
Healthy Places Index Score for Project Location (b)	43.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

### 7.4. Health & Equity Measures

No Health & Equity Measures selected.

### 7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

## 7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

## 8. User Changes to Default Data

Screen	Justification
Land Use	Project Specifications
Operations: Hearths	project specifications
Construction: Dust From Material Movement	Project Specs
Operations: Vehicle Data	Project Specs



RESOLUTION NO. 6109-25

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-152-2025 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF LAMPSON AVENUE AND WESTLAKE STREET, AT 10852 LAMPSON AVENUE, ASSESSOR'S PARCEL NO. 089-181-33.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on March 6, 2025, hereby approves Site Plan No. SP-152-2025 for a property located on the southwest corner of Lampson Avenue and Westlake Street, at 10852 Lampson Avenue, Assessor's Parcel No. 089-181-33, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-152-2025, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Toby Nguyen with the authorization of the property owner, Thuy Thi Thu Ha.
2. The applicant is requesting approval of a Site Plan to construct a seven (7) unit, three-story multiple-family residential apartment building and associated site improvements on an approximately 0.29-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. The inclusion of one (1) "very low-income" unit qualifies the project for a density bonus, concessions and incentives, waivers or reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law (Government Code Section 65915, *et. seq.*) and Garden Grove Municipal Code (GGMC) Section 9.60.040 (Residential Density Bonus) (collectively, the "Density Bonus Law" or "DBL"). The project has been designed to incorporate certain incentives / concessions of development standards pursuant to the DBL.
3. The City of Garden Grove Planning Commission hereby determines that the proposed project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.

4. The property has a General Plan Land Use designation of MDR (Medium Density Residential) and is zoned CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12). The site is currently developed with a single-family dwelling and three (3) detached accessory structures.
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 staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 6, 2025, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on March 6, 2025.

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 9.04.030 are as follows:

FACTS:

The subject site is a 12,500 square-foot (0.29-acre) lot, located at the southwest corner of Lampson Avenue and Westlake Street, at 10852 Lampson Avenue. The site has a General Plan Land Use Designation of MDR (Medium Density Residential), and is zoned CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12). The site abuts CCSP-PR12 zoned properties to the west, south, and east, across Westlake Street; and an O-S (Open Space) zoned property to the north, across Lampson Street. Abutting uses include a single-family dwelling to the west, multiple-family apartment complexes to the south and to the east, across Westlake Street, and an educational institution (Dr. Walter C. Ralston Intermediate School) to the north, across Lampson Avenue.

The subject property is improved with a single-family residential dwelling and three (3) detached accessory structures that were constructed in 1937. The applicant is proposing to construct a three-story multifamily residential building that consists of seven (7) units over a parking garage and other associated site improvements. To accommodate the proposed development, all existing on-site improvements would be demolished.

The proposed apartment building would include one (1) two-bedroom rental affordable housing unit for “very-low-income” households. With the inclusion of the affordable unit, pursuant the DBL, the project qualifies for a density bonus, a reduced

parking ratio, two (2) incentives/concessions, and waivers or reductions of development standards set forth in the Garden Grove Municipal Code (GGMC).

FINDINGS AND REASONS:

**SITE PLAN (HOUSING DEVELOPMENTS)**

1. The proposed development project is consistent, in compliance, and in conformity with the applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, and other applicable ordinances or policies of the City.

The proposed project includes the construction of a three-story, seven (7) unit residential apartment development that includes one (1) affordable housing unit for "very low-income" households, along with associated site improvements. The subject site has a General Plan Land Use designation of MDR (Medium Density Residential) and is zoned CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12). The MDR Land Use Designation is intended to create, maintain and enhance residential areas characterized by mostly traditional multiple-family apartments, condominiums, townhomes, and single-family small-lot subdivisions. The MDR allows residential developments with densities of up to thirty-two (32) units per acre. Pursuant to the Density Bonus Law, the project is entitled to a density bonus, reduced parking ratios, two (2) incentives or concessions, and waivers or modifications of development standards. With the exception of the reduced parking ratios, and development standards required to be waived or modified pursuant to the Density Bonus Law, the proposed project complies with all applicable objective development standards and provisions of the General Plan and GGMC. The project has also been reviewed by the Public Works Department, and either complies with, or has been conditioned to meet, all applicable Public Works design requirements. The proposed Project is also consistent with the goals and policies of the General Plan, including the following:

