



Placentia Planning Commission Agenda

Regular Meeting

April 9, 2019

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

Vic Tomazic
Commissioner

Claudia Keller
Commissioner

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC
EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

REGULAR MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL: Commissioner Keller
Commissioner Francine
Commissioner Lee
Commissioner Tomazic
Vice Chair Perez
Chair Schaefer

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – February 12, 2019**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – March 12, 2019**
Recommended Actions: Approve

PUBLIC HEARINGS:

1. **Applicant:** Ajax Lakeview Development, LLC
Project Location: 719 S. Lakeview Avenue

Development Plan Review (DPR) 2018-08: To request approval of a Development Plan Review (DPR) to allow for the development of two vacant lots measuring 3.3 acres and 2.4 acres for the construction of two industrial buildings within the C-M (Commercial-Manufacturing) Zoning District.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open Public Hearing concerning Development Plan Review (DPR) No. 2018-08;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing; and

4. Adopt Resolution No. PC-2019-07, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2018-08 and making findings to permit the development of two vacant lots measuring 3.3 acres and 2.4 acres for the construction of two industrial buildings within the C-M (Commercial – Manufacturing) Zoning District on property located at 719 S. Lakeview Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

2. **Applicant:** Randy Orozco
Project Location: 721 Monroe Way

Development Plan Review (DPR) 2019-01: To request approval of a Development Plan Review (DPR) to allow for the development of an unimproved .37-acre lot, with a new industrial building measuring approximately 6,968 square feet in conjunction with various onsite hardscape and landscape improvements within the M (Manufacturing) Zoning District.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Staff is recommending that this item be continued to the next regularly scheduled Planning Commission meeting to be held on May 14, 2019.

NEW BUSINESS: None

OLD BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on May 14, 2019 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the April 9, 2019 Regular Meeting of the Planning Commission of the City of Placentia was posted on April 4, 2019.



Joseph M. Lambert, Secretary

**PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING**

February 12, 2019

The regular meeting of the Placentia Planning Commission on February 12, 2019 was called to order at 6:32 p.m. in the City Council Chambers by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Keller, Francine, Tomazic, Schaefer

ABSENT: Commissioners Lee, Schenck, Perez

OTHERS PRESENT: Thomas Duarte, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Arlen Beck, Planning Technician
Alana Spector, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Minutes

a. Planning Commission Meeting – November 13, 2018

Recommended Actions: Approve

b. Planning Commission Meeting – December 11, 2018

Recommended Actions: Approve

c. Planning Commission Meeting – January 8, 2019

Recommended Actions: Approve

Motion by Schaefer, second by Francine carried on a (4-0-3-0) vote to approve the recommended actions for items 1a., 1b., and 1c.

Ayes: Keller, Francine, Tomazic, Schaefer

Noes: None

Absent: Lee, Schenck, Perez

Abstain: None

PUBLIC HEARINGS:

1. Applicant: Sheryl Brady, representing Far West Restaurant Group, LLC
Project Location: 1093 East Imperial Highway

Use Permit (UP) 2018-10 (Wingstop): To request to permit the onsite sale and consumption of beer and wine (ABC Type 41 License) at a proposed 1,315 square foot, 24 seat, Wingstop restaurant, located at 1093 E. Imperial Highway within the C-2 (Community Commercial) Zoning District.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit (UP) 2018-10; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2019-02, a resolution of the Planning Commission of the City of Placentia, approving Use Permit 2018-10 and making findings to permit the onsite sale and consumption of beer and wine (ABC Type 41 License) on property within the C-2 (Community Commercial) Zoning District, located at 1093 E. Imperial Highway; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Planning Technician Arlen Beck presented the Staff Report. Mr. Beck stated that Sheryl Brady, representing Far West Restaurant Group, LLC, was requesting to permit the on site sale and consumption of beer and wine at a new Wingstop restaurant location. The Placentia Municipal Code requires that businesses in the C-2 Zoning obtain a Use Permit for the sale and consumption of alcohol.

Mr. Beck explained that the restaurant would serve mainly chicken wings, and noted that this location would employ 10 people at any given time. He continued by stating that the restaurant would be operating between the hours of 10:30 am to midnight, and would only serve alcohol with the purchase of food. He ended by stating that staff recommends approval of the Use Permit based upon the findings contained in the draft resolution.

Sheryl Brady, representing Far West Restaurant Group, LLC, of 13400 Riverside Drive Suite 202, Sherman Oaks, CA came forward to speak. She stated that the group has many Wingstop locations in California and Nevada, and does not expect the sale of beer and wine to exceed 2% of overall sales. Ms. Brady asked staff to clarify Condition of Approval number seven, which stated that a future parking study could be required if deemed necessary due to parking or circulation issues.

Director of Development Services Joseph Lambert stated that the option to require a parking management plan has become a standard condition, and would only be required to be implemented if the Wingstop was found to be contributing to a significant parking shortage.

Ms. Brady stated that she accepted the explanation of Condition of Approval number seven as stated, and that she agreed to fully comply with the Conditions of Approval.

Motion by Tomazic, second by Keller carried on a (4-0-3-0) vote to approve the recommended actions.

Ayes: Keller, Francine, Tomazic, Schaefer
Noes: None
Absent: Lee, Schenck, Perez
Abstain: None

- 2. Applicant: Placentia Realty Partners, LLC
Project Location: 505 W. Crowther Avenue**

Use Permit No. 2008-03 MOD: To request a Use Permit modification for an existing 54-foot high, free-standing wireless communication facility designed as a monopine and related equipment cabinets, located within a +/- 522-square foot walled ground lease area, to allow the facility to have a height not to exceed 85 feet, located at 505 W. Crowther Avenue in the Transit Oriented Development Packing House (TOD) District.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit 2008-03 (MOD); and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2019-03, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit (UP) No. 2008-03 Modification (MOD) and making findings to permit the modification of an existing fifty-four (54) foot high, free-standing wireless communication facility designed as a monopine and related equipment cabinets, located within a +/- 522-square foot walled ground lease area, to allow the facility to have a height not to exceed 85 feet, located at 505 W. Crowther Avenue in the Transit Oriented Development Packing House (TOD) District.; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Director of Development Services Joseph Lambert presented the Staff Report. He stated that the applicant, Placentia Realty Partners, LLC, is requesting to modify the existing

Use Permit. The modification requested would allow for an existing cell tower (monopine) to be up to 85 feet in height.

Director Lambert explained that the property is in escrow, and due to an existing lease agreement between the telecommunication company and owners of the property, the monopine must be raised to ensure that it will be taller than the future entitled buildings on site. Director Lambert added that if approved, the monopine would not be raised until the approved parking structure is under construction. Considering this, the resolution has allowed for the modification to be valid for up to four years, rather than the standard of one or two years. Director Lambert concluded by presenting photos of the existing monopine and the proposed taller monopine.

Commissioner Tomazic asked if the existing monopine would be completely replaced.

Director Lambert replied that it would most likely remain with height additions to the top of the tower, unless it was found to compromise the structural integrity of the existing structure.

Chair Schaefer inquired if Director Lambert believed this would become a common request in the TOD Zone.

Director Lambert stated that he does not foresee a large increase in these requests.

Chair Schaefer requested that the monopine become a palm tree if it is possible to do so.

Corey Gouldbranson representing Placentia Realty Partners, LLC, of 365 Costa Mesa Street, Costa Mesa, CA, came forward to speak. He stated that the modification to the existing Use Permit would allow for them to close escrow and move forward with the proposed development.

Chair Schaefer asked the applicant if he will improve the aesthetic appearance of the monopine if approved.

Mr. Gouldbranson stated that he understood, and stated that he agreed to the Conditions of Approval including those requiring aesthetic improvements.

Motion by Keller, second by Tomazic carried on a (4-0-3-0) vote to approve the recommended actions.

Ayes: Keller, Francine, Tomazic, Schaefer

Noes: None

Absent: Lee, Schenck, Perez

Abstain: None

OLD BUSINESS: None

NEW BUSINESS:

1. **Applicant:** City of Placentia
Project Location: 120 South Bradford Avenue

General Plan Conformity Finding for the Acquisition of Real Property Located at 120 South Bradford Avenue (APN 339-052-28) owned by Art M. Gastelum:

Recommended Actions: It is recommended that the Planning Commission:

Adopt Resolution No. PC-2019-04 finding that the acquisition of 120 S. Bradford Street (APN 339-052-28) conforms with the City of Placentia General Plan; and finding that the acquisition of said property is not a project for the purposes of CEQA as defined by the California Public Resources Code Sections 21065 and 21080 in that the Planning Commission is making a finding of General Plan conformity.

Senior Planner Andrew Gonzales presented the Staff Report. He explained that in 2014, the City entered into a lease agreement with the future option to purchase the property at 120 South Bradford Avenue. The lease agreement is set to expire on March 31, 2019. In accordance with the Placentia Municipal Code, the Planning Commission must determine if the proposed purchase of the property conforms with the General Plan.

Commissioner Tomazic asked why the City has an interest in purchasing the property.

Director of Development Services Joseph Lambert stated that the structure of the lease allowed for a portion of the payments to go toward a future purchase of the property. If the City were to forfeit the sale option, the money toward the sale would be lost. Director Lambert continued by stating that the City may consider selling the property that currently is utilized by the Placentia Chamber of Commerce, and may lease them this property instead.

Discussion ensued regarding the historical significance of the property.

Chair Schaefer asked if the City subsidizes the rent cost for the Placentia Chamber of Commerce.

Director Lambert stated that the rent may be below market rate, but that the rent is not subsidized. He noted that the sale of the property is not to be evaluated by the Planning Commission.

Motion by Schaefer, second by Keller carried on a (4-0-3-0) vote to approve the recommended actions.

Ayes: Keller, Francine, Tomazic, Schaefer
Noes: None

Absent: Lee, Schenck, Perez
Abstain: None

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert presented the Development Report. He began by stating that the Integral TOD Project at 110-132 E. Crowther Avenue is set to begin construction by July 2019. He continued by stating that a City owned property on Melrose Street and Crowther Avenue has entered into an Exclusive Negotiating Agreement with USA Properties for a possible Transit Oriented Development Project. Director Lambert continued by updating the Planning Commission briefly on the on-going construction at 1474 North Kraemer Boulevard, and introducing the new Assistant City Attorney, Tom Duarte.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

Commissioner Tomazic requested that a copy of the most updated Development Report be brought to all subsequent meetings.

Chair Schaefer asked Director Lambert for an update on the homeless encampment underneath the Northbound 57 freeway in Placentia.

Director Lambert briefly spoke about steps the City is taking to remediate the encampment.

ADJOURNMENT

Chair Schaefer closed the Planning Commission Meeting at 7:56 p.m. to the regular meeting of Tuesday, March 12, 2019 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission

**PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING**

March 12, 2019

The regular meeting of the Placentia Planning Commission on March 12, 2019 was called to order at 6:33 p.m. in the City Council Chambers by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Keller, Tomazic, Perez, Schaefer
ABSENT: Commissioners Francine, Lee

OTHERS PRESENT: Thomas Duarte, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Alana Spector, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

ORAL COMMUNICATIONS: None

CONSENT CALENDAR: None

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

1. **Applicant:** City of Placentia
Project Location: 527 Fee Ana Street

General Plan Conformity Finding for the Acquisition of Real Property Located at 527 Fee Ana Street (APN 346-015-07) Currently Owned by OERP, LLC, for the Establishment of a Proposed Regional Navigation Center:

Recommended Actions: It is recommended that the Planning Commission:

Adopt Resolution No. PC-2019-05, finding that the acquisition of 527 Fee Ana Street (APN 346-015-07) conforms with the City of Placentia General Plan; and, finding that the acquisition of said property is not a project for the purposes of CEQA as defined by the California Public Resources Code Sections 21065 and 21080 in that the Planning Commission is making a finding of General Plan conformity.

Senior Planner Andrew Gonzales presented the Staff Report. Mr. Gonzales explained that the Planning Commission is being asked to make a General Plan Conformity finding

regarding the potential acquisition of property at 527 Fee Ana Street. If a purchase and sale agreement is approved by the City Council, the intent would be to purchase the property for use as a Regional Navigation Center. Pursuant to State law, a General Plan Conformity Finding must be made by the Planning Commission before the City Council approves the purchase or sale of any real property.

Mr. Gonzales gave a brief explanation regarding the recent court decisions addressing homelessness and why the City needs to provide emergency shelter.

Mr. Gonzales continued by presenting photos of the property and describing what it would may like if it became a Navigation Center. He explained that the purchase of the property would fulfill the General Plan Land Use Element goal of providing adequate housing for the community and by providing land for emergency shelters. He ended his presentation by stating that when a General Plan Conformity decision is made, it is not classified as a project under CEQA guidelines.

Vice Chair Perez stated that he had driven by the property and thought it was a good location for the proposed Navigation Center.

Mr. Gonzales added that implementation of a potential Navigation Center would be funded by grants from the State of California and from funding agreements with the cities within the North Orange County Service Planning Area.

Commissioner Tomazic stated that once he read about how the Navigation Center would be run, he understands the issues and can support a conformity finding.

Motion by Schaefer, second by Keller carried on a (4-0-3-0) vote to approve the recommended actions.

Ayes: Keller, Tomazic, Perez, Schaefer
Noes: None
Absent: Lee, Francine
Abstain: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

1. Membership Update

Director Joseph Lambert presented the Director's Report. He began by giving an update on multiple projects in the City. He continued by stating that Commissioner James Schenck resigned from the Planning Commission, so a new appointment would be made by City Council in the coming months.

PLANNING COMMISSION REQUESTS:

Chair Schaefer requested that staff re-review regulations regarding the sale of medical marijuana within the City.

Director Lambert advised that the request would fall under the purview of City Council, and City Council must provide that direction to staff.

ADJOURNMENT

Chair Schaefer closed the Planning Commission Meeting at 7:10 p.m. to the regular meeting of Tuesday, April 9, 2019 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ANDREW GONZALES, SENIOR PLANNER

DATE: APRIL 9, 2019

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR) 2018-08 TO PERMIT THE DEVELOPMENT OF TWO INDUSTRIAL BUILDINGS WITH A TOTAL FLOOR AREA OF 54,921 SQUARE FEET AND 38,681 SQUARE FEET LOCATED ON TWO VACANT LOTS MEASURING 3.3 ACRES AND 2.4 ACRES WITHIN THE COMMERCIAL MANUFACTURING (C-M) ZONING DISTRICT AT 719 S. LAKEVIEW AVENUE (AJAX LAKEVIEW DEVELOPMENT, LLC)**

RECOMMENDATION

It is recommended that the Planning Commission take the following action:

- 1) Open Public Hearing concerning Development Plan Review (DPR) No. 2018-08;
- 2) Receive the staff report and consider all public testimony;
- 3) Close the public hearing; and
- 4) Adopt Resolution No. PC-2019-07, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2018-08 and making findings to permit the development of two vacant lots measuring 3.3 acres and 2.4 acres for the construction of two industrial buildings within the C-M (Commercial – Manufacturing) Zoning District on property located at 719 S. Lakeview Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Ajax Lakeview Development, LLC, requests approval of a Development Plan Review (DPR) to allow for the development of two unimproved, vacant lots that previously functioned as one site, accommodating a construction material and nursery supply business. The subject lots, which were divided pursuant to a 2014 Orange County Transportation Authority (OCTA) grade separation bridge project, would accommodate

development of two industrial buildings totaling 54,921 square feet (Building 1) and 38,681 square feet (Building 2) in overall building floor area, including associated landscape and hardscape improvements on each respective lot that measure 3.3 acres (Lot 1) and 2.4 acres (Lot 2). The subject lots are located within the C-M Zoning District currently addressed as 719 S. Lakeview Avenue. The subject lots are located south of Orangethorpe Avenue, west of Lakeview Avenue, on Lakeview Loop Way.

PROJECT BACKGROUND:

The subject property was previously established as a construction material and nursery supply business known as “Atwood Sales”. Records indicate that the business had operated at this location since the area was annexed into the City of Placentia in the early 1970s. In 1981, “Atwood Sales” applied for a Use Permit (UP) No. 1981-32 to establish and operate “a nursery and building materials business, including associated retail sales, manufacturing and outdoor storage.” The UP was approved and “Atwood Sales” operated until 2010 when the business named changed to “Greenways of Placentia” to reflect a decline in the construction material side of its business and shift to a more environmentally focused green waste recycling (composting) business. On May 6, 2015, the ownership of the business changed, returning the name of the facility back to “Atwood Sales”. At that time, the business adapted their business operations to a construction material recycling and rock crushing business under the guise of the former operations approved by UP 1981-32.

The City received multiple complaints about the operations of “Atwood Sales” and after an in-depth investigation of the business operations by city staff, it was determined the business was being conducted beyond that approved scope of allowable uses associated with UP 1981-32. Subsequently, on January 22, 2018, the City’s Public Nuisance Hearing Officer conducted a hearing to evaluate the business operations. Based upon the testimony presented by City Staff, the general public, and legal counsel, the Hearing Officer acted to declare “Atwood Sales” as a Public Nuisance. The business owner appealed the decision and prior to the Public Nuisance Appeal and Use Permit Revocation hearing before the Planning Commission, the City Council directed staff to work with the business operator’s and property owner’s representatives to finalize an agreement which would dissolve all business operations and vacate the subject site. A settlement agreement was subsequently prepared and signed by both the city and business operator mandating all onsite operations terminate and onsite materials, including all associated equipment, be removed from the site no later than March 31, 2019. The subject site is currently vacant.

Lot Configuration

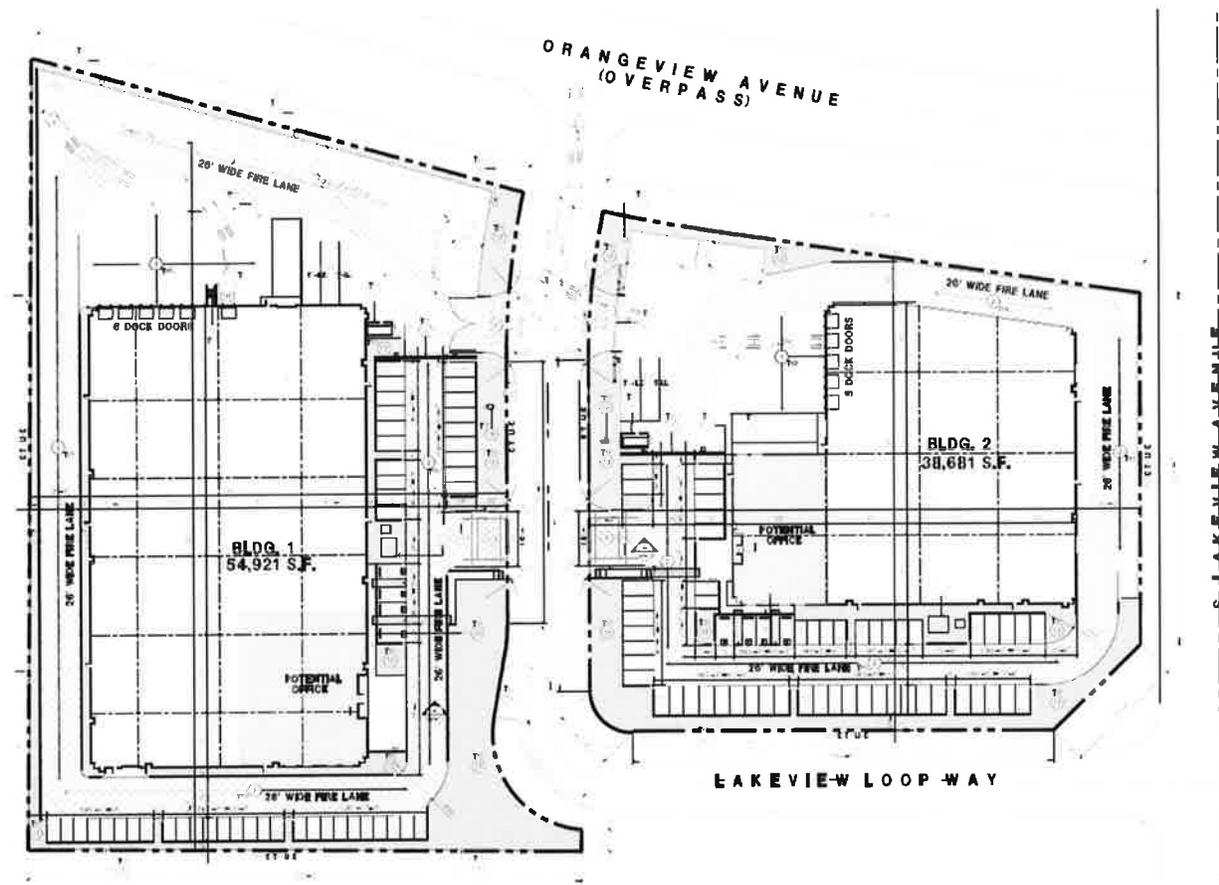
The current lot configuration is a result of the 2014 Orange County Transportation Authority (OCTA) grade separation bridge project. OCTA commenced with the construction of a grade separation bridge project known as the “Lakeview Avenue Bridge Project” that reconstructed Lakeview Avenue as a bridge to allow vehicles to pass over the Burlington Northern Santa Fe Railway between Orchard Drive to the north and Eisenhower Circle to the South. The project impacted the “Atwood Sales” property by

eliminating Lakeview Avenue street frontage, prompting the construction of the Lakeview Loop roadway which bifurcated the subject property, thereby creating two autonomous lots.



PROJECT DESCRIPTION:

The proposed industrial project involves the development of the two vacant lots located on the east and west side of Lakeview Loop Way. Each lot measures approximately 3.3 acres (Lot 1) and 2.4 acres (Lot 2), respectively. Each lot will be served by two 35-foot driveways along Lakeview Loop Way and will align with the driveway on the corresponding property so as to minimize impacts to vehicular access to and from the sites. All drive aisles will also serve as a fire access. Onsite parking will be distributed throughout the site around the periphery of the buildings. Approximately 21,266 square feet (Lot 1) and 14,093 square feet (Lot 2) of decorative landscaping will be distributed throughout each project site along the property frontage and within the parking lot areas. The parking lot has been designed to accommodate oversized tractor-trailer trucks and will have unobstructed access to the shipping docks of each building. The loading docks will be adequately screened from street view by either the proposed buildings, landscaping, and/or an 8-foot high decorative wall.



