



Placentia Planning Commission Agenda

Regular Meeting
October 11, 2022
City Council Chambers
401 E. Chapman Avenue, Placentia, CA 92870

SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing Planning Commission Members to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the Planning Commission.

Given the health risks associated with COVID-19, please be advised that while the City Council Chambers are open to the public, some or all of the Placentia Planning Commission Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public. Seating in the Council Chambers will be limited.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access in addition to being open to the public, all Planning Commission meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

Join Zoom Meeting

<https://us02web.zoom.us/j/82910240531?pwd=Qjd1RkMwWGdwODlzc3Q1SzdlcG5Sdz09>

Meeting ID: 829 1024 0531 Passcode: 946414

or dial +16699006833, 82910240531#

How to Submit Public Comment

Members of the public may provide public comment in person in a safe and socially distanced manner. Comments may also be sent for Planning Commission consideration by email to Sylvia Minjares at sminjares@placentia.org. Please limit submitted comments to 200 words or less. Comments received before or during a Planning Commission meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the Planning Commission meeting but will be summarized in the public record, subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the Development Services Department for assistance at (714) 993-8124.

Americans with Disabilities Act Accommodation

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 cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health in regards to social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus. The City will return to normal Planning Commission meeting procedures as soon as the emergency has ended.



Placentia Planning Commission Agenda

Regular Meeting

October 11, 2022

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Chair

Matthew Roche
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
Commissioner

Susan Silvestri
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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

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.

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.

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

CALL TO ORDER:

ROLL CALL: Commissioner Evans
Commissioner Keller
Commissioner Lee
Commissioner Polichetti
Commissioner Silvestri
Vice Chair Rocke
Chair Perez

PLEDGE OF ALLEGIANCE:

OATH OF OFFICE ADMINISTERED: Commission Chair Administers the Oath of Office to Newly Appointed Commissioner Silvestri.

ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)

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 – September 13, 2022**
Recommended Actions: Approve

REGULAR AGENDA: None

PUBLIC HEARING:

- 1. Applicant: Blain Meith**

Project Location: 502 N. Gerhold Lane

Tentative Parcel Map (TPM) 2022-124: A request to permit the subdivision of an approximately 0.41-acre (17,860 square feet) parcel into two (2) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 502 N. Gerhold Lane (Assessor's Parcel Number 341-421-33). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the public hearing concerning TPM 2022-124; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-16, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2022-124 to permit the subdivision of an approximately 0.41-acre (17,860 square feet) parcel into two (2) parcels for a property within SP-7 (Specific Plan 7) located at 502 N. Gerhold Lane (Assessor's Parcel Number 341-421-33) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

2. Applicant: Blain Meith

Project Location: 406 N. Nevin Lane

Tentative Parcel Map (TPM) 2022-125 (continued from September 13, 2022): A request to permit the subdivision of an approximately 0.48-acre (20,908 square feet) parcel into three (3) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 406 N. Nevin Lane (Assessor's Parcel Number (APN) 341-433-23). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the continued public hearing concerning TPM 2022-125; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-14, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2022-125 to permit the subdivision of an approximately 0.48-acre (20,908 square feet) parcel into three (3) parcels for a property within SP-7 (Specific Plan 7) located at 406 N. Nevin Lane (Assessor's Parcel Number 341-433-23) and to make findings that the project is categorically exempt pursuant

to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

3. Applicant: Blain Meith

Project Location: 1421 Cisneros Lane

Tentative Parcel Map (TPM) 2022-127 (continued from September 13, 2022): A request to permit the subdivision of an approximately 0.40-acre (17,424 square feet) parcel into two (2) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 1421 Cisneros Lane (Assessor’s Parcel Number (APN) 341-431-01). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the continued public hearing concerning TPM 2022-127; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-15, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2022-127 to permit the subdivision of an approximately 0.40-acre (17,424 square feet) parcel into two (2) parcels for a property within SP-7 (Specific Plan 7) located at 1421 Cisneros Lane (Assessor’s Parcel Number 341-433-48) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR’S REPORT: None

PLANNING COMMISSION REQUESTS

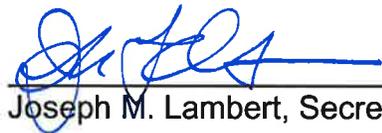
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on November 8, 2022 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 October 11, 2022 Regular Meeting of the Planning Commission of the City of Placentia was posted on October 6, 2022.



Joseph M. Lambert, Secretary

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

September 13, 2022

The regular meeting of the Placentia Planning Commission of September 13, 2022 was called to order at 6:35 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

PRESENT: Commissioners Evans, Perez, Polichetti,
Rocke, Silvestri - Elect
PRESENT (VIDEO CONFERENCE): Lee
ABSENT: Keller

OTHERS PRESENT: Kathya Firlik, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Lesley Whittaker, Associate Planner
Kathrine Kuo, Planning Technician
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Rocke

OATH OF OFFICE ADMINISTERED:

Chair Perez administered the Oath of Office to newly appointed Commissioner Silvestri.

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – July 12, 2022**
Recommended Actions: Approve

Motion by Polichetti, second by Rocke carried on a (6-0-1-0) vote to approve the recommended actions.

Ayes: Evans, Lee, Perez, Polichetti, Rocke, Silvestri
Noes: None
Absent: Keller
Abstain: None

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Blain Meith
Project Location: 406 N. Nevin Lane
Tentative Parcel Map (TPM) 2022-125: A request to permit the subdivision of an approximately 0.48-acre (20,908 square feet) parcel into three (3) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 406 N. Nevin Lane (Assessor’s Parcel Number (APN) 341-433-23). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the public hearing concerning TPM 2022-125; and
2. Continue this item to the next regularly scheduled Planning Commission meeting to be held on October 11, 2022.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposal to the Commission.

Ms. Whittaker informed the Commissioners that several of the public notices that were mailed to the residents were returned due to lack of postage. Staff is recommending a continuance to allow for courtesy notices to be mailed to property owners within 300 feet prior to the October 11, 2022 meeting.

Director of Development Services Joseph Lambert described the three City required methods of noticing for public hearings, adding that notices were posted outside of City Hall and in the local newspaper.

Motion by Rocke, second by Evans carried on a (6-0-1-0) vote to approve the recommended actions.

Ayes: Evans, Lee, Perez, Polichetti, Rocke, Silvestri
Noes: None
Absent: Keller
Abstain: None

2. **Applicant:** Blain Meith
Project Location: 1421 Cisneros Lane
Tentative Parcel Map (TPM) 2022-127: A request to permit the subdivision of an approximately 0.40-acre (17,424 square feet) parcel into two (2) parcels for a

property within the SP-7 (Specific Plan 7) Zoning District located at 1421 Cisneros Lane (Assessor's Parcel Number (APN) 341-431-01). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the public hearing concerning TPM 2022-127; and
2. Continue this item to the next regularly scheduled Planning Commission meeting to be held on October 11, 2022.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposal to the Commission.

Ms. Whittaker informed the Commissioners that several of the public notices that were mailed to the residents were returned due to lack of postage. Staff is recommending a continuance to allow for courtesy notices to be mailed to property owners within 300 feet prior to the October 11, 2022 meeting.

Staff indicated that the publishing and posting of the public hearing Notice did occur as required.

Motion by Rocke, second by Evans carried on a (6-0-1-0) vote to approve the recommended actions.

Ayes: Evans, Lee, Perez, Polichetti, Rocke, Silvestri
Noes: None
Absent: Keller
Abstain: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding JPI Development, USA Properties, Hudson, HQT Homes, Shea Homes, Village Plaza Phase 2, Clyde's Hot Chicken, and North Orange County Audi.

Mr. Lambert informed the Commission that Placentia Fire and Line Safety had completed a safety check at the JPI construction site, as previously requested by Vice Chair Rocke.

DIRECTOR'S REPORT:

Director of Development Services Joseph Lambert informed the Commissioners that Planning Technician Kathrine Kuo has accepted a position with the City of Brea and will be leaving the City soon, and thanked her for her excellent service to the City.

Mr. Lambert welcomed newly appointed Commissioner Silvestri to the Planning Commission.

Mr. Lambert also informed the Commissioners that Commissioner Lee has officially tendered his resignation to the City Clerk.

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 7:09 p.m. to the regular meeting of Tuesday, October 11, 2022, 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: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: OCTOBER 11, 2022

SUBJECT: **TENTATIVE PARCEL MAP (TPM) NO. 2022-124 PERTAINING TO THE SUBDIVISION OF AN +/- 0.41 ACRE LOT INTO TWO PARCELS LOCATED AT 502 NORTH GERHOLD LANE WITHIN SP-7 (SPECIFIC PLAN 7)**

RECOMMENDATION:

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

1. Open the public hearing concerning TPM 2022-124; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-16, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2022-124 to permit the subdivision of an approximately 0.41-acre (17,860 square feet) parcel into two (2) parcels for a property within SP-7 (Specific Plan 7) located at 502 N. Gerhold Lane (Assessor's Parcel Number 341-421-33) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Blain Meith, is requesting the subdivision of an approximately 0.41-acre (17,860 square feet) parcel into two (2) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 502 N. Gerhold Lane (Assessor's Parcel Number 341-421-33). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

DISCUSSION:

The following table shows the lot size of each proposed parcel. Specific Plan 7 Site Development Standards (listed in Table 3 of the Specific Plan 7 document) states that the average lot size of Low Density Residential properties in SP 7 shall be 7,000 square feet and at a minimum, lots shall be 6,000 square feet. The minimum lot width within SP 7 is 60 feet. This Parcel Map will subdivide an existing approximately 17,860 square foot lot into two lots, and this property is within a larger tract recorded several years ago.

The table below shows the lots size of each proposed parcel. Both Parcel 1 and 2 meet the minimum lot size and lot width requirement of SP-7.

Parcel No.	Lot Size (square feet)	Lot Size (acres)	Minimum Lot Size Required in SP-7 (LDR Designation)
1	7,547 sq. ft.	.14 acres	6,000 sq. ft.
2	10,283 sq. ft.	.15 acres	6,000 sq. ft.



Lot 1 is the northerly parcel, measuring 7,547 square feet and the width is approximately 60 feet. The calculation of lot with an irregular lot with more than four sides is based on taking one-half (1/2) the sum of the length of two (2) lines drawn perpendicular to one (1) side line at widest and narrowest portions of the lot, per PMC 22.08.260. The width of the lot varies, so +/- 60 feet is an average lot width for Parcel 1. Because the approximate value is just under 60 feet, (59 feet plus .60 feet when rounded to the next whole number) and based on an average, it is staff's interpretation that minimum lot width requirement has been met.

Lot 2 is the southerly lot measuring 10,283 square feet and the width is approximately 95.62 feet using the average lot width calculation. Both lot size and width meet the minimum requirements for SP 7. Lot 2 contains an existing oil well, which will be abandoned by the applicant utilizing CALGEM standards and requirements, as well as regulations from the Fire & Life Safety Department.

The proposed subdivision of one parcel into two parcels will allow for future sales and conveyance of the lots for the purpose of single-family homes, which is what current zoning within Specific Plan 7 (Low Density Residential) permits in this location.

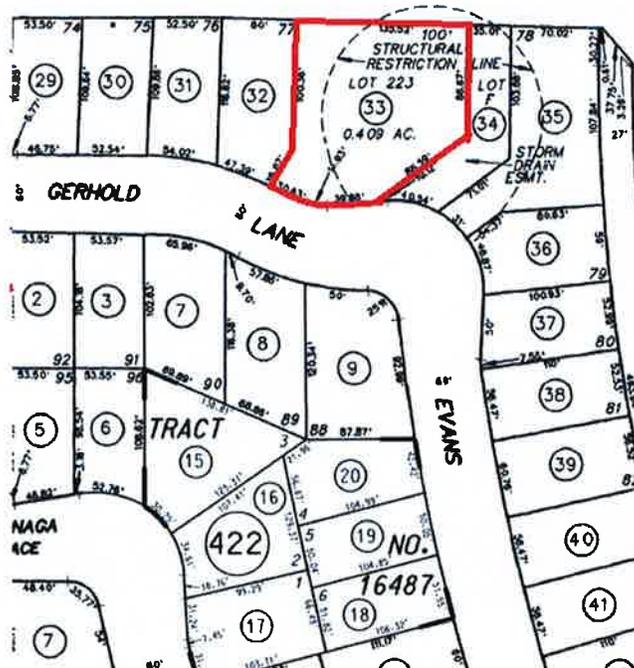
Subject Site and Surrounding Land Uses:

The subject site is located within an existing single-family residential district at 502 N. Gerhold Lane (Assessor’s Parcel Number 341-421-33). The table below shows surrounding existing land uses, zoning, and General Plan and Specific Plan Land Use designations. The site contains an oil well on what is proposed as “Lot 2”, which will be abandoned by the applicant utilizing CALGEM standards and requirements, as well as Fire Department regulations.

Surrounding Land Uses:

Location	Existing Land Use	General Plan Land Use Element Designation	Zoning Map Designation	Specific Plan Land Use Designation
Subject Site	Vacant	Specific Plan	SP-7 (Specific Plan 7)	Low Density Residential
North, South, East, & West	Single-Family Residential	Specific Plan	SP-7	Low Density Residential

The surrounding parcels of the subject site are part of a residential tract recorded years ago. Lot sizes vary in similar sizes to the ones proposed by the applicant. See the Assessor’s Parcel Map below.