*Goal LU-1: Ensure the City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision and Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.*

The proposed development would redevelop an underutilized property by replacing one (1) existing single-family dwelling with seven (7) multiple-residential units, which furthers the City's goals in meeting its RHNA and the needs of anticipated growth contemplated in the City's 2021-2029 Housing Element. The immediate neighborhood of the subject site is dominantly multifamily residential. The proposed seven (7) unit project was reviewed and

determined to be within the allowed density under the DBL and the zone, and in compliance with the development standards of the CCSP-PR12 zone and the GGMC, with the exception of the proposed concession to the minimum lot size. Thus, the development would be consistent with the type and intensity of land use of the immediate neighborhood.

*Policy LU-1.3: Support the production of housing citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element and Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.*

As proposed, the subject project would include six (6) "above moderate income" units and one (1) "very low-income" unit, for a total of seven (7) units. The inclusion of the very low-income unit would be consistent with Housing Element policies encouraging the development of lower-income residential units and contribute to meeting the City's Regional Housing Needs Allocation (RHNA) for the production of housing that is affordable to lower income households. With the inclusion of both types of units, the project would provide for multiple income levels.

*Goal LU-4: Uses compatible with one another.*

The project is located in a neighborhood that consists of a variety of multifamily developments of different sizes. The properties abutting the project site are zoned CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12), and have General Plan Land Use designations of MDR. By developing apartment units in an area already developed with multiple-family developments, the proposed project would be consistent with the development pattern of the surrounding neighborhood.

*Policy H-2.1: Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.*

As proposed, the subject project would include one (1) "very low-income" residential unit. The inclusion of the "very low-income" unit helps increase the City's stock of affordable residential rental units. An Affordable Housing Regulatory Agreement consistent with the DBL and GGMC Section 9.60.050 would be recorded to ensure affordability of the very low-income unit for the occupant(s) of said unit.

*Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.*

The proposed project includes one (1) affordable unit for "very low-income" households. To facilitate the development, the applicant is proposing one (1)

incentive / concession to deviate from the development standards CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12) zone, pursuant to Density Bonus Law. In addition to the requested incentive / concession, the project is allowed a reduced parking ratio, pursuant to the DBL. The applicant contends that the proposed incentive / concession is needed to facilitate the construction of the development, and to support the creation of more affordable housing units in the City. Furthermore, the Project would contribute to meeting the City’s Regional Housing Needs Allocation (RHNA).

2. The provisions of the California Environmental Quality Act have been complied with.

The proposed development is exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. Therefore, the provisions of the California Environmental Quality Act have been complied with.

3. The proposed development project will not have specific, adverse impacts, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety without any feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

The proposed seven (7) unit residential development would not have specific, adverse impacts on the public health and safety. The proposed project is at a density allowed pursuant to the DBL, is compatible with surrounding uses, is similar in scale to the adjoining neighborhood, and is consistent with the land use type and intensity in the immediate neighborhood.

### **NO NET LOSS (GOVERNMENT CODE SECTION 65863) FINDINGS**

1. If approval of the proposed Project will result in development of the Site at a lower residential density, the reduction in residential density is consistent with the adopted General Plan, including the Housing Element.

The proposed project includes construction of a three-story, seven (7) unit residential apartment development that includes six (6) "above-moderate income" units and one (1) "very low-income" unit, along with associated site improvements. The subject site has a General Plan Land Use designation of MDR (Medium Density Residential) and is zoned CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District, Area 12). The site is identified in the City's Housing Element Sites Inventory List with a realistic capacity of eight (8) "above moderate income" units. The proposed project consists of six (6) "above moderate income" units and one (1) "very low-income" unit.

The MDR Land Use Designation is intended to create, maintain and enhance residential areas characterized by mostly traditional multiple-family apartments, condominiums, townhomes, and single-family small-lot subdivisions. The MDR Land Use Designation allows residential developments with densities ranging from 21.1 to 32.0 units per acre, and the density of the proposed project is within this range.

