



# City of Placentia

401 East Chapman Avenue  
Placentia, CA 92870

City Clerk's Office – (714) 993-8231

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Public Financing Authority will hold a public hearing in the Council Chambers of the Placentia City Hall, 401 East Chapman Avenue, at 7:00 p.m., Tuesday, July 30, 2019 to consider the following item:

### **PUBLIC HEARING AND CONSIDERATION TO APPROVE THE PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) INFRASTRUCTURE FINANCING PLAN (IFP)**

The City of Placentia has initiated a process to establish an Enhanced Infrastructure Financing District (EIFD) near the City's future Metrolink Station including the Old Town Placentia area and Transit Oriented Development Packing House District. The purpose of this district is to establish a funding mechanism that can facilitate the construction of infrastructure improvements in this area.

Once established, a portion of the property tax increment that the City of Placentia and County of Orange receive would be specifically restricted to pay for the infrastructure projects listed in the Infrastructure Financing Plan (IFP) at an estimated cost of \$8.2 million. These infrastructure improvements include street improvements, pedestrian connectivity, and landscape and lighting upgrades.

This project is exempt from environmental review per Sections 15378(b)(4) and 15061(b)(3) of the California Environmental Quality Act. No further environmental review is required at this time. Written comments should be received before July 30, 2019. Comments should be sent to: Economic Development Division, 401 E. Chapman Avenue, Placentia CA 92870, Attn: Jeannette Ortega, Assistant to the City Administrator.

Pursuant to Government Code Section 65009 (b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City of Placentia at, or prior to, the public hearing.

All maps and information pertinent to the above item are on file in the office of the City Clerk located at 401 East Chapman Avenue, Placentia, California. Any person interested in the above proceedings may appear at the time and place indicated to testify in support of, or in objection to the adoption of the proposed plan.

Rosanna Ramirez  
Director of Administrative Services  
City of Placentia

Publish: Thursday, June 20, 2019  
Thursday, June 27, 2019  
Thursday, July 4, 2019  
Thursday, July 11, 2019  
Posted: Thursday, June 6, 2019

# NOTICE OF EXEMPTION

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To:  County Clerk  
County of Orange  
Public Services Division of the County Clerk  
P.O. Box 238  
Santa Ana, CA 92702-0238

From: City of Placentia  
Development Services Department  
Planning Division  
401 E. Chapman Avenue  
Placentia, CA 92870

Office of Planning and Research  
P.O. Box 3044, Room 212  
Sacramento, CA 95812-3044

**Project Title:** Infrastructure Financing Plan

**Project Location - Specific:** Enhanced Infrastructure Finance District Boundaries

**Project Location – City:** Placentia, CA 92870      **Project Location – County:** Orange

**Description of Project:** The project includes the preparation of an Infrastructure Financing Plan, which is to be adopted by the Public Financing Authority of the City of Placentia, which was established in order to form an Enhanced Infrastructure Financing District within the City of Placentia, primarily related to the future Metrolink Station in the City.

**Name of Public Agency Approving Project:** Public Finance Authority of the City of Placentia

**Name of Person or Agency Carrying Out Project:** City of Placentia

**Exempt Status:** *(check one)*

Ministerial (Sec. 21080(b)(1); 15268);       Other

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: §15378 (b)(4) – “Project” does not include government funding mechanism; §15061 (b)(3) – CEQA does not apply where it can be with certainty that there is no possibility that there will be a significant effect on the environment.

Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:** The Infrastructure Financing Plan identifies future infrastructure projects and how they would be funded in the future. Each project would require its own environmental review as outlined by the CEQA guidelines. The creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment is not a project subject to CEQA. Therefore this proposal is exempt per Guidelines §15378, subd. (b)(4). Additionally, as this is only a funding mechanism and not an approval of a project, there will be no significant effects on the environment. Guidelines §15061(b)(3).