The interior of each building will be comprised of a small office area and warehouse/storage area. The office area will not occupy more than 25% of the interior floor area of the building in accordance with the C-M district standards. Occupants for each building have not been determined, but in accordance with the Zoning Code, uses such as light manufacturing, distribution or wholesale, appliance repair, or equipment sales and service would be permitted to operate and occupy the buildings.

Applicable Code Section – Placentia Municipal Code

The subject property is currently C-M. The project will be required to comply with the development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the C-M Zoning District. Pursuant to PMC Section 23.75.010(a), construction of new buildings shall require a DPR to be reviewed and evaluated at a noticed public hearing before the Planning Commission.

PROJECT CHARACTERISTICS

Subject Site and Surrounding Land Uses

The table below illustrates the site and surrounding existing land uses, General Plan Land Use designation and zoning:

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Unimproved Vacant Lots	Commercial- Manufacturing	Commercial- Manufacturing (C-M)
Proposed	Two Industrial Buildings – 54,921 sq. ft. (Building 1); 84 parking spaces & 38,681 sq. ft. (Building 2); 68 parking spaces	Commercial- Manufacturing	C-M
North (across Atwood Channel and Veterans Way)	Industrial Business & Veterans Village	Commercial Manufacturing & High Density Residential	C-M & High Density Residential (R-3)
South	Industrial Business Park	Commercial- Manufacturing	C-M
East (across S. Lakeview Avenue)	Industrial Business Park	City of Anaheim	City of Anaheim
West	Industrial Business Park	Industrial	Manufacturing- Oil Combining Districts [M(O)]

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the C-M Zoning District. Based on staff's analysis, the project meets all the minimum and maximum development standards of the PMC, including minimum setbacks, maximum building height, and minimum off-street parking requirements. The following matrix provides a summary of compliance with the identified development standards:

STANDARD	PROJECT	
	Building 1	Building 2
<p>Height 35 ft. maximum</p> <p>*Variation in overall height attributed to varying parapet heights that are intended to break up each building's mass and assist in the screening of rooftop mechanical equipment.</p>	<p>*31 ft. to top of roof & 36 ft. to top of parapet</p>	<p>*31 ft. to top of roof & 36 ft. to top of parapet</p>
<p>Setbacks Front Yard Setback – 20 ft. min. & landscaped</p> <p>Side Yard Setback - 0 ft min.</p> <p>Rear Yard Setback - 0 ft. min.</p>	<p>Front: 20 ft. landscaped</p> <p>North Side Yard: 96 ft.</p> <p>South Side Yard: 53 ft. 2 in.</p> <p>Rear Yard: 38 ft. 4 in.</p>	<p>Front: 21 ft. 2 in. landscaped</p> <p>North Side Yard: 29 ft.</p> <p>South Side Yard: 80 ft. 2 in.</p> <p>Rear Yard: 40 ft. 6 in.</p>
<p>Parking Two spaces per 1,000 sq. ft. up to 20,000 sq. ft. plus one space per 1,000 sq. ft. of area over 20,000 sq. ft.</p> <p>134 spaces minimum Building 1 @ 54,921 sq. ft. – 75 spaces min. Building 2 @ 38,681 sq. ft. – 59 spaces min.</p> <p>Four spaces per 1,000 sq. ft. of office area in excess of 25% of total sq. ft. of the unit.</p>	<p>155 spaces provided Building 1 – 84 spaces Building 2 – 68 spaces</p> <p>Office area for Buildings 1 and 2 are less than 25% of the respective building areas.</p>	
<p>Loading Spaces Unit Size (sq. ft.) 20,000-and over – 2 Type B (Buildings 1 & 2)</p>	<p>2 Type B spaces (Buildings 1 & 2)</p>	

Other Departments Concerns and Requirements

The Divisions of Planning and Building, Public Works Department, and the Orange County Fire Authority have reviewed the application and submitted comments, but had no major concerns with the proposal. All applicable code requirements and conditions of approval have been incorporated into a draft resolution for consideration by the Planning Commission.

ISSUES ANALYSIS:

General Plan Consistency

The General Plan features policies that promotes the reinvestment of underutilized properties while being sensitive to the suburban atmosphere and requires new developments to provide adequate improvements and pay impact fees to offset the demand costs on city services and facilities. The proposed development is consistent with the following Land Use policies of the General Plan:

Policy 1.1 – Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City suburban atmosphere.

Policy 2.1 – The distribution of land uses within the general plan shall be such as to achieve an economical community which will not require added public expenditures per household, per commercial establishment, or per employee to finance new development or to update existing development.

Policy 2.5 – Ensure new developments provide adequate improvements, dedications, and fees to the City to fully cover the project's demand costs on City services and facilities.

Development of two large vacant properties will promote further compatibility with newer development in the surrounding area and stimulate investment and business activity which will strengthen the economic vitality of the City. Impact fees will be required to be paid by the developer in an effort to offset any associated impacts on City services and facilities. Overall, the proposed development will be consistent with the General Plan and will result in a compatible continuation to existing land uses and development within the surrounding area.

PMC Consistency

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the C-M Zoning District. The proposed project, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the C-M Zoning District and other applicable provisions of the PMC, including minimum parking requirements, minimum setbacks, and maximum building height.

Land Use Compatibility

The project will be compatible with the surrounding area as the development will revitalize an underutilized property, historically utilized for a construction material and nursery supply business, with two new industrial buildings on their own respective lots. The two industrial buildings will be located within Placentia's easterly city limits and will have a symbiotic relationship with the surrounding Placentia and Anaheim industrial and manufacturing properties. All business activities will be fully contained within each building's interior, with all exterior activity areas (e.g., truck loading/unloading) to be screened from public view by either the building or with decorative landscaping and screen walls. The project design will resemble other modern industrial buildings within the surrounding area and will assist in facilitating further development within the greater area. Based upon the use, overall site layout, compliance with the code, and building design, the proposed developments are not anticipated to result in any adverse impacts to the surrounding area.

Landscaping

Proposed landscaping for the project will include a mix of native and ornamental varieties along much of the site perimeter and within the parking lot area of the development. Tree plantings along the site perimeter and interior, and would include varieties such as Africa sumacs, jacaranda, fruitless olive, southern magnolia, and Brisbane boxes. Other native/ornamental species will serve as ground cover throughout the development. The landscaping plan will be conditioned to meet the requirements of the MWELO (Model Water Efficient Landscape Ordinance) as required by the City's code.

Architecture, Materials and Color Palette



Building 1



Building 2

The architectural design theme of the project aims to create ideal building proportions with a seamless continuous rhythm throughout each building's exterior elevation, resulting in a contemporary design for each building. The project exhibits a high-quality design that

is well-articulated with aesthetically pleasing exterior building finishes and ornamental native landscaping. The design of both buildings are modern with an emphasis on geometric form and a strong focus on horizontal and vertical lines. Along the building facades, building breaks are achieved by wall offsets, reveals, score lines, contrasting building materials, paint colors, punched out windows, and metal canopies, creating multiple building volumes that minimize the visual mass of the structure. The undulating roof height assists in reducing the visual perception of the structures as monolithic. The building glazing areas are designed for both aesthetic and functional purposes. The majority of the glazing areas are situated at the proposed office locations and the remainder of the elevations consist of clerestory glazing, each of these features providing a uniform distribution of daylight throughout the building interior. The horizontality of both the main building entry canopies and the painted horizontal elements provide a unifying feature for each building, creating a uniform business park feel.

CEQA

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgement and find that DPR 2018-08 is exempt from CEQA pursuant to State CEQA Guidelines § 15332 (Class 32 – Infill Development Projects) as the entitlement is to approve an infill development project.

The City of Placentia acquired the services of Blodgett Baylosis Environmental Planning (BBEP) to evaluate the environmental impacts associated with the proposed development project. Upon their analysis, BBEP concluded that no adverse environmental impacts will result from the development project and that the project meets and complies with the conditions and requirements of CEQA Guidelines Section 15332 (Class 32) (Attachment No. 5).

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on March 28, 2019, and notices were sent to property owners of record within a 300-foot radius of the subject property on March 28, 2019. As of April 4, 2019, staff has received no comments in support or in opposition of the request.

CONCLUSION

The proposed project is consistent with the City’s General Plan and adheres to all minimum and maximum development standards within the PMC. With the recommended conditions of approval, the proposed development will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area (.

RECOMMENDATION

Staff recommends that the Planning Commission of the City of Placentia adopt Resolution PC-2019-07 approving DPR 2018-08.

Prepared and submitted by:



Andrew A. Gonzales
Senior Planner

Review and approved by:



Joseph M. Lambert
Director of Development Services

ATTACHMENTS:

1. Resolution No. PC-2019-07 approving DPR 2018-08
2. Project Plans Dated and Received February 20, 2019
3. Colors and Materials Board Dated and Received February 20, 2019
4. Site Photographs
5. BBEP CEQA Exemption & Environmental Assessment Dated February 26, 2019

RESOLUTION NO. PC-2019-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING DEVELOPMENT PLAN REVIEW (DPR) NO. 2018-08 AND MAKING FINDINGS TO PERMIT THE DEVELOPMENT OF TWO INDUSTRIAL BUILDINGS WITH A TOTAL FLOOR AREA OF 54,921 SQUARE FEET AND 38,681 SQUARE FEET LOCATED ON TWO VACANT LOTS MEASURING 3.3 ACRES AND 2.4 ACRES WITHIN THE COMMERCIAL MANUFACTURING (CM) ZONING DISTRICT AT 719 S. LAKEVIEW AVENUE (AJAX LAKEVIEW DEVELOPMENT, LLC).

A. Recitals.

WHEREAS, Ajax Lakeview Development, LLC, C/O LDC Industrial (“Applicant” hereinafter), located at 719 S. Lakeview Avenue, filed an application for approval for Development Plan Review (DPR) No. 2018-08, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Development Plan Review request is referred to as the “Application”;

WHEREAS, the subject property is currently located within the CM (Commercial Manufacturing) Zoning District;

WHEREAS, the subject site is designed as Commercial Manufacturing land use type b the City’s General Plan;

WHEREAS, pursuant to the Placentia Municipal Code (PMC) Section 23.75.010, approval of a DPR by the Planning Commission is required for construction of news buildings in all zones;

WHEREAS, on April 9, 2019, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to adoption of this Resolution; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Placentia as follows:

SECTION NO. 1: Based on the evidence presented and the findings set forth, DPR 2018-08 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff report, verbal testimony, and development plans, this Commission hereby specifically finds as follows:

a. The project meets or exceeds the criteria established in PMC Section 23.75.020 because the development of the industrial buildings meets all minimum and maximum development requirements required for the project; and

b. Conditions of Approval have been prepared as necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city, and;

c. The proposed development will be consistent with the latest adopted general plan as it will redevelop an underutilized vacant lot with a desirable land use type that effectively upgrades the aesthetics of the surrounding area and serves as a catalyst for economic investment into the City, thereby furthering established policies located within the General Plan; and

d. Conditions necessary to secure the purposes of Section 23.75.020, including guarantees and evidence of compliance with conditions, are made part of the development approval to lessen potential impacts and enhance the functionality of the subject site.

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that DPR 2018-08 is exempt from the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15332 (Class 32 – Infill Development Projects) as the permit would be issued to an infill development project.

SECTION NO. 4: The Planning commission hereby directs that, upon approval of DPR 2018-08, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves DPR 2018-08 as modified herein, and specifically subject to the conditions set forth in Attachment “1.A” attached hereto and by this reference incorporated herein:

SECTION NO. 6: The Secretary of the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 9th day of April, 2019.

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 9th day of April, 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9th day of April, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

TOM DUARTE,
ASSISTANT CITY ATTORNEY

Attachment: Conditions of Approval for Development Plan Review No. 2018-08

Attachment "A"
**Special Conditions of Approval and Standard Development Requirements for
Development Plan Review (DPR) No. 2018-08
719 S. Lakeview Avenue (south of Orangethorpe Avenue, west of Lakeview
Avenue)**

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

ALL THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE DEVELOPMENT PLAN REVIEW TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Development Plan Review (DPR) No. 2018-08 is valid for a period of twenty-four (24) months from the date of final determination, unless extended pursuant to Placentia Municipal Code (PMC) Section 23.75.080. If the development or use approved by this action is not established by obtaining Building Permits within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved by the Director of Development Services.
2. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
3. 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, proceeding, liability or judgment against the City, its officers, employees, agents 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 applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all 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. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
4. Any significant modifications to the approved site plan, floor plans, and elevation plans, including any modifications which will change, expand or intensify the use(s) shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such

modifications require approval by the City of Placentia Planning Commission or may be approved administratively by City staff.

5. All applicable provisions of the Placentia Municipal Code (PMC) shall be met prior to issuance of Building Permits and shall be adhered to at all times.
6. Prior to issuance of building permits, except as otherwise noted, the project plans shall be submitted for the review and certification for inclusion into the entitlement file by the Director of Development Services and shall include the following information:
 - a. All Special Conditions of Approval and Standard Development Requirements of DPR 2018-08. Include any project revisions on the applicable sheets of the project plans. Additionally, include separate sheets with approved Special Conditions of Approval and Standard Development Requirements to be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - d. Location of transformers, meters and other aboveground appurtenances.
 - e. The developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction stage plan shall include measures such as, but not limited to the following:
 - i. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.
 - ii. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - iii. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and from the site.
 - iv. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - v. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.
 - vi. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
 - f. Any easement(s) that are encumbered by the placement of the industrial buildings shall be revised to the satisfaction of the corresponding easement

holder(s) and subsequently recorded on the subject property. A copy of said recordation shall be submitted to the City for inclusion in the entitlement file.

- g. A solid decorative masonry walls or concrete walls incorporating architectural reveals consistent with the building's design shall be located along the full expanse of the northerly property lines and portions of the street facing property lines in effort to assist in the full screening of the truck loading and unloading areas of each building. Access gates into these areas shall be decorative in nature and fabricated of high gauge metal to withstand continual wear and tear. Furthermore, to deter graffiti creeping vines or similar shall be planted along portions of the walls facing the adjacent flood channel (Atwood Channel). All walls and gates shall be designed with colors, materials, and of a design satisfactory of the Development Services Director or his/her designee.
 - h. Each industrial site shall provide a minimum of two EV charging stations located within the publicly accessible portion of the parking lot along Lakeview Loop Way.
 - i. All landscaping trees shall be minimum of 36-inch box specimens or greater.
- 7. All waste bins shall be kept within the fully secured and lockable trash enclosure so as not to be visible from the parking lot and adjacent street.
 - 8. Prior to any modification of the floor plans that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
 - 9. All at-grade and roof mounted mechanical equipment shall be screened from public view to the satisfaction of the Development Services Director and/or their designee.
 - 10. The applicant and/or property owner(s) shall be responsible for maintaining their respective properties, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and liter. Graffiti shall be removed by the applicant/business owner(s) within 72 hours of defacement and/or upon notification by the City.
 - 11. Prior to issuance of building permits, the applicant must follow the procedure for approval under the MWELo for all proposed landscaping on the subject site. A MWELo procedure and approval package is available from the front counter in the Development Services Department.
 - 12. At the request of the Director of Development Services, applicant and/or property owner will provide a Parking Management Plan at their own expense to be reviewed by the Director of Development Services to remedy any parking concerns that may arise with the project. The staff review of the parking management plan will be at the expense of the property owner/property management company.
 - 13. Developer shall pay in full to the City of Placentia, all applicable citywide Development Impact Fees required pursuant to Title 5 of the Placentia Municipal Code, prior to issuance of the first building permit.

14. Developer and/or property owner agrees to approve the incorporation of the project into the Landscape Maintenance District No. LMD 1992-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into LMD No. 1992-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
15. Developer and/or property owner agrees to approve the incorporation of the project into the Street Lighting District No. SLD 1981-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into SLD No. 1981-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
16. Developer and/or property owner agrees that the City may, at its sole election, require that, instead annexing into SLD 1981-01 and/or LMD 1992-1, the project shall be incorporated into a Community Facilities District to be created by the City pursuant to the provision of California Government Code Section 53311, et seq; the purpose of which, and the initial amount of the taxes and assessments thereunder, will be substantially the same, in whole or in part, as SLD 1981-1 and/or LMD 1992-1. Developer and/or property owner agrees to approve the incorporation of the project into said Community Facilities District.
17. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
 - a. An exterior lighting (photometric) plan showing location, type of fixtures and areas of illumination shall be submitted and reviewed for compliance with City standards and the PMC. Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
 - b. landscape and irrigation plans.
18. The applicant and/or property owner(s) shall consolidate both assessor parcel lots 346-331-22 and 23 and parcel lots 346-331-24 and 25 into a total of two separate lots. The lot consolidation shall be processed through a Lot Line Adjustment/Lot Merger process. Said lots shall be approved to the satisfaction of the City of Placentia and recorded with the County of Orange prior to issuing a building final for each building.
19. The building cannot be occupied, the final Certificate of Occupancy cannot be approved, and utilities cannot be released until the following is completed for each respective portion of the property:
 - a. The property owner(s) and/or their successor(s) willfully agree to annex into those district(s) for the project area identified by Condition Nos. 14-16 above. If any of the subject properties are sold prior to annexation into the two districts, the future property owner(s) must complete the annexation process and no Certificate of Occupancy shall be issued prior to completion of annexation.
 - b. The property owner(s) shall pay in full all applicable impact fees associated

with the development project.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

20. Building plans (architectural and structural) shall be designed and prepared by a licensed California architect or civil/structural engineer.
21. Grading plans (rough and precise) shall be designed and prepared by a licensed California civil engineer. Grading plans shall include erosion control, perimeter walls, utility, sewer and water, power poles (overhead to underground), street improvement plans.
22. Entire building shall be equipped with automatic fire-sprinkler plans throughout. Fire sprinkler plans shall be reviewed and approved by the O.C. Fire Authority prior to the installations.
23. Total actual floor area shall not exceed allowable floor area set by the 2016 California Building Code.
24. Landscape plans shall be designed and prepared by a licensed California landscape architect; all related plumbing fixtures shall be in compliance with the 2016 California Plumbing and Green Building Codes.

PUBLIC WORKS DEPARTMENT:

25. All improvement and grading plans shall be drawn on the City's templates, twenty-four (24) inch by thirty-six (36) inch Mylar in size and signed by a registered civil engineer or other registered/licensed professional as required.
26. Upon plan check submittal, the following items shall be submitted submittal package:
 - a. Preliminary grading and drainage plan;
 - b. Erosion control plan;
 - c. Preliminary geotechnical report;
 - d. Preliminary hydrology/drainage study;
 - e. Preliminary Water Quality Management Plan (WQMP) in the form and content per the City's WQMP requirements;
 - f. Sewer capacity study;
 - g. Traffic impact analysis (to be determined by the Director of Public Works or their designee); and
 - h. Percolation test.
27. Prior to issuance of Certificate of Occupancy or building final, all existing and new utilities including electric power, telephone, telecommunication fiber and/or cable TV

in the street adjacent to and on-site shall be placed underground in accordance with the City of Placentia standards and ordinances.

28. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection and/or relocation of the existing utilities, vaults and meters. It is also the applicant's responsibility to insure applicant notifies the Building Inspection Division that these utilities have been properly relocated and/or disconnected. Prior to recordation of the final map, the public improvement plans as required shall be prepared and signed by the City Engineer.
29. Prior to issuance of a Certificate of Occupancy, the engineer of record shall submit all approved project and site improvements plans on an AutoCAD DWG and DFX formatted Compact Disc (CD) to the Public Works Department. The applicant shall pay for and provide the City with copies of as-built plans.
30. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post excavation activities.

Demolition

31. Provide a full set of plans for demolition of the existing facilities and utilities, including above ground and underground structures, footings, utilities, vaults, fences, walls, sewer lines, storm drain pipes, waterlines, etc., Plans shall address conditions and procedures, as are necessary, to show that the demolition work will be conducted without creating a hazardous condition, when excavating next to other existing footings, walls and slopes. A separate demolition permit is required from the Building Department, prior to performing any kind of demolition on site.
32. A copy of the Grant deed and owner's permission on the application for demolition is required at the time of issuance of the permit.
33. All existing utility lines will have to be removed and capped at the property line. The sewer cap shall be inspected, and shall not be covered until an inspection has been made by the Department of Public Works Inspector. This inspection shall be requested at least 24 hours before the inspection is needed.
34. Provide AQMD Rule 1403 permit number, prior to starting any demolition work.
35. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection and removal of the existing utilities, vaults and meters. It is also the applicant's responsibility to insure applicant notifies the Building Inspection Division that these utilities have been properly disconnected.
36. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post demolition and excavation activities.

Grading

37. Prior to the issuance of a grading permit, the applicant shall prepare a Low Impact Development (LID) specifically identifying the Best Management Practices (BMP's)

that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and/or non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP) and LID Implementation Guideline. Website available at (<http://ocwatersheds.com/publiced/residents/glltd>) Particular attention should be addressed to the appendix section "Best Management Practices for priority redevelopment." The LID shall clearly show the locations of structural or Nonstructural BMP's, and assignment of long term maintenance responsibilities. The plan shall be prepared to the general form and content and submitted to the Director of Public Works/City Engineer for review and approval.

38. Prior to the issuance of a grading permit, the applicant shall prepare and submit a Water Quality Management Plan (WQMP) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP). Particular attention should be addressed to the appendix section "Best Management Practices for Development." The WQMP shall clearly show the locations of structural BMP's, and assignment of long term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and content shown in the City of Placentia's WQMP Template and shall be submitted to the City Engineer for review and approval. Website available at (<http://www.placentia.org/index.aspx?nid=262>).
39. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City Engineer that coverage has been obtained under the California's General Permit for Discharge of Storm Water 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 to the City Engineer. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. Prior to the issuance of a grading permit, the applicant shall submit to the City Engineer for review a Storm Water Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.
40. Prior to the issuance of grading permits, the applicant shall prepare and submit a precise grading plan prepared by a licensed civil engineer to the Engineering Division of the Public Works Department showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion control, slope easements, structural best management practices (BMPs) conforming to the approved water quality management plan, and other pertinent information. The project development shall accept and make provisions for the existing surface water that are the natural flows from the adjacent properties immediately abutting to the development site.
41. Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site-specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part

of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and structural design recommendations for avoiding liquefaction, subsidence or collapse for each of the proposed structures. The recommendations shall be implemented by the Applicant.