ZONING COMPLIANCE STANDARDS:

Lot Standards

Section 23.107.070 of the PMC sets forth development standards defining the minimum lot width, lot depth, and lot area for the Low Density Residential (LDR) districts in Specific Plan 7. The proposed subdivision meets the minimum and average lot size requirements, as well as lot width, as previously mentioned. Lot sizes are comparable to those surrounding and will maintain the low-density residential neighborhood character. The future homes and properties will be required to join any existing HOA and must comply with all SP-7 development standards whenever future applicants(s) submit development plans via the City's Site Plan Review (SPR) process.

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 judgment and find that TPM 2022-124 is exempt from CEQA pursuant to State CEQA Guidelines §15315 (Class 15 - Minor Land Divisions), as it applies to the division of property in urbanized areas zoned for residential use into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on September 29, 2022, and notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center, and on the City website on September 29, 2022. As of October 6, 2022, staff has received two phone calls from residents inquiring more information about the project's details.

CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. Including the recommended conditions of approval, the proposed subdivision located within the existing SP-7 District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution PC 2022-16, recommending approval of TPM 2022-124 to the City of Placentia City Council and making the findings to permit the subdivision of an approximately 0.41 acre (17,860 square feet) lot into two parcels located at 502 N. Gerhold Lane (Assessor's Parcel Number 341-421-33) and make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title

14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

Prepared and submitted by:



Lesley Whittaker
Associate Planner

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2022-16 recommending City Council approval of TPM 2022-124
 - 1.a. Conditions of Approval
2. Vicinity Map
3. Proposed Tentative Parcel Map No. 2022-124

RESOLUTION NO. PC-2022-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING TENTATIVE PARCEL MAP (TPM) 2022-124 PERTAINING TO THE SUBDIVISION OF AN APPROXIMATELY 0.41 ACRE (17,860 SQUARE FEET) LOT INTO TWO PARCELS LOCATED AT 502 N. GERHOLD LANE (ASSESSOR'S PARCEL NUMBER 341-421-33) AND MAKING FINDINGS THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SET FORTH IN TITLE 14 CCR § 15315 (CLASS 15 – MINOR LAND DIVISIONS) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES.

A. Recitals.

(i) Blain Meith, representing Realm California, LLC., at Assessor's Parcel Number 341-421-33 at 502 N. Gerhold Lane, ("Applicant" hereinafter) heretofore filed an application for approval of Tentative Parcel Map (TPM) 2022-124, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Tentative Parcel Map request is referred to as the "Application".

(ii) On October 11, 2022, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) 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:

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed project will not be: (1) detrimental 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 (2) injurious to the property or improvements within the neighborhood or within the city as it only involves the subdivision of land for the purposes of the future sales and conveyance of the subject lots. Subject to compliance with the attached Conditions of Approval and Standard

Development Requirements (Attachments "A"), this development complies with all applicable code requirements and development standards of Title 23 of the Placentia Municipal Code, Specific Plan 7, and Title 22, and all applicable Building Codes and other Regulations of the Placentia Municipal Code.

b. Accepting that the Planning Commission recommends approval of Tentative Parcel Map 2022-124, as the proposed use will be consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Specific Plan, and the proposed use does not involve any change in the land use designation of the subject site. The proposed project involves the subdivision of an approximately 0.41 acre (17,860 square foot) lot into 2 parcels located at 502 N. Gerhold Lane (Assessor's Parcel Number 341-421-33) in the "SP-7" (Specific Plan 7) which is a development type that is consistent with the land use designation within the Specific Plan, which is Low Density Residential.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 22.80 Subdivision of four or less parcels. The proposed Development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed subdivision and related on and off-site improvements are in compliance with applicable requirements of the Placentia Municipal Code.

e. That the proposed map is consistent with the General Plan. The proposed Tentative Parcel Map is to subdivide a larger parcel into three smaller parcels. In an overall review of the General Plan, the proposed subdivision is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan land use element under policy 2.4, "that, Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to be compatible with adjacent neighborhoods." The subject site is a 0.41-acre site. The subdivision will allow for the development of two additional single-family homes on the newly created parcels. Furthermore, it is an objective of the City's Housing Element to increase the overall housing stock within the City. This includes providing sufficient housing to meet the City's share of the Regional Housing Needs Assessment (RHNA). By allowing the proposed project to be constructed there will be an increase in the housing inventory by two units. For these reasons, approval of the Tentative Parcel Map is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan.

f. That the site is physically suitable for the type and density of development. The subject site is a 0.41 acre parcel, which has been designed to accommodate the units, as well as sufficient parking, landscaping, and open space. Based on this, the subject site is adequate to accommodate the SP-7 Zoning Designation.

g. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a subdivision of a 0.41-acre lot into 2 parcels.

h. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. All of the easements will be protected in place.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure wildlife or their habitat. The subject site is an underutilized single-family use. There are no known areas within the City that host wildlife or their habitat, most particularly species.

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) guidelines set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions), the City of Placentia Environmental Guidelines, and California Public Resources Code §§ 21000, *et seq.*, and to direct staff to file a Notice of Exemption with respect to the subject Project;

(b). That, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of Tentative Parcel Map 2022-124 to the City of Placentia City Council, as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

5. The Secretary to 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 11th day of October 2022.

FRANK PEREZ, CHAIR

I, Joseph 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 11th day of October 2022, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of October 2022, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

JOE LAMBERT
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

CITY ATTORNEY

Attachment A
Special Conditions of Approval for
Tentative Parcel Map 2022-124 (TPM 2022-124)
502 N. Gerhold Lane (APN: 341-421-33)

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 OF 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. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
2. 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.
3. Approval of Tentative Parcel Map (TPM) 2022-124 and the resulting Final Map is contingent upon City Council approval.
4. TPM 2022-124 shall expire twenty-four (24) months after City Council approval or conditional approval if a final map is not recorded. Upon written request by the developer the time limit may be extended an additional twelve (12) months by City Council.

5. The developer/owner of each resulting lot shall be required to join any applicable Homeowner's Association (HOA) that the properties fall within the boundaries of.
6. Prior to the issuance of a building permit(s) for improvements on the resulting parcels, the Applicant/builder shall submit plans for a Site Plan Review (SPR), at which time all structures, walls, fences, and patios must comply with the underlying Zoning prior to approval of the SPR. This may require removal of existing block walls, etc..
7. A final map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
8. Prior to the recordation of the Final Parcel Map, an exhibit shall be reviewed and approved by the Director of Development Services or designee, indicating and detailing how access to Lot 1 and Lot 2 will be omitted from Van Buren Street, resulting in only one public right of way access point to both Lot 1 and Lot 2 from Gerhold Lane.
9. TPM 2022-124 and the related Final Map shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
10. Any modifications to the approved Tentative Parcel Map and any modifications which will change, expand or intensify the use 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 Placentia Planning Commission or may be approved administratively by City staff.
11. Prior to final release of the buildings for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
12. Prior to the development of the parcels, the Applicant will provide certification of well abandonment from CALGEM (California Geologic Energy Management Division) and any mitigation measures needed for development atop and/or in proximity of any oil wells.
13. Applicant/builder is responsible, at its sole cost and expense, to cause all cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility

companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior to issuance of a certificate of occupancy. Applicant/builder shall provide the City with "as built" plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way.

14. Developer shall pay in full to the City of Placentia, any and all applicable citywide Development Impact Fees (including, but not limited to fees relating to recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, public safety impacts and affordable housing impacts) adopted by and set forth by the City Council, as set forth in Chapter 5 of the Placentia Municipal Code, in effect at the time building permits are issued prior to issuance of the first building permit for each respective property.
15. Developer and/or property owner agrees to approve the incorporation of the project into Community Facilities District No. CFD 2014-01 (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 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 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.
17. 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.
18. Developer and/or property owner agrees that the City may, at its sole election, require that, instead of 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, provided that the incorporation of the new CFD does not otherwise delay the development of the project; in which event the project shall instead be annexed into SLD 1981-01 and/or LMD 1992-1. Any

automatic fee increases for the Community Services District shall not be inconsistent with the approved rate study.

DEVELOPMENT SERVICES DEPARTMENT - BUILDING DIVISION

19. The parcel maps shall be prepared, sealed, and signed by a California licensed land surveyor or a California licensed civil engineer who had been licensed prior to January 1982.
20. Complete orientation of the proposed line between the two parcels shall be addressed on the Tentative Parcel Map No. 2022-124.
21. The parcels map after being approved by the City shall be recorded by the Orange County Recording Office.

PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

22. All improvement and grading plans shall be drawn on twenty-four (24) inches by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
23. The following items are required for the entitlement review:
 - a. Preliminary grading and drainage plan.
 - b. Preliminary geotechnical report.
 - c. Preliminary hydrology/drainage study.
 - d. Preliminary Water Quality Management Plan (WQMP) in the form and content per the City's WQMP template.
 - e. Sewer capacity study.
24. 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.
25. 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 ensure 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.
26. 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.

27. Recent title report to clarify the ownership and all easements on the property.
28. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post excavation activities.

GRADING

29. 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.
30. Prior to the issuance of a grading permit, the applicant shall prepare 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>)
31. 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.

32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. The final grading plan for this parcel shall be substantially the same, specifically regarding pad elevations, size, and configuration as the proposed grading illustrated on the approved site plan. If there is a significant deviation between the two plans the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Development Services Director and the City Engineer may refer the matter to the Planning Commission for an opinion before deciding.

39. 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.
40. 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.
41. The applicant shall provide a quitclaim or relocation of existing easements as applicable in the plan review process prior to issuance of grading permit.
42. Provide and identify all pavement and driveway paving materials used inside and outside of the development areas. Identify all storm drain structures, types, sizes, and specifications on the plans.
43. 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. Golden State Water Company currently operates a water well pump at the northwest corner of Bradford Avenue and Crowther Avenue.

Public Improvements and Construction

44. Applicant shall be responsible for reconstruction of the existing pavement within the limits of the project. The applicant shall provide street resurfacing using grind to a depth of 2-inch and 2-inch overlay. Applicant may also be responsible for reconstruction of the driveway approaches, sidewalks, curb and gutters, streetlights, and street trees as determined by the City Engineer. The limit of the paving shall include full width of the street along the entire property frontage. All public improvements shown on the plans and the map shall be constructed to the City of Placentia's standards, ordinances, policies
45. Prior to issuance of 1st occupancy permit, all new public improvements including curb, gutter, sidewalk, asphalt concrete pavement, and streetlights within property boundaries shall be constructed satisfactorily to the City Engineer.
46. Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 150 feet at a grade and alignment approved by the City Engineer.
47. All ADA improvements constructed within the public right of way must meet the latest ADA and CBC standards and will require CASp inspection during construction and be certified by the CASp inspector. All CASp inspection and related activities shall be provided and paid for by the applicant and the developer.
48. Prior to recordation of final map or issuance of building permit if recordation has

already been accomplished, the applicant shall enter into an agreement and post security bond, in a form and amount acceptable to the City Engineer, guaranteeing the construction of public improvements in conformance with applicable City standards and the City Code, including, but not limited to the following:

49. Street improvement including, but not limited to: pavement, curb and gutter, sidewalks, driveway approaches, street lights, signing, striping, traffic signal systems and other traffic control devices as appropriate.
 - a. Storm drain facilities
 - b. Landscaping
 - c. Sewer systems
 - d. Street lighting

Storm Drain Improvements and Construction

50. 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.
51. Drainage easements, when required, shall be shown on the grading plans, and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed."
52. 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.
53. 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.

54. The post development peak flow rate generated from the project site shall be less than or equal to the predevelopment peak flow rate from the site for all frequency storms up to and including 100-year return.
55. 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

56. Sewer flow calculations justifying pipeline 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 in accordance with the City's Guidelines to evaluate the proposed sewer flow rates into the City sewer system using current flow rate and for pipeline capacity availability. Please see attached "Sewer Capacity Guidelines."
57. Prior to issuance of building permits, 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.
58. 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.
59. 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.
60. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.
61. Installation of new sanitary sewer manholes may be required at the discretion of the City Engineer and OCSC. All sanitary sewer improvements shall be in accordance with the latest OC Public Works Department Standards.