Although the proposed project will provide fewer "above moderate income" units than identified in the City's Housing Element Sites Inventory List, the proposed project will not result in a lower residential density than allowed by the adopted General Plan. Moreover, the proposed project is also consistent with several goals and policies of the General Plan Land Use and Housing Elements, as noted in the findings above.

2. The remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584; or, if not, the City has, or will within 180 days, identify and make available additional adequate sites to accommodate the City's share of the regional housing need by income level.

The City's 6<sup>th</sup> Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. The project site is identified in the site inventory as having a realistic capacity to accommodate eight (8) "above moderate income" units. The proposed project consists of six (6) "above moderate income" units and one (1) "very-low income" unit. Because the proposed project includes two (2) fewer "above moderate income" units than shown in the Housing Element sites inventory, the City must determine whether the remaining Housing Element inventory sites have sufficient capacity to accommodate the City's remaining unmet RHNA by income level if the project is approved as proposed. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, or

which are otherwise not accounted for in the Housing Element site analysis, and has determined that the remaining sites identified in the sites inventory have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level.

At the time the Housing Element was prepared and adopted, the City's *unmet* RHNA was calculated to be 18,208 units, broken down as follows: 6,567 "low- and very low-income" units, 3,087 "moderate-income" units, and 8,554 "above moderate-income" units. The sites identified in the certified adopted Housing Element were determined adequate to accommodate a total of 19,239 units, including 442 more units than the City's unmet RHNA in the "low- and very low-income" categories, 207 more units than the City's unmet RHNA for the "moderate-income" category, and 382 more units than the City's unmet RHNA for the "above moderate-income" category. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 1,031 units.

After accounting for permitted and entitled units since the beginning of the 6<sup>th</sup> RHNA cycle, October 15, 2021, and the seven (7) units in the proposed project, the City's total remaining unmet RHNA would be 16,088 units, broken down as follows: 6,410 "low- and very low-income" units, 3,082 "moderate-income" units, and 6,596 "above-moderate income" units. The remaining capacity of the sites identified in the Housing Element would be 18,766 units, resulting in a total capacity surplus of 2,442 units. The remaining sites are also adequate to accommodate a surplus of "low- and very low income" units (230), "moderate-income" units (14), and "above moderate income" units (2,198). Due to this surplus, the overall residential capacity on sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved.

#### INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possesses characteristics that would justify the request in accordance with Municipal Code Section 9.60.020 (Review of Housing Development Projects).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-152-2025.

## **EXHIBIT "A"**

### **Site Plan No. SP-152-2025**

10852 Lampson Avenue

### **CONDITIONS OF APPROVAL**

#### **General Conditions**

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within thirty (30) days of the approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Toby Nguyen and owner, Thuy Thi Thu Ha, and the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-152-2025 authorizes the development of a seven (7) unit, apartment project, as depicted on the plans submitted by the applicant and made a part of the record of the March 6, 2025, Planning Commission proceedings, subject to these Conditions of Approval. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations, and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. The approved Site Plan and floor plan are an integral part of the decision approving this Site Plan. Minor modifications to the approved Site Plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved project and/or these Conditions of Approval that would result in the intensification of the project, or create impacts that have not been previously addressed and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.



**Engineering Division**

6. A geotechnical study prepared by a registered geotechnical engineer must be submitted to the City, and approved by the City Engineer prior to the issuance of any grading or building permits. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. The applicant shall implement the recommendations identified in the geotechnical study / report.
7. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan (WQMP) that:
  - a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) approved Drainage Area Management Plan (DAMP), as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).
  - b. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
  - c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
  - d. Incorporates structural and Treatment Control BMPs as defined in the DAMP.
  - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

- f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
  - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
  - h. Provides a hydrological analysis with a scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.
8. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to City-maintained storm drains within City right-of-way shall be RCP with a minimum diameter of eighteen inches (1'-6").
9. Grading and street improvement plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to thirty feet (30'-0") outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan showing all existing utility facilities, easements and proposed utility facilities. All on-site improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted twenty-foot (20'-0") wide throat access to the site is required from the street for multiple-family residential projects, and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by AutoTurn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications. The approved Site Plan shall be included as part of the grading improvements plan package, and the grading improvements plan shall be consistent with all layouts, drawings and details depicted in the approved Site Plan.
10. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer per Traffic Engineering Policy TE-17.
11. The applicant shall coordinate with the Planning Services Division and Orange County Fire Authority to identify proper emergency vehicle access to the site, and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.
12. The grading plan shall depict an accessibility route from the exterior of all buildings and structures to the public street for the ADA pathway in

conformance with the requirements of the Department of Justice standards, latest edition, and Section 1110A of the California Building Code.

13. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling law, AB 1826, SB 1383 and its implementing regulations and any other applicable State recycling laws related to refuse, recyclables, and/or organics, and shall be subject to the following, as applicable:
  - a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
  - b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
  - c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
  - d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD 32 for additional information.
  - e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
  - f. Pursuant to state mandated commercial organic recycling law, including AB 1826 and SB 1383 and its implementing regulations, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
  - g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.



- c. The applicant shall remove and replace two inches (0'-2") of the existing asphalt pavement fronting the project on Lampson Avenue from the edge of the southerly gutter to the center line of the Street per City of Garden Grove Standard Plans and Specifications.
- d. The sidewalk landing and a ramp at the northeast corner of Lampson Avenue and Westlake Street shall be removed and new wheelchair ramp and landing shall be constructed per latest Caltrans Standard A88A.
- e. The applicant shall reconstruct spandrel (west side only) section of cross gutter on Lampson Avenue per City Standard B-119.
- f. The applicant is prohibited from installing any vehicle access gate at the main entrance of the project on Westlake Street or anywhere else within the property limits.
- g. The new driveway approaches to the site on Westlake Street shall be constructed in accordance with Garden Grove Standard B-121.
- h. The applicant shall install twenty feet (20'-0") red curb near driveway approaches on Westlake Street per approved Site Plan.
- i. The applicant shall remove the existing improvements fronting the project Lampson Avenue and Westlake Street and construct new minimum four-foot (4'-0") wide sidewalk panels in accordance with City of Garden Grove Standard B-105, and the approved Site Plan.
- j. The applicant shall construct a curb and gutter when replacing any existing driveway approach along the property frontage on Westlake Street in accordance with City Standard Plan B-114.
- k. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
- l. The applicant shall relocate the existing power pole at the northeast corner of the property to allow for four feet (4'-0") wide sidewalk to allow for sidewalk to meet ADA pathway requirements.
- m. Before issuance of a grading permit, the applicant shall dedicate road right-of-way at the intersection of Lampson Avenue and Westlake Street for corner cut-off as delineated in the City Standard B-107.
- n. Street signs shall be installed as required and approved by the City Traffic Engineer.

16. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of landscaping within the public right-of-way and proposed landscape area fronting Westlake Street. Any proposed new landscaping in said areas shall be maintained by the applicant for the life of the project.
17. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).
18. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE-13.
19. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to the City's Traffic Engineering Policy TE-17 and provided to the applicant.
20. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Engineering Policy TE-19.
21. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Engineering Policy TE-20.
22. The layout of the parking lot shall be in accordance with City Standard B-311 and B-312.
23. Except as authorized pursuant to the approved Site Plan pursuant to the State Density Bonus Law, off-street parking requirements for residential uses shall be in accordance with the parking provisions in the City of Garden Grove's Traffic Policies and Procedures TE-17 Development Review and Comments Sheet.
24. A minimum five-foot-by-twenty-five-foot-wide (5'-0" x 25'-0") maneuvering area shall be provided at the end of a dead-end parking aisle, and shall consist of a ten-foot-by-nineteen-foot-wide turnaround space.