42. Prior to the issuance of a grading permit, erosion control plans and notes shall be submitted and approved by the Engineering Division of Public Works Department.
43. All private slopes of 4 feet or more in vertical height and of 4:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
44. The development site shall be graded to drain surface water to the existing City storm drain system with no cross lot drainage permitted. Drainage shall be indicated on the precise grading plans.
45. Surety and agreement guaranteeing completion of all on-site grading improvements including drainage, structural BMPs, erosion control, grading operations shall be posted and executed to the satisfaction of the City Engineer prior to the issuance of grading permits.
46. The final grading plan for this parcel shall be substantially the same, specifically with regard to pad elevations, size, and configuration; as the proposed grading illustrated on the approved site plan.
47. All parking, common, and storage areas shall be lighted to maintain a minimum of 1-foot candle power. These areas should be lighted from sunset to sunrise and be on photo censored cell.
48. The site grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Placentia.
49. The applicant shall provide a quitclaim or provide new easements for any existing easement that may be in conflict with the proposed improvements prior to issuance of grading permit.
50. Provide and identify all pavement and driveway paving materials used inside the development areas.
51. Identify all storm drain structures, types, sizes and specifications on the plans.
52. Preliminary WQMP shall include a feasibility check to ensure the proposed infiltration BMPs are not proposed to be within 100 feet horizontally of a water supply well and/or non-potable well for the protection of groundwater quality per Orange County TGD.

Public Improvements and Construction

53. All ADA ramps require review and approval by the City's CASP inspector, BOA Architecture. Provide a note on the plans, that the Contractor is required to have hold point inspections for CASP and BOA architecture's inspection prior to pouring and installing the ADA ramps. Provide ADA ramps at the Main Entrance to the sidewalk in a manner as approved by all applicable State and Federal laws and standards. City's CASp consultant will certify all public ADA improvements as ADA-compliant. City will not accept any ADA improvement or approve any certificates of occupancy until all public ADA-compliant improvements have been certified as such by the City's consultant.
54. After the completion of all construction activities, including utility installations, the entire street from curb to curb in front of the proposed project site shall be paved. Paving shall include milling 2 inches of A/C and new pavement per the City of Placentia's paving standards.
55. Full street improvements shall be required on Lakeview Loop along the project frontage. Improvements shall include, but not be limited to, roadway widening, curb and gutter, sidewalk, landscaping and drive approaches.
56. Applicant shall assume ownership of the existing water meters and the controllers on the property and outside of the property for the use of irrigation on the MSE wall vines installed as part of the grade separation project. The easements will remain in place however the applicant shall be responsible for maintenance of the wall vines to ensure they continue to grow and screen the walls.

Storm Drain Improvements and Construction

57. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the Public Works Director.
58. Identify all existing easements, including but not limited to Slope Maintenance easements, landscaping easements and revise to allow the applicant assume responsibility for onsite drainage and maintenance of landscaping. These easements shall be removed and all drainage shall be designed to be disposed off-site through storm drain systems. New drainage easements, when required, shall be shown on the grading plans and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments are allowed." All landscaping shall be secured and maintained by the applicant. Applicant shall assume responsibility for all landscaping and irrigation next to the MSE walls supporting the Lakewood Grade Separation.
59. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval by City Engineer. The hydraulics and hydrology report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, BMP treatment and LID, will

allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood per the Orange County Hydrology Manual. The project development shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer.

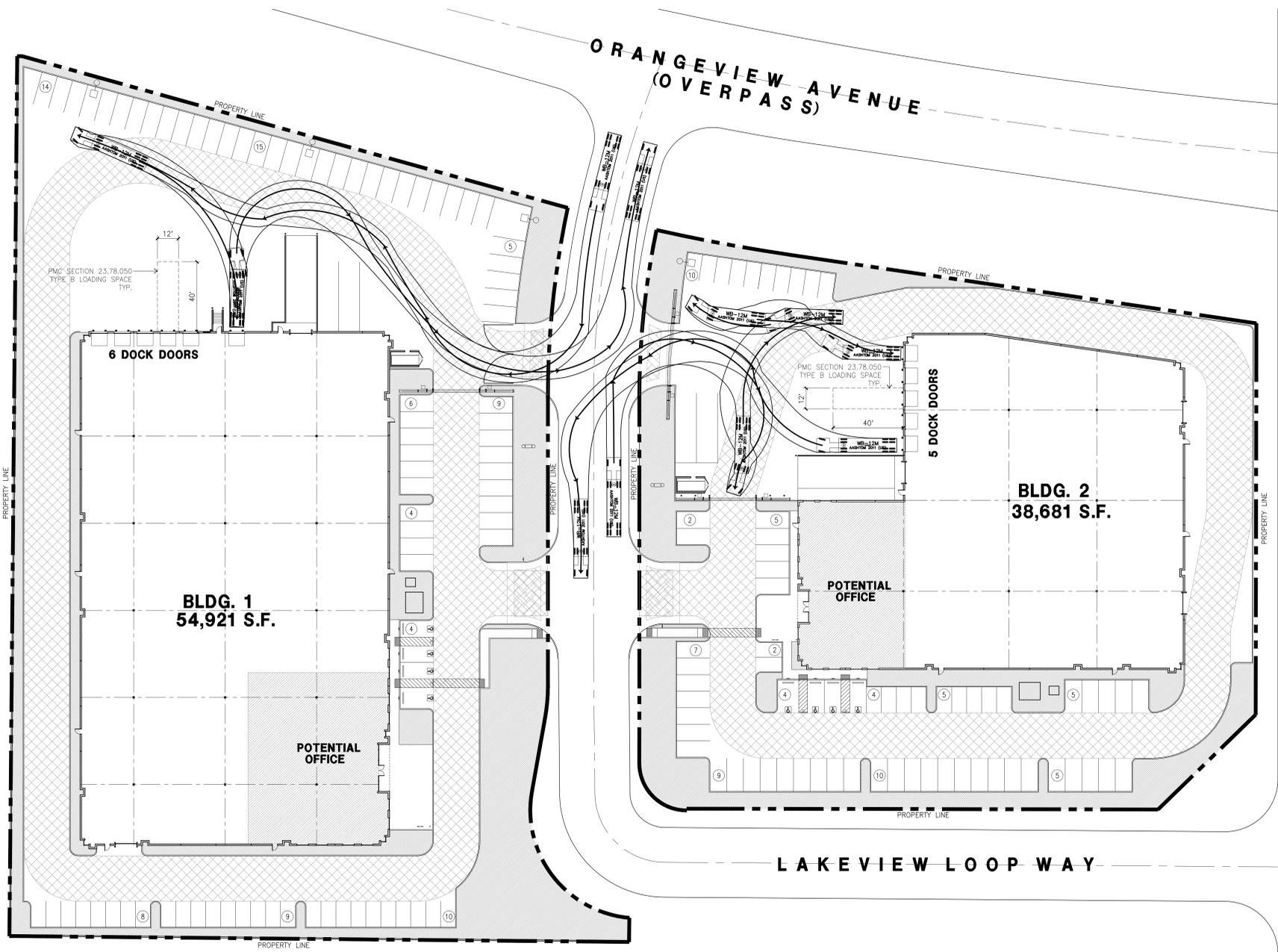
60. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street from curb to curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed. All analysis shall comply with the Orange County Hydrology Manual and County Local Drainage Manual.
61. The post development peak flow rate generated from the project site shall be less than or equal to the pre development peak flow rate from the site for all frequency storms up to and including 100-year return.
62. Drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency flow bypass shall also be provided as approved by City Engineer.

Sewer Line Improvements and Construction

63. Sewer flow calculations justifying pipe line design and connection to the main shall be prepared by a registered civil engineer and submitted as a part of an improvement plan for approval by the City Engineer. Provide sewer capacity analysis to evaluate the proposed sewer flow rates into the City sewer system using current flow rate and for pipeline capacity availability.
64. Prior to issuance of building permit, the developer's engineer shall analyze and mitigate any sewer system deficiencies for all phases of the proposed development. Results of the system analysis may require special construction such as booster pumps, upsize the downstream pipes and backwater valves. The engineering analysis and special construction requirements shall be subject to review and approval of City Engineer.
65. Onsite water improvement and fire protection plans shall be approved by the Fire Marshal, the local water district, and City Engineer. The water distribution lines and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Golden State Water Company.
66. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the Orange County Fire Authority and satisfaction to the City Engineer.
67. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.

ORANGE COUNTY FIRE AUTHORITY:

68. The following plans shall be submitted to the Orange County Fire Authority for review and approval. Approval shall be obtained on each plan prior to the event specified below:
- a. A fire master plan (service code PR145) and a methane investigation/mitigation (service codes PR172-PR176) shall be submitted for review and approval prior to issuance of a grading permit, or a building permit if a grading permit is not required;
 - b. Architectural (service codes PR200-PR2285), underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475), and fire sprinkler system (service codes PR400-PR465) plans shall be submitted for review and approval prior to the issuance of a building permit; and
 - c. Sprinkler monitoring system (service code PR500) and fire alarm system (service code PR500-PR520) shall be submitted for review and approval prior to the concealing interior construction.



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PAVING PER STRUCTURAL
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 CONCRETE TILT-UP SCREEN WALL (8 FT)
- 7 PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7A PROVIDE METAL, GATE W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. SEE F/DAB-4.1
- 8 TRASH ENCLOSURE, SEE DETAIL J/DAB-A4.1
- 9 8" H SPLIT FACE MASONRY WALL WITH DECORATIVE CAP. SEE F/1-DAB-3.1
- 10 PRE-CAST CONC. WHEEL STOP
- 11 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 12 EXTERIOR CONC. STAIR.
- 13 LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- 14 HANDICAPPED ENTRY SIGN
- 15 HANDICAPPED PARKING STALL SIGN
- 16 PROPOSED LIGHT STANDARD
- 17 APPROXIMATE LOCATION OF THE TRANSFORMER AND GENERATOR
- 18 BACKFLOW DEVICE
- 19 CONCRETE SIDEWALK. SEE CIVIL PLAN.

SITE LEGEND

- LANDSCAPED AREA
- PAVING PER CIVIL DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9'-6" X 19')
- COMPACT PARKING STALL (8'-6" X 15')
- HANDICAP PARKING STALL (9'-6" X 19')
- VAN ACCESSIBLE PARKING STALL (12' X 19')
- LIGHT STANDARD
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION

SITE PLAN GENERAL NOTES

1. NOT USED
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM. PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. NOT USED
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

Property Owner

RICHARD C. GOODMAN
660 NEWPORT CENTER DRIVE SUITE 1600
NEWPORT BEACH, CA 92660
TEL: 949-725-4109

Address of the Property

719 LAKEVIEW AVE.
PLACENTIA, CA

Assessor's Parcel Number

APN: 346-331-22.23.24.25

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF PLACENTIA AND DESCRIBED AS FOLLOWS:
PARCEL 1: APN: 346-331-22 AND 346-331-24

THAT PORTION OF LOT 4 IN BLOCK 36 OF THE YORBA LINDA TRACT, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A LINE PARALLEL WITH AND NORTHERLY 248.77 FEET FROM THE SOUTHERLY LINE OF SAID LOT.

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE LAND DESCRIBED AS PARCEL NO. E4-405, IN DEED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT, RECORDED DECEMBER 6, 1962, IN BOOK 6349, PAGE 60, OF OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY, A PUBLIC ENTITY, AS SET FORTH AND DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED MAY 23, 2014 AS INSTRUMENT NO. 2014000202209, OF OFFICIAL RECORDS.

PARCEL 2: 346-331 AND 346-331-25

THE NORTH 256.26 FEET OF THAT PORTION OF LOT 5 IN BLOCK 36 OF THE YORBA LINDA TRACT, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES, 17 AND 18 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 4 IN SAID BLOCK.

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY, A PUBLIC ENTITY, AS SET FORTH AND DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED MAY 23, 2014, AS INSTRUMENT NO. 2014000202209, OF OFFICIAL RECORDS.

APN 346-331-22.23.24.25

Zoning

C-M COMMERCIAL MANUFACTURING

Applicant

RICHARD C. GOODMAN
660 NEWPORT CENTER DRIVE SUITE 1600
NEWPORT BEACH, CA 92660
TEL: 949-725-4109

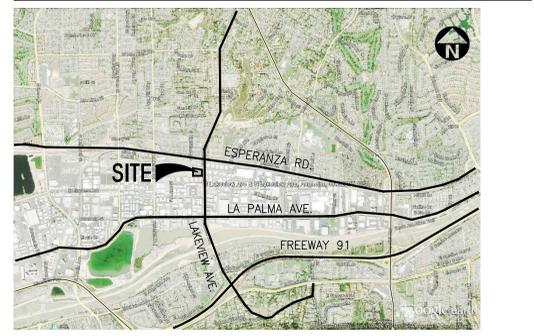
Applicant's Representative

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2116
ATTN: STEVE HONG

Statement of Use

CONSTRUCTION OF (2) NEW INDUSTRIAL SPECULATIVE WAREHOUSE BLDGS TOTALING 93,602 SF WITHIN 247,388 SF SITE AREA. BUILDINGS ARE TYPE 3B CONSTRUCTION WITH S-1 AND S OCCUPANCY. ON-SITE IMPROVEMENTS INCLUDE: SITE PARKING, TRAILING PARKING, LANDSCAPE, HARDSCAPE, TRASH ENCLOSURE, SITE FENCING AND WALLS. THESE ARE SPECULATIVE BUILDINGS. THEREFORE THE USE IS NOT YET DETERMINED AND SEPARATE PERMIT WILL BE REQUIRED PRIOR TO OCCUPANCY. HOWEVER THE ANTICIPATED USE RANGE FROM HIGH PILE STORAGE OF COMMODITIES AS WELL AS LIGHT MANUFACTURING ALONG WITH A SMALL OFFICE FOR SUPPORT.

VICINITY MAP



PROJECT DATA

	BLDG. 1	BLDG. 2	TOTAL
SITE AREA			
in sq. ft.	142,336	105,052	247,388 s.f.
in acres	3.3	2.4	5.7 ac
BUILDING AREA			
Footprint	51,921	35,681	87,602 s.f.
Office	3,000	3,000	6,000 s.f.
Mezzanine	3,000	3,000	6,000 s.f.
Warehouse	48,921	32,681	81,602 s.f.
Total	54,921	38,681	93,602 s.f.
COVERAGE	38.6%	36.8%	37.8%
AUTO PARKING REQUIRED			
1st 3K @ 41,000 s.f.	12	12	24 stalls
2nd 20K @ 211,000 s.f.	40	40	80 stalls
over 20K @ 1/1,000 s.f.	32	16	48 stalls
TOTAL	84	68	152 stalls
AUTO PARKING PROVIDED			
Standard (9.5x19)	53	43	96 stalls
Compact (8.5x15)	27	21	51 stalls
Accessible (9.5x19)	4	4	8 stalls
TOTAL	84	68	155 stalls
TRAILER PARKING PROVIDED			
Trailer (12x40')	2	2	4 stalls
MAXIMUM FLOOR AREA RATIO			
F.A.R. - 1.0			
BUILDING HEIGHT ALLOWED			
Height - 35', 30' abutting R-A or R-1 zone.			
height increase 2' per every 1' of setback			
SETBACKS			
Front - 20'			
side - 10'			
rear - 0'			
LANDSCAPE REQUIREMENT			
in sq. ft.	1,937	1,245	3,181 s.f.
Percentage -	5%	5%	5%
parking and driveway area excluding setback			
LANDSCAPE PROVIDED			
in sq. ft.	21,266	14,093	35,359 s.f.
Percentage -	54.9%	56.6%	55.6%



hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
AJAX LAKEVIEW DEVELOPMENT, LLC

Richard C. Goodman
660 Newport Center Drive Suite 1600
Newport Beach, CA 92660
tel: 949-725-4109

Project:
LAKEVIEW COMMERCE CENTER

719 Lakeview Ave.
Placentia CA

Consultants:

- CIVIL - THIENES
- STRUCTURAL -
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE -
- FIRE PROTECTION -
- SOILS ENGINEER -

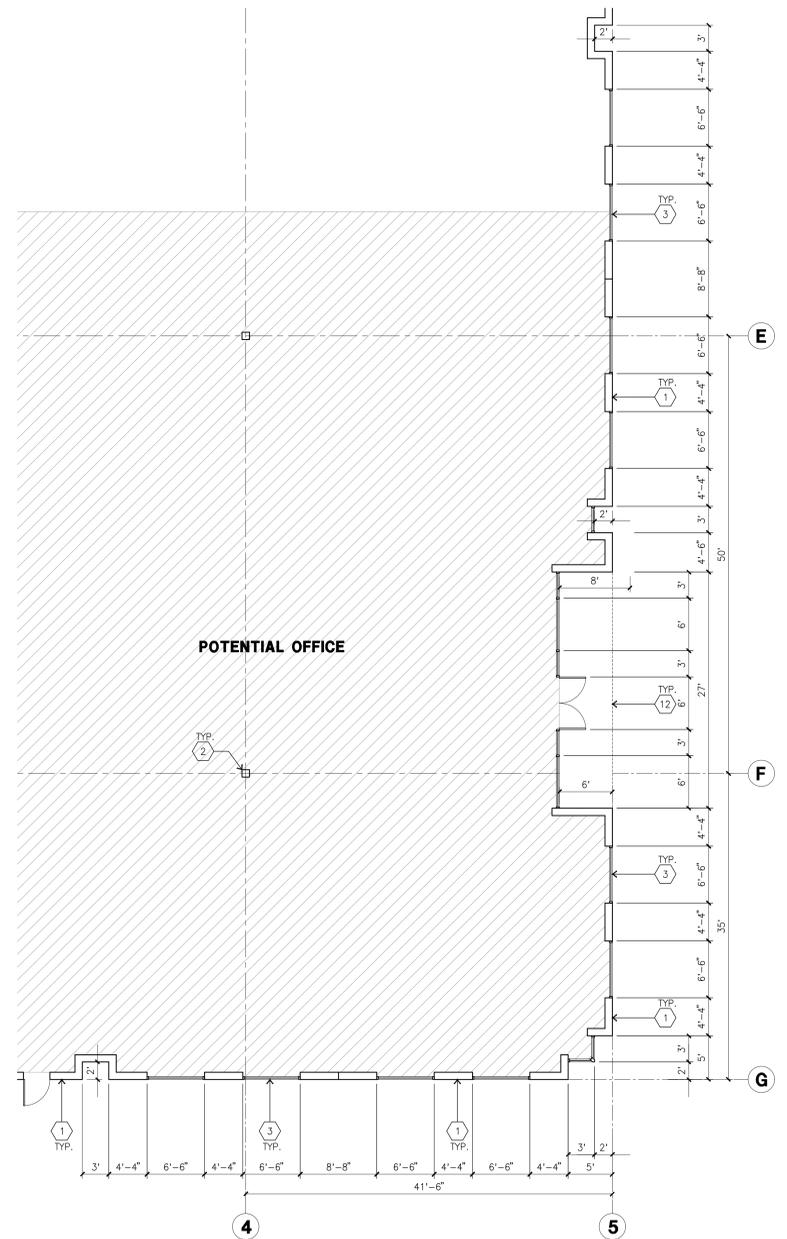
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Project Number: 13288
Drawn by: S.H.
Date: 02/08/19

Revision:

Sheet:

DAB-A1.1T

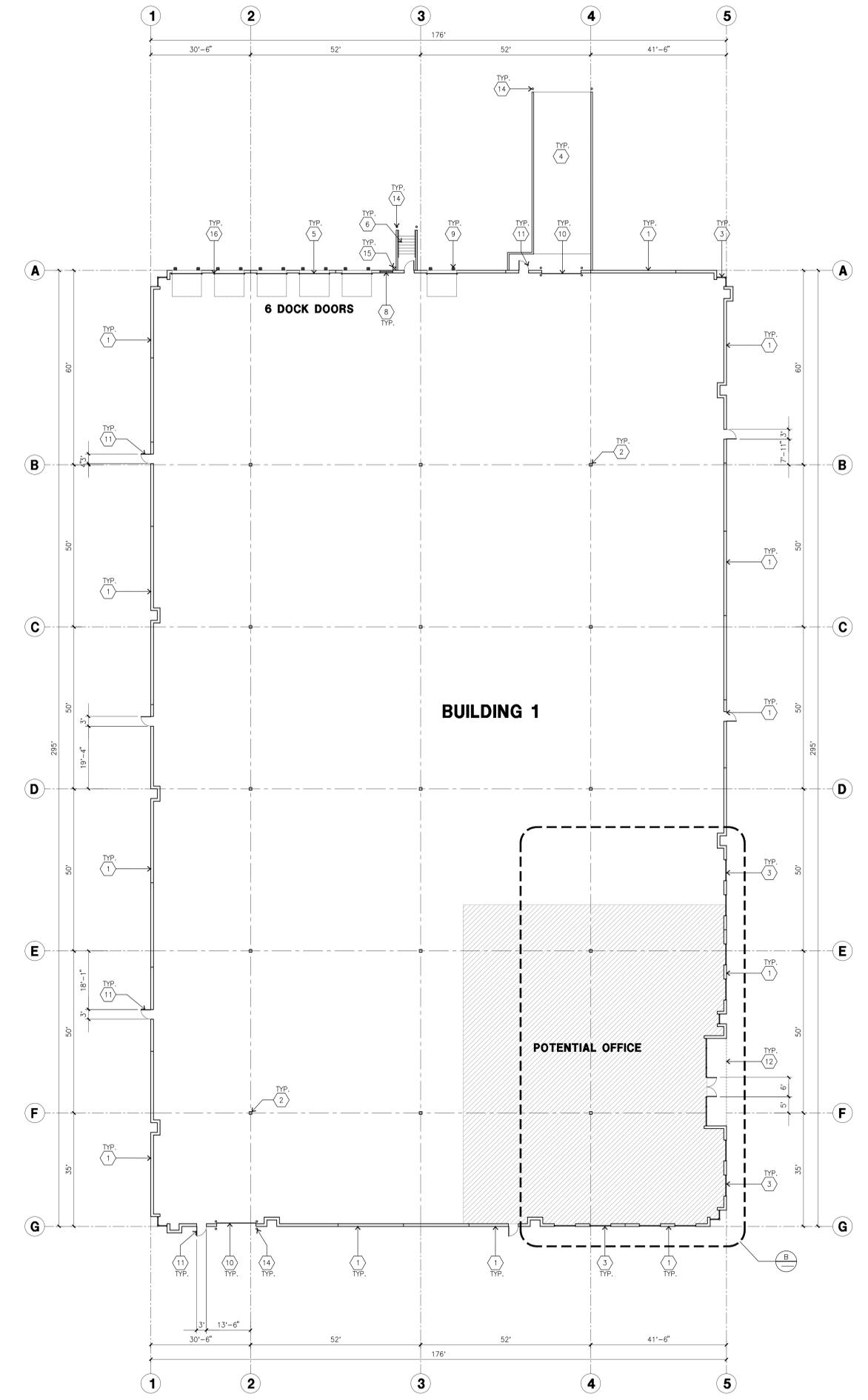


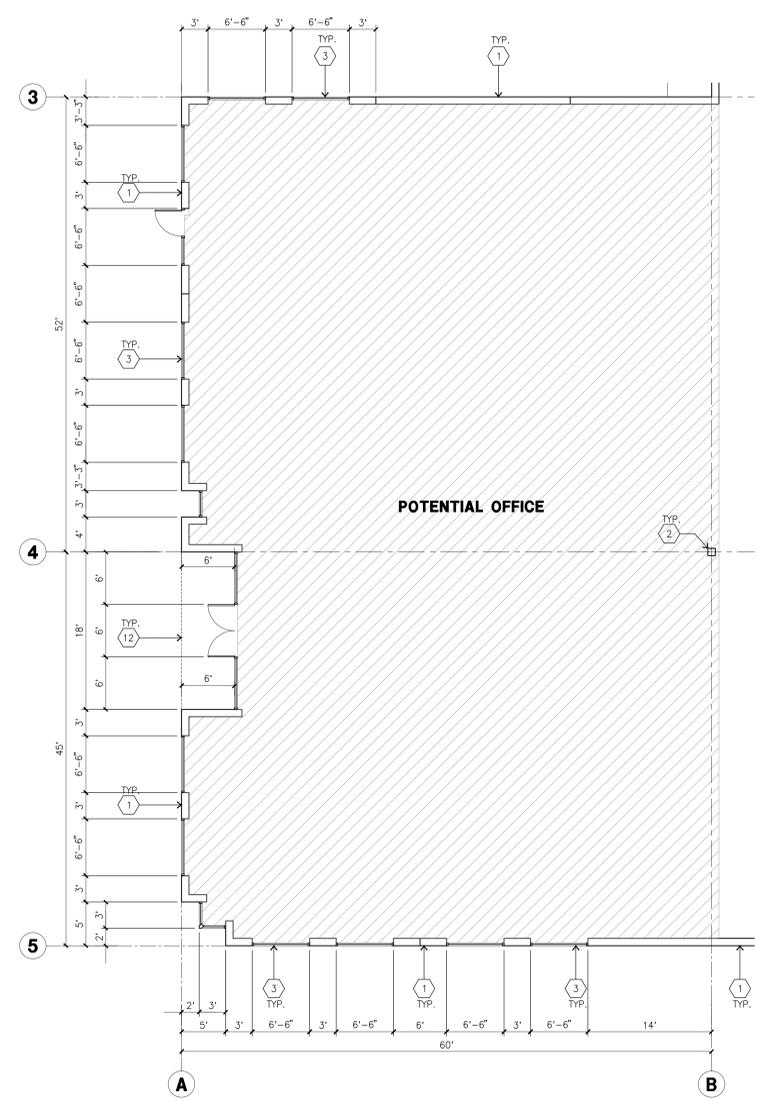
KETNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL. SEE "S" DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
- 5 9'-0" X 10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 6 EXTERIOR CONCRETE STAIR
- 7 6"-6"x5"-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" = 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER
- 10 12" X 14" DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 11 3"x7" HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 12 SOFFIT LINE ABOVE
- 13 BRACE FRAME. SEE "S" DWGS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O. 42"H.
- 15 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 16 Z GUARD
- 17 APPROXIMATE LOCATION OF ROOF TOP UNIT.

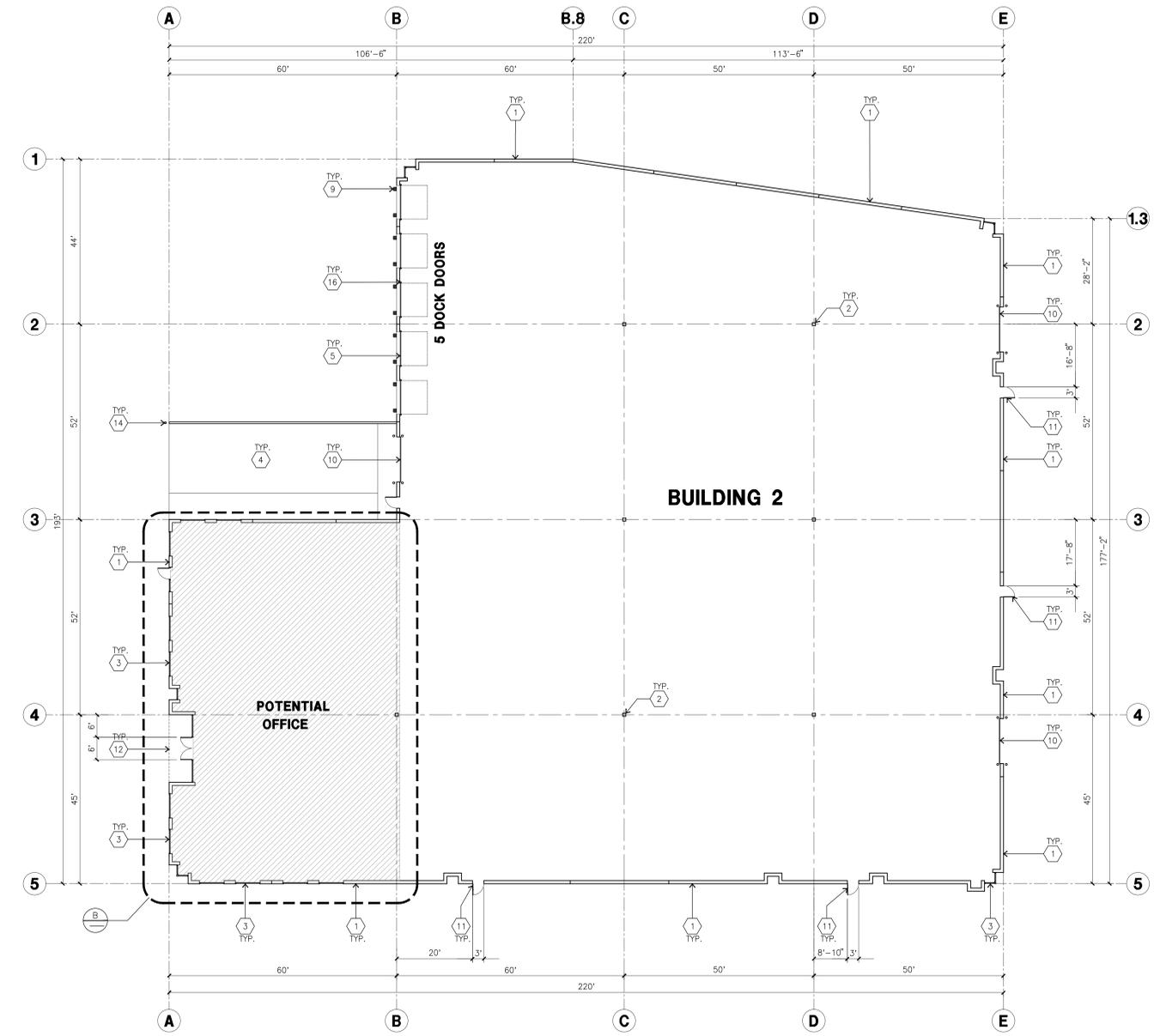
GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- I. PLUMBING/ELECTRICAL COORDINATION.
- J. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- K. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPHER INCLUDING CARS AND TRUCKS.
- L. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- M. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- N. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- O. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11336.1.1.1
- P. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/A4.1 OFFICE SECTION.





OVERALL FLOOR PLAN B
scale: 1/8" = 1'-0"
0 8' 16' 24' TRUE NORTH



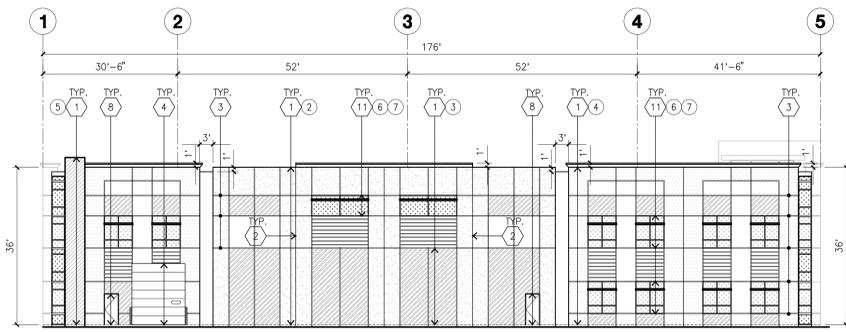
OVERALL FLOOR PLAN A
scale: 1/16" = 1'-0"
0 16' 60' 120' TRUE NORTH

KETNOTES - FLOOR PLAN

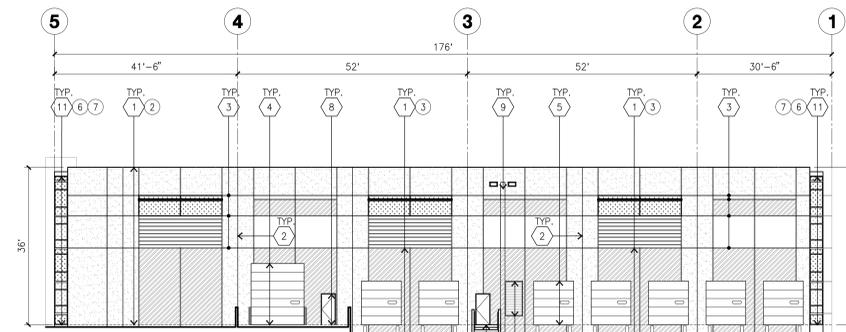
- 1 CONCRETE TILT-UP PANEL. SEE "S" DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
- 2 STRUCTURAL STEEL COLUMN. SEE "S" DRAWINGS FOR SIZE.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
- 5 9'-0" X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 6 EXTERIOR CONCRETE STAIR
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- 16 Z GUARD
- 17 APPROXIMATE LOCATION OF ROOF TOP UNIT.

GENERAL NOTES - FLOOR PLAN

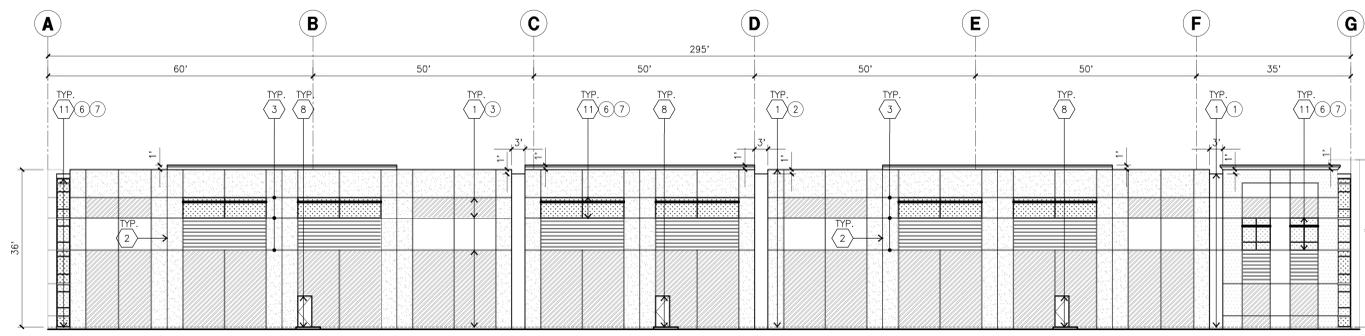
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- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL O.P. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
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- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/44.1 OFFICE SECTION.



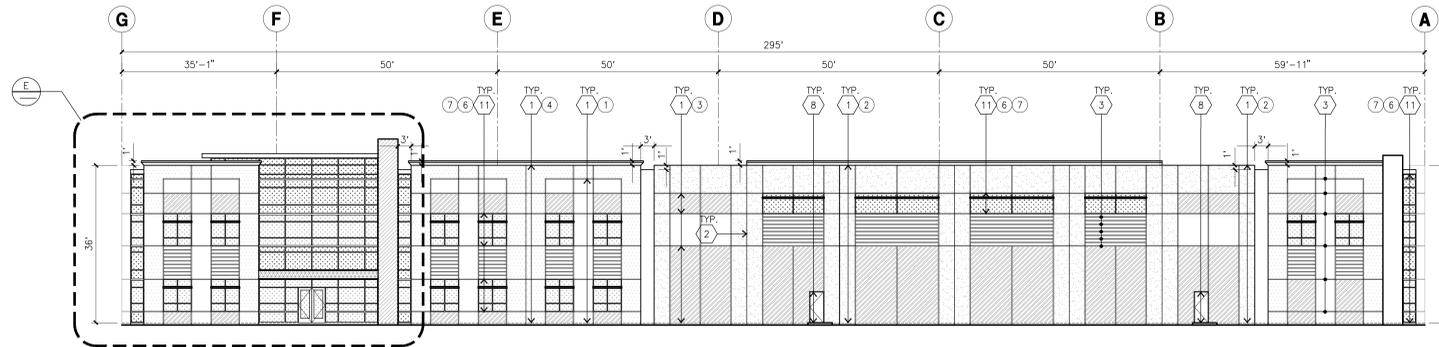
SOUTH ELEVATION
scale: 1/16" = 1'-0" **C**



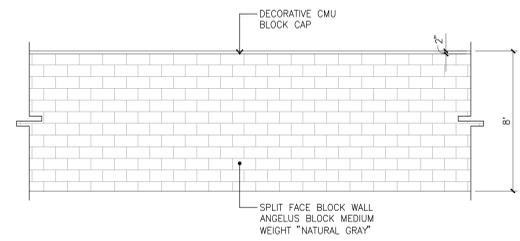
NORTH ELEVATION
scale: 1/16" = 1'-0" **A**



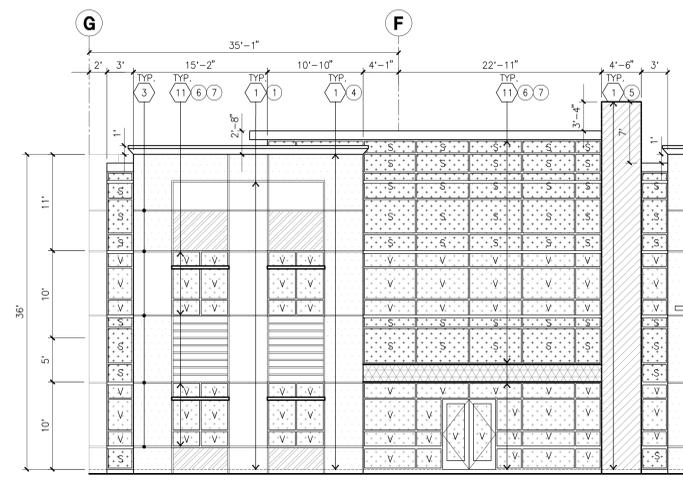
WEST ELEVATION
scale: 1/16" = 1'-0" **B**



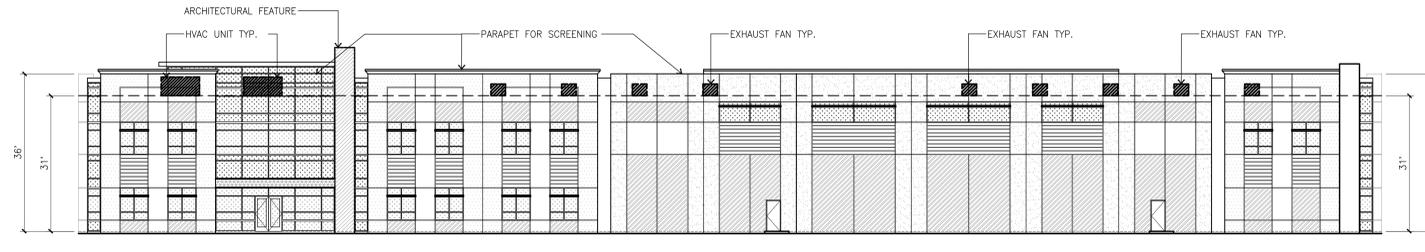
EAST ELEVATION
scale: 1/16" = 1'-0" **D**



MASONRY WALL
scale: 1/4" = 1'-0" **F**



ENLARGED EAST ELEVATION
scale: 1/8" = 1'-0" **E**



EAST ELEVATION - MAX HEIGHT TYP.
scale: 1/16" = 1'-0" **G**

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.C.
- 4 OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- 5 OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID HOISING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM. TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER, DESIGN TO RESIST 90 MPH WIND EXPOSURE "C". PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- 9 EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER.
- 10 BOOK BUMPER.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SILLITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- 12 EXTERIOR LIGHTING FIXTURE.

GENERAL NOTES - ELEVATIONS

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- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- J. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

COLOR SCHED. - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL PAINT BRAND_SW 7004 SNOWBOUND
- 2 CONCRETE TILT-UP PANEL PAINT BRAND_SW 7071 GRAY SCREEN
- 3 CONCRETE TILT-UP PANEL PAINT BRAND_SW 7072 ONLINE
- 4 CONCRETE TILT-UP PANEL PAINT BRAND_SW 7073 NETWORK GRAY
- 5 CONCRETE TILT-UP PANEL PAINT BRAND_SW 7075 WEB GRAY
- 6 MULLIONS PAINT BRAND_CLEAR ANODIZED
- 7 GLAZING COLOR_BLUE ON BLUE REFLECTIVE GLAZING
- 8 GLAZING COLOR_SW 7004 SNOWBOUND @METAL CANOPY

GLAZING LEGEND

- SPANDREL GLASS
- TEMPERED VISION GLASS
- VISION GLASS



hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
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Owner:
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660 Newport Center Drive Suite 1600
Newport Beach, CA 92660
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Project:
LAKEVIEW COMMERCE CENTER

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Consultants:

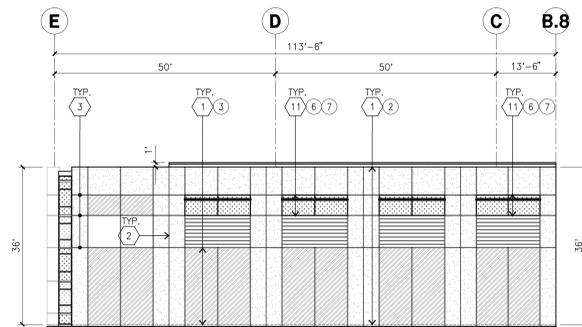
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- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER

Title: elevations

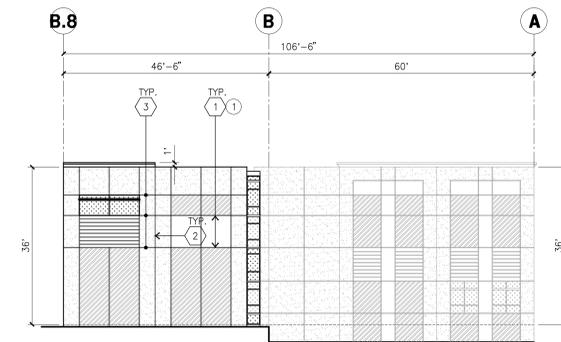
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Drawn by: S.H.
Date: 02/08/19
Revision:

Sheet:

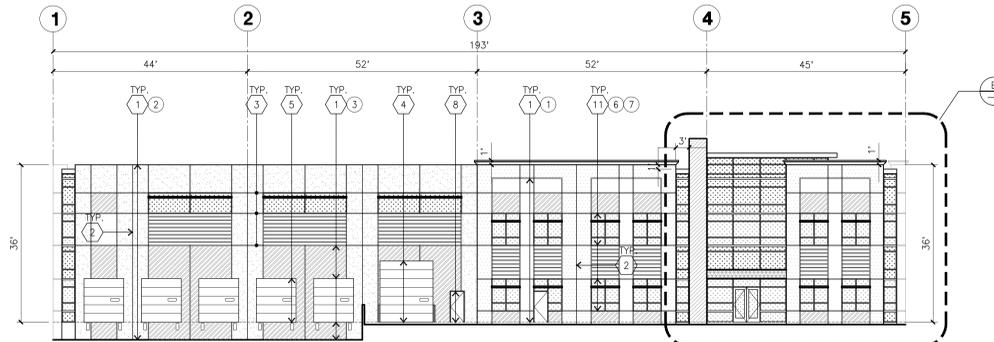
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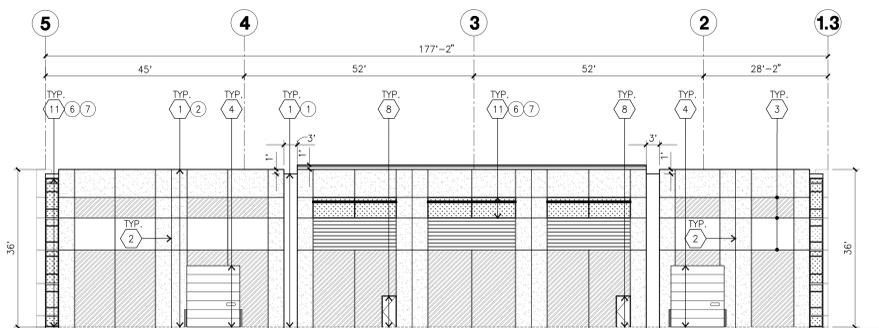
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scale: 1/16" = 1'-0" **F**