**Lead Agency**

**Contact Person:** Joseph Lambert      Area Code/Telephone/Extension: (714) 993-8234

Signature: \_\_\_\_\_ Date: 4/9/19      Title: Director of Development Services

Signed by Lead Agency

Signed by Applicant

# CITY OF PLACENTIA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

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## INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Placentia and the County of Orange



Prepared By:



Kosmont Companies in Partnership with  
The Southern California Association of Governments

**MAY 2019**

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- Appendix E: Old Town Placentia Revitalization Streetscape Master Plan



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

# 1.0 Introduction

## 1.1 Background & Purpose

The proposed Placentia Enhanced Infrastructure Financing District (“Placentia EIFD” or “District”) will serve as a catalyst for private development and critical regional transportation infrastructure with transformative potential for the City of Placentia (“City”) and the North Orange County region. The Placentia EIFD encompasses just over 300 acres of land, representing approximately 7% of the City. The Placentia EIFD includes the City’s Old Town Placentia Revitalization Plan area, a forthcoming Metrolink station, and the City’s Transit-oriented Development (“TOD”) Packing House District. The District represents a partnership between the City and the County of Orange (“County”), and as such, will be funded by property tax increment from both taxing entities. The Southern California Association of Governments (“SCAG”) has additionally provided funding assistance for the technical analysis associated with this Infrastructure Financing Plan through its Tax Increment Financing Pilot Project Program.

## 1.2 Contents and Overview of this Infrastructure Financing Plan (“IFP”)

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

- a) A map and legal description of the District, [included herein as Appendix A and Appendix B, respectively.](#)
- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. [This information is included in Section 3 of this IFP.](#)
- c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. [This information is included in Section 4 of this IFP.](#)
- d) A financing section ([included in Section 5 of this IFP](#)), which shall contain all of the following information:
  - a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the

district for each year during which the district will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may change over time. The maximum portion of the City's property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime. Equivalently for the County, the maximum portion of the County's property tax increment to be committed to the District will be 50% throughout duration of the District lifetime, which is projected to be twenty (20) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the Public Financing Authority ("PFA"). For reference when considering this maximum yearly contribution, the total dollar contribution limit discussed in letter (d) below translates into a total commitment of less than 50% of incremental property tax by both the City and County over the district lifetime.

- b. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District by year over the course of twenty (20) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.
- c. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The PFA governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$8 million of bond or loan proceeds (in current 2019 dollars) will be secured over the District lifetime (multiple issuances may be necessary).
- d. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District shall not exceed \$12,647,000. This translates into a maximum allocation of \$9,100,000 million from the City and \$3,547,000 from the County over the District lifetime. This maximum has been set based on preliminary underwriting of various debt issuance alternatives evaluated to fund approximately \$8 million in required infrastructure improvements.
- e. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section

53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87. The District will cease to exist the earlier of: (i) 20 years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2044. This IFP assumes that the District will be formed in Fiscal Year 2019-2020 and will begin receiving tax revenues in Fiscal Year 2020-2021. It is assumed in the financial projections that the first approval for the issuance of bonds or acquisition of a loan will occur in Fiscal Year 2022-2023.

- f. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime, annual costs to the City will be approximately \$2,336,500, and annual costs to the County will be approximately \$565,900 to service the area of the District.
  - g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$2,328,500 to the City and an annual net fiscal surplus of \$1,270,210 to the County.
  - h. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.
- e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the

requirements of Section 53398.56. The PFA does not anticipated that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

- f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

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## 2.0 Description of the Proposed District

The Placentia EIFD encompasses just over 300 acres of land, representing approximately 7% of the City's total 4,243 acres. The District can be characterized as a developing area of the City within the Old Town Placentia area, the TOD Packing House District, and parcels south of the TOD Packing House District and adjacent to the 57 freeway.

Land use designations in the District include residential, commercial, industrial, open space and parks. The newly established Old Town Revitalization Plan, the TOD Packing House District, the prime industrial lands, and the planned hospitality areas make this area the City's prime location for establishing an EIFD.

Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

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## 3.0 Description of Proposed Facilities and Development

### 3.1 Anticipated Future Private Development

Anticipated future private development is summarized in Table 1 below. Approximately 1,600 residential dwelling units, 125,000 square feet of commercial, and approximately 116 hotel rooms are anticipated primarily in the Old Town Revitalization Area and adjacent TOD Packing House District (identified on the map in Appendix A). Buildout and absorption of these land uses are forecasted in the first 10 years of the District lifetime.