#### Permit Issuance

25. The applicant shall be subject to Traffic Mitigation Fees (Garden Grove City Council Resolution 9401-16), Citywide Park Fees, Drainage Facilities Fees, Water Assessment Fees, General Plan and Cultural Arts Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. Unless otherwise provided pursuant to the Garden Grove Municipal Code or

State law, the amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

26. A separate street permit is required for work performed within the public right-of-way.
27. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
28. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether on-site or off-site, shall be included and covered by the erosion control plans and the Storm Water Pollution Prevention Plan (SWPPP).
29. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a work-site traffic control plan for all the proposed improvements within public right-of-way, which shall be subject to the review and approval of the City Traffic Engineer.
30. In accordance to City of Garden Grove Municipal Code (Chapter 9.48.030), the applicant is required to underground all existing and proposed on-site and off-site utility facilities on the property associated with property which the developer is developing and redeveloping. All existing improvements and utilities shall be shown as part of the grading and street improvement submittal packages in the topography section and labeled as existing utility. In accordance to City of Garden Grove Municipal Code (9.48.050), the applicant may elect to pay the City an in-lieu fee to offset the developer's fair share of the costs of undergrounding the off-site utilities.

#### Project Construction/Operation

31. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services, and Streets Division) to set appointments for preconstruction inspections for all of the on-site and off-site improvements, prior to commencement of grading operation and mobilization.
32. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
33. The applicant and its contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the contractor shall, prior to

any construction work, and under the supervision of a California-licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. The applicant and their contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced, or new ramps are installed. The applicant and their contractor shall be liable for, at his/her expense, any resurvey required due to his/her negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).

34. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
35. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
  - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
  - b. Demonstrate that the applicant is prepared to implement and maintain all non-structural BMPs described in the Project WQMP.
  - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
  - e. Execute and record against the subject property a covenant and agreement or similar document, in a form approved by the City Attorney, regarding funding and maintenance of the O&M Plan, consent to inspections, and indemnification. This covenant and agreement shall be executed by the then current owner(s) of the subject property and shall be recorded against the property and run with the land. The provisions of the covenant and agreement shall include, without limitation, the following:
    - i. The covenant and agreement shall require the property owner(s) and each successive owner of an interest in all or any part of the property to, throughout the period of their respective ownership, implement, and fund implementation of, the O&M Plan and to



operate, inspect, maintain, repair, and replace the BMPs described in the O&M Plan.

- ii. The covenant and agreement shall require the property owners to use and maintain the property in full compliance with the provisions of the O&M Plan and Chapter 6.40 of the Garden Grove Municipal Code (Stormwater Quality), as it may be amended from time to time, and shall provide for the owners' consent to inspection of the property by an inspector authorized by the City Manager, or his or her designee, for the purpose for verifying compliance with the provisions of the covenant and agreement.
- iii. The covenant and agreement shall require the owners to indemnify, defend, and hold harmless the City, its elected officers, employees, agents, and contractors from and against any and all liability, expense, including costs and legal fees, and claims of damage of any nature whatsoever including, but not limited to, death, bodily injury, personal injury, or property damage arising from or connected with the City inspection of the Property except where such liability, expense, or claim for damage results from the sole negligence or willful misconduct of the City its elected officers, employees, agents, or contractors.
- iv. The covenant and agreement shall provide that the City may, but shall not be obligated to, enforce the covenant and agreement by a proceeding at law or in equity against any person or persons violating or attempting to violate any condition, covenant, equitable servitude, or restriction provided for therein, either to restrain such violation or to recover damages.

### **Water Services Division**

36. New water service installations two inches (0'-2") and smaller may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (0'-3") and larger shall be installed by the applicant's contractor per City Standards.
37. Domestic water shall connect off the six inch (0'-6") water main in Westlake Street. A fire flow test will be required to determine fire connection.
38. Water meters shall be located within the City right-of-way or within a dedicated waterline easement. Fire services and large water services three inches (0'-3") and larger, shall be installed by a contractor with a Class A or C-34 license, per City water standards, and inspected by an approved Public Works inspection.

39. If a large meter serving multiple units is proposed, a Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to the Public Works Department, Water Services Division. Property owner must open a water account upon installation of RPPD device.
40. It shall be the responsibility of applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
41. A composite utility Site Plan shall be included in the grading plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.
42. New utilities shall have a minimum five foot (5'-0") horizontal and a minimum one foot (1'-0") vertical clearance from water main and appurtenances.
43. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
44. If a fire sprinkler system is required, and separate water meters and services are proposed, the water meters and services for the new units shall be installed per City Standard B-719, which specifies a residential fire sprinkler connection (RFSC) on the backside of the meter. The Fire Sprinkler System design shall be a Passive Purge type system.
45. Any dedicated fire-service or private fire hydrant lateral shall have above-ground backflow device with a double-check valve assembly. The device shall be tested immediately after installation, and once a year thereafter by a certified backflow device tester, and the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by GGMC Section 9.12.040.10.G.
46. The location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