Traffic

62. Provide new and modify the existing striping modifications within the limits of the new paving and the project.

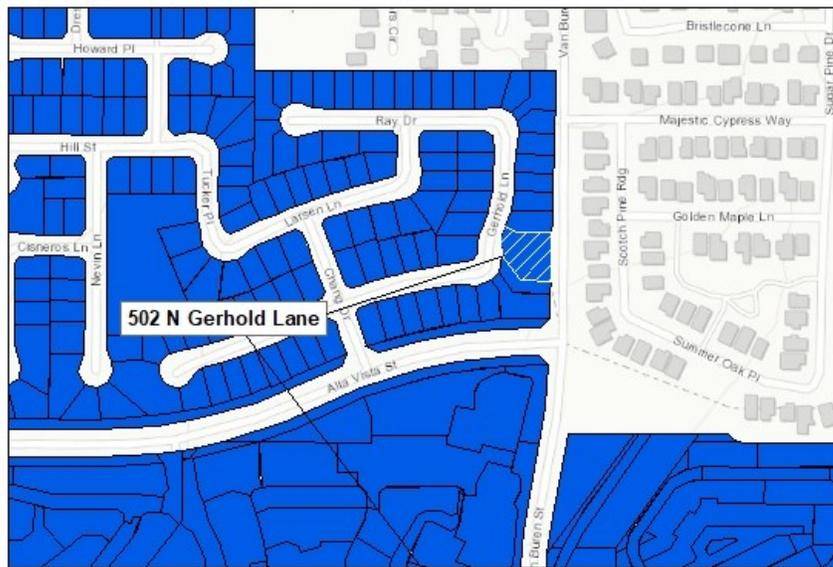
Final Map

63. Applicant shall provide a quitclaim or relocation of any existing easements that affect the proposed development.
64. The applicant shall prepare and submit a preliminary title report not older than 90 days.
65. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement for providing the necessary right-of-way design and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.
66. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer.
67. This project falls under the City's Municipal Code: 8.04.390 Special requirements for construction/deconstruction waste. This is to ensure the diversion of at least fifty (50) percent of all construction/deconstruction waste generated within the city the following special requirements apply to all covered projects as listed in Section 8.04.400:
 - a) All contractors or owner-builders applying for a permit are required to complete a project form and attest that only an authorized city agent will be used to haul debris and other solid waste generated by that project.
 - b) All contractors or owner-builders are required to place a deposit with the city to ensure their compliance with the required use of an authorized city agent. The specific deposit amount shall be an equivalent to One (1.00) percent of the total project value.
 - c) Upon completion of the project, and if proof deemed satisfactory by the city confirms that all solid waste hauling for that project was done by an authorized city agent then a full refund of the deposit will be made. Acceptable forms of proof are weight tickets, collection receipts, billings, or similar statements from an authorized city agent showing that they performed solid waste collection at the location established for that project. It is the contractor's or owner-builders' responsibility to provide receipts covering all hauling activity for that project. Failure to provide complete records will be deemed as noncompliance.

- d) Failure to provide receipts or other acceptable proof of compliance for all solid waste hauling on a project will result in the forfeiture of one hundred (100) percent of deposited funds. (O-2011-08 § 2, 2011)



ATTACHMENT 2. VICINITY MAP TPM 2022-124; 502 GERHOLD LANE



Aerial A

Zoning Code

<all other values>	R-2 (MHP)
<Null>	R-3
C-1	R-3 (O-1)
C-1 (O)	R-A
C-1 (O-1)	R-G
C-2	R-G (O)
C-2-H65	R-G(O) & C-1 (O)
C-M	RPC (O)
C-O	SP-1
M	SP-2
M (O)	SP-3
M (PMD)	SP-4
PUD-1	SP-5
PUD-2	SP-6 (O)
PUD-2 (O)	SP-7
PUD-3	SP-8
PUD-3 (O)	SP-9
PUD-4	SP-10
R-1	T-C
R-1 (MHP)	Old Town
R-1 (O)	TOD
R-2	



Aerial B

TENTATIVE PARCEL MAP NO. 2022-124

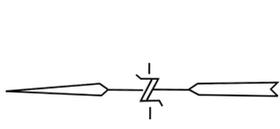
IN THE CITY OF PLACENTIA, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

BEING A SUBDIVISION OF LOT NO. 223 OF TRACT NO. 14161, AS PER MAP RECORDED
IN BOOK 673, PAGES 37-48 INCLUSIVE, MISCELLANEOUS MAPS, IN THE OFFICE OF THE
COUNTY RECORDER, ORANGE COUNTY, CALIFORNIA.

2 LOTS 0.41 ACRES (NET & GROSS) MARCH 2022

SUBDIVIDER:
REALM California, LLC
1746 F South Victoria Avenue, #245
VENTURA, CA 93003
Contact: Blain Meith 985-630-9165
blain.meith@earthlink.net

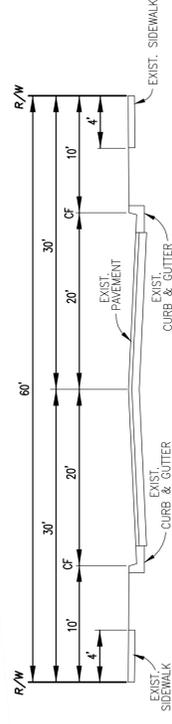
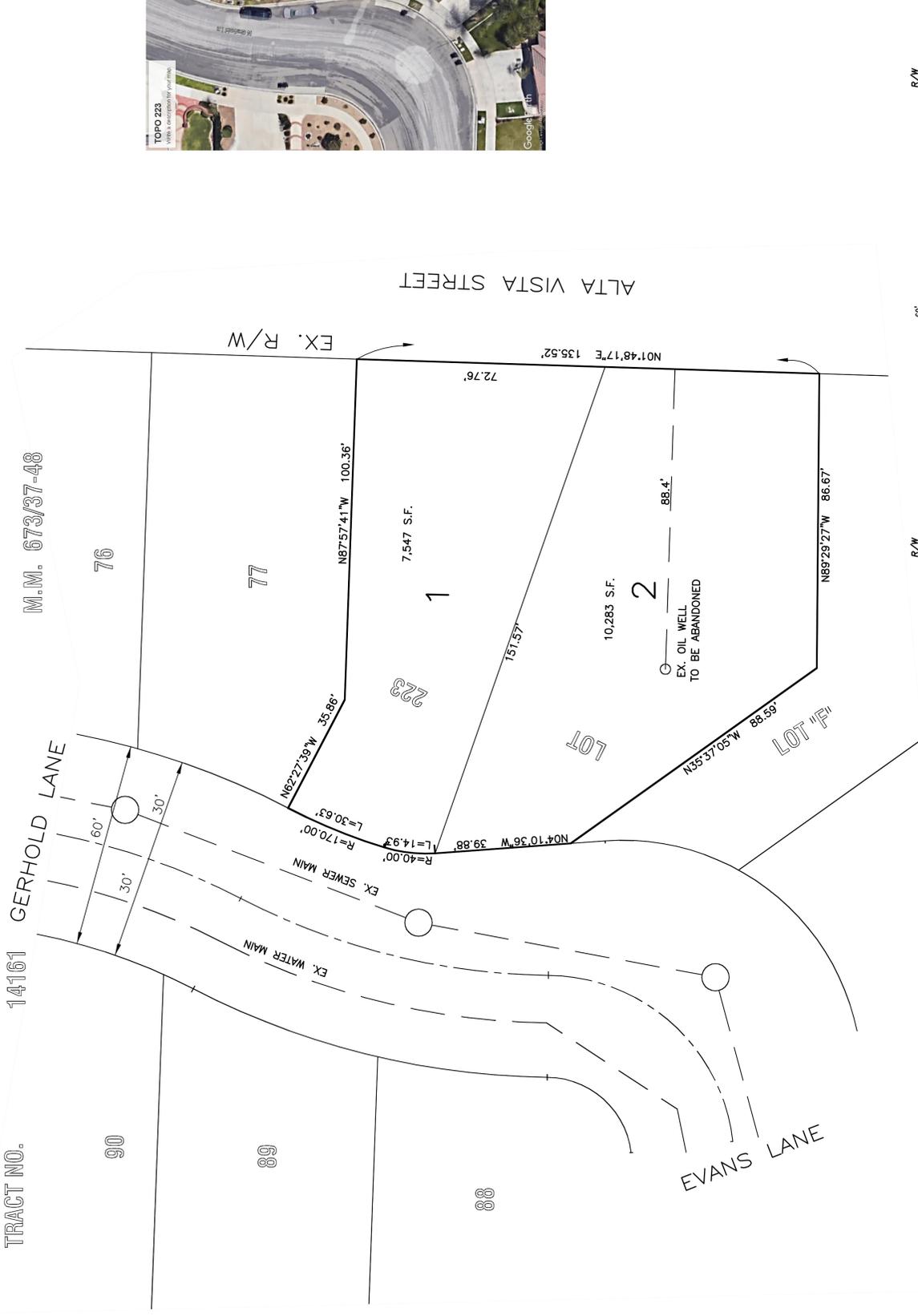
PREPARED BY:
KING CIVIL ENGINEERING CORP
26702 VALPARISO DRIVE
MISSION VIEJO, CA 92691
Contact: Tom King 714-996-7010
kingcivil@earthlink.net



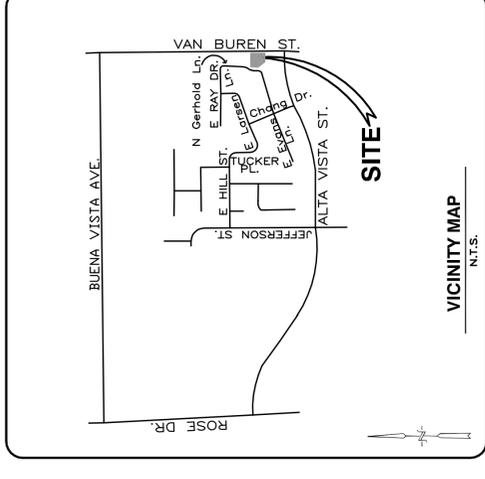
SCALE : 1" = 20'
0 20 40

TRACT NO.

14161 GERHOLD LANE
M.M. 673/37-48

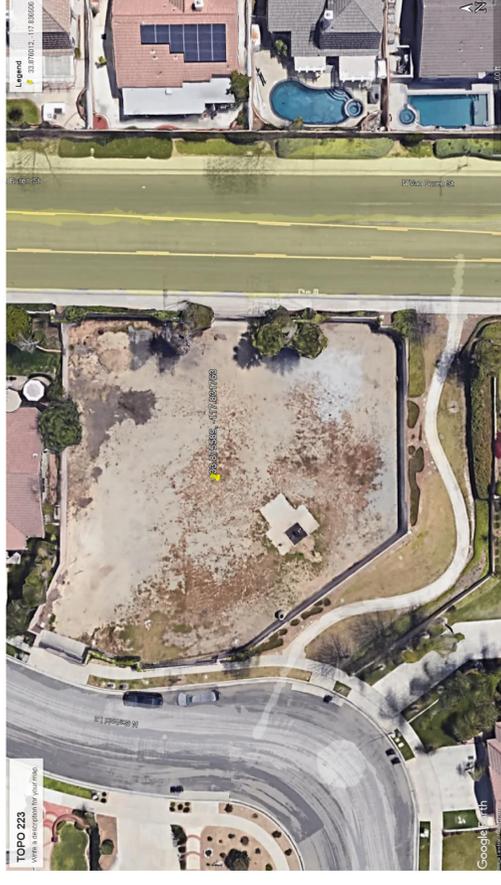


TYPICAL SECTION
GERHOLD LANE
SITE ADDRESS: 502 N. GERHOLD LANE



LEGEND

PAD=247.0	—	PROPOSED PAD ELEVATION
1	—	PROPOSED LOT NUMBER
— S —	—	EXISTING SEWER MAIN
— W —	—	EXISTING WATER MAIN
— S —	—	EXISTING FIRE HYDRANT
— W —	—	PROPOSED SEWER MAIN
— S —	—	PROPOSED WATER MAIN
— W —	—	PROPOSED FIRE HYDRANT
— S —	—	PROPOSED GRATE INLET
— W —	—	PROPOSED PVC DRAIN
— S —	—	PROPOSED PARKING STALL
— W —	—	PROPOSED WATER METER
— S —	—	PROPOSED BLOCK WALL
— W —	—	EXISTING BLOCK WALL
— S —	—	PROPOSED WATER VALVE
— W —	—	TOP OF CURB
— S —	—	FLOW LINE
— W —	—	FINISH SURFACE
— S —	—	FINISH GRADE
— W —	—	FINISH FLOOR
— S —	—	GARAGE FLOOR
— W —	—	INVERT
— S —	—	TOP OF GRATE
— W —	—	CURB FACE
— S —	—	R/W
— W —	—	RIGHT OF WAY
— S —	—	PLANTER



UTILITY PURVEYORS:

WATER: GOLDEN STATE WATER COMPANY
1920 W. CORPORATE WAY
ANNHEIM, CA. 92801

SEWER: CITY OF PLACENTIA
DEPARTMENT OF PUBLIC WORKS
410 S. MAIN ST. SUITE 100
PLACENTIA, CA. 92870

GAS: SOUTHERN CALIFORNIA GAS CO.
1119 S. STATE COLLEGE BLVD., SUITE G
ANNHEIM, CA. 92830

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
1851 W. VALENCIA DRIVE
FULLERTON, CA. 92833

TRASH: REPUBLIC DISPOSAL SERVICES
1131 N. BLUE GUM STREET
ANNHEIM, CA. 92807

TELEPHONE: AT&T
3939 E. CORONADO ST., SECOND FLOOR
ANNHEIM, CA. 92807

CABLE TV: TIME-WARNER

NOTES:

1. Proposed Use: Single Family Residential
2. Development of Lot; — Fully Developed Lots.
3. All Existing Structures On Site To Be Demolished.
4. Flood Zone "X".
5. Assessor's Parcel No. 341-421-33
6. Subdivider intends to comply with all requirements in Chapters 20.20, 22.16 through 22.64 and other laws of the City in regards to construction and erosion control.

OCFA NOTES:

1. All fire lane signs or red curb areas shall be shown on a site plan approved by the OCFA.
2. All structures will be protected with an approved automatic fire sprinkler system.

I, THOMAS A. KING, DEPOSE AND STATE THAT THE OWNERS
OF THIS PROPERTY, COMPRISING THE PROPOSED SUBDIVISION
NO. 2022-124 SHOWN ON THIS MAP, HAVE CONSENTED TO THE
PREPARATION AND SUBMISSION OF THIS MAP.