Table 1: Anticipated Future Private Development

Development Type	SF / Units	AV Factor 2018\$	Estimated AV 2018\$
Residential	1,600 Units	\$250K per Unit	~\$400 million
Commercial / Retail / Office	125,000 SF	\$250 PSF	~\$31 million
Hotel	116 Rooms	\$250K per Room	~\$29 million
<b>Estimated Total</b>			<b>~\$460 million</b>

### 3.2 Public Facilities to be Financed with Assistance from the Placentia EIFD

The PFA intends to utilize the District to assist the funding of transit-supportive public infrastructure, including improvements to bicycle and pedestrian connectivity, sidewalks, landscaping, signage, lighting, beautification, public safety access, parking, roadway, circulation, open space, water, sewer and other utility capacity improvements, with emphasis on implementation of the Old Town Placentia Revitalization Streetscape Master Plan, with an estimated cost of approximately \$8 million in current 2019 dollars.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, potentially including grant sources, impact fees, private sector investment incentivized by the Federal Opportunity Zones tax program, and/or other sources. The City intends to implement a Community Facilities District (“CFD”) to assist with ongoing maintenance of public improvements installed in the District. Appendix E provides additional detail on anticipated public facilities to be financed with assistance from the District.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, and also some public infrastructure improvements within the TOD Packing House District. Some public facilities not-included within the Old Town Placentia Revitalization Streetscape Master Plan are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities.

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## 4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of the City's General Plan, supports essential regional transportation connectivity via the forthcoming Metrolink station, and supports the County's Comprehensive Economic Development Strategy, in pursuit of job creation, improvement of quality of life, and promotion of environmental sustainability within the County.

Specific communitywide and regional benefits anticipated to be generated by the District include:

- \$60 million in net fiscal impact to the City over 50 years (on a present-value basis)
- \$32 million in net fiscal impact to County over 50 years (on a present-value basis)
- 1,600 housing units within the District
- 3,900+ construction jobs in the City and County
- 1,150+ permanent jobs in the City and County
- \$800+ million in economic output from construction in the City and County
- \$164+ million in annual ongoing economic output in the City and County
- Convenient transit to local universities
- Greenhouse Gas (GHG) and Vehicles Miles Travelled (VMT) reduction through public transit.

## 5.0 Financing Section

*Projections included in this IFP are based on research and analysis of available data at the time of IFP for purposes of planning and illustration. Actual results may differ from those expressed in this document.*

The Placentia EIFD represents a partnership between the City and County, and as such, will be funded by property tax increment from both taxing entities. No other taxing entity is contributing property tax increment to the District. It is anticipated that property tax increment will be utilized on both a “pay-as-you-go” basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the Placentia EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Placentia, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until all of the Successor Agency’s obligations are retired (currently anticipated in 2032). Redevelopment Property Tax Trust Fund (“RPTTF”) residual revenues are intended to be contributed by the City and County to the District as part of the maximum allocations outlined in the following sections.

While not anticipated to be contributed by the City, the City will retain the authority to dedicate incremental property tax revenue allocated to the City in lieu of motor vehicle license fees to the District pursuant to Government Code Section 53398.75(e)(1).

### 5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City’s property tax increment to be committed to the District will be 50% throughout the District lifetime. Equivalently for the County, the maximum portion of the County’s property tax increment to be committed to the District will be 50% throughout the District lifetime. For reference when considering this maximum yearly contribution, the total dollar contribution limit discussed in Section 5.4 below translates into a total commitment of less than 50% of incremental property tax by both the City and County over the district lifetime.

### 5.2 Projection of District Tax Revenues by Year

Table 2 provides an overview of the projected growth of assessed value, property tax increment, and City and County contributions to the District over the District lifetime. It is expected that a total of \$9,100,000 of incremental tax revenues will be allocated to the District by the City, and a total

of \$3,547,000 of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the EIFD of \$12,647,000.