47. The applicant shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one (1) sewer connection per lot is allowed.
48. The applicant shall install a new private sewer main with clean-out at the right-of-way line and laterals on-site. The sewer main connection in public right-of-way shall be a minimum six-inch (0'-6") diameter, extra strength VCP with wedgelock joints and inspected by the Garden Grove Sanitary District (GGSD). All on-site sewer and appurtenances to be installed per the California Plumbing Code, and inspected by the Building Services Division.
49. All perpendicular crossings of the sewer, including laterals, shall maintain a minimum vertical separation of twelve inches (1'-0") below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
50. If a water main is exposed during the installation of a sewer lateral, a twenty-foot (20'-0") section of the water main shall be replaced with twenty feet (20'-0") of PVC C-900 DR-14 Class 305 water pipe, size in kind, and centered at the crossing.

#### **Orange County Fire Authority**

51. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including but not limited to OCFA Guideline B-01 (Fire Master Plans for Commercial and Residential Development) and the OCFA approved Fire Master Plan for the project.

#### **Building and Safety Division**

52. All work shall comply with the latest edition of the California Building Standards Code (CBC) at time of permit application.
53. The applicant shall comply with CBC Chapter 5 and Chapter 7 for wall and opening protection.
54. The applicant shall comply with CBC Chapter 11A Access Regulations for covered multiple-family dwellings.
55. The applicant shall comply with CBC Chapter 5 and Chapter 7 for openings and exterior wall protections.
56. The garage shall be required to have a one-hour separation from the dwellings per CBC Section 420.2 CBC.
57. The applicant shall comply with CBC Chapter 10 for exiting systems.

**Planning Services Division**

58. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department, Planning Services Division for review and approval prior to submitting plans into the Building and Safety Division plan-check process. The project shall also be subject to the following:
- a. Above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas, or any parking areas, and such equipment shall be screened by densely planted and maintained landscaped hedges or a fence or wall. Ground-mounted equipment shall not exceed the maximum allowable height for a wall, fence, or hedge.
  - b. Roof-mounted mechanical equipment shall be screened by parapet walls, rooftop architectural features such as a tower equal to the height of the equipment, or low walls surrounding the equipment and shall be painted to match the color of the building materials.
  - c. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.
59. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of drip or micro-spray system sprinkler heads for water conservation.
  - b. Forty percent (40%) of the trees on the site shall consist of minimum size twenty-four inch (2'-0") box, and the remaining 60 percent (60%) shall be of minimum size fifteen (15) gallons. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought-tolerant species shall be used.

- c. All landscape areas, including the areas located within the public rights-of-way along Lampson Avenue and Westlake Street that abuts the subject property, are the responsibility of the applicant/property owner(s).
- d. Trees planted within ten feet (10'-0") of any public right of-way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low-height variety to ensure safe sight clearance. All trees planted on the subject property, whether for screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.
- e. All trees shall be double-staked in accordance with City standards.
- f. The landscape treatment along the street frontage, including the area designated as public right of way, shall incorporate the landscape area between the sidewalk and the development wall with groundcover, shrubs and bushes, and trees that highlight the project's entrance as well as enhance the exterior appearance along Lampson Avenue and Westlake Street. The plant material for the entrance shall be the type to inhibit graffiti such as vines and dense growing shrubs and bushes, and shall be maintained.
- g. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.
- h. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than thirty percent (30%) of the groundcover area shall have the mulch substitute.
- i. Groundcover plants shall be planted at a density and spacing necessary for them to become well established and provide surface coverage within eighteen (18) months of planting.
- j. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also to be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.