Thomas A. King

THOMAS A. KING R.C.E. NO. 16916
DATED THIS 23 DAY OF MARCH 2022



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: OCTOBER 11, 2022

SUBJECT: **CONTINUE PUBLIC HEARING REGARDING TENTATIVE PARCEL MAP (TPM) NO. 2022-125 PERTAINING TO THE SUBDIVISION OF AN +/- 0.48 ACRE LOT INTO THREE PARCELS LOCATED AT 406 NORTH NEVIN LANE WITHIN SP-7 (SPECIFIC PLAN 7)**

RECOMMENDATION:

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

1. Open the continued public hearing concerning TPM 2022-125; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-14, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2022-125 to permit the subdivision of an approximately 0.48-acre (20,908 square feet) parcel into three (3) parcels for a property within SP-7 (Specific Plan 7) located at 406 N. Nevin Lane (Assessor's Parcel Number 341-433-23) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

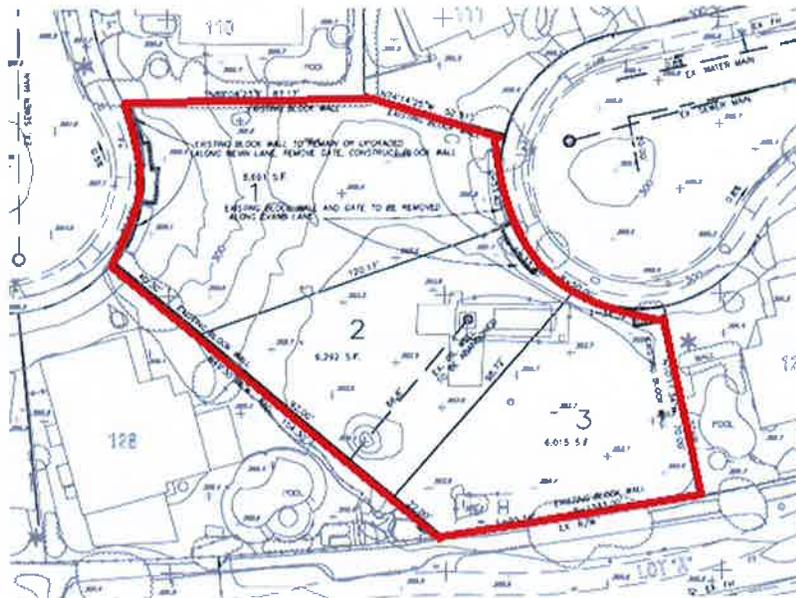
REQUEST:

The applicant, Blain Meith, is requesting the subdivision of an approximately 0.48-acre (20,908 square feet) parcel into three (3) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 406 N. Nevin Lane (Assessor's Parcel Number (APN) 341-433-23). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

DISCUSSION:

The parcel in which the subdivision is proposed is located at the terminus of Nevin Lane and extends eastwardly towards the terminus of Evans Lane. Currently, there is access via a gate on both Nevin Lane and Evans Lane. The Parcel Map will subdivide an existing 20,908 square foot lot into three (3) lots. See the table below for lots sizes.

Parcel No.	Lot Size (square feet)	Lot Size (acres)	Minimum Lot Size Required in SP-7 (LDR Designation)
1	8,691 sq. ft.	.20 acres	6,000 sq. ft.
2	6,292 sq. ft.	.14 acres	6,000 sq. ft.
3	6,015 sq. ft.	.14 acres	6,000 sq. ft.



Lot 1 is the largest and most northern most lot measuring 8,691 square feet and the width is approximately 67.82 feet. Currently the lot has dual access on Nevin Lane to the west and Evans Lane to the east. Placentia Municipal Code (PMC) section states that 22.16.050 (d) “double frontage lots shall be prohibited” unless a variance is approved. The referred Chapter 22.68 lists variances. The applicant is not requesting a variance but will remove an existing gate access along Nevin Lane and continue the existing six foot block wall, so the lot does not have double frontage.

Lot 2 is proposed to measure 6,292 square feet and the lot width is 62.7 feet, which meets the minimum standards, as defined by Specific Plan 7 development standards. Lot 2, in the center, is the location of an oil well, which is in process of being abandoned per CALGEM requirements. All future development of the lots will go through fire plan check and any mitigation measures needed for development over the oil well will be met.

Lot 3 is the southern most lot measuring 6,015 square feet and the lot width is approximately 75.98 feet. Entrance to the lot will be located on Evans Lane, as will the other two lots (1 & 2).

The proposed subdivision will allow for future sales and conveyance of the lots for the purpose of single-family homes, which is what current zoning within Specific Plan 7 (Low-Density Residential) permits in this location.

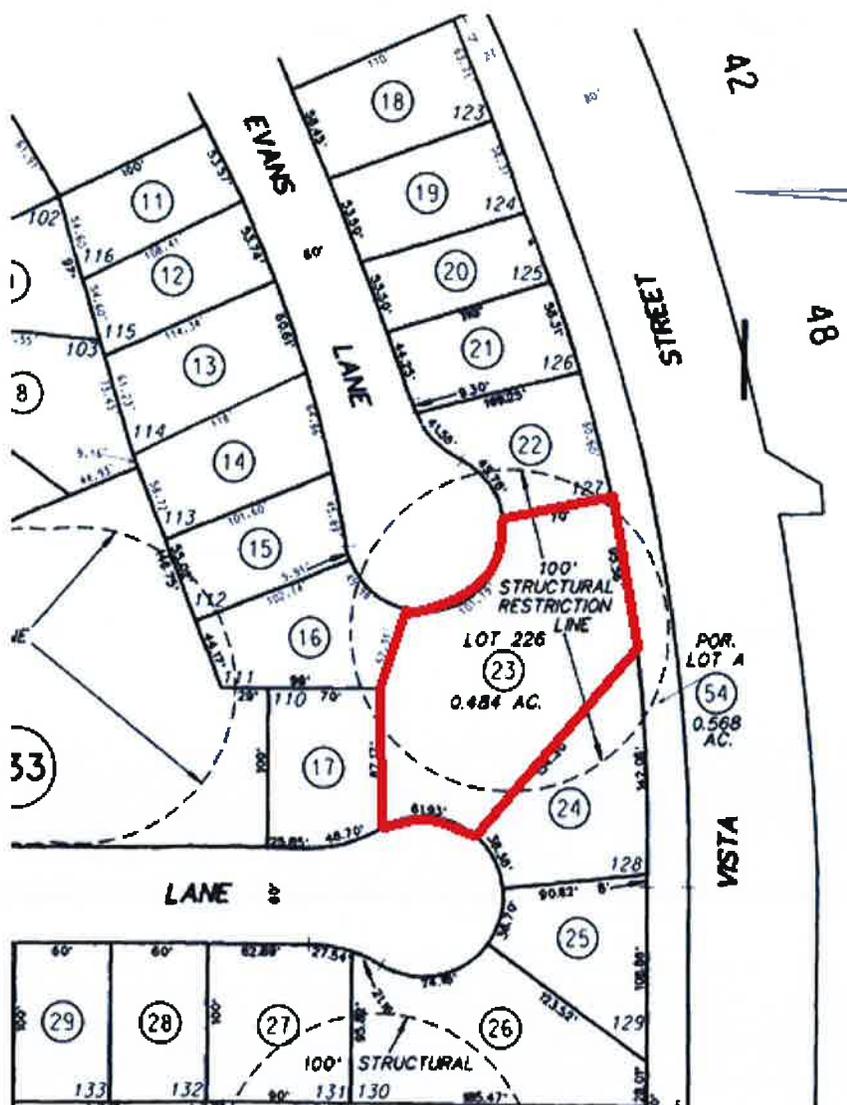
Subject Site and Surrounding Land Uses:

The subject site is located within an existing single-family residential district on the SEC of 406 N. Nevin Lane (APN: 341-433-23). The table below shows surrounding existing land uses, zoning, and General Plan and Specific Plan Land Use designations. The site contains an oil well on what is proposed as "Lot 2", which will be abandoned by the applicant utilizing CALGEM standards and requirements, as well as regulations from the Fire & Life Safety Department.

Surrounding Land Uses:

Location	Existing Land Use	General Plan Land Use Element Designation	Zoning Map Designation	Specific Plan Land Use Designation
Subject Site	Vacant	Specific Plan	SP-7 (Specific Plan 7)	Low Density Residential
North, South (Across Alta Vista), East, & West	Single-Family Residential	Specific Plan	SP-7	Low Density Residential

The surrounding parcels of the subject site are part of a residential tract recorded years ago. Lot sizes vary in similar sizes to the ones proposed by the applicant. See the Accessor's parcel map below.



ZONING COMPLIANCE STANDARDS:

Lot Standards

Section 23.107.070 of the PMC sets forth development standards defining the minimum lot width, lot depth, and lot area for the Low Density Residential (LDR) districts in SP 7. The SP-7 LDR development standards require a minimum lot size of 6,000 square feet for all interior lots and a minimum width of 60 feet. The proposed subdivision meets the minimum and average lot size requirements as previously mentioned. The development's double-frontage of Lot 1 will be conditioned to remove access to Nevin Lane on the westerly side, so the lot fronts only on Evan Lane, as the other two lots are proposed.

The development of this vacant parcel will enhance the cohesiveness of the neighborhood and blend in with the development standards used for the tract. Lot sizes are comparable to those surrounding and will maintain the low-density residential neighborhood character. The future homes will be required to join any existing HOA and must comply with all SP-7 development

standards whenever future applicant(s) submit development plans via the City's Site Plan Review (SPR) process.

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 judgment and find that TPM 2022-125 is exempt from CEQA pursuant to State CEQA Guidelines §15315 (Class 15 - Minor Land Divisions), as it applies to the division of property in urbanized areas zoned for residential use into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on September 1, 2022, public hearing notices were posted at the Civic Center, and on the City website on September 1, 2022. Public hearing notices were sent to property owners of record within a 300-foot radius of the subject property As of September 6, 2022, staff has received no comments in support or in opposition of the request.

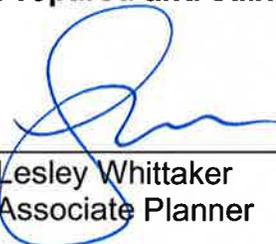
CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC, including the recommended conditions of approval. The proposed subdivision's location within the existing SP-7 District will be compatible with adjacent land uses will be consistent with the size of existing lots, and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

Staff recommends that this item be continued to the next regularly scheduled Planning Commission meeting to be held on October 11, 2022

Prepared and submitted by:



Lesley Whittaker
Associate Planner

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2022-14 recommending City Council approval of TPM 2022-125
 - 1.a. Conditions of Approval
2. Vicinity Map
3. Proposed Tentative Parcel Map No. 2022-125

RESOLUTION NO. PC-2022-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING TENTATIVE PARCEL MAP NO. TPM 2022-125 PERTAINING TO THE SUBDIVISION OF AN APPROXIMATELY 0.48 ACRE (20,908 SQUARE FEET) LOT INTO THREE PARCELS LOCATED AT 406 N. NEVIN LANE (ASSESSOR'S PARCEL NUMBER 341-433-23) AND MAKING FINDINGS THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SET FORTH IN TITLE 14 CCR § 15315 (CLASS 15 – MINOR LAND DIVISIONS) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES.

A. Recitals.

(i) Blain Meith, (“Applicant” hereinafter), representing Realm California, LLC., at 406 N. Nevin Lane, heretofore filed an application for approval of Tentative Parcel Map (TPM) 2022-125, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Tentative Parcel Map request is referred to as the “Application”.

(ii) On October 11, 2022, the City of Placentia Planning Commission (“Commission”) conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) 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 as follows:

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed project will not be: (1) detrimental 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 (2) injurious to the property or improvements within the neighborhood or within the city as it only involves the subdivision of land for the purposes of the future sales and conveyance of the subject lots. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), this development complies with all

applicable code requirements and development standards of Title 23 of the Placentia Municipal Code (PMC), Specific Plan 7 (SP-7), and Title 22, and all applicable Building Codes and other Regulations of the PMC.

b. Accepting that the Planning Commission recommends approval of TPM 2022-125, as the proposed use will be consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Specific Plan (SP), and the proposed use does not involve any change in the land use designation of the subject site. The proposed project involves the subdivision of an approximately 0.48 acre (20,908 square foot) lot into three parcels located at 406 N. Nevin Lane (APN 341-433-23) in the SP-7 which is a development type that is consistent with the land use designation within the Specific Plan, which is Low Density Residential.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of PMC Chapter 22.80 Subdivision of four or less parcels. The proposed development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed subdivision and related on and off-site improvements are in compliance with applicable requirements of the PMC.

e. That the proposed map is consistent with the General Plan. The proposed TPM is to subdivide a larger parcel into three smaller parcels. In an overall review of the General Plan, the proposed subdivision is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan Land Use element under Policy 2.4, "that, large, contiguous vacant or underutilized parcels should be comprehensively planned for development to be compatible with adjacent neighborhoods." The subject site is a 0.48-acre site. The subdivision will allow for the development of three additional single-family homes on the newly created parcels. Furthermore, it is an objective of the City's Housing Element to increase the overall housing stock within the City. This includes providing sufficient housing to meet the City's share of the Regional Housing Needs Assessment (RHNA). By allowing the proposed project to be constructed there will be an increase in the housing inventory by three units. For these reasons, approval of the Tentative Parcel Map is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan.

f. That the site is physically suitable for the type and density of development. The subject site is a 0.48 acre parcel, which has been designed to accommodate future single family units, as well as sufficient parking, landscaping, and

open space. Based on this, the subject site is adequate to accommodate the SP-7 Zoning Designation.

g. That the design of the subdivision or type of future improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a subdivision of a 0.48-acre lot into 3 parcels.

h. That the design of the subdivision or the type of future improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. All of the easements will be protected in place.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure wildlife or their habitat. The subject site is an underutilized single-family use located within an urbanized area. There are no known areas within the City that host wildlife or their habitat, most particularly species.