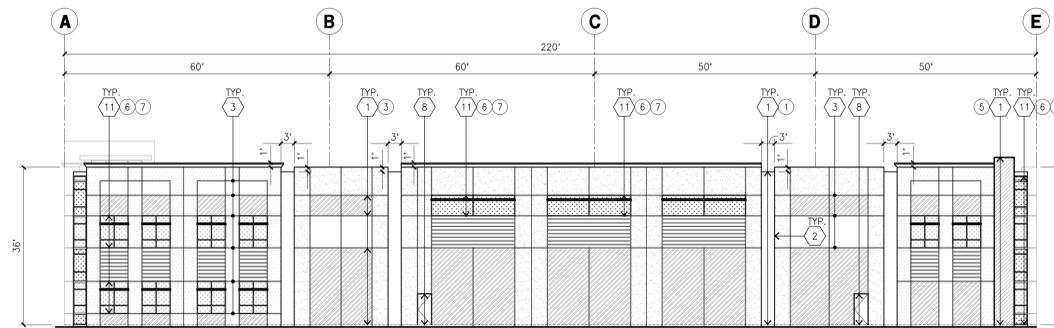
NORTH ELEVATION
scale: 1/16" = 1'-0" **A**



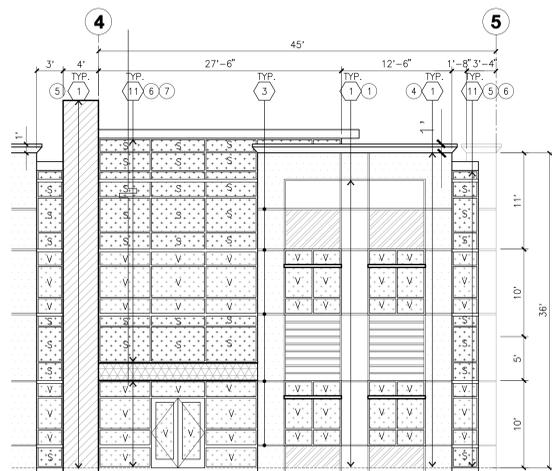
WEST ELEVATION
scale: 1/16" = 1'-0" **B**



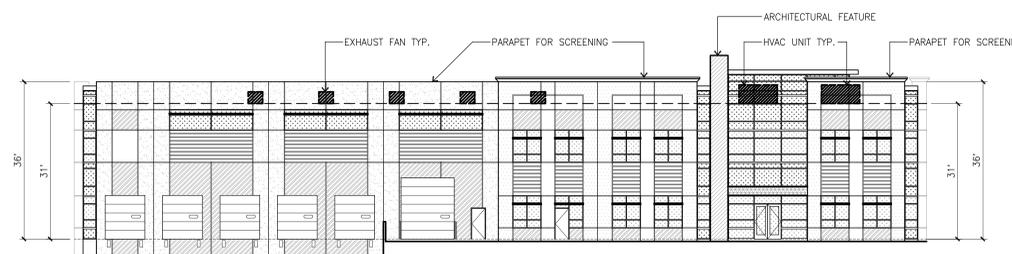
EAST ELEVATION
scale: 1/16" = 1'-0" **D**



SOUTH ELEVATION
scale: 1/16" = 1'-0" **C**



ENLARGED WEST ELEVATION
scale: 1/8" = 1'-0" **E**



WEST ELEVATION - MAX HEIGHT TYP.
scale: 1/16" = 1'-0" **G**

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 1" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR @ DOCK THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- 5 OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 110 MPH WIND EXPOSURE "C".
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPS INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C". PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- 9 EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
- 10 DOCK BUMPER
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SILLNETS ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
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- 8 GLAZING COLOR SW 7004 SNOWBOUND @METAL CANOPY

GLAZING LEGEND

- SPANDREL GLASS
- TEMPERED VISION GLASS
- VISION GLASS



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660 Newport Center Drive Suite 1600
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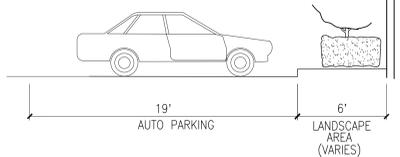
Consultants:
CIVIL THIENES
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: elevations

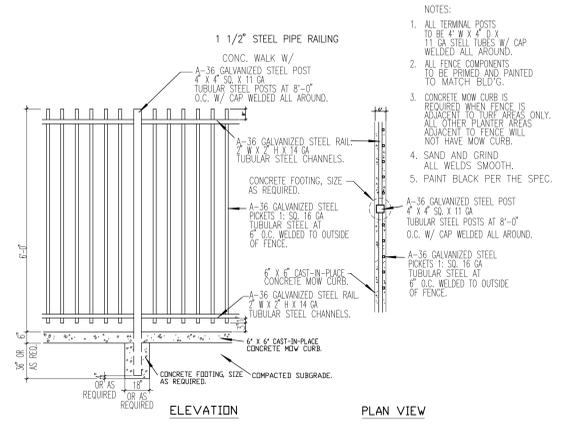
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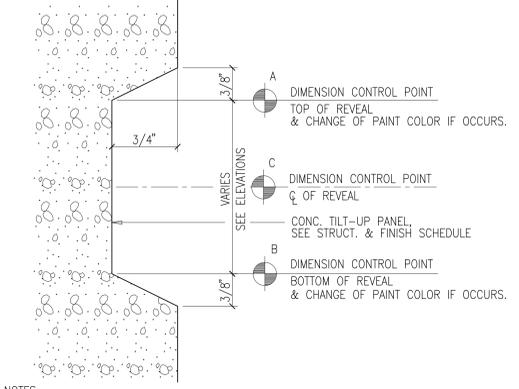
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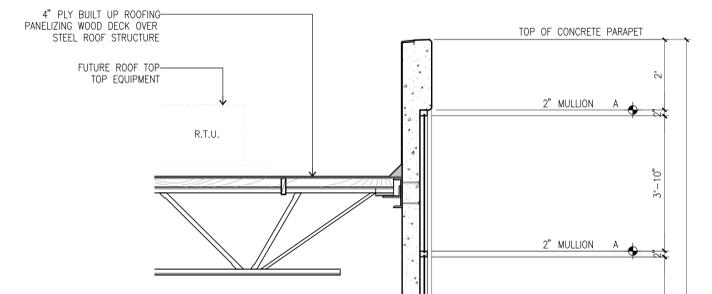
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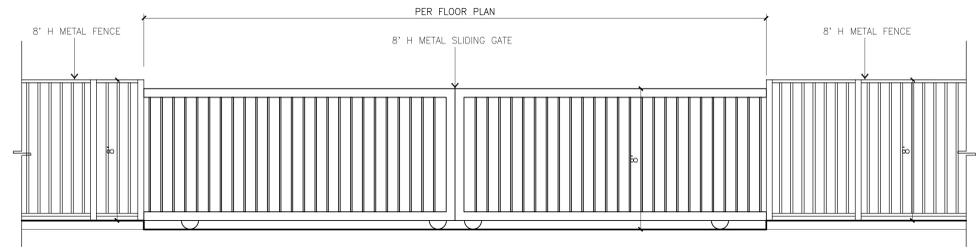
METAL FENCE DETAIL C
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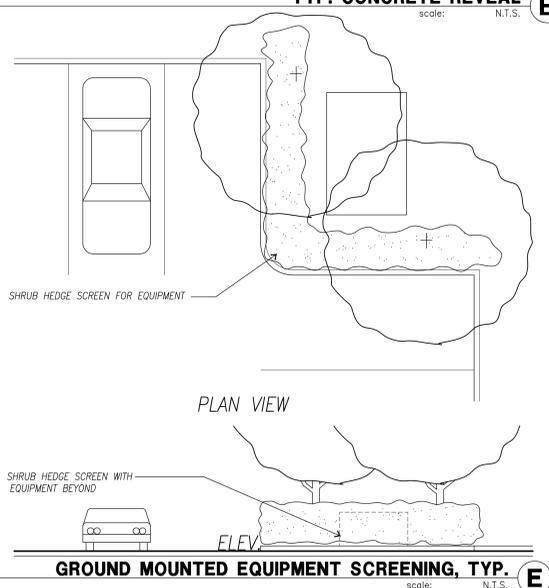
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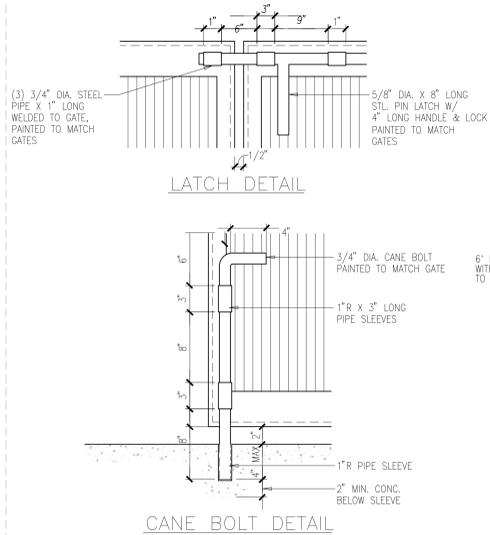
TYP. STOREFRONT ELEVATION A
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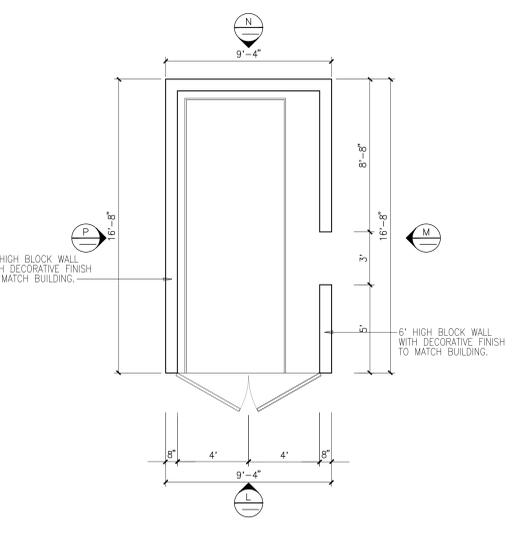
ENLARGED METAL FENCE AND GATE ELEVATION F
scale: 1/4" = 1'-0"



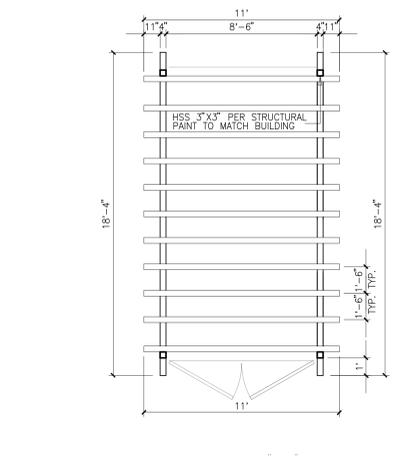
GROUND MOUNTED EQUIPMENT SCREENING, TYP. E
scale: N.T.S.



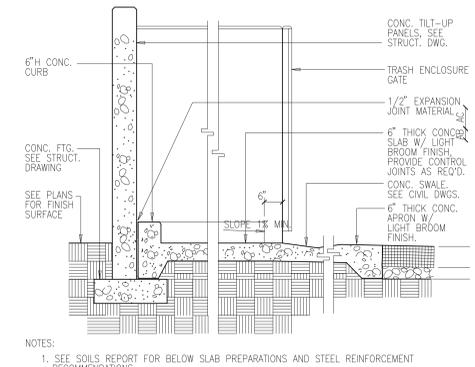
TRASH ENCLOSURE GATE LATCHES K
scale: 1/8" = 1'-0"



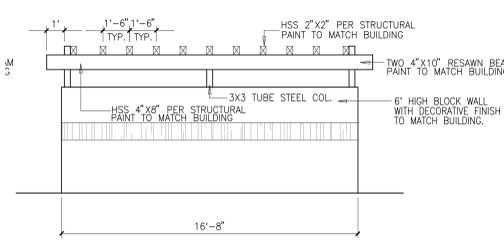
TRASH ENCLOSURE PLAN J
scale: 1/4" = 1'-0"



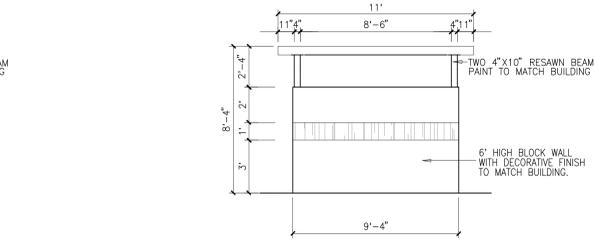
TRASH ENCLOSURE ROOF PLAN H
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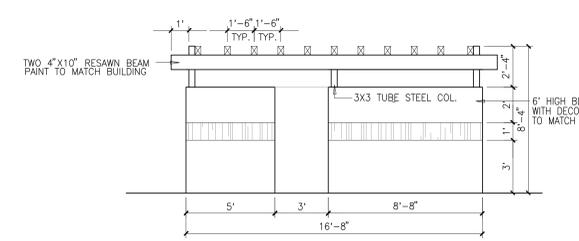
TRASH ENCLOSURE SECTION G
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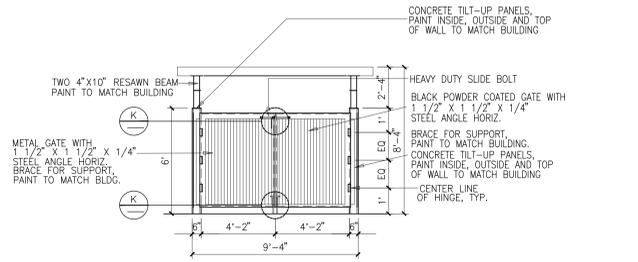
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scale: 1/4" = 1'-0"



TRASH ENCLOSURE ELEVATION N
scale: 1/4" = 1'-0"



TRASH ENCLOSURE ELEVATION M
scale: 1/4" = 1'-0"



TRASH ENCLOSURE GATE ELEVATION L
scale: 1/4" = 1'-0"



Orange View Avenue - North Elevation - 30' clr./ 36' T.O.P.



West Elevation - 30' clr./ 36' T.O.P.



South Elevation - 30' clr./ 36' T.O.P.



East Elevation - 30' clr./ 36' T.O.P.



Orange View Avenue - Northeast Elevation - 30' clr./ 36'



Orange View Avenue - North Elevation - 30' clr./ 36'



West Elevation - 30' clr./ 36' T.O.P.



Goodman Avenue - South Elevation - 30' clr./ 36' T.O.P.



South Lakeview Road - East Elevation - 30' clr./ 36' T.O.P.

STRADLING



Building Two
S. Lakeview Road

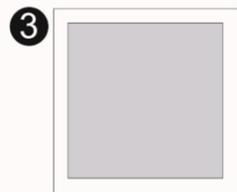
Placentia, California



1 Sherwin-Williams
SW 7004
Snowbound



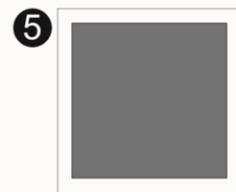
2 Sherwin-Williams
SW 7071
Gray Screen



3 Sherwin-Williams
SW 7072
Online



4 Sherwin-Williams
SW 7073
Network Gray



5 Sherwin-Williams
SW 7075
Web Gray



6 Clear Anodized
MULLIONS



7 Blue Reflective
GLAZING



8 Sherwin-Williams
Acrylic Latex Systems
High Gloss/High performance
in color: SW 7004 Snowbound
@Metal CANOPY

STRADLING

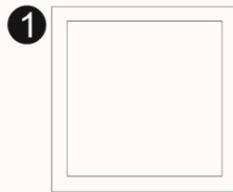
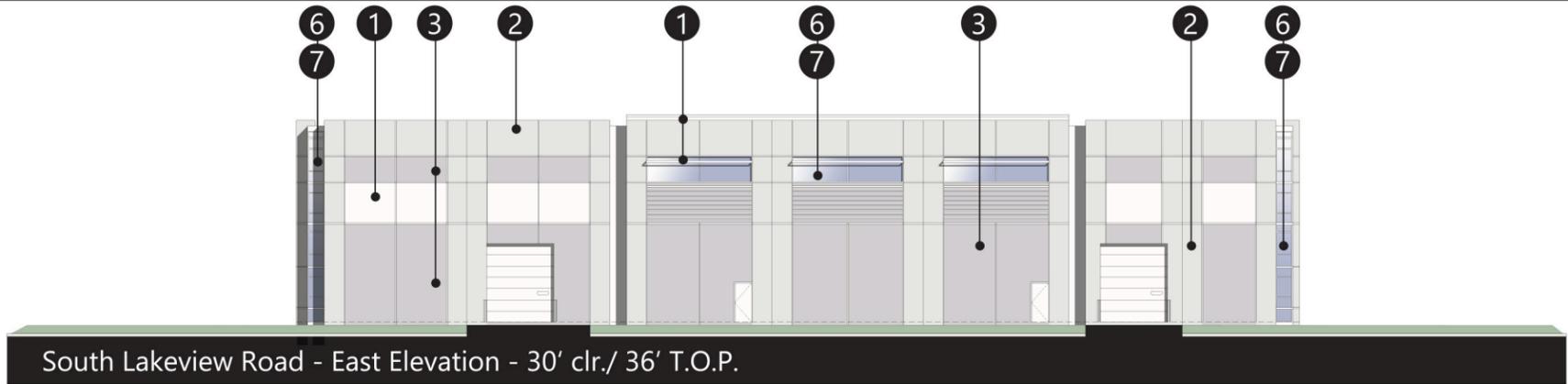
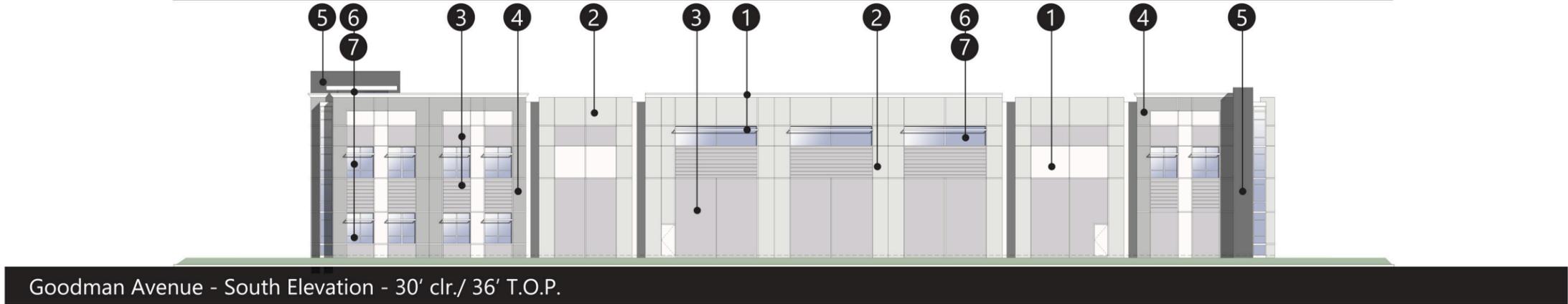
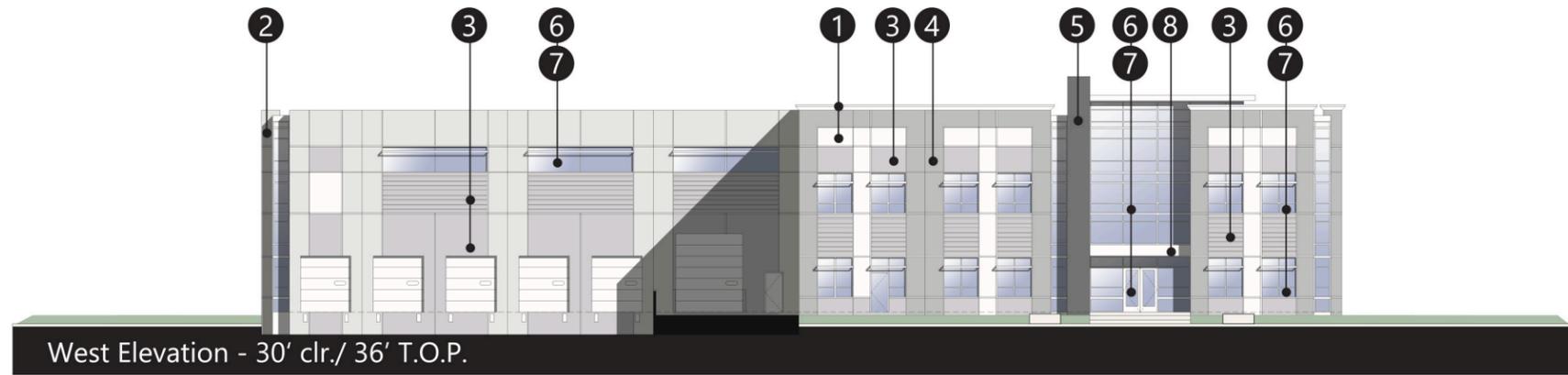


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12.17.2018

Building One
S. Lakeview Road

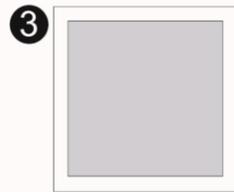
Placentia, California



1 Sherwin-Williams
SW 7004
Snowbound



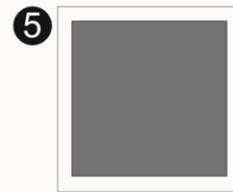
2 Sherwin-Williams
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Network Gray



5 Sherwin-Williams
SW 7075
Web Gray



6 Clear Anodized
MULLIONS



7 Blue Reflective
GLAZING



8 Sherwin-Williams
Acrylic Latex Systems
High Gloss/High performance
in color: SW 7004 Snowbound
@Metal CANOPY

STRADLING



13288.00

12.17.2018

Building Two
S. Lakeview Road

Placentia, California



A



B



C



D



E



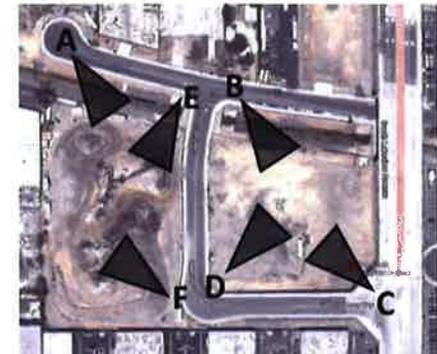
F



LAKEVIEW COMMERCE CENTER

719 LAKEVIEW AVE.
PLACENTIA, CA 92870

RECEIVED
DEC 19 2018
PLANNING



CEQA CATEGORICAL EXEMPTION & ENVIRONMENTAL ASSESSMENT

**LAKEVIEW COMMERCE CENTER
719 S. LAKEVIEW AVENUE
PLACENTIA, CALIFORNIA 92870**



LEAD AGENCY:

**CITY OF PLACENTIA
DEVELOPMENT SERVICES DEPARTMENT,
PLANNING DIVISION
401 EAST CHAPMAN AVENUE
PLACENTIA, CALIFORNIA 92870**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

FEBRUARY 26, 2019

PLCA 005

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TABLE OF CONTENTS

Section	Page
1. Introduction	5
2. Project Description.....	5
3. Applicable CEQA Exemption (Class 32 Infill Exemption)	14
4. Findings Supporting the Applicable CEQA Exemption	14
5. Discussion of Lead Agency’s Findings	24
6. References	25
Appendix A - CalEEMod Worksheets.....	27
Appendix B - Utility Worksheets	53

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1. INTRODUCTION

The City of Placentia is reviewing an application to develop two sites totaling 5.7 acres as light industrial uses totaling 94,377 square feet of floor area. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Notice of Exemption (NOE) may be filed if the City of Placentia, in its capacity as the Lead Agency, determines that a proposed action or project is exempt from CEQA. According to the CEQA Guidelines, a NOE must include the following information:

- A description of the proposed action or project;
- A finding that the proposed action or project is exempt, including a citation of the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- A brief statement in support of the required findings.¹

This NOE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for the CEQA exemption, and discusses the Lead Agency's findings that are applicable to the proposed project. The analyses of potential impacts that support the NOE's findings are provided in the Environmental Assessment herein. This NOE and the supporting Environmental Assessment represents the City's independent judgment and position of the City of Placentia, in its capacity as the Lead Agency. The project Applicant is Richard C. Goodman, 650 Newport Center Drive, Suite 1600, Newport Beach, California 92660.