- k. The irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable State regulations.
  - l. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.
60. Permitted hours and days of construction and grading shall be as follows, and all work shall be comply with the noise regulations set forth in Chapter 8.47 of the City of Garden Grove Municipal Code:
- a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
  - b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
  - c. Sunday and Federal Holidays – no construction shall occur.
61. Each unit within the proposed apartment building shall be provided with an air conditioning condensing unit and/or system so that there are no wall-mounted, or window mounted units. If units are located on the roof, screening shall be provided, such that units are not visible from the public right-of-way.
62. Mailboxes shall be provided and installed by the applicant. The local postmaster shall approve the design and location.
63. Each apartment unit shall be provided with washer and dryer hook-ups.
64. Each unit shall have phone jacks and cable-TV outlets in all rooms, except in the hallways and bathrooms.
65. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
66. All balconies, as labeled as "patio area" and "balcony" on the approved plan, shall remain open and shall not be enclosed at any time. There shall be no storage allowed in the balconies at any time. The applicant shall ensure that this condition is complied with at all times by tenants of the units and shall include notice of this requirement in all lease agreements.
67. The main drive aisle serves the entire project for vehicular circulation. The applicant shall utilize effective signage, and/or other acceptable means (i.e., a painted/marked red fire lane), to communicate to residents and guests that there shall be no parking in front of the parking structure or anywhere within the drive aisle. Additionally, applicant shall ensure and enforce lease or other

- restriction providing that there will be no long term parking of vehicles in the guest parking spaces and that guest parking spaces shall not be reserved for any particular units.
68. There shall be no parking allowed along any drive-aisle, except within the designated parking areas. The applicant shall post "No Parking" signs along the drive aisle.
  69. The maintenance of the drive aisles, storm drains, sewer system, and open space areas is the responsibility of the applicant, including the common recreation areas and the common landscape areas.
  70. Storage of boats, recreational vehicles, or commercial vehicles on the property shall be prohibited. The applicant/proper owner shall ensure that this condition is complied with at all times by tenants of the units and shall include notice of this requirement in all lease agreements.
  71. The project shall provide a trash room with a trash shoot that serves each of the residential floors. The trash bins shall be kept inside the trash room at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site pursuant to Condition No. 13.
  72. The applicant/property owner shall abate all graffiti vandalism within the premises. The property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
  73. Litter shall be removed daily from the project site, including adjacent public sidewalk and all parking area under control of the applicant. The areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
  74. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, use of solar, low emission water heaters, and low sodium parking lot lights, shall be required to ensure compliance with Title 24.

75. All of the common recreational area, as identified on the approved Site Plan, shall be equipped with the list of amenities, as shown on the approved plan, shall be subject to review by the Planning Services Division and Building and Safety Division prior to issuance of building permits for compliance with applicable standards.
  - a. Lighting in the common recreational areas shall be provided at a maximum one-foot light candle during the hours of darkness, and shall be restricted to low decorative type wall-mounted lights or ground lighting systems.
76. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
77. Decorative stamped concrete or pavers shall be provided within the front twenty feet (20'-0") for the driveway along Westlake Street. The final design and configuration shall be shown on the final Site Plan, grading plan, and landscape plans.
78. All new block walls, and/or retaining wall(s), including existing block walls to remain, if any, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:
  - a. Decorative masonry walls are required along the south, and west property lines and shall be constructed to a minimum height of six feet (6'-0"), up to a maximum of seven feet (7'-0"), as measured from highest point of finished grade. Whether new or existing, the block walls shall be decorative and utilize stucco finish, slump stone, decorative CMU, or split face block. Street-facing perimeter walls shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.
  - b. The applicant shall work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. This requirement is to avoid having double-walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the



event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. The Community Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such walls.

79. During construction, if paleontological or archaeological resources are found, all attempts shall be made to preserve in place or leave in an undisturbed state in compliance with applicable law. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.
80. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which require the protection of active nests of all bird species prior to the removal of any on-site landscaping, including the removal of existing trees.
81. At applicant's request, applicant has been granted Density Bonus allowances for reduced parking ratios, and the following incentive / concession to deviate from development standards of the CCSP-PR12 zone: (i) an incentive / concession to deviate from the minimum lot size requirement of 30,000 square feet. In addition, pursuant to paragraph (3) of subdivision (c) of Government Code Section 65915 and subdivision (b) of Government Code Section 66300.6, the applicant is required to replace one (1) lower income "protected unit" demolished in conjunction with the project and provide specified benefits to its existing occupants.
  - a. The applicant shall provide all existing occupants of the single-family dwelling proposed to be demolished with the benefits outlined in subdivision (b)(3) of Government Code Section 66300.6, and subsection G of Section 9.60.060 of the Garden Grove Municipal Code, including, but are not limited to: (i) the right to occupy the unit until six (6) months before the start of construction activities; (ii) at least six (6) months' written notice of the planned demolition, the date they must vacate, and their rights under these statutes; (iii) the right to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market. In addition, if the existing household