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) guidelines set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions), the City of Placentia Environmental Guidelines, and California Public Resources Code §§ 21000, *et seq.*, and to direct staff to file a Notice of Exemption with respect to the subject Project;

(a). That, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of TPM 2022-125 to the City of Placentia City Council, as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

5. The Secretary to 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 11th day of October 2022.

FRANK PEREZ, CHAIR

I, Joseph 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 11th day of October 2022, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of October 2022, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

JOE LAMBERT
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY
KATHYA FIRLIK

Attachment A
Special Conditions of Approval for
Tentative Parcel Map No. TPM 2022-125
406 N. Nevin Lane (APN: 341-433-23)

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 OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE TENTATIVE PARCEL MAP TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
2. 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.
3. Approval of TPM 2022-125 and the resulting Final Map is contingent upon City Council approval.
4. TPM 2022-125 shall expire twenty-four (24) months after City Council approval or conditional approval if a final map is not recorded. Upon written request by the developer the time limit may be extended an additional twelve (12) months by City Council.

5. The developer/owner of each resulting lot shall be required to join any applicable Homeowner's Association (HOA) that the properties fall within the boundaries of.
6. The developer/owner of each resulting lot shall require HOA (if applicable) review of any landscape or wall/fence plans.
7. Prior to the development of the parcels, the Applicant/builder shall submit plans for a Site Plan Review (SPR), whereas all structures, walls, fences, and patios must comply with the underlying Zoning.
8. A final map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
9. TPM 2022-125 and the related Final Map shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
10. Any modifications to the approved TPM and any modifications which will change, expand or intensify the use 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 Placentia Planning Commission or may be approved administratively by City staff.
11. Prior to final release of any future buildings for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
12. Prior to the development of the parcels, the Applicant will provide certification of well abandonment from CALGEM (California Geologic Energy Management Division) and any mitigation measures needed for development atop and/or in proximity of any oil wells.
13. Prior to the recordation of the Final Parcel Map, an exhibit shall be reviewed and approved by the Director of Development Services or designee, indicating and detailing how public right of way access to Lot 1 on Nevin Lane will be omitted, resulting in only one access point to Lot 1, from Evans Lane.
14. Applicant/builder is responsible, at its sole cost and expense, to cause all cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated

approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior to issuance of a certificate of occupancy. Applicant/builder shall provide the City with “as built” plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way.

15. Developer shall pay in full to the City of Placentia, any and all applicable citywide Development Impact Fees (including, but not limited to fees relating to recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, and public safety impacts) adopted by and set forth by the City Council, as set forth in Chapter 5 of the Placentia Municipal Code, in effect at the time building permits are issued prior to issuance of the first building permit for each respective property.
16. Developer and/or property owner agrees to approve the incorporation of the project into Community Facilities District No. CFD 2014-01 (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
17. 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.
18. 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.
19. Developer and/or property owner agrees that the City may, at its sole election, require that, instead of 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, provided that the incorporation of the new CFD does not otherwise delay the development of the project; in which event the project shall instead be annexed into SLD 1981-01 and/or LMD 1992-1. Any automatic fee increases for the Community Services District shall not be inconsistent with the approved rate study.

DEVELOPMENT SERVICES DEPARTMENT - BUILDING DIVISON

20. The parcel maps shall be prepared, sealed, and signed by a California licensed land surveyor or a California licensed civil engineer who had been licensed prior to January 1982.
21. Complete orientation of the proposed line between the two parcels shall be addressed on the TPM No. 2022-125.
22. The parcels map after being approved by the City shall be recorded by the Orange County Recording Office.

PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

23. All improvement and grading plans shall be drawn on twenty-four (24) inches by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
24. The following items are required for the entitlement review:
 - a. Preliminary grading and drainage plan.
 - b. Preliminary geotechnical report.
 - c. Preliminary hydrology/drainage study.
 - d. Preliminary Water Quality Management Plan (WQMP) in the form and content per the City's WQMP template.
 - e. Sewer capacity study.
25. 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.
26. 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 ensure 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.
27. 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.
28. Recent title report to clarify the ownership and all easements on the property.

29. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post excavation activities.

GRADING

30. 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.
31. Prior to the issuance of a grading permit, the applicant shall prepare 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>)
32. 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.
33. 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.

34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. The final grading plan for this parcel shall be substantially the same, specifically regarding pad elevations, size, and configuration as the proposed grading illustrated on the approved site plan. If there is a significant deviation between the two plans the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Development Services Director and the City Engineer may refer the matter to the Planning Commission for an opinion before deciding.
40. 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.

41. 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.
42. The applicant shall provide a quitclaim or relocation of existing easements as applicable in the plan review process prior to issuance of grading permit.
43. Provide and identify all pavement and driveway paving materials used inside and outside of the development areas. Identify all storm drain structures, types, sizes, and specifications on the plans.
44. 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. Golden State Water Company currently operates a water well pump at the northwest corner of Bradford Avenue and Crowther Avenue.

Public Improvements and Construction

45. Applicant shall be responsible for reconstruction of the existing pavement within the limits of the project. The applicant shall provide street resurfacing using grind to a depth of 2-inch and 2-inch overlay. Applicant may also be responsible for reconstruction of the driveway approaches, sidewalks, curb and gutters, streetlights, and street trees as determined by the City Engineer. The limit of the paving shall include full width of the street along the entire property frontage. All public improvements shown on the plans and the map shall be constructed to the City of Placentia's standards, ordinances, policies
46. Prior to issuance of 1st occupancy permit, all new public improvements including curb, gutter, sidewalk, asphalt concrete pavement, and streetlights within property boundaries shall be constructed satisfactorily to the City Engineer.
47. Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 150 feet at a grade and alignment approved by the City Engineer.
48. All ADA improvements constructed within the public right of way must meet the latest ADA and CBC standards and will require CASp inspection during construction and be certified by the CASp inspector. All CASp inspection and related activities shall be provided and paid for by the applicant and the developer.
49. Prior to recordation of final map or issuance of building permit if recordation has already been accomplished, the applicant shall enter into an agreement and post security bond, in a form and amount acceptable to the City Engineer, guaranteeing

the construction of public improvements in conformance with applicable City standards and the City Code, including, but not limited to the following:

50. Street improvement including, but not limited to: pavement, curb and gutter, sidewalks, driveway approaches, street lights, signing, striping, traffic signal systems and other traffic control devices as appropriate.
 - a. Storm drain facilities
 - b. Landscaping
 - c. Sewer systems
 - d. Street lighting

Storm Drain Improvements and Construction

51. 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.
52. Drainage easements, when required, shall be shown on the grading plans, and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed."
53. 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.
54. 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.
55. The post development peak flow rate generated from the project site shall be less

than or equal to the predevelopment peak flow rate from the site for all frequency storms up to and including 100-year return.

56. 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

57. Sewer flow calculations justifying pipeline 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 in accordance with the City's Guidelines to evaluate the proposed sewer flow rates into the City sewer system using current flow rate and for pipeline capacity availability. Please see attached "Sewer Capacity Guidelines."
58. Prior to issuance of building permits, 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.
59. 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.
60. 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.
61. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.
62. Installation of new sanitary sewer manholes may be required at the discretion of the City Engineer and OCSC. All sanitary sewer improvements shall be in accordance with the latest OC Public Works Department Standards.

Traffic

63. Provide new and modify the existing striping modifications within the limits of the new paving and the project.

Final Map

64. Applicant shall provide a quitclaim or relocation of any existing easements that affect the proposed development.
65. The applicant shall prepare and submit a preliminary title report not older than 90 days.
66. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement for providing the necessary right-of-way design and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.
67. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer.
68. This project falls under the City's Municipal Code: 8.04.390 Special requirements for construction/deconstruction waste. This is to ensure the diversion of at least fifty (50) percent of all construction/deconstruction waste generated within the city the following special requirements apply to all covered projects as listed in Section 8.04.400:
 - a) All contractors or owner-builders applying for a permit are required to complete a project form and attest that only an authorized city agent will be used to haul debris and other solid waste generated by that project.
 - b) All contractors or owner-builders are required to place a deposit with the city to ensure their compliance with the required use of an authorized city agent. The specific deposit amount shall be an equivalent to One (1.00) percent of the total project value.
 - c) Upon completion of the project, and if proof deemed satisfactory by the city confirms that all solid waste hauling for that project was done by an authorized city agent then a full refund of the deposit will be made. Acceptable forms of proof are weight tickets, collection receipts, billings, or similar statements from an authorized city agent showing that they performed solid waste collection at the location established for that project. It is the contractor's or owner-builders' responsibility to provide receipts covering all hauling activity for that project. Failure to provide complete records will be deemed as noncompliance.

- d) Failure to provide receipts or other acceptable proof of compliance for all solid waste hauling on a project will result in the forfeiture of one hundred (100) percent of deposited funds. (O-2011-08 § 2, 2011)

FIRE DEPARTMENT

- 69. A stand alone residential site plan is required for the proposed residence. Provide a detailed site plan that shows compliance with CFC 503. The site plan shall indicate the square footage of the proposed residence. Indicate on the site plan the location of the nearest fire hydrant to the property line.
- 70. Evidence of sufficient fire flow of 1,500 GPM for 2 hours shall be provided to the City of Placentia. The City of Placentia Building and Fire Marshal Water Availability/Fire Flow form shall be utilized.
- 71. The property is located in an Administrative Boundary as indicated by the Division of Oil, Gas and Geothermal Resources (D.O.G.G.R.). These are areas that have the potential for methane soil contamination. A licensed geotechnical company shall submit the report. If the report indicates elevated levels of methane, methane mitigation will be required for the proposed structure.



ATTACHMENT 2. VICINITY AND ZONING MAP

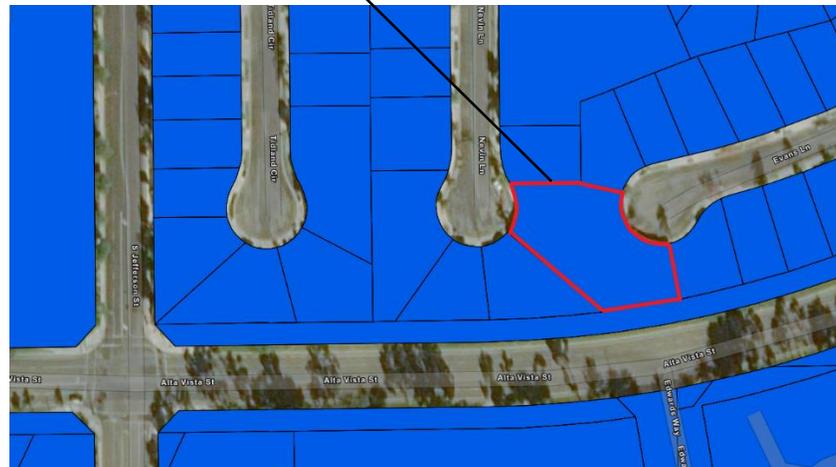
TPM 2022-125; 406 NEVIN LN.



Aerial A.

Zoning Code

	C-1		R-3
	C-1 (O)		R-3 (O-1)
	C-1 (O-1)		R-A
	C-2		R-G
	C-2-H65		R-G (O)
	C-M		R-G(O) & C-1 (O)
	C-O		RPC (O)
	M		SP-1
	M (O)		SP-2
	M (PMD)		SP-3
	PUD-1		SP-4
	PUD-2		SP-5
	PUD-2 (O)		SP-6 (O)
	PUD-3		SP-7
	PUD-3 (O)		SP-8
	PUD-4		SP-9
	R-1		SP-10
	R-1 (MHP)		T-C
	R-1 (O)		Old Town
	R-2		TOD
	R-2 (MHP)		N/A



Aerial B.

TENTATIVE PARCEL MAP No. 2022-125

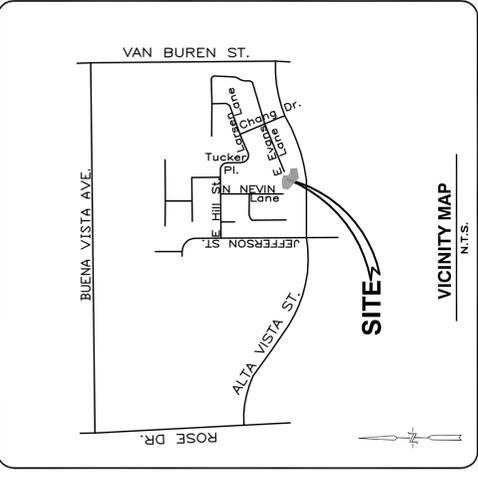
BEING A SUBDIVISION OF LOT NO. 226 OF TRACT NO. 14161, AS PER MAP RECORDED IN BOOK 673, PAGES 37-48 INCLUSIVE, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER, ORANGE COUNTY, CALIFORNIA.