2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed project site is located in the southeastern portion of the City of Placentia. The City of Placentia is located approximately 7.5 miles north of downtown Santa Ana and 23 miles southeast of downtown Los Angeles. The City is bounded by the cities of Brea on the north, Anaheim on the south, Yorba Linda on the east, and Fullerton on the west.² The location of Placentia in a regional context is shown in Exhibit 1 and a citywide map is provided in Exhibit 2.

The address for the project sites is 719 Lakeview Avenue. Both sites, referred to as Site 1 and Site 2, are located west of Lakeview Avenue and south of Orangeview Avenue. Site 1 is located west of Lakeview Loop Way and Site 2 is located east of Lakeview Loop Way. The Orange County Assessor's Parcel Numbers (APNs) that are applicable to Site 1 include 346-331-022 and 346-331-024 while the APNs applicable to Site 2 include 346-331-023 and 346-331-025.^{3,4} A local map is provided in Exhibit 3.

¹ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15300).

² Google Earth. Website Accessed April 27, 2017.

³ HPA Architecture. *Lakeview Commerce Center, Overall Site Plan. DAB-A1.1* October 22, 2018.

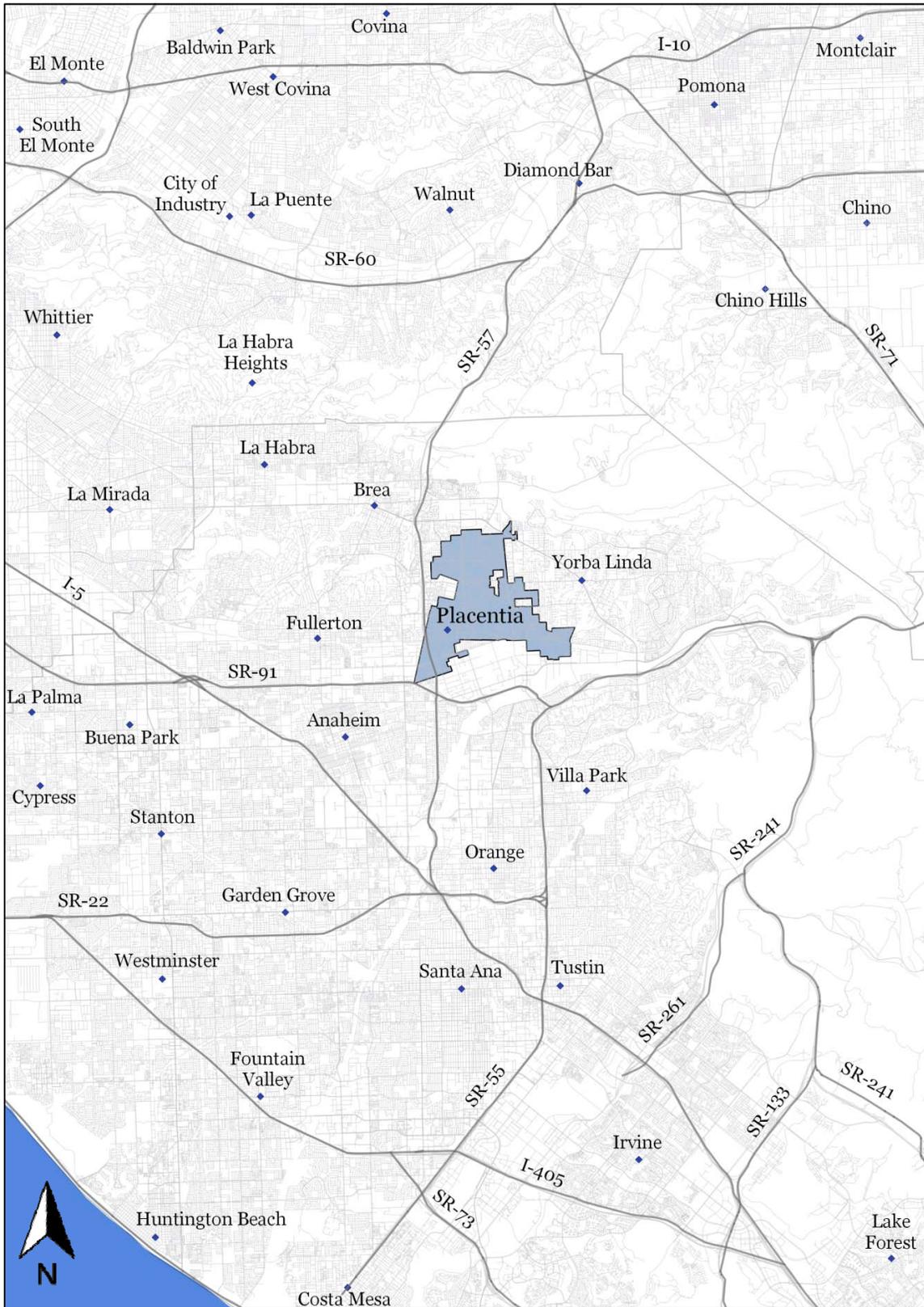


EXHIBIT 1
REGIONAL LOCATION
Source: Quantum GIS

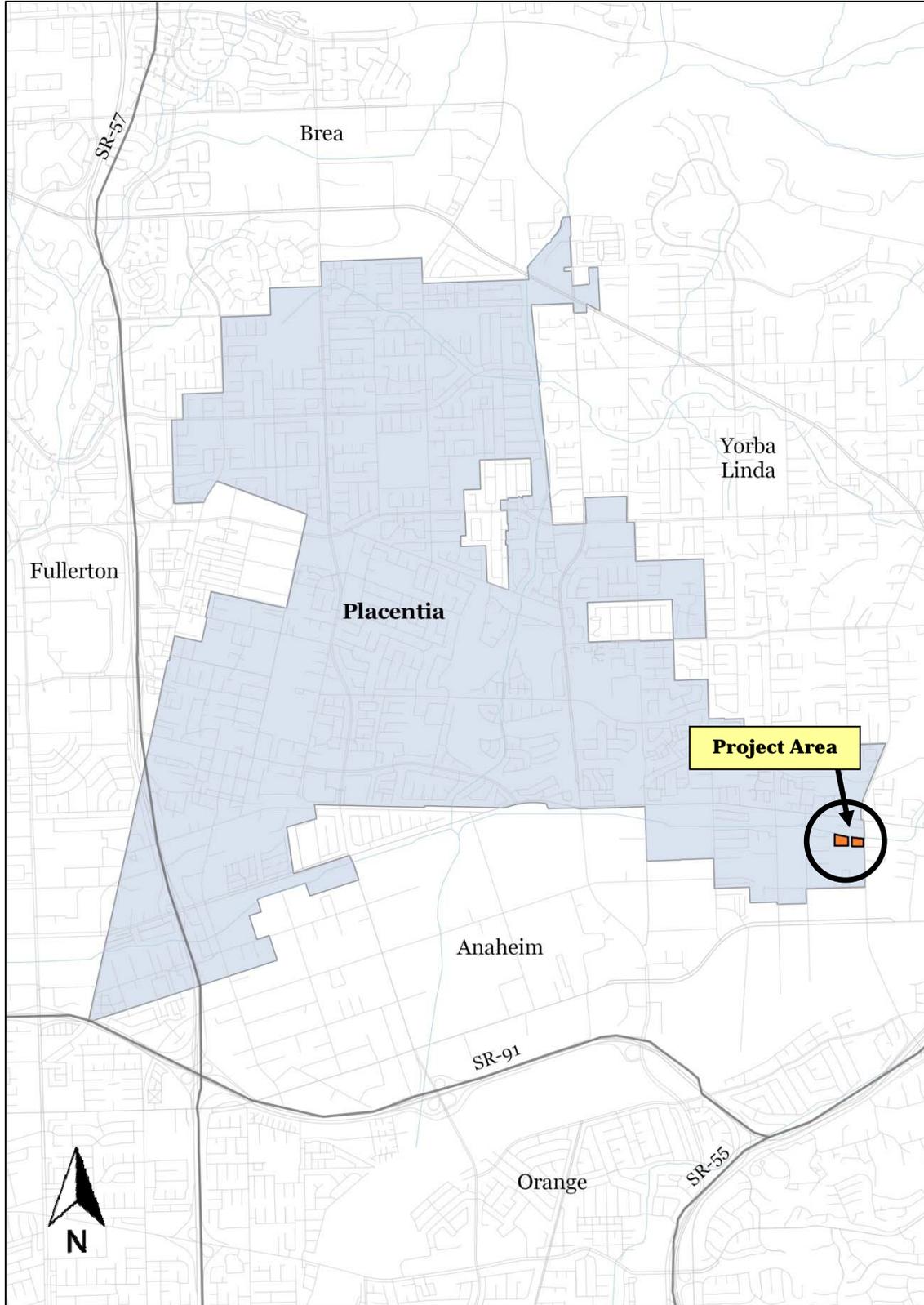


EXHIBIT 2
PROJECT'S LOCATION WITHIN THE CITY

Source: Quantum GIS



EXHIBIT 3
LOCAL MAP
Source: Quantum GIS

2.2 ENVIRONMENTAL SETTING

The project site is located in an urbanized setting and is surrounded on all sides by urban development. Surrounding land uses and development in the vicinity of the project site include the following:⁵

- *North of the Project Site.* A segment of Lakeview Loop Way extends along the north side of both Site 1 and Site 2. Underutilized and vacant properties used for outdoor storage and Orangeview Avenue are located further north.
- *South of the Project Site.* Three industrial businesses are located to the south of the project sites. These include Vons Auto Care (817 S. Lakeview Avenue), Minor Auto Care (809 S. Lakeview Avenue), and Yorba Linda Auto Service (801 S. Lakeview Avenue). These businesses have frontage along the south side of Lakeview Loop Way.
- *East of the Project Site.* South Lakeview Avenue extends along the east side of Site 2. Lakeview Loop Road extends along the east side of Site 1.
- *West of the Project Site.* A business park with a number of smaller industrial tenants is located to the west of Site 2. These businesses are located along Nancita Circle.

The project site is currently occupied by a rock crushing facility. The sites' zoning is C-M (Commercial Manufacturing). An aerial photograph of the project site is provided in Exhibit 4. Photographs of the project sites are provided in Exhibit 5.

2.3 PHYSICAL CHARACTERISTICS OF PROPOSED PROJECT

The proposed project will involve the construction of two concrete tilt-up concrete industrial buildings. Key elements of the proposed project are summarized below:

- *Site Plan.* The proposed project will consist of two concrete tilt-up buildings with a total floor area of 94,377 square feet. Building 1 will be centrally located within Site 1 while Building 2 will be located within Site 2. The two sites will be separated by Lakeview Loop Way. Access to both sites will be provided by driveway connections with Lakeview Loop Way. The total combined lot coverage for both sites will be 38.1%.⁶
- *Site 1.* This site will have a total land area of 3.3 acres (142,336 square feet). Building 1 will occupy this site and will have a total floor area 54,921 square feet. Of this total floor area, 48,921 square feet will consist of warehouse, 3,000 square feet will be office, and 3,000 square feet will be mezzanine. Seven dock high doors will be located on the building's north elevation.⁷

⁵ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on February 15, 2019

⁶ HPA Architecture. *Lakeview Commerce Center, Overall Site Plan. DAB-A1.1* October 22, 2018.

⁷ Ibid.



EXHIBIT 4
AERIAL PHOTOGRAPH OF PROJECT SITE
Source: Google Earth



View of Site 1 facing west



View of Site 2 facing east

EXHIBIT 5
AERIAL PHOTOGRAPHS OF THE SURROUNDING AREAS
Source: Google Earth and Blodgett Baylosis Environmental Planning

- *Site 2.* This site will have a total land area of 2.4 acres (105,052 square feet). Building 2 will occupy this site and will have a total floor area 39,456 square feet. Of this total floor area, 33,456 square feet will consist of warehouse, 3,000 square feet will be office, and 3,000 square feet will be mezzanine. Five dock high doors will be located on the building's west elevation.⁸
- *Parking.* Building 1 will include a total of 89 parking spaces including 61 standard parking spaces, 24 compact parking spaces, and 4 ADA parking spaces. Building 2 will include a total of 71 parking spaces including 67 standard parking spaces and 4 ADA parking spaces.⁹
- *Circulation.* Vehicular access to the project site will be provided driveway connections with Lakeview Loop Way. Access to Site 1 will be provided by two driveway connections with the west side of Lakeview Loop Way. Truck access will be provided by the northern driveway. Access to Site 2 will be provided by two driveway connections with the east side of Lakeview Loop Way. Truck access to Building 2 will be provided by the northern driveway.¹⁰
- *Landscaping.* Landscaping will be provided throughout the site and in the parking area. Landscaping will include private yard areas and common areas. The total landscaping that will be provided for Site 1 will be 22,918 square feet or 16.1% of the total site area. The total landscaping that will be provided for Site 2 will be 26,626 square feet or 25.3% of the total site area.¹¹

The proposed site plan is illustrated in Exhibit 6.

2.4 CONSTRUCTION CHARACTERISTICS

The construction time is expected to last approximately seven months. The initial phase will involve finished grading and preparation of the project site for the development and this phase will take approximately one month to complete. The second phase will involve the construction of the two concrete tilt-up buildings and this phase will take approximately four months to complete. The final phase will involve the finishing of the buildings, paving, and the installation of landscaping. The final phase will take approximately two months to complete.

2.5 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Placentia) that calls for an exercise of judgment in deciding whether to approve a project. The proposed project will require the approval of the Development Plan Review (DPR).

⁸ HPA Architecture. *Lakeview Commerce Center, Overall Site Plan. DAB-A1.1* October 22, 2018.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

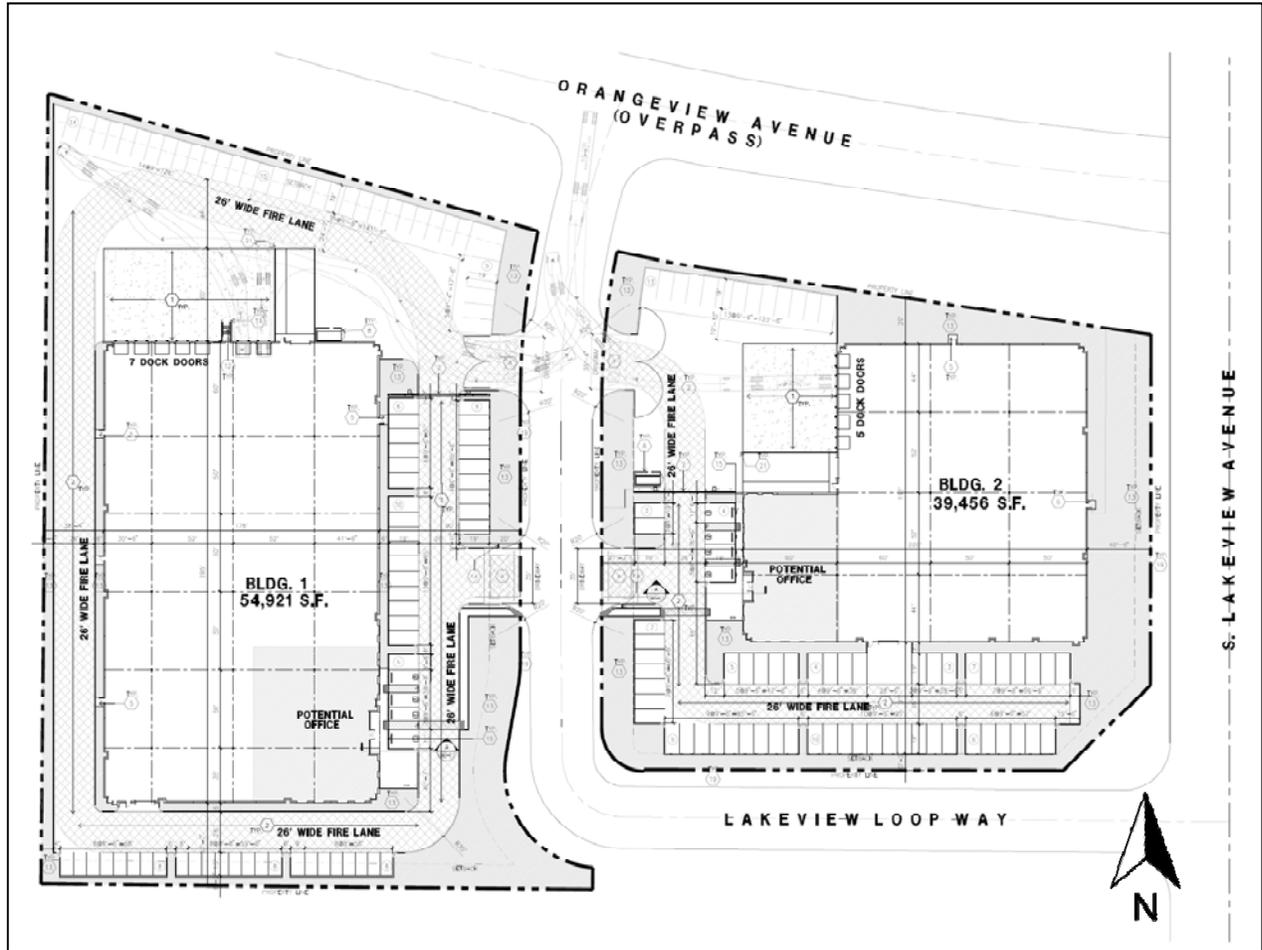


EXHIBIT 6
PROJECT SITE PLAN
Source: Pate Small Architects

3. APPLICABLE CEQA EXEMPTION (CLASS 32 INFILL EXEMPTION)

The City of Placentia has reviewed the proposed project and has determined that it is categorically exempt and qualifies for a Class 32 Infill Exemption (CEQA Guidelines §15332). The Class 32 Infill Exemption consists of projects characterized as *infill developments* that meet the following conditions:¹²

- 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;
- The proposed undertaking will occur within the City limits on a project site of not more than five acres that is substantially surrounded by urban uses;
- The project site has no value as habitat for endangered, rare, or threatened species;
- The site can be adequately served by all required utilities and public services.

4. FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTION

The City of Placentia determined, following a preliminary evaluation of the proposed project, that the proposed project would not result in any significant effects on the environment. This determination is based on the following findings identified in this section.

FINDING #1. LAND USE COMPATIBILITY

The project site is zoned C-M (*Commercial Manufacturing*) and is designated as *Commercial Manufacturing* in the City of Placentia General Plan. The proposed project will be a light industrial development that will conform to its applicable Zoning and General Plan land use designations. The proposed project's development intensity (floor area ratio [FAR]) will be FAR 0.38 which is well under the maximum permitted FAR of 1.00. The project also conforms to the C-M zone's requirements for maximum building height and building setback requirements.

FINDING #2. PROJECT SITE SIZE

The proposed project site is located within the corporate boundaries of the City of Placentia on a project site with a gross area of 5.7 acres or 247,388 square feet. Of this total land area, 20% (49,544 square feet) will be landscaped. The balance of the site is 197,844 square feet (4.54 acres) will be improved with buildings and circulation.

FINDING #3. HABITAT VALUE

The proposed project site is surrounded by development on all sides. The project site and the surrounding areas are not conducive for the survival of any special status species. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the

¹² CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

Placentia Quadrangle indicated that out of a total of 47 native plant and animal species, nine are either threatened or endangered.¹³ These species include:

- The *Coastal California Gnatcatcher* is not likely to be found on-site due to the amount of urbanization in the area and the lack of suitable habitat for the California Gnatcatcher. The absence of coastal sage scrub, the California gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.¹⁴
- The *Least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.¹⁵ As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.
- The *Tricolored Blackbird* lives and breeds in freshwater marsh habitats and forages in farm fields, pastures, cattle pens, and large lawns. Furthermore, this bird species exists in densely-packed colonies, which have made the species more vulnerable to endangerment and less likely to be found in or around the planning area.¹⁶
- The *Western Yellow-billed Cuckoo* is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a western yellow-billed cuckoo is slim due to the level of urbanization present in the surrounding areas and the lack of riparian habitat.¹⁷
- The *California Least Tern* generally lives along the coast. According to the U.S. Fish and Wildlife Service, Carlsbad Fish and Wildlife Office, the areas within Orange County that the avian species has been known to live include Anaheim Bay, Surfside Beach, Bolsa Chica, Huntington Beach, and Upper Newport Bay, which are all outside of the City.¹⁸
- The *California Black Rail* occurs in habitats that include salt marshes, freshwater marshes, and wet meadows, which do not exist within the City. In addition, the majority of the species is found in the tidal salt marshes of the northern San Francisco Bay region.¹⁹
- *Santa Ana Sucker* is a fish species that will not be found on-site since there are no bodies of water located within the site.²⁰

¹³ California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>.