*Table 2: Anticipated Future Private Development*

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	City Contribution				County Contribution				Total Taxes Allocated to EIFD
			Average City Share Available	City Increment Available	City Share Allocated	City Increment Allocated	Average County Share Available	County Increment Available	County Share Allocated	County Increment Allocated	
2019 / 2020	\$0	\$0	13.6%	\$0	50%	\$0	5.9%	\$0	50%	\$0	\$0
2020 / 2021	\$98,472,654	\$984,727	13.6%	\$133,923	50%	\$66,961	5.9%	\$58,099	50%	\$29,049	\$96,011
2021 / 2022	\$160,940,161	\$1,609,402	13.6%	\$218,879	50%	\$109,439	5.9%	\$94,955	50%	\$47,477	\$156,917
2022 / 2023	\$252,779,030	\$2,527,790	13.6%	\$343,779	50%	\$171,890	5.9%	\$149,140	50%	\$74,570	\$246,460
2023 / 2024	\$341,177,820	\$3,411,778	13.6%	\$464,002	50%	\$232,001	5.9%	\$201,295	50%	\$100,647	\$332,648
2024 / 2025	\$465,521,407	\$4,655,214	13.6%	\$633,109	50%	\$316,555	5.9%	\$274,658	50%	\$137,329	\$453,883
2025 / 2026	\$518,165,916	\$5,181,659	13.6%	\$704,706	50%	\$352,353	5.9%	\$305,718	50%	\$152,859	\$505,212
2026 / 2027	\$572,581,244	\$5,725,812	13.6%	\$778,710	50%	\$389,355	5.9%	\$337,823	50%	\$168,911	\$558,267
2027 / 2028	\$598,939,851	\$5,989,399	13.6%	\$814,558	50%	\$407,279	5.9%	\$353,375	50%	\$176,687	\$583,966
2028 / 2029	\$625,975,018	\$6,259,750	13.6%	\$851,326	50%	\$425,663	5.9%	\$369,325	50%	\$184,663	\$610,326
2029 / 2030	\$653,703,261	\$6,537,033	13.6%	\$889,036	50%	\$444,518	5.9%	\$385,685	50%	\$192,842	\$637,361
2030 / 2031	\$674,214,981	\$6,742,150	13.6%	\$916,932	50%	\$458,466	5.9%	\$397,787	50%	\$198,893	\$657,360
2031 / 2032	\$695,136,934	\$6,951,369	13.6%	\$945,386	50%	\$472,693	5.9%	\$410,131	50%	\$205,065	\$677,759
2032 / 2033	\$716,477,327	\$7,164,773	13.6%	\$974,409	50%	\$487,205	5.9%	\$422,722	50%	\$211,361	\$698,565
2033 / 2034	\$738,244,527	\$7,382,445	13.6%	\$1,004,013	50%	\$502,006	5.9%	\$435,564	50%	\$217,782	\$719,788
2034 / 2035	\$760,447,072	\$7,604,471	13.6%	\$1,034,208	50%	\$517,104	5.9%	\$448,664	50%	\$224,332	\$741,436
2035 / 2036	\$783,093,667	\$7,830,937	13.6%	\$1,065,007	50%	\$532,504	5.9%	\$462,025	50%	\$231,013	\$763,516
2036 / 2037	\$806,193,195	\$8,061,932	13.6%	\$1,096,423	50%	\$548,211	5.9%	\$475,654	50%	\$237,827	\$786,038
2037 / 2038	\$829,754,712	\$8,297,547	13.6%	\$1,128,466	50%	\$564,233	5.9%	\$489,555	50%	\$244,778	\$809,011
2038 / 2039	\$853,787,461	\$8,537,875	13.6%	\$1,161,151	50%	\$580,575	5.9%	\$503,735	50%	\$251,867	\$832,443
2039 / 2040	\$878,300,864	\$8,783,009	13.6%	\$1,194,489	50%	\$597,245	5.9%	\$518,198	50%	\$259,046	\$856,291
2040 / 2041	\$903,304,535	\$9,033,045	13.6%	\$1,228,494	50%	\$614,247	5.9%	\$532,950	0%	\$0	\$614,247
2041 / 2042	\$928,808,280	\$9,288,083	13.6%	\$1,263,179	25%	\$309,496	5.9%	\$547,997	0%	\$0	\$309,496
2042 / 2043	\$954,822,099	\$9,548,221	13.6%	\$1,298,558	0%	\$0	5.9%	\$563,345	0%	\$0	\$0
2043 / 2044	\$981,356,195	\$9,813,562	13.6%	\$1,334,644	0%	\$0	5.9%	\$579,000	0%	\$0	\$0
<b>Total</b>		<b>\$157,921,982</b>		<b>\$21,477,390</b>	<b>42%</b>	<b>\$9,100,000</b>		<b>\$9,317,397</b>	<b>38%</b>	<b>\$3,547,000</b>	<b>\$12,647,000</b>
<b>Present Value</b>		<b>\$100,327,443</b>		<b>\$13,644,532</b>	<b>44%</b>	<b>\$6,020,945</b>		<b>\$5,919,319</b>	<b>41%</b>	<b>\$2,404,896</b>	<b>\$8,425,841</b>

*Note: It is assumed in these projections that the maximum District revenue allocation of \$12,647,000 is reached in Fiscal Year 2041-2042. Present value at 3% discount rate.*

These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

### 5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the improvements identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment incentivized by the Federal Opportunity Zones tax program, and/or other sources. Separate from its participation in the District, the City intends to implement a CFD to assist with ongoing maintenance of public improvements installed in the District.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$8 million of bond or loan proceeds (in current 2019 dollars) will be secured over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted \$8 million of funding. It is assumed in the financial projections that the first approval for the issuance of bonds or acquisition of a loan will occur in Fiscal Year 2022-2023.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

#### **5.4 Limit on Total Dollars Allocated to the District**

The total number of dollars or taxes that may be allocated to the District shall not exceed \$12,647,000. This translates into a maximum allocation of \$9,100,000 from the City and \$3,547,000 from the County over the District lifetime. This maximum has been set based on preliminary underwriting of various debt issuance alternatives evaluated to fund approximately \$8 million in required infrastructure improvements.