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA

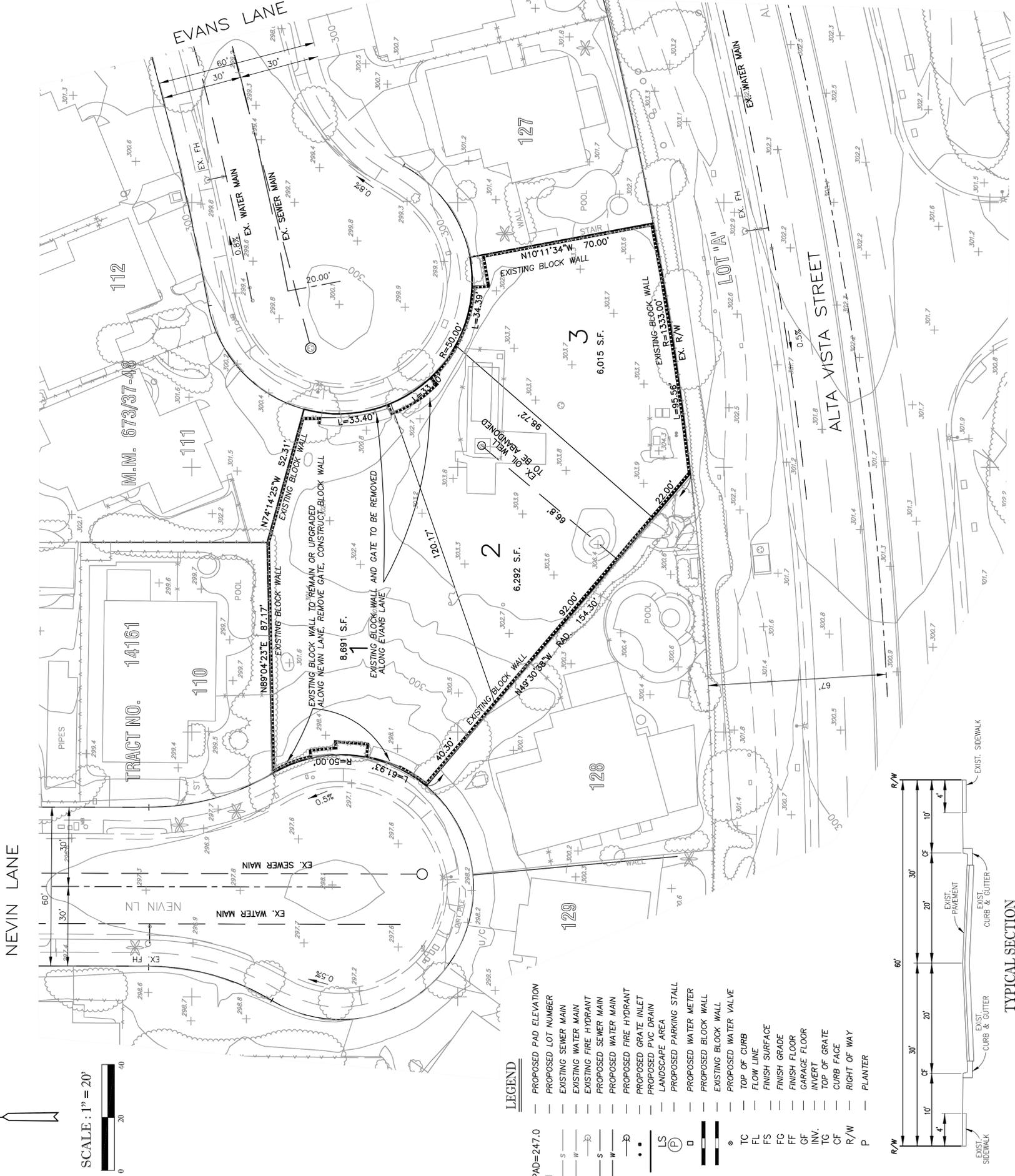
3 LOTS 0.48 ACRES (NET & GROSS) AUGUST 2022

SUBDIVIDER:
 REALM California, LLC
 1746 F. South Ventura Avenue, #215
 VENTURA, CA 93003
 Contact: Blain Meith 985-630-9165
 blain.meith@calrg.com

PREPARED BY:
 KING CIVIL ENGINEERING CORP
 26702 VALPARISO DRIVE
 MISSION VIEJO, CA 92691
 Contact: Tom King 714-996-7010
 kingcivil@earthlink.net

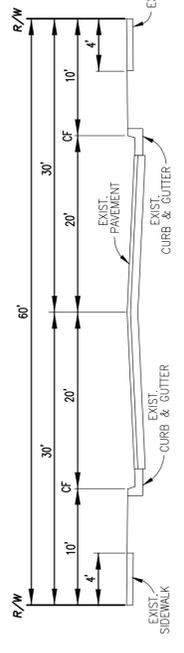


SCALE: 1" = 20'

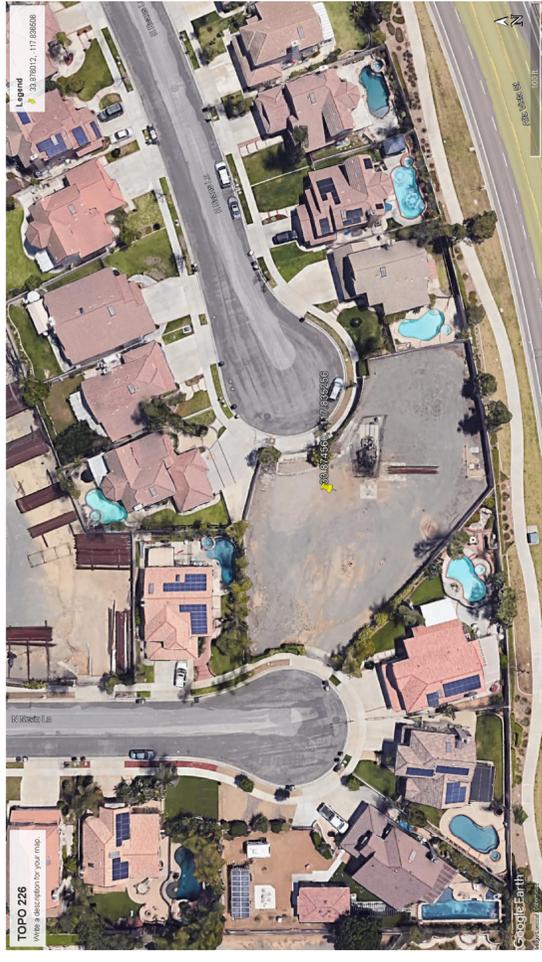


LEGEND

PAD-247.0	PROPOSED PAD ELEVATION
1	PROPOSED LOT NUMBER
S	EXISTING SEWER MAIN
W	EXISTING WATER MAIN
—H—	EXISTING FIRE HYDRANT
—S—	PROPOSED SEWER MAIN
—W—	PROPOSED WATER MAIN
—H—	PROPOSED FIRE HYDRANT
—G—	PROPOSED GRATE INLET
—D—	PROPOSED PVC DRAIN
•••	LANDSCAPE AREA
LS	PROPOSED PARKING STALL
⊕	PROPOSED WATER METER
⊖	PROPOSED BLOCK WALL
⊖	EXISTING BLOCK WALL
⊖	PROPOSED WATER VALVE
TC	TOP OF CURB
FL	FLOW LINE
FS	FINISH SURFACE
FG	FINISH GRADE
FF	FINISH FLOOR
CF	GARAGE FLOOR
INV.	INVERT
TG	TOP OF GRATE
CF	CURB FACE
R/W	RIGHT OF WAY
P	PLANTER



TYPICAL SECTION
 NEVIN LANE
 EVANS LANE
 SITE ADDRESS: 406 N. NEVIN LANE



UTILITY PURVEYORS:

- WATER: GOLDEN STATE WATER COMPANY
1920 W. CORPORATE WAY
ANAHEIM, CA. 92801
- SEWER: CITY OF PLACENTIA
DEPARTMENT OF PUBLIC WORKS
401 E. CHAPMAN AVENUE
PLACENTIA, CA. 92870
- GAS: SOUTHERN CALIFORNIA GAS CO.
1919 S. STATE COLLEGE BLVD., SUITE G
ANAHEIM, CA. 92830
- ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
1851 W. VALENCIA DRIVE
FULLERTON, CA. 92833
- TRASH: REPUBLIC DISPOSAL SERVICES
1131 N. BLUE GUM STREET
TELEPHONE: AT&T
3939 E. CORONADO ST., SECOND FLOOR
ANAHEIM, CA. 92807
- CABLE TV: TIME-WARNER

BENCHMARK:

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-100-75", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BUENA VISTA AVENUE AND JEFFERSON STREET, 155 FT. WESTERLY OF THE CENTERLINE OF JEFFERSON AND 28.5 FT. NORTHERLY OF THE CENTERLINE OF BUENA VISTA. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
 BENCHMARK: 2C-100-75 305.977 NAVD88 YEAR 2006

NOTES:

- Proposed Use: Single Family Residential Development of Lot: Fully Developed Lots
- All Existing Structures On Site To Be Demolished.
- Flood Zone "X".
- Assessor's Parcel No. 341-433-23
- Subdivider intends to comply with all requirements in Chapters 20.20, 22.16 through 22.64 and other laws of the City in regards to construction and erosion control.
- Specific Plan 7 Zoning District.
- Venicular access rights fronting Nevin Lane to be relinquished.

PFLS NOTES:

- All fire lane signs or red curb areas shall be shown on a site plan approved by the PFLS.
- All structures will be protected with an approved automatic fire sprinkler system.

I, THOMAS A. KING, DEPOSE AND STATE THAT THE OWNERS OF THIS PROPERTY COMPRISING THE PROPOSED SUBDIVISION NO. 2022-125 SHOWN ON THIS MAP, HAVE CONSENTED TO THE PREPARATION AND SUBMISSION OF THIS MAP.



THA King

THOMAS A. KING R.C.E. NO. 16916
 DATED THIS 15 DAY OF AUGUST, 2022



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: OCTOBER 11, 2022

SUBJECT: **CONTINUED PUBLIC HEARING REGARDING TENTATIVE PARCEL MAP (TPM) NO. 2022-127 PERTAINING TO THE SUBDIVISION OF AN +/- 0.40 ACRE LOT INTO TWO PARCELS LOCATED AT 1421 CISNEROS LANE WITHIN SP-7 (SPECIFIC PLAN 7)**

RECOMMENDATION:

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

1. Open the continued public hearing concerning TPM 2022-127; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-15, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2022-127 to permit the subdivision of an approximately 0.40-acre (17,424 square feet) parcel into two (2) parcels for a property within SP-7 (Specific Plan 7) located at 1421 Cisneros Lane (Assessor's Parcel Number 341-433-48) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

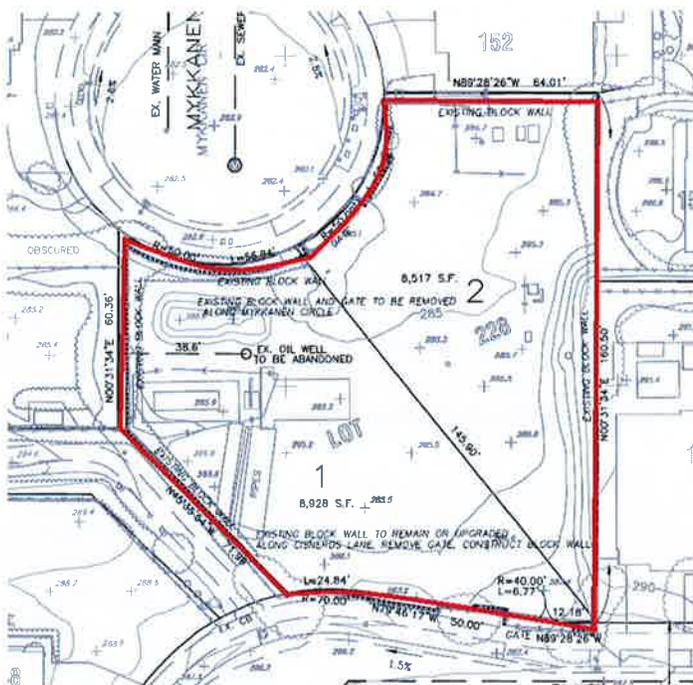
REQUEST:

The applicant, Blain Meith, is requesting the subdivision of an approximately 0.40-acre (17,424 square feet) parcel into two (2) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 1421 Cisneros Lane (Assessor's Parcel Number (APN) 341-431-01). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

DISCUSSION:

The subject site is located at the terminus of Mykkanen Circle and extends southerly to Cisneros Lane. There is currently access to the parcel from both Cisneros Lane and Mykkanen Circle. The Parcel Map will subdivide the existing 17,424 square foot lot into two (2) lots.

Parcel No.	Lot Size (square feet)	Lot Size (acres)	Minimum Lot Size Required in SP-7 (LDR Designation)
1	8,928 sq. ft.	.20 acres	6,000 sq. ft.
2	8,517 sq. ft.	.20 acres	6,000 sq. ft.



Lot 1 is located on the westerly side of the parcel and contains an oil well that will be abandoned per CALGEM and Fire Department requirements. The lot size is well above the average lot size of 7,000 in SP-7 and meets the minimum width requirement, with approximately 79 feet. Currently the lot has access to both Mykkanen Circle on the north and Cisneros Lane on the south. The Placentia Municipal Code (PMC) states in 22.16.050 (d) Double frontage lots shall be prohibited except as provided in Chapter 22.68. The referred Chapter 22.68 lists variances. The applicant is not requesting a variance but will remove the existing gate access on Cisneros Lane and continue the existing six (6) foot block wall, so the lot does not have double frontage. The lot will front on Mykkanen Circle.