¹⁴ Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>.

¹⁵ California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm.

¹⁶ National Audubon Society. *Tricolored Blackbird*. <http://www.audubon.org/field-guide/bird/tricolored-blackbird>.

¹⁷ US Fish and Wildlife Service. *Sacramento Fish and Wildlife Office, Public Advisory*. http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach_PA_Western-Yellow-Billed-Cuckoo.htm.

¹⁸ US Fish and Wildlife Service. *California Least Tern*. https://www.fws.gov/sacramento/es_species/Accounts/Birds/es_ca-least-tern.htm.

¹⁹ U.S. Forest Service. *California Black Rail Distribution and Abundance in Relation to Habitat and Landscape Features in the San Francisco Bay Estuary*. <https://www.fs.usda.gov/treearch-beta/pubs/31850>.

- The *Quino Checkerspot Butterfly* is not likely to be found on-site since the eight known populations are located in Riverside County and San Diego County.²¹
- *Santa Ana River Woollystar* is a plant species that grows in sandy areas and requires periodic flooding along with scouring and sediment deposition to persist. Occurrences of the plant species exist primarily within San Bernardino County and Riverside County. Historical occurrences are known from Orange County, but it has been eradicated from those Orange County locations.²²

According to the California Department of Fish and Wildlife, the site falls under the category of “urban development.”²³ Constant disturbance (noise and vibration) from vehicular traffic in the immediate area and the degree of surrounding urbanization limit the site’s utility as a migration corridor. Since the site is located in an urbanized area and lacks suitable habitat, the site is not used as a migration corridor.

FINDING #4 TRAFFIC

The proposed project’s trip generation was estimated using traffic generation rates outlined in the *ITE Trip Generation, 9th edition* published by the Institute of Transportation Engineers (ITE). Trip rates for the industrial land use category (ITE Land Use Code 150) were utilized to calculate the trip generation for the proposed project. It is estimated that the proposed project would generate a total of 164 *daily trips* (one-way trip ends) during a typical weekday; 28 morning (AM) peak hour trips; and 31 evening (PM) peak hour trips. All of the project traffic would use Lakeview Loop Way to access S. Lakeview Avenue.

**Table 3-5
Trip Generation by Proposed Project**

ITE Code	Size	Trip Generation Rate							Average Traffic Volume						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			%in	%out	total	%in	%out	total		%in	%out	total	%in	%out	total
150	94,377 square feet	1.74	77%	23%	0.17	27%	73%	0.19	164	22	6	28	8	23	31

Source: Institute of Transportation Engineers’ (ITE) Trip Generation, 9th Edition

The Highway Capacity Manual defines level of service (LOS) at signalized intersections using an unadjusted capacity of 1,400 vehicles per lane. A total of 28 to 31 vehicle trips would be generated by the project in the AM and PM peak hours, respectively. The change in the Volume/Capacity (V/C) ratio would be insignificant under local traffic impact guidelines. According to the City of Placentia Circulation Element, the segment of Orangethorpe Avenue located east of Richfield Road is operating at a LOS A which translates into a very good level of service.

²⁰ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on March 27, 2018.

²¹ Center for Biological Diversity. *Endangered Species Act Profile, Quino checkerspot butterfly*. http://www.biologicaldiversity.org/species/invertebrates/Quino_checkerspot_butterfly/endangered_species_act_profile.html.

²² California Department of Fish and Wildlife. *Santa Ana River Woollystar*. <https://www.wildlife.ca.gov/Conservation/Plants/Endangered/Eriastrum-densifolium-ssp-sanctorum>.

²³ California Department of Fish and Wildlife. *Vegetation Classification and Mapping Program*. <https://map.dfg.ca.gov/bios/?bookmark=940>.

FINDING #5 NOISE

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. An increase of between 3.0 dB and 5.0 dB is the ambient noise level considered to represent the threshold for human sensitivity. The City of Placentia Municipal Code has established the following noise control standards for industrial development:²⁴

- *All Industrial Property (Zone 3):* 70 dBA at all times; and,

According to the City of Placentia municipal code, City noise standards are not to be exceeded:

- For a cumulative period of time more than 30 minutes in any hour;
- By 5.0 dBA for a cumulative period of more than 15 minutes in any hour;
- By 10.0 dBA for a cumulative period of more than five minutes in any hour;
- By 15 dBA for a cumulative period of more than one minute in any hour; or,
- By 20 dBA for any period of time.

Noise sources associated with grading, construction, and the maintenance of real property are not subject to the abovementioned provisions. However, the City limits the use of power construction tools or equipment to specific time periods.²⁵ All grading is only permitted between the hours of 7:00 AM and 7:00 PM Monday through Friday, and between the hours of 9:00 AM and 6:00 PM on Saturday, and are prohibited on Sundays and on all Federal holidays, unless performing emergency work.

The project site is located within an urbanized setting and the ambient noise characteristics reflect the surrounding urban environment. The predominant source of noise in the area is related to traffic on the nearest streets including S. Lakeview Avenue and Orangethorpe Avenue. In addition, there is occasional noise from passing trains travelling on the railroad right-of-way (ROW) located to the south of Orangethorpe Avenue.

FINDING #6 AIR QUALITY

The City of Placentia is located within the South Coast Air Basin (SCAB). The SCAB covers a 6,600 square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the SCAB is monitored by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations located throughout the area. Measures to improve regional air quality are outlined in the SCAQMD’s Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG). The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy

²⁴ Placentia, City of. *Municipal Code, Title 23 Zoning, Section 23.76.050 Exterior Noise Standards.*

²⁵ Placentia, City of. *Municipal Code, Title 23 Zoning, Section 23.81.170 Grading, Construction and Maintenance of Real Property.*

efficiency, and other key areas of growth. The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. The Air Quality Handbook refers to the two consistency criteria as a means to determine a project's conformity with the AQMP.

Consistency Criteria 1 refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation. *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation. In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers as a significant adverse impact. The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Placentia. In addition, the project is in conformance with SCAG's regional sustainable development policies that promote infill development.

The air quality impacts associated with the proposed project's implementation include short-term (construction-related) emissions and long-term (operational) impacts. The potential construction-related emissions from the proposed project were estimated using the computer program CalEEMod (V.2016.3.2) developed for the SCAQMD (the worksheets are included in Appendix A). The entire project construction period is expected to last for approximately seven months (refer to Section 2.4). The estimated daily construction emissions assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to, water active grading of the site and unpaved surfaces at least three times daily, daily clean-up of mud and dirt carried onto paved streets from the site, and use of low VOC paint. According to CalEEMod, daily construction emissions will not exceed the SCAQMD significance thresholds (refer to Appendix A herein). Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant.

Long-term emissions refer to those operational air quality impacts that will occur once the proposed project has been constructed and is open for business. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include vehicle emissions (mobile emissions), area-wide emissions associated with off-site power generation, and on-site stationary emissions. The projected long-term emissions will also be below thresholds considered to be a significant impact (refer to Appendix A).

FINDING #7 WATER QUALITY

The proposed project will be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The Applicant will also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the property owners to implement over the life of the project. The Applicant will also be required to prepare a Low Impact Development (LID) report.

Grading-related activities are not anticipated to deplete groundwater supplies from any underlying aquifer or interfere with any groundwater recharge activities. The proposed project will consume approximately 13,401 gallons of water per day and will be connected to the City's water lines. Therefore the proposed project is not anticipated to deplete groundwater supplies through the consumption of water. Furthermore, the project will be required to install Xeriscape landscaping and water efficient appliances to reduce the burden placed on the City's water resources.

The project will increase the amount of impervious surfaces on-site. Currently, the project site is 100% pervious and upon project completion, the project site will be approximately 80% impervious (the remaining 20% will be landscaped). Once constructed, the project must be designed to handle storm water runoff so as not to introduce polluted runoff into the existing storm drain system. The project will not create excess runoff that will exceed the capacity of the existing storm water drainage system since the project Applicant will be required to adhere to storm water runoff requirements including those outlined in the Water Quality Management Plan (WQMP) and the National Pollutant Discharge Elimination System (NPDES) permit. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the property owners to implement over the life of the project.

FINDING #8 GEOLOGY & SOILS

According to the soil maps prepared for Orange County by the United States Department of Agriculture, the project site is underlain with soils of the Myford Sandy Loam Soils Association. Soils of the Myford association have an erosion hazard; however, the majority of the surrounding area is currently developed, which has reduced the area's soil erosion risk.²⁶

Liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity.²⁷ According to the California Geological Survey (CGS), the project site is located within a potential liquefaction hazard zone.²⁸ As a result, the project site would continue to be exposed to potential liquefaction and ground-shaking in the event of an earthquake. The developer will be required to implement the design engineering measures required to reduce the potential liquefaction risks for human occupation.

Although the project site is located within an area subject to potential liquefaction, the majority of the southeastern portion of the City is located within a potential liquefaction zone and adherence to the most recent building codes will reduce potential liquefaction impacts. The soils that underlie the project site pose no threat to development; in addition, the site will be level once the project is complete. Therefore, the proposed project will not expose any person or structure to risks associated with soil collapse, landslides, or soil expansion.

²⁶ United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

²⁷ U.S. Geological Survey. *About Liquefaction*. <http://geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq.html>.

²⁸ California Department of Conservation. *Regulatory Maps*. <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.

FINDING #9 PUBLIC SERVICES – FIRE DEPARTMENT

The Director of the Orange county Fire Authority provides fire services under a joint powers agreement (JPA) to the City of Placentia. Battalion 2 provides firefighting services at two fire stations in Placentia. Fire Station 34 is located at 1530 North Valencia Avenue and Fire Station 35 is located at 120 South Bradford Avenue. In addition, the Fire Department will review the development plans to ascertain the nature and extent of any additional measures that may be required to meet any Fire Code requirements. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, fire hydrants, interior sprinklers, etc. In addition, the proposed project would comply with all applicable State and local codes and ordinances related to fire protection. Finally, the proposed residential development will not negatively impact fire protection services because the project will be constructed in accordance with the most recent fire and building codes.

FINDING #10 PUBLIC SERVICES - LAW ENFORCEMENT (POLICE) SERVICES

Law enforcement services in Placentia are provided by the City of Placentia Police Department. The Police Department is located in the Civic Center. The proposed project will not lead to any significant impacts because additional police staff will not be needed now or in the near future. The level of demand for police associated with this project would be minor and would not require construction of new facilities to house additional staff, vehicles, or equipment to maintain desired levels of service.

FINDING #11 PUBLIC SERVICES - SCHOOL SERVICES

The project sites are located within the service boundaries of the Placentia-Yorba Linda Unified School District. This new light industrial development will be required to pay all pertinent development fees to the school district. The new light industrial development will not directly impact local school enrollment or otherwise result in an incremental increase of school-age students residing within the City. No additional school services will be needed to serve the proposed project.

FINDING #12 PUBLIC SERVICES - PARKS & RECREATION SERVICES

The City of Placentia operates 16 parks throughout the City. The new light industrial development will not result in any incremental increased demand for park facilities and recreational services. Furthermore, no established park facilities will be displaced by the proposed project.

FINDING #13 UTILITIES - SEWER SERVICES

Local sewer service is provided by the City of Placentia Public Works Department. The Orange County Sanitation District treats wastewater from the City of Placentia.²⁹ Local sewer lines are maintained by the City of Placentia. The proposed project will include connections with an existing sewer main located in Lakeview Loop Way. The Orange County Sanitation District (OCSD) owns, operates, and maintains the large trunk sewers of the regional wastewater conveyance system. The OCSD collects, treats, and disposes

²⁹ Orange County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp

of and/or reclaims the wastewater generated by 2.5 million people living and working in central and northwestern Orange County. OCSD's service area encompasses approximately 479 square miles and its system includes approximately 580 miles of sewer lines and two treatment plants located in the cities of Fountain Valley and Huntington Beach. Through these facilities, OCSD collects, conveys, treats, and/or reclaims approximately 230 million gallons of wastewater generated daily in its service area. Approximately 80% of the wastewater comes from homes (i.e., sinks, toilets, showers, laundry, and dishwashers). The proposed project is anticipated to generate 10,721 gallons of effluent on a daily basis. This generation rate assumed 0.11 gallons of effluent per square foot per day. This rate was derived from the County Sanitation District of Los Angeles County's wastewater generation factors. This effluent generation rate will not exceed the capacity of any treatment plants.

FINDING #14 UTILITIES - WATER SERVICES

Yorba Linda Water District provides water service to the project site. Water delivered to customers in the Cowan Heights, Placentia, and Yorba Linda systems is a blend of groundwater pumped from the Orange County Groundwater Basin and imported water from the Colorado River Aqueduct and State Water Project (imported and distributed by Metropolitan Water District of Southern California). The proposed project will include connections with an existing water line located in Lakeview Loop Way. The proposed project is anticipated to consume approximately 13,401 gallons of water per day. This water consumption rate assumed 0.14 gallons of water per square-foot per day. The installation of water efficient appliances, fixtures, and landscaping will further reduce demand for water. As a result, the impacts are considered to be less than significant.

FINDING #15 UTILITIES - STORMWATER SERVICES

The City of Placentia is served by the Orange County Flood Control District (OCFCD), which operates and maintains regional and municipal storm drainage facilities. The City works with the OCFCD in making local drainage plans and improvements. According to the City, any project submitted to the City of Placentia for review and approval may be subject to the requirements of the Municipal NPDES permit. Water Quality Management Plan (WQMP) compliance is a requirement within the Permit. Development projects submitted for review and approval will be evaluated during this process to determine if a WQMP is required.

FINDING #16 UTILITIES - SOLID WASTE COLLECTION SERVICES

Trash collection in the City of Placentia is provided by Republic Services for disposal into the nearby landfills, primarily the Olinda Alpha landfill. The Olinda Alpha landfill accepts up to 8,000 tons of solid waste on a daily basis and processes an average of 5,322 tons of waste per day.³⁰ In addition, the Los Angeles County Sanitation District selected the Mesquite Regional Landfill in Imperial County as the new target destination for the County's waste (as an alternative to the closed Puente Hills landfill). The Mesquite Regional Landfill in Imperial County has a 100-year capacity at 8,000 tons per day. The proposed project will generate approximately 566 pounds per day of solid waste, which is well within the

³⁰ Solid Waste Association of North America (SWANA). *SWANA 2014 Landfill Management Excellence Award for Olinda Alpha Landfill*.

capacity of the above-mentioned waste facilities. This solid waste generation rate assumed 6.0 pounds of solid waste per 1,000 square feet per day. As a result, the potential impacts are considered to be less than significant.

ADDITIONAL FINDINGS

Furthermore, the City of Placentia makes the following additional findings in support of a CEQA exemption for the proposed project:

- The proposed project will be limited to the project site and no dislocation of off-site structural improvements will be required to accommodate the proposed project.
- The project site does not contain any sensitive environmental resources. The project site and surrounding areas have been disturbed as part of previous development.
- The project site is located within an urbanized area of the City of Placentia. No scenic resources or scenic corridor will be affected by the proposed project (refer to the previous discussion).
- The project site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes (refer to the previous discussion).
- The proposed project will not result in any adverse impacts on historic resources (refer to the previous discussion).
- The proposed project will not require any review by a State trustee or responsible agency.

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. As described in the section below, none of the exceptions apply to the project.

- *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – 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 all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project is light industrial infill development that would be located within previously disturbed lots in a highly urbanized community. The project site is located in the midst of an industrial district. The project site has not been designated as a sensitive or biological site and no sensitive or biological resources have been identified on the lot that will be impacted by the project. The project site does not contain any designated, precisely mapped, or officially adopted hazardous or critical concern. Therefore, the project will not have the potential to adversely impact sensitive or biological resources.*

- *Cumulative Impact.* All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. No new related or cumulative development projects are located in the immediate area. In addition, the project would entail temporary and limited construction activities within a limited area. Therefore, no significant cumulative impacts will be expected to result from the proposed project.
- *Significant Effect.* A categorical exemption 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. There are no known unusual circumstances associated with the project. Infill projects are common in the City and in urban environments. Additionally, the project has been designed and will be implemented in compliance with all relevant regulations and policies that govern construction efforts (including, but not limited to, the City's construction standards and requirements) in order to avoid potentially significant impacts to environmental resources. Therefore, it is not anticipated that the project will have a significant effect on the environment due to unusual circumstances.
- *Scenic Highways.* A categorical exemption shall not be used for a project which 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. There are no designated scenic highways in the area. The project site does not contain any scenic rock outcroppings. Lastly, the project site does not contain any buildings listed in the State or National registrar.
- *Hazardous Waste Sites.* A categorical exemption 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. The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Additionally, there are no such sites located within a 0.25 mile of the project site. Therefore, the project will not be expected to result in impacts related to being located on a hazardous waste site.
- *Historical Resources.* A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The project would be located on a previously disturbed lot within an urbanized residential area. The project site does not contain any known historic resources. While it is highly unlikely at the project site, should any potential resources or human remains be uncovered during ground disturbing activities, as a project implementation practice, work at the project site will stop immediately and will not resume until the potential historic resources are evaluated by a qualified archaeologist, coroner, or Native American representative, as appropriate. As such, the project will not be expected to cause a substantial adverse change in the significance of a historic resource.

The proposed project will not be subject to further environmental review pursuant to CEQA since this CE demonstrates that no significant environmental impacts will result from the proposed project's implementation. This CE considered all of the required issue area and determined that no significant adverse impacts related to natural resources, utilities, historic resources, traffic, air quality, and others

would result from the proposed project's implementation. In addition, the proposed project's implementation would be beneficial in that the existing rock crushing activity would be eliminated along with the attendant fugitive dust, noise, and visual impacts. The proposed project site has a gross area of 5.7 acres or 247,388 square feet. Of this total land area, 20% (49,544 square feet) will be landscaped. The balance of the site is 197,844 square feet (4.54 acres) that will be improved with buildings and circulation. Based on the analysis provided in this CE, the project meets and complies with the conditions and requirements of CEQA Guidelines Section 15332 (Class 32) and will not have any significant environmental impacts.

5. DISCUSSION OF LEAD AGENCY'S FINDINGS

The City of Placentia may make the following findings with regard to the proposed project's exemption from the environmental review requirements outlined in CEQA:

- The proposed project will be confined to the project site and no dislocation of off-site uses will occur.
- The proposed project does not have a possibility of creating any significant environmental effects. The basis for this determination was discussed in the preceding section.
- The proposed project will not result in any impacts to sensitive resources.
- The proposed project will not result in any cumulative impacts; have the potential for damaging scenic resources; involve the placement of a project over a site the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous waste; or result in any impacts on historic resources.
- The Lead Agency, based on a rule of common sense, "has determined that there is no possibility" that the proposed project will result in significant effects.³¹

Joseph Lambert, Director of Development Services City of Placentia

Date

³¹ Guidelines for the Implementation of the California Environmental Quality Act, Article 5. § 15061(b)(3).