occupying the single-family dwelling proposed to be demolished is a lower-income household, the applicant shall also provide it with the benefits outlined in subdivision (b)(4) of Government Code Section 66300.6, and subsection H of Section 9.60.060 of the Garden Grove Municipal Code, including, but not limited to: (i) certain relocation benefits that may include, without limitation, advisory assistance in finding comparable new housing, payment of moving expenses, and rental assistance payments; and (ii) a right of first refusal for a two-bedroom unit available in the new housing development, affordable to the household at an affordable rent, which shall be memorialized in a written agreement, covenant, or other document that is enforceable by the occupant(s) of the protected unit, the form of which shall be subject to review and approval by the City. Pursuant to Garden Grove Municipal Code Section 9.60.060.H.2, the applicant shall engage a qualified relocation consultant approved by the City to determine the eligibility of occupants for benefits, prepare a relocation plan for City review and approval, and oversee the provision of the required relocation benefits.

- b. To comply with the provisions of Government Code Section 65915 and 66300.6, the applicant has offered to, and shall, reserve at least one (1) dwelling unit in the project for occupancy by very low-income households for a period of 55 years, commencing with the issuance of the certificate of occupancy for the project. The affordable unit shall be a "floating" unit that is not permanently designated.
- c. The applicant shall at all times during the term of the affordability period comply with the requirement to rent the target unit to very low-income households at an affordable rent as required by the Garden Grove Municipal Code and State Law.
- d. Pursuant to State law, the Garden Grove Municipal Code, and the City's Density Bonus Agreement Guidelines, the record owner or owners of the subject property shall enter into an affordable housing regulatory agreement with the City, which satisfies the criteria set forth in subdivision (c) of Government Code Section 65915 and Garden Grove Municipal Code Section 9.60.050.
- e. Pursuant to GGMC Section 9.60.050.F.13, the regulatory agreement shall contain a provision requiring the owner to pay the City an annual administration fee to reimburse the City for the estimated reasonable costs incurred by the City in monitoring the owner's compliance with, and otherwise administering, the regulatory agreement, including, but not limited to, the City's review of annual compliance reports and conduct of inspections and/or audits. Unless the City's estimated reasonable annual administration costs are determined by the City

Manager, in his or reasonable discretion, to be less, the amount of said administration fee shall be \$75 per affordable unit per year for the initial year of the agreement, and increase at a rate of three percent (3%) per year for the term of the agreement.

- f. The regulatory agreement shall be prepared by the City at the applicant/owner's expense, and the applicant and/or owner shall pay applicable fees pursuant to GGMC Section 9.60.050.G and reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review and/or preparation of documents in connection with preparation of the regulatory agreement, review of the initial marketing plan and management plan required as part of the regulatory agreement, review of annual compliance reports submitted by the owner pursuant to the regulatory agreement, inspections and audits provided for in the regulatory agreement, review of the relocation plan, and other matters pursuant to GGMC Sections 9.60.050.H and 9.60.060.I.
  - g. Prior to preparation of the regulatory agreement, applicant and/or property owner shall execute a reimbursement agreement with the City, in a form approved by the City Attorney, and provide a deposit in the amount of \$5,000 to the City. The regulatory agreement shall be approved by the City and recorded prior to the issuance of a building permit for any structure in the project.
  - h. The regulatory agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants.
82. Prior to permit issuance, the applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-152-2025, and his/her agreement with all conditions of the approval.
83. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-152-2025. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to

pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

84. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Site Plan No. SP-152-2025 shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-152-2025 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) year of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-152-2025 shall expire if the building permits for the project expire.
85. Prior to issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developer's name, address, and a 24-hour emergency telephone number.
86. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. The applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-152-2025.