Lot 2 is located on the easterly side of the parcel and meets minimum lot and width size requirements. With SP-7 requiring minimum 6,000 square foot lots, with 7,000 square feet being the average, Lot 2 will be 8,517 square feet and 83.22 feet in width.

Subject Site and Surrounding Land Uses:

The subject site is located within an existing single-family residential district on the SEC of 1421 Cisneros Lane (APN 341-433-48). The table below shows surrounding existing land uses, zoning, and General Plan and Specific Plan Land Use designations. The site contains an oil well on what is proposed as "Lot 1", which will be abandoned by the applicant utilizing CALGEM standards and requirements, as well as Fire Department regulations.

Surrounding Land Uses:

Location	Existing Land Use	General Plan Land Use Element Designation	Zoning Map Designation	Specific Plan Land Use Designation
Subject Site	Vacant	Specific Plan	SP-7 (Specific Plan 7)	Low Density Residential
North, South, East, & West	Single-Family Residential	Specific Plan	SP-7	Low Density Residential

ZONING COMPLIANCE STANDARDS:

Lot Standards;

Section 23.107.070 of the PMC sets forth development standards defining the minimum lot width, lot depth, and lot area for the Low Density Residential (LDR) districts in Specific Plan 7. The SP-7 LDR development standards require a minimum lot size of 6,000 square feet for all interior lots and a minimum width of 60 feet. The proposed subdivision meets the minimum and average lot size requirements as previously mentioned. The future homes must comply with all SP-7 development standards whenever future applicant(s) submit development plans via the City’s Site Plan Review (SPR) process.

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 judgment and find that TPM 2022-126 is exempt from CEQA pursuant to State CEQA Guidelines §15315 (Class 15 - Minor Land Divisions), as it applies to the division of property in urbanized areas zoned for residential use into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on September 1, public hearing notices were posted at the Civic Center , and on the City website on September 1, 202. Public hearing notices were sent to property owners of record within a 300-foot radius of the subject property. As of September 13, 2022, 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 meets the minimum development standards of the PMC. Including the recommended conditions of approval, the proposed subdivision located within the existing SP-7 District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

Staff recommends that this item be continued to the next regularly scheduled Planning Commission meeting to be held on October 11, 2022

Prepared and submitted by:



Lesley Whittaker
Associate Planner

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2022-15 recommending City Council approval of TPM 2022-127
 - 1.a. Conditions of Approval
2. Vicinity Map
3. Proposed Tentative Parcel Map No. 2022-127

RESOLUTION NO. PC-2022-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING TENTATIVE PARCEL MAP NO. TPM 2022-125 PERTAINING TO THE SUBDIVISION OF AN APPROXIMATELY 0.48 ACRE (20,908 SQUARE FEET) LOT INTO THREE PARCELS LOCATED AT 406 N. NEVIN LANE (ASSESSOR'S PARCEL NUMBER 341-433-23) AND MAKING FINDINGS THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SET FORTH IN TITLE 14 CCR § 15315 (CLASS 15 – MINOR LAND DIVISIONS) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES.

A. Recitals.

(i) Blain Meith, (“Applicant” hereinafter), representing Realm California, LLC., at 406 N. Nevin Lane, heretofore filed an application for approval of Tentative Parcel Map (TPM) 2022-125, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Tentative Parcel Map request is referred to as the “Application”.

(ii) On October 11, 2022, the City of Placentia Planning Commission (“Commission”) conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) 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 as follows:

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed project will not be: (1) detrimental 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 (2) injurious to the property or improvements within the neighborhood or within the city as it only involves the subdivision of land for the purposes of the future sales and conveyance of the subject lots. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), this development complies with all

applicable code requirements and development standards of Title 23 of the Placentia Municipal Code (PMC), Specific Plan 7 (SP-7), and Title 22, and all applicable Building Codes and other Regulations of the PMC.

b. Accepting that the Planning Commission recommends approval of TPM 2022-125, as the proposed use will be consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Specific Plan (SP), and the proposed use does not involve any change in the land use designation of the subject site. The proposed project involves the subdivision of an approximately 0.48 acre (20,908 square foot) lot into three parcels located at 406 N. Nevin Lane (APN 341-433-23) in the SP-7 which is a development type that is consistent with the land use designation within the Specific Plan, which is Low Density Residential.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of PMC Chapter 22.80 Subdivision of four or less parcels. The proposed development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed subdivision and related on and off-site improvements are in compliance with applicable requirements of the PMC.

e. That the proposed map is consistent with the General Plan. The proposed TPM is to subdivide a larger parcel into three smaller parcels. In an overall review of the General Plan, the proposed subdivision is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan Land Use element under Policy 2.4, "that, large, contiguous vacant or underutilized parcels should be comprehensively planned for development to be compatible with adjacent neighborhoods." The subject site is a 0.48-acre site. The subdivision will allow for the development of three additional single-family homes on the newly created parcels. Furthermore, it is an objective of the City's Housing Element to increase the overall housing stock within the City. This includes providing sufficient housing to meet the City's share of the Regional Housing Needs Assessment (RHNA). By allowing the proposed project to be constructed there will be an increase in the housing inventory by three units. For these reasons, approval of the Tentative Parcel Map is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan.

f. That the site is physically suitable for the type and density of development. The subject site is a 0.48 acre parcel, which has been designed to accommodate future single family units, as well as sufficient parking, landscaping, and

open space. Based on this, the subject site is adequate to accommodate the SP-7 Zoning Designation.

g. That the design of the subdivision or type of future improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a subdivision of a 0.48-acre lot into 3 parcels.

h. That the design of the subdivision or the type of future improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. All of the easements will be protected in place.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure wildlife or their habitat. The subject site is an underutilized single-family use located within an urbanized area. There are no known areas within the City that host wildlife or their habitat, most particularly species.

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) guidelines set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions), the City of Placentia Environmental Guidelines, and California Public Resources Code §§ 21000, *et seq.*, and to direct staff to file a Notice of Exemption with respect to the subject Project;

(a). That, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of TPM 2022-125 to the City of Placentia City Council, as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

5. The Secretary to 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 11th day of October 2022.

FRANK PEREZ, CHAIR

I, Joseph 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 11th day of October 2022, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of October 2022, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

JOE LAMBERT
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY
KATHYA FIRLIK

Attachment A
Special Conditions of Approval for
Tentative Parcel Map No. TPM 2022-125
406 N. Nevin Lane (APN: 341-433-23)

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 OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE TENTATIVE PARCEL MAP TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
2. 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.
3. Approval of TPM 2022-125 and the resulting Final Map is contingent upon City Council approval.
4. TPM 2022-125 shall expire twenty-four (24) months after City Council approval or conditional approval if a final map is not recorded. Upon written request by the developer the time limit may be extended an additional twelve (12) months by City Council.

5. The developer/owner of each resulting lot shall be required to join any applicable Homeowner's Association (HOA) that the properties fall within the boundaries of.
6. The developer/owner of each resulting lot shall require HOA (if applicable) review of any landscape or wall/fence plans.
7. Prior to the development of the parcels, the Applicant/builder shall submit plans for a Site Plan Review (SPR), whereas all structures, walls, fences, and patios must comply with the underlying Zoning.
8. A final map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
9. TPM 2022-125 and the related Final Map shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
10. Any modifications to the approved TPM and any modifications which will change, expand or intensify the use 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 Placentia Planning Commission or may be approved administratively by City staff.
11. Prior to final release of any future buildings for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
12. Prior to the development of the parcels, the Applicant will provide certification of well abandonment from CALGEM (California Geologic Energy Management Division) and any mitigation measures needed for development atop and/or in proximity of any oil wells.
13. Prior to the recordation of the Final Parcel Map, an exhibit shall be reviewed and approved by the Director of Development Services or designee, indicating and detailing how public right of way access to Lot 1 on Nevin Lane will be omitted, resulting in only one access point to Lot 1, from Evans Lane.
14. Applicant/builder is responsible, at its sole cost and expense, to cause all cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated

approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior to issuance of a certificate of occupancy. Applicant/builder shall provide the City with “as built” plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way.

15. Developer shall pay in full to the City of Placentia, any and all applicable citywide Development Impact Fees (including, but not limited to fees relating to recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, and public safety impacts) adopted by and set forth by the City Council, as set forth in Chapter 5 of the Placentia Municipal Code, in effect at the time building permits are issued prior to issuance of the first building permit for each respective property.
16. Developer and/or property owner agrees to approve the incorporation of the project into Community Facilities District No. CFD 2014-01 (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
17. 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.
18. 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.
19. Developer and/or property owner agrees that the City may, at its sole election, require that, instead of 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, provided that the incorporation of the new CFD does not otherwise delay the development of the project; in which event the project shall instead be annexed into SLD 1981-01 and/or LMD 1992-1. Any automatic fee increases for the Community Services District shall not be inconsistent with the approved rate study.

DEVELOPMENT SERVICES DEPARTMENT - BUILDING DIVISON

20. The parcel maps shall be prepared, sealed, and signed by a California licensed land surveyor or a California licensed civil engineer who had been licensed prior to January 1982.
21. Complete orientation of the proposed line between the two parcels shall be addressed on the TPM No. 2022-125.
22. The parcels map after being approved by the City shall be recorded by the Orange County Recording Office.

PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

23. All improvement and grading plans shall be drawn on twenty-four (24) inches by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
24. The following items are required for the entitlement review:
 - a. Preliminary grading and drainage plan.
 - b. Preliminary geotechnical report.
 - c. Preliminary hydrology/drainage study.
 - d. Preliminary Water Quality Management Plan (WQMP) in the form and content per the City's WQMP template.
 - e. Sewer capacity study.
25. 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.
26. 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 ensure 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.
27. 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.
28. Recent title report to clarify the ownership and all easements on the property.

29. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post excavation activities.

GRADING

30. 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.
31. Prior to the issuance of a grading permit, the applicant shall prepare 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>)
32. 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.
33. 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.

34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. The final grading plan for this parcel shall be substantially the same, specifically regarding pad elevations, size, and configuration as the proposed grading illustrated on the approved site plan. If there is a significant deviation between the two plans the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Development Services Director and the City Engineer may refer the matter to the Planning Commission for an opinion before deciding.
40. 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.

41. 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.
42. The applicant shall provide a quitclaim or relocation of existing easements as applicable in the plan review process prior to issuance of grading permit.
43. Provide and identify all pavement and driveway paving materials used inside and outside of the development areas. Identify all storm drain structures, types, sizes, and specifications on the plans.
44. 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. Golden State Water Company currently operates a water well pump at the northwest corner of Bradford Avenue and Crowther Avenue.

Public Improvements and Construction

45. Applicant shall be responsible for reconstruction of the existing pavement within the limits of the project. The applicant shall provide street resurfacing using grind to a depth of 2-inch and 2-inch overlay. Applicant may also be responsible for reconstruction of the driveway approaches, sidewalks, curb and gutters, streetlights, and street trees as determined by the City Engineer. The limit of the paving shall include full width of the street along the entire property frontage. All public improvements shown on the plans and the map shall be constructed to the City of Placentia's standards, ordinances, policies
46. Prior to issuance of 1st occupancy permit, all new public improvements including curb, gutter, sidewalk, asphalt concrete pavement, and streetlights within property boundaries shall be constructed satisfactorily to the City Engineer.
47. Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 150 feet at a grade and alignment approved by the City Engineer.
48. All ADA improvements constructed within the public right of way must meet the latest ADA and CBC standards and will require CASp inspection during construction and be certified by the CASp inspector. All CASp inspection and related activities shall be provided and paid for by the applicant and the developer.
49. Prior to recordation of final map or issuance of building permit if recordation has already been accomplished, the applicant shall enter into an agreement and post security bond, in a form and amount acceptable to the City Engineer, guaranteeing

the construction of public improvements in conformance with applicable City standards and the City Code, including, but not limited to the following:

50. Street improvement including, but not limited to: pavement, curb and gutter, sidewalks, driveway approaches, street lights, signing, striping, traffic signal systems and other traffic control devices as appropriate.
 - a. Storm drain facilities
 - b. Landscaping
 - c. Sewer systems
 - d. Street lighting

Storm Drain Improvements and Construction

51. 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.
52. Drainage easements, when required, shall be shown on the grading plans, and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed."
53. 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.
54. 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.
55. The post development peak flow rate generated from the project site shall be less

than or equal to the predevelopment peak flow rate from the site for all frequency storms up to and including 100-year return.

56. 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

57. Sewer flow calculations justifying pipeline 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 in accordance with the City's Guidelines to evaluate the proposed sewer flow rates into the City sewer system using current flow rate and for pipeline capacity availability. Please see attached "Sewer Capacity Guidelines."
58. Prior to issuance of building permits, 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.
59. 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.
60. 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.
61. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.
62. Installation of new sanitary sewer manholes may be required at the discretion of the City Engineer and OCSC. All sanitary sewer improvements shall be in accordance with the latest OC Public Works Department Standards.