#### **5.5 District Termination Date**

The District will cease to exist the earlier of: (i) 20 years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2044. This IFP assumes that the District will be formed in Fiscal Year 2019-2020 and will begin receiving tax revenues in Fiscal Year 2020-2021. It is assumed in the financial projections that the first approval for the issuance of bonds or acquisition of a loan will occur in Fiscal Year 2022-2023.

#### **5.6 Analysis of Costs to Provide Facilities and Services**

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime, annual costs to the City will be approximately \$2,336,500, and annual costs to the County will be approximately \$565,900 to service the area of the District.

#### **5.7 Fiscal Impact Analysis**

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. Table 3 presents an overview of fiscal impacts to the City and County.

Table 3: Overview of Fiscal Impacts to City and County

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Placentia</b>			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$4,665,000	\$297,605,200	\$119,214,900
Estimated Fiscal Expenditures	\$2,336,500	\$146,663,200	\$59,527,900
<b>Estimated Net Fiscal Impact to City</b>	<b>\$2,328,500</b>	<b>\$150,942,000</b>	<b>\$59,687,000</b>
<b>County of Orange</b>			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$1,836,110	\$114,565,900	\$46,724,100
Estimated Fiscal Expenditures	\$565,900	\$35,541,000	\$14,434,100
<b>Estimated Net Fiscal Impact to County</b>	<b>\$1,270,210</b>	<b>\$79,024,900</b>	<b>\$32,290,000</b>

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$2,328,500 to the City and an annual net fiscal surplus of \$1,270,210 to the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$60 million for the City and \$32 million for the County on a present-value basis. This is in addition to the Community economic benefits outlined in Section 4 of this IFP (e.g. jobs, housing, transit to educational facilities, GHG and VMT reduction).

### 5.8 Developer Reimbursement for Transit Priority Project

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

## 6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

DRAFT

## 7.0 Goals of the District

The goals of the District's implementation of the public facilities outlined in Section 3.2 is to support the City's General Plan, promote essential regional transportation connectivity via the Metrolink station, and implement the County's Comprehensive Economic Development Strategy. Furthermore, the District supports the SCAG Regional Transportation Plan and Sustainable Communities Strategy ("RTP/SCS") and Statewide policy goals of housing supply, sustainable infrastructure investment, and reduction of greenhouse gas emissions and vehicle miles travelled.

The underlying objectives include economic development in the form of fiscal revenue generation for the City and County, job creation, provision of new housing supply, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address a critical infrastructure funding shortfall of approximately \$8 million (in current 2019 dollars), which is needed to catalyze private sector investment and development and further improve the region's competitiveness for state and federal grant programs.