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APPENDIX A
CALEEMOD WORKSHEETS

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CalEEMod Version: CalEEMod.2016.3.2

Page 1 of 23

Date: 2/18/2019 4:17 PM

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

Lakeview commerce Center Warehouses
 South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	94.38	1000sqft	2.17	94,377.00	0
Parking Lot	152.00	Space	1.37	60,800.00	0

1.2 Other Project Characteristics

Urbanization Urban Wind Speed (m/s) 2.2 Precipitation Freq (Days) 31
 Climate Zone 8 Operational Year 2021

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr) 702.44 CH4 Intensity (lb/MW/hr) 0.029 N2O Intensity (lb/MW/hr) 0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction times are estimated.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tbiConstructionPhase	NumDays	18.00	22.00
tbiConstructionPhase	NumDays	230.00	89.00
tbiConstructionPhase	NumDays	8.00	20.00
tbiConstructionPhase	NumDays	18.00	21.00
tbiConstructionPhase	NumDays	5.00	23.00
tbiConstructionPhase	PhaseEndDate	6/22/2020	12/31/2019
tbiConstructionPhase	PhaseEndDate	5/1/2020	10/31/2019
tbiConstructionPhase	PhaseEndDate	6/14/2019	6/30/2019
tbiConstructionPhase	PhaseEndDate	5/27/2020	11/30/2019
tbiConstructionPhase	PhaseEndDate	6/4/2019	5/31/2019
tbiConstructionPhase	PhaseStartDate	5/28/2020	12/1/2019
tbiConstructionPhase	PhaseStartDate	6/15/2019	7/1/2019
tbiConstructionPhase	PhaseStartDate	6/5/2019	6/1/2019
tbiConstructionPhase	PhaseStartDate	5/2/2020	11/1/2019
tbiConstructionPhase	PhaseStartDate	5/29/2019	5/1/2019
tbiGrading	AcresOfGrading	10.00	4.00

2.0 Emissions Summary

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2019	40.8659	45.6341	22.8718	0.0411	18.2675	2.3919	20.6594	9.9840	2.2006	12.1846	0.0000	4,049.772	4,049.772	1.1983	0.0000	4,067.298
Maximum	40.8659	45.6341	22.8718	0.0411	18.2675	2.3919	20.6594	9.9840	2.2006	12.1846	0.0000	4,049.772	4,049.772	1.1983	0.0000	4,067.298

Mitigated Construction

Year	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2019	40.8659	45.6341	22.8718	0.0411	7.2470	2.3919	9.6390	3.9263	2.2006	6.1269	0.0000	4,049.772	4,049.772	1.1983	0.0000	4,067.298
Maximum	40.8659	45.6341	22.8718	0.0411	7.2470	2.3919	9.6390	3.9263	2.2006	6.1269	0.0000	4,049.772	4,049.772	1.1983	0.0000	4,067.298

Percent Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	60.33	0.00	53.34	60.67	0.00	49.72	0.00	0.00	0.00	0.00	0.00	0.00

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

2.2 Overall Operational

Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	2.1369	2.3000e-004	0.0253	0.0000	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	0.0539	0.0539	1.4000e-004	0.0575		
Energy	0.0110	0.0996	0.0837	6.0000e-004	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	119.5493	119.5493	2.2900e-003	2.1900e-003		120.2597
Mobile	0.3284	1.7149	4.8541	0.0179	1.4449	0.0138	1.4587	0.3866	0.0129	0.3995	1,818.6278	1,818.6278	0.0843	1,820.7359		
Total	2.4762	1.8147	4.9630	0.0185	1.4449	0.0215	1.4664	0.3866	0.0206	0.4072	1,938.2310	1,938.2310	0.0868	1,941.0631		

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	2.1369	2.3000e-004	0.0253	0.0000	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	0.0539	0.0539	1.4000e-004	0.0575		
Energy	0.0110	0.0996	0.0837	6.0000e-004	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	119.5493	119.5493	2.2900e-003	2.1900e-003		120.2597
Mobile	0.3284	1.7149	4.8541	0.0179	1.4449	0.0138	1.4587	0.3866	0.0129	0.3995	1,818.6278	1,818.6278	0.0843	1,820.7359		
Total	2.4762	1.8147	4.9630	0.0185	1.4449	0.0215	1.4664	0.3866	0.0206	0.4072	1,938.2310	1,938.2310	0.0868	1,941.0631		

CalEEMod Version: CalEEMod.2016.3.2

Page 5 of 23

Date: 2/18/2019 4:17 PM

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/1/2019	5/31/2019	5	23	
2	Grading	Grading	6/1/2019	6/30/2019	5	20	
3	Building Construction	Building Construction	7/1/2019	10/31/2019	5	89	
4	Paving	Paving	11/1/2019	11/30/2019	5	21	
5	Architectural Coating	Architectural Coating	12/1/2019	12/31/2019	5	22	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 1.37

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 141,566; Non-Residential Outdoor: 47,189; Striped Parking Area: 3,648 (Architectural Coating – sqft)

OffRoad Equipment

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHT
Building Construction	9	65.00	25.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHT
Architectural Coating	1	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHT

CalEEMod Version: CalEEMod.2016.3.2

Page 7 of 23

Date: 2/18/2019 4:17 PM

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.3350	45.5727	22.0630	0.0380		2.3904	2.3904		2.1991	2.1991		3,766.4529	3,766.4529	1.1917		3,796.2445
Total	4.3350	45.5727	22.0630	0.0380	18.0663	2.3904	20.4566	9.9307	2.1991	12.1298		3,766.4529	3,766.4529	1.1917		3,796.2445

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.2 Site Preparation - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
b/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4400e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442
Total	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4400e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
b/day																
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	4.3350	45.5727	22.0630	0.0380		2.3904	2.3904		2.1991	2.1991	0.0000	3,766.4529	3,766.4529	1.1917		3,796.2445
Total	4.3350	45.5727	22.0630	0.0380	7.0458	2.3904	9.4362	3.8730	2.1991	6.0721	0.0000	3,766.4529	3,766.4529	1.1917		3,796.2445

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.2 Site Preparation - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4400e-003	0.0548	212.5780	212.5780	212.5780	6.6500e-003		212.7442
Total	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0534	1.4400e-003	0.0548	212.5780	212.5780	212.5780	6.6500e-003		212.7442

3.3 Grading - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					6.2342	0.0000	6.2342	3.3331	0.0000	3.3331			0.0000			0.0000
Off-Road	2.5805	28.3480	16.2934	0.0297		1.3974	1.3974		1.2856	1.2856		2,936.8068	2,936.8068	0.9292		2,960.0361
Total	2.5805	28.3480	16.2934	0.0297	6.2342	1.3974	7.6316	3.3331	1.2856	4.6187		2,936.8068	2,936.8068	0.9292		2,960.0361

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.3 Grading - 2019

Unmitigated Construction Off-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457	177.1484	177.1484	177.1484	5.5400e-003	177.2869	177.2869	177.2869
Total	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457	177.1484	177.1484	177.1484	5.5400e-003	177.2869	177.2869	177.2869

Mitigated Construction On-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					2.4313	0.0000	2.4313	1.2999	0.0000	1.2999			0.0000			0.0000
Off-Road	2.5805	28.3480	16.2934	0.0297		1.3974	1.3974	1.2856	1.2856	2,936.8068	0.0000	2,936.8068	2,936.8068	0.9292		2,960.0361
Total	2.5805	28.3480	16.2934	0.0297	2.4313	1.3974	3.8287	1.2999	1.2856	2.5855	0.0000	2,936.8068	2,936.8068	0.9292		2,960.0361

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.3 Grading - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457	177.1484	177.1484	177.1484	5.5400e-003		177.2869
Total	0.0735	0.0511	0.6740	1.7800e-003	0.1677	1.3000e-003	0.1690	0.0445	1.2000e-003	0.0457	177.1484	177.1484	177.1484	5.5400e-003		177.2869

3.4 Building Construction - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2.591.580	2.591.580	0.6313		2,607.363
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580	2,591.580	0.6313		2,607.363

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.4 Building Construction - 2019
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0964	2.8606	0.6915	6.4800e-003	0.1600	0.0190	0.1790	0.0461	0.0181	0.0642		690.5493	690.5493	0.0457		691.6915
Worker	0.3183	0.2215	2.9207	7.7100e-003	0.7266	5.6500e-003	0.7322	0.1927	5.2100e-003	0.1979		767.6429	767.6429	0.0240		768.2431
Total	0.4147	3.0821	3.6122	0.0142	0.8866	0.0246	0.9112	0.2387	0.0233	0.2621		1,458.192	1,458.192	0.0697		1,459.934

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580	2,591.580	0.6313		2,607.363
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580	2,591.580	0.6313		2,607.363

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.4 Building Construction - 2019
Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0964	2.8606	0.8915	6.4800e-003	0.1600	0.0190	0.1790	0.0461	0.0181	0.0642		690.5493	690.5493	0.0457		691.6915
Worker	0.3183	0.2215	2.9207	7.7100e-003	0.7266	5.6500e-003	0.7322	0.1927	5.2100e-003	0.1979		767.6429	767.6429	0.0240		768.2431
Total	0.4147	3.0821	3.6122	0.0142	0.8866	0.0246	0.9112	0.2387	0.0233	0.2621	1.458.192	1.458.192	1.458.192	0.0697		1,459.934

3.5 Paving - 2019
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	1.2679	12.7604	12.3130	0.0189		0.7196	0.7196		0.6637	0.6637		1,843.319	1,843.319	0.5671		1,857.496
Paving	0.1709					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4388	12.7604	12.3130	0.0189		0.7196	0.7196		0.6637	0.6637	1,843.319	1,843.319	1,843.319	0.5671		1,857.496

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.5 Paving - 2019

Unmitigated Construction Off-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0980	0.0682	0.8687	2.3700e-003	0.2236	1.7400e-003	0.2253	0.0593	1.6000e-003	0.0609	236.1978	236.1978	236.1978	7.3900e-003	236.3825	236.3825	236.3825
Total	0.0980	0.0682	0.8687	2.3700e-003	0.2236	1.7400e-003	0.2253	0.0593	1.6000e-003	0.0609	236.1978	236.1978	236.1978	7.3900e-003	236.3825	236.3825	236.3825

Mitigated Construction On-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Off-Road	1.2679	12.7604	12.3130	0.0189	0.7196	0.7196	0.7196	0.6637	0.6637	0.6637	0.0000	1,843.319	1,843.319	0.5671	1,857.496	1,857.496	1,857.496
Paving	0.1709				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.4388	12.7604	12.3130	0.0189	0.7196	0.7196	0.7196	0.6637	0.6637	0.6637	0.0000	1,843.319	1,843.319	0.5671	1,857.496	1,857.496	1,857.496

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.5 Paving - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0980	0.0682	0.8987	2.3700e-003	0.2236	1.7400e-003	0.2253	0.0593	1.6000e-003	0.0609	236.1978	236.1978	236.1978	7.3900e-003	7.3900e-003	236.3825
Total	0.0980	0.0682	0.8987	2.3700e-003	0.2236	1.7400e-003	0.2253	0.0593	1.6000e-003	0.0609	236.1978	236.1978	236.1978	7.3900e-003	7.3900e-003	236.3825

3.6 Architectural Coating - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	40.5358					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8364	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		282.0423
Total	40.8023	1.8364	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		282.0423

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.6 Architectural Coating - 2019
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0637	0.0443	0.5641	1.5400e-003	0.1453	1.1300e-003	0.1464	0.0385	1.0400e-003	0.0396	153.5286	153.5286	4.8000e-003	153.6486		153.6486
Total	0.0637	0.0443	0.5641	1.5400e-003	0.1453	1.1300e-003	0.1464	0.0385	1.0400e-003	0.0396	153.5286	153.5286	4.8000e-003	153.6486		153.6486

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	40.5358					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	40.8023	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

3.6 Architectural Coating - 2019
Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0637	0.0443	0.5841	1.5400e-003	0.1453	1.1300e-003	0.1464	0.0385	1.0400e-003	0.0396	153.5286	153.5286	4.8000e-003	153.6486		153.6486
Total	0.0637	0.0443	0.5841	1.5400e-003	0.1453	1.1300e-003	0.1464	0.0385	1.0400e-003	0.0396	153.5286	153.5286	4.8000e-003	153.6486		153.6486

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.3284	1.7149	4.8541	0.0179	1.4449	0.0138	1.4587	0.3866	0.0129	0.3995	1,818.6278	1,818.6278	0.0843			1,820.7359
Unmitigated	0.3284	1.7149	4.8541	0.0179	1.4449	0.0138	1.4587	0.3866	0.0129	0.3995	1,818.6278	1,818.6278	0.0843			1,820.7359

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	158.55	158.55	158.55	679,515	679,515
Total	158.55	158.55	158.55	679,515	679,515

4.3 Trip Type Information

Land Use	Miles						Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by	
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0.00	0.00	0	0	0	
Unrefrigerated Warehouse-No Rail	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3			

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925
Unrefrigerated Warehouse-No Rail	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925

CalEEMod Version: CalEEMod.2016.3.2

Page 19 of 23

Date: 2/18/2019 4:17 PM

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Natural Gas Mitigated	0.0110	0.0996	0.0837	6.0000e-004	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003		119.5493	119.5493	2.2900e-003	2.1900e-003	120.2597
Natural Gas Unmitigated	0.0110	0.0996	0.0837	6.0000e-004	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003	7.5700e-003		119.5493	119.5493	2.2900e-003	2.1900e-003	120.2597

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	ib/day										CO2e					
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total		Bio- CO2	NBlg- CO2	Total CO2	CH4	N2O
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1016.17	0.0110	0.0696	0.0837	6.0000e-004	7.5700e-003	0.0000	119.5493	2.2900e-003	2.1900e-003	120.2597						
Total		0.0110	0.0696	0.0837	6.0000e-004	7.5700e-003	0.0000	119.5493	2.2900e-003	2.1900e-003	120.2597						

Mitigated

Land Use	NaturalGas Use kBTU/yr	ib/day										CO2e					
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total		Bio- CO2	NBlg- CO2	Total CO2	CH4	N2O
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1,016.17	0.0110	0.0696	0.0837	6.0000e-004	7.5700e-003	0.0000	119.5493	2.2900e-003	2.1900e-003	120.2597						
Total		0.0110	0.0696	0.0837	6.0000e-004	7.5700e-003	0.0000	119.5493	2.2900e-003	2.1900e-003	120.2597						

6.0 Area Detail

6.1 Mitigation Measures Area

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	2.1369	2.3000e-004	0.0253	0.0000	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	0.0539	0.0539	0.0539	1.4000e-004		0.0575
Unmitigated	2.1369	2.3000e-004	0.0253	0.0000	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	0.0539	0.0539	0.0539	1.4000e-004		0.0575

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.2443					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.8902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3600e-003	2.3000e-004	0.0253	0.0000	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	0.0539	0.0539	0.0539	1.4000e-004		0.0575
Total	2.1369	2.3000e-004	0.0253	0.0000	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	0.0539	0.0539	0.0539	1.4000e-004		0.0575

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.2443				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	1.8902				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	2.3600e-003	2.3000e-004	0.0253	0.0000	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005		0.0539	0.0539	1.4000e-004		0.0575
Total	2.1369	2.3000e-004	0.0253	0.0000	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005		0.0539	0.0539	1.4000e-004		0.0575

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

CalEEMod Version: CalEEMod.2016.3.2

Page 23 of 23

Date: 2/18/2019 4:17 PM

Lakeview commerce Center Warehouses - South Coast AQMD Air District, Summer

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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APPENDIX B UTILITY WORKSHEETS

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Table 1 Project Name: Lakeview Commerce Center - City of Placentia

Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development).

Land Use	Independent Variable	Factor
Residential Uses		
Single-Family Residential	No. of Units	Total Units
Medium Density Residential	No. of Units	0
Multiple-Family Residential	No. of Units	0
Mobile Home	No. of Units	0
Office Uses		
Office	Sq. Ft.	Total Floor Area
Medical Office Building	Sq. Ft.	0
Office Park	Sq. Ft.	0
Bank/Financial Services	Sq. Ft.	0
Commercial Uses		
Specialty Retail Commercial	Sq. Ft.	Floor Area/Rooms
Convenience Store	Sq. Ft.	0
Movie Theater	Sq. Ft.	0
Shopping Center	Sq. Ft.	0
Sit-Down Restaurant	Sq. Ft.	0
Fast-Food Restaurant	Sq. Ft.	0
Hotel	Rooms	0
Manufacturing Uses		
Industrial Park	Sq. Ft.	Total Floor Area
Manufacturing	Sq. Ft.	0
General Light Industry	Sq. Ft.	94,377
Warehouse	Sq. Ft.	0
Public/Institutional		
Public/Institutional	Sq. Ft.	Total Floor Area
Open Space	Sq. Ft.	0

Table 2: Projected Utility Consumption and Generation

Summary of Project Impacts - Results of analysis identified below. No modifications should be made to this Table.

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	1,241
Natural Gas Consumption	cubic feet/day	1,215
Water Consumption	gallons/day	13,402
Sewage Generation	gallons/day	10,721
Solid Waste Generation	pounds/day	566

Table 3: Electrical Consumption				
Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses				
	No. of Units	kWh	Variable	kWh/Unit/Day
Single-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Medium Density Residential	0	5,625.00	kWh/Unit/Year	0.0
Multiple-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Mobile Home	0	4,644.00	kWh/Unit/Year	0.0
Office Uses				
	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Office	0	20.80	kWh/Sq. Ft./Year	0.0
Medical Office Building	0	14.20	kWh/Sq. Ft./Year	0.0
Office Park	0	20.80	kWh/Sq. Ft./Year	0.0
Bank/Financial Services	0	20.80	kWh/Sq. Ft./Year	0.0
Commercial Uses				
	Sq. Ft./Rooms	kWh	Variable	kWh/Sq. Ft./Day
Specialty Retail Commercial	0	16.00	kWh/Sq. Ft./Year	0.0
Convenience Store	0	16.00	kWh/Sq. Ft./Year	0.0
Movie Theater	0	16.00	kWh/Sq. Ft./Year	0.0
Shopping Center	0	35.90	kWh/Sq. Ft./Year	0
Sit-Down Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Fast-Food Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Hotel	0	8,955.00	kWh/Sq. Ft./Year	0.0
Manufacturing Uses				
	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Industrial Park	0	4.80	kWh/Sq. Ft./Year	0.0
Manufacturing	0	4.80	kWh/Sq. Ft./Year	0.0
General Light Industry	94,377	4.80	kWh/Sq. Ft./Year	1,241.1
Warehouse	0	4.80	kWh/Sq. Ft./Year	0.0
Public/Institutional				
	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Public/Institutional	0	4.80	kWh/Sq. Ft./Year	0.0
Open Space	0	0.00	kWh/Sq. Ft./Year	0.0
Total Daily Electrical Consumption (kWh/day)				1,241.1
Sources:				
Residential rates were derived from the SCAQMD's CEQA Air Quality Handbook (April 1993).				
All other rates are from Common Forecasting Methodology VII Demand Forms, 1989				

Table 4: Natural Gas Consumption				
Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses				
	No. of Units	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Single-Family Residential	0	6,665.00	Cu. Ft./Mo./Unit	0.0
Medium Density Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Multiple-Family Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Mobile Home	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Office Uses				
	Sq. Ft.	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Office	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Medical Office Building	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Office Park	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Bank/Financial Services	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Commercial Uses				
	Sq. Ft./Rooms	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Specialty Retail Commercial	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Convenience Store	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Movie Theater	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Shopping Center	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Sit-Down Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Fast-Food Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Hotel	0		Cu. Ft./Mo./Room	0.0
Manufacturing Uses				
	Sq. Ft.	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Industrial Park	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Manufacturing	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
General Light Industry	94,377	4.70	Cu. Ft./Mo./Sq. Ft.	1,215.3
Warehouse	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Public/Institutional Use				
	Sq. Ft.	Cu. Ft. of Nat. Gas	Variable	Cu. Ft./Day
Public/Institutional	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Open Space	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Total Daily Natural Gas Consumption (cubic feet/day)				1,215.3
Sources:				
South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993				

Table 5: Water Consumption				
Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses				
	No. of Units	Gals. of Water	Variable	Gals./Day
Single-Family Residential	0	250.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Multiple-Family Residential	0	200.00	Gals./Day/Unit	0.0
Mobile Home	0	200.00	Gals./Day/Unit	0.0
Office Uses				
	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Office	0	0.14	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.14	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.14	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.14	Gals./Day/Sq. Ft.	0.0
Commercial Uses				
	Sq. Ft./Room	Gals. of Water	Variable	Gals./Day
Specialty Retail Commercial	0	0.10	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.10	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.10	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.10	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	0.40	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.11	Gals./Day/Sq. Ft.	0.0
Hotel	0	130.00	Gals./Day/Room.	0.0
Manufacturing Uses				
	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Industrial Park	0	0.14	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.14	Gals./Day/Sq. Ft.	0.0
General Light Industry	94,377	0.14	Gals./Day/Sq. Ft.	13,401.5
Warehouse	0	0.01	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use				
	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Public/Institutional	0	0.10	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.10	Gals./Day/Sq. Ft.	0.0
Total Daily Water Consumption (gallons/day)				13,401.5
Sources:				
Source: Derived from Orange County Sanitation District rates (150% of effluent generation).				

Table 6: Sewage Generation				
Project Component	Units of Measure	Generation Factor		Projected Consumption
Residential Uses				
	No. of Units	Gals. of Effluent	Variable	Gals./Day
Single-Family Residential	0	230.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Multiple-Family Residential	0	120.00	Gals./Day/Unit	0.0
Mobile Home	0	180.00	Gals./Day/Unit	0.0
Office Uses				
	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Office	0	0.11	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.11	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.11	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.11	Gals./Day/Sq. Ft.	0.0
Commercial Uses				
	Sq. Ft./Rooms	Gals. of Effluent	Variable	Gals./Day
Specialty Retail Commercial	0	0.08	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.08	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.08	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.08	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	0.30	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.08	Gals./Day/Sq. Ft.	0.0
Hotel	0	105	Gals./Day/Room.	0.0
Manufacturing Uses				
	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Industrial Park	0	0.11	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.11	Gals./Day/Sq. Ft.	0.0
General Light Industry	94,377	0.11	Gals./Day/Sq. Ft.	10,721.2
Warehouse	0	0.01	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use				
	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Public/Institutional	0	0.08	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.08	Gals./Day/Sq. Ft.	0.0
Total Daily Sewage Generation (gallons/day)				10,721.2
Source: Orange County Sanitation Districts.				

Table 7: Solid Waste Generation				
Project Component	Units of Measure	Generation Factor		Projected Generation
Residential Uses				
	No. of Units	Lbs. of Waste	Variable	Lbs./Day
Single-Family Residential	0	4.00	Lbs./Day/Unit	0.0
Medium Density Residential	0	4.00	Lbs./Day/Unit	0.0
Multiple-Family Residential	0	4.00	Lbs./Day/Unit	0.0
Mobile Home	0	4.00	Lbs./Day/Unit	0.0
Office Uses				
	Sq. Ft.	Lbs. of Waste	Variable	Lbs./Day
Office	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Medical Office Building	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Office Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Bank/Financial Services	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Commercial Uses				
	Sq. Ft./Rooms	Lbs. of Waste	Variable	Lbs./Day
Specialty Retail Commercial	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Convenience Store	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Movie Theater	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Shopping Center	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Sit-Down Restaurant	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Fast-Food Restaurant	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Hotel	0		Lbs./Day/Room	0.0
Manufacturing Uses				
	Sq. Ft.	Lbs. of Waste	Variable	Lbs./Day
Industrial Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Manufacturing	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
General Light Industry	94,377	6.00	Lbs./Day/1,000 Sq. Ft.	566.3
Warehouse	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Public/Institutional Use				
	Sq. Ft.	Lbs. of Waste	Variable	Lbs./Day
Public/Institutional	0	4.00	Lbs./Day/1,000 Sq. Ft.	0.0
Open Space	0	3.00	Lbs./Day/1,000 Sq. Ft.	0.0
Total Daily Solid Waste Generation				566.3
Source: City of Los Angeles Average Solid Waste Generation Rates, April 1981				



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: ARLEN BECK, PLANNING TECHNICIAN
DATE: APRIL 9, 2019
SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR) 2019-01**

REQUEST:

The applicant, Randy Orozco, requests approval of a Development Plan Review (DPR) to allow for the development of an unimproved .37-acre lot, with a new industrial building measuring approximately 6,968 square feet in conjunction with various onsite hardscape and landscape improvements within the M (Manufacturing) Zoning District and generally located west of State Route 57 (SR-57) and north of 721 Monroe Way. The existing address of the site is 719 ½ Monroe Way (APN: 339-102-21).

DISCUSSION:

Although this item was noticed in the newspaper and notices were sent to property owners within 300 feet of the project site, staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting of May 14, 2019, to allow adequate time for the applicant to make exterior design revisions to the overall architecture of the proposed building.

RECOMMENDATION:

Staff is recommending that this item be continued to the next regularly scheduled Planning Commission meeting to be held on May 14, 2019.

Prepared and submitted by:

Handwritten signature of Arlen Beck in black ink.

Arlen Beck
Planning Technician

Review and approved by:

Handwritten signature of Joseph M. Lambert in blue ink.

Joseph M. Lambert
Director of Development Services