Traffic

63. Provide new and modify the existing striping modifications within the limits of the new paving and the project.

Final Map

64. Applicant shall provide a quitclaim or relocation of any existing easements that affect the proposed development.
65. The applicant shall prepare and submit a preliminary title report not older than 90 days.
66. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement for providing the necessary right-of-way design and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.
67. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer.
68. This project falls under the City's Municipal Code: 8.04.390 Special requirements for construction/deconstruction waste. This is to ensure the diversion of at least fifty (50) percent of all construction/deconstruction waste generated within the city the following special requirements apply to all covered projects as listed in Section 8.04.400:
 - a) All contractors or owner-builders applying for a permit are required to complete a project form and attest that only an authorized city agent will be used to haul debris and other solid waste generated by that project.
 - b) All contractors or owner-builders are required to place a deposit with the city to ensure their compliance with the required use of an authorized city agent. The specific deposit amount shall be an equivalent to One (1.00) percent of the total project value.
 - c) Upon completion of the project, and if proof deemed satisfactory by the city confirms that all solid waste hauling for that project was done by an authorized city agent then a full refund of the deposit will be made. Acceptable forms of proof are weight tickets, collection receipts, billings, or similar statements from an authorized city agent showing that they performed solid waste collection at the location established for that project. It is the contractor's or owner-builders' responsibility to provide receipts covering all hauling activity for that project. Failure to provide complete records will be deemed as noncompliance.

- d) Failure to provide receipts or other acceptable proof of compliance for all solid waste hauling on a project will result in the forfeiture of one hundred (100) percent of deposited funds. (O-2011-08 § 2, 2011)

FIRE DEPARTMENT

- 69. A stand alone residential site plan is required for the proposed residence. Provide a detailed site plan that shows compliance with CFC 503. The site plan shall indicate the square footage of the proposed residence. Indicate on the site plan the location of the nearest fire hydrant to the property line.
- 70. Evidence of sufficient fire flow of 1,500 GPM for 2 hours shall be provided to the City of Placentia. The City of Placentia Building and Fire Marshal Water Availability/Fire Flow form shall be utilized.
- 71. The property is located in an Administrative Boundary as indicated by the Division of Oil, Gas and Geothermal Resources (D.O.G.G.R.). These are areas that have the potential for methane soil contamination. A licensed geotechnical company shall submit the report. If the report indicates elevated levels of methane, methane mitigation will be required for the proposed structure.



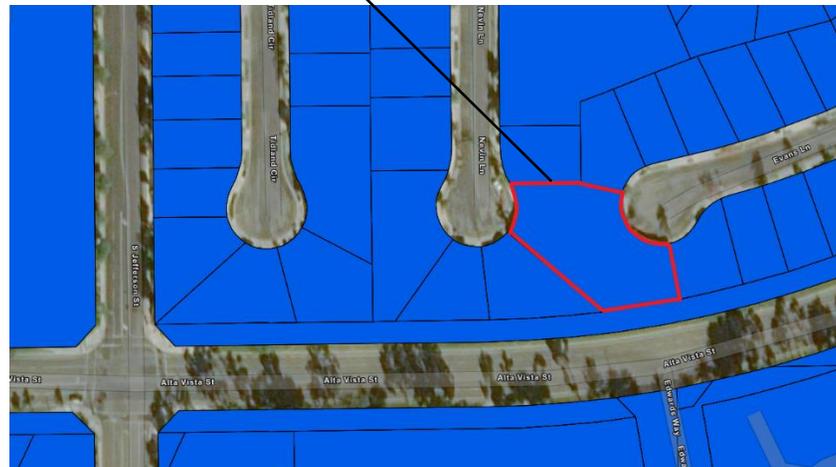
ATTACHMENT 2. VICINITY AND ZONING MAP

TPM 2022-125; 406 NEVIN LN.



Aerial A.

Zoning Code			
	C-1		R-3
	C-1 (O)		R-3 (O-1)
	C-1 (O-1)		R-A
	C-2		R-G
	C-2-H65		R-G (O)
	C-M		R-G(O) & C-1 (O)
	C-O		RPC (O)
	M		SP-1
	M (O)		SP-2
	M (PMD)		SP-3
	PUD-1		SP-4
	PUD-2		SP-5
	PUD-2 (O)		SP-6 (O)
	PUD-3		SP-7
	PUD-3 (O)		SP-8
	PUD-4		SP-9
	R-1		SP-10
	R-1 (MHP)		T-C
	R-1 (O)		Old Town
	R-2		TOD
	R-2 (MHP)		N/A



Aerial B.

TENTATIVE PARCEL MAP No. 2022-125

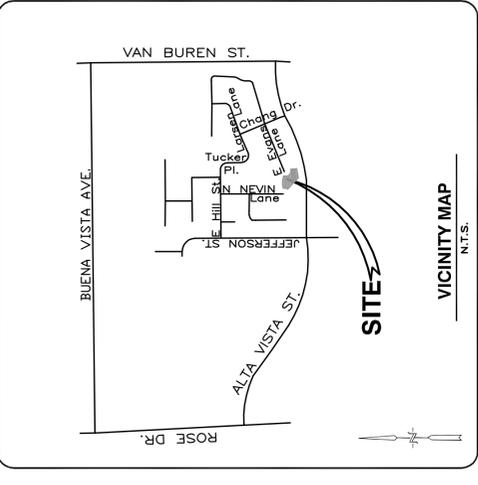
BEING A SUBDIVISION OF LOT NO. 226 OF TRACT NO. 14161, AS PER MAP RECORDED IN BOOK 673, PAGES 37-48 INCLUSIVE, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER, ORANGE COUNTY, CALIFORNIA.

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA

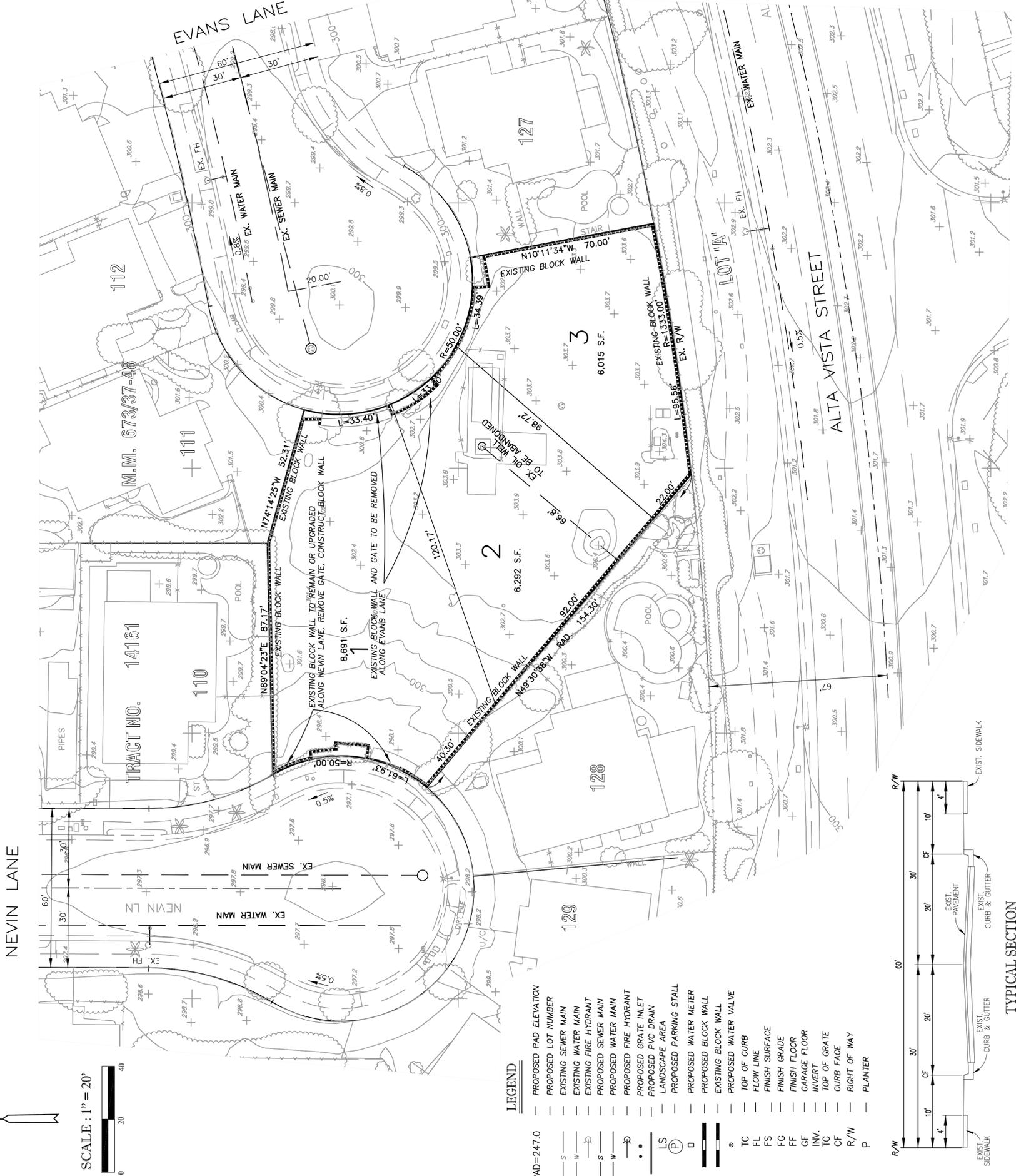
3 LOTS 0.48 ACRES (NET & GROSS) AUGUST 2022

SUBDIVIDER:
 REALM California, LLC
 1746 F. South Ventura Avenue, #215
 VENTURA, CA 93003
 Contact: Blain Meith 985-630-9165
 blain.meith@calrg.com

PREPARED BY:
 KING CIVIL ENGINEERING CORP
 26702 VALPARISO DRIVE
 MISSION VIEJO, CA 92691
 Contact: Tom King 714-996-7010
 kingcivil@earthlink.net

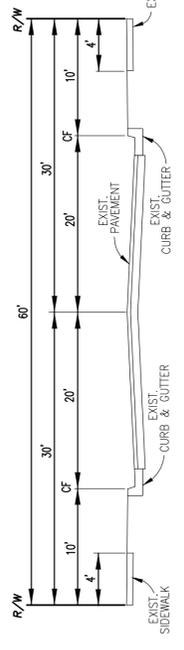


SCALE: 1" = 20'



LEGEND

PAD-247.0	PROPOSED PAD ELEVATION
1	PROPOSED LOT NUMBER
S	EXISTING SEWER MAIN
W	EXISTING WATER MAIN
—H—	EXISTING FIRE HYDRANT
—S—	PROPOSED SEWER MAIN
—W—	PROPOSED WATER MAIN
—H—	PROPOSED FIRE HYDRANT
—G—	PROPOSED GRATE INLET
—D—	PROPOSED PVC DRAIN
•••	LANDSCAPE AREA
LS	PROPOSED PARKING STALL
⊕	PROPOSED WATER METER
⊖	PROPOSED BLOCK WALL
⊖	EXISTING BLOCK WALL
⊖	PROPOSED WATER VALVE
TC	TOP OF CURB
FL	FLOW LINE
FS	FINISH SURFACE
FG	FINISH GRADE
FF	FINISH FLOOR
CF	GARAGE FLOOR
INV.	INVERT
TG	TOP OF GRATE
CF	CURB FACE
R/W	RIGHT OF WAY
P	PLANTER



TYPICAL SECTION
 NEVIN LANE
 EVANS LANE
 SITE ADDRESS: 406 N. NEVIN LANE



BENCHMARK:

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-100-75", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BUENA VISTA AVENUE AND JEFFERSON STREET, 155 FT. WESTERLY OF THE CENTERLINE OF BUENA VISTA. MONUMENT IS SET LEVEL WITH THE SIDEWALK. BENCHMARK: 2C-100-75 305.977 NAVD88 YEAR 2006

UTILITY PURVEYORS:

WATER: GOLDEN STATE WATER COMPANY
 1920 W. CORPORATE WAY
 ANAHEIM, CA. 92801
 SEWER: CITY OF PLACENTIA
 DEPARTMENT OF PUBLIC WORKS
 401 E. CHAPMAN AVENUE
 PLACENTIA, CA. 92870
 GAS: SOUTHERN CALIFORNIA GAS CO.
 1919 S. STATE COLLEGE BLVD., SUITE G
 ANAHEIM, CA. 92830
 ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
 1851 W. VALENCIA DRIVE
 FULLERTON, CA. 92833
 TRASH: REPUBLIC DISPOSAL SERVICES
 1131 N. BLUE GUM STREET
 TELEPHONE: AT&T
 3939 E. CORONADO ST., SECOND FLOOR
 ANAHEIM, CA. 92807
 CABLE TV: TIME-WARNER

NOTES:

- Proposed Use: Single Family Residential Development of Lot: Fully Developed Lots
- All Existing Structures On Site To Be Demolished.
- Flood Zone "X".
- Assessor's Parcel No. 341-433-23
- Subdivider intends to comply with all requirements in Chapters 20.20, 22.16 through 22.64 and other laws of the City in regards to construction and erosion control.
- Specific Plan 7 Zoning District.
- Venicular access rights fronting Nevin Lane to be relinquished.

PFLS NOTES:

- All fire lane signs or red curb areas shall be shown on a site plan approved by the PFLS.
- All structures will be protected with an approved automatic fire sprinkler system.

I, THOMAS A. KING, DEPOSE AND STATE THAT THE OWNERS OF THIS PROPERTY COMPRISING THE PROPOSED SUBDIVISION NO. 2022-125 SHOWN ON THIS MAP, HAVE CONSENTED TO THE PREPARATION AND SUBMISSION OF THIS MAP.



THAK

THOMAS A. KING R.C.E. NO. 16916
 DATED THIS 15 DAY OF AUGUST, 2022