DRAFT

## 8.0 Appendices

Appendix A: Map of Boundaries of the Placentia EIFD

Appendix B: Legal Description of the Placentia EIFD

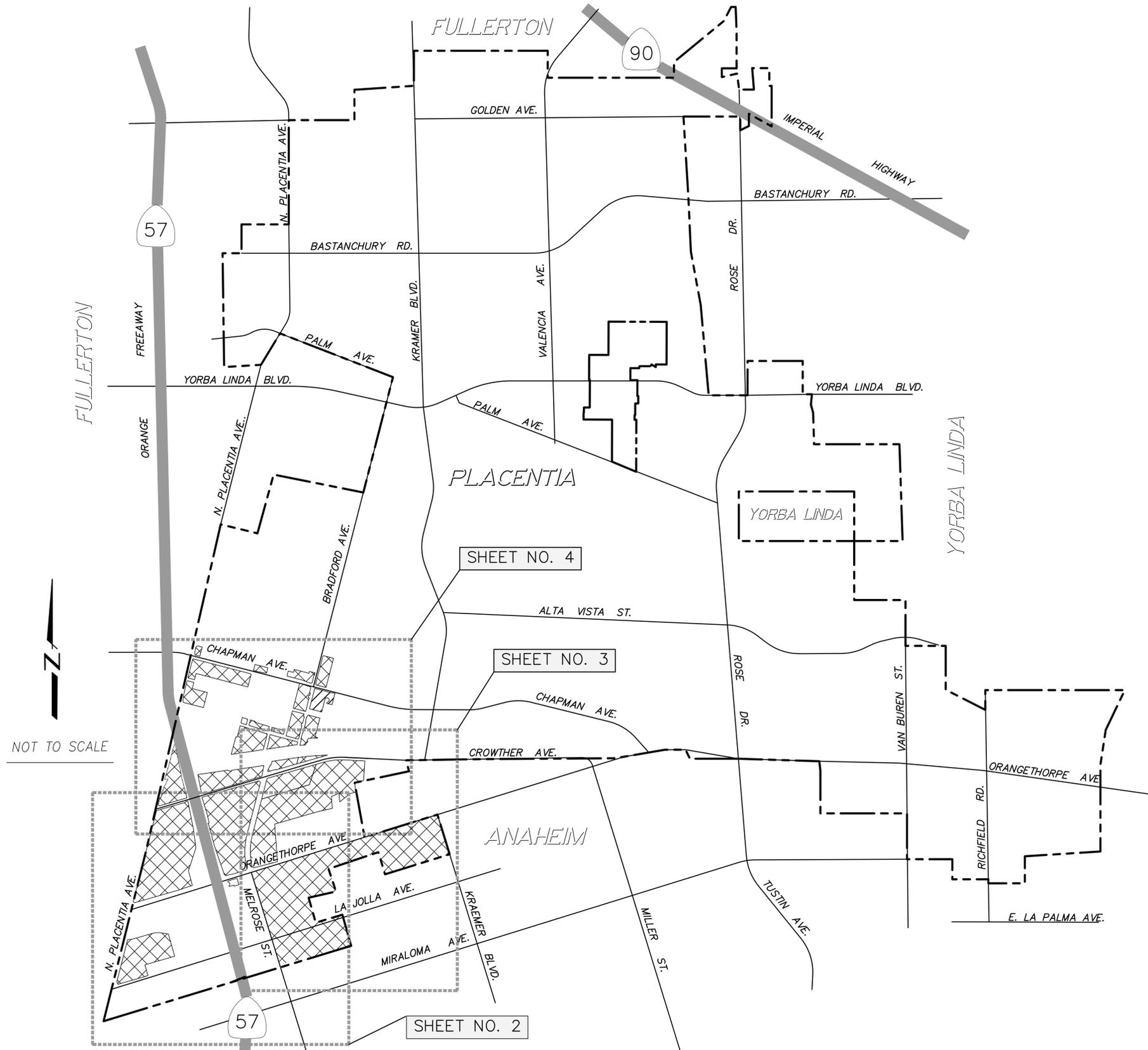
Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

Appendix E: Old Town Placentia Revitalization Streetscape Master Plan

DRAFT

**APPENDIX A:**  
**Map of Boundaries of the Placentia EIFD**



NOT TO SCALE

VICINITY MAP  
AND  
INDEX SHEET

**PRELIMINARY**  
FOR EXAMINATION ONLY

AFFECTED AGENCIES: CITY OF PLACENTIA

**LEGEND**

-  EXISTING CITY OF PLACENTIA
-  ANNEXED AREA

<p>ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA LAFCO NO. _____ FILE.: _____</p>	<p>CITY OF PLACENTIA ECONOMIC DEVELOPMENT DEPARTMENT</p>
<p></p> <p>DAVID B. RAGLAND                      DATE _____</p>	<p>PREPARED BY:  TRANSTECH ENGINEERS, INC. 13367 BENSON AVENUE CHINO, CA. 91710 PHONE: (909) 595-8599</p>
<p>SHEET 1 OF 4</p>	<p>Created by: _____ Date: _____ Check by: _____ Date: _____ Resolution No: _____ Adopted: _____ Effective Date: _____</p>

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



200 0 200 400  
DRAWING SCALE 1"=200'

SEE SHEET NO. 3



CITY OF PLACENTIA

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

LAFCO NO. \_\_\_\_\_

FILE: \_\_\_\_\_

- AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.
- AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.
- AREA 3: GENERALLY LOCATED NORTH OF A.T.& S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET.
- AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.
- AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD.
- AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE.
- AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.

Created by: \_\_\_\_\_ Date: \_\_\_\_\_  
 Check by: \_\_\_\_\_ Date: \_\_\_\_\_  
 Resolution No: \_\_\_\_\_ Adopted: \_\_\_\_\_  
 Effective Date: \_\_\_\_\_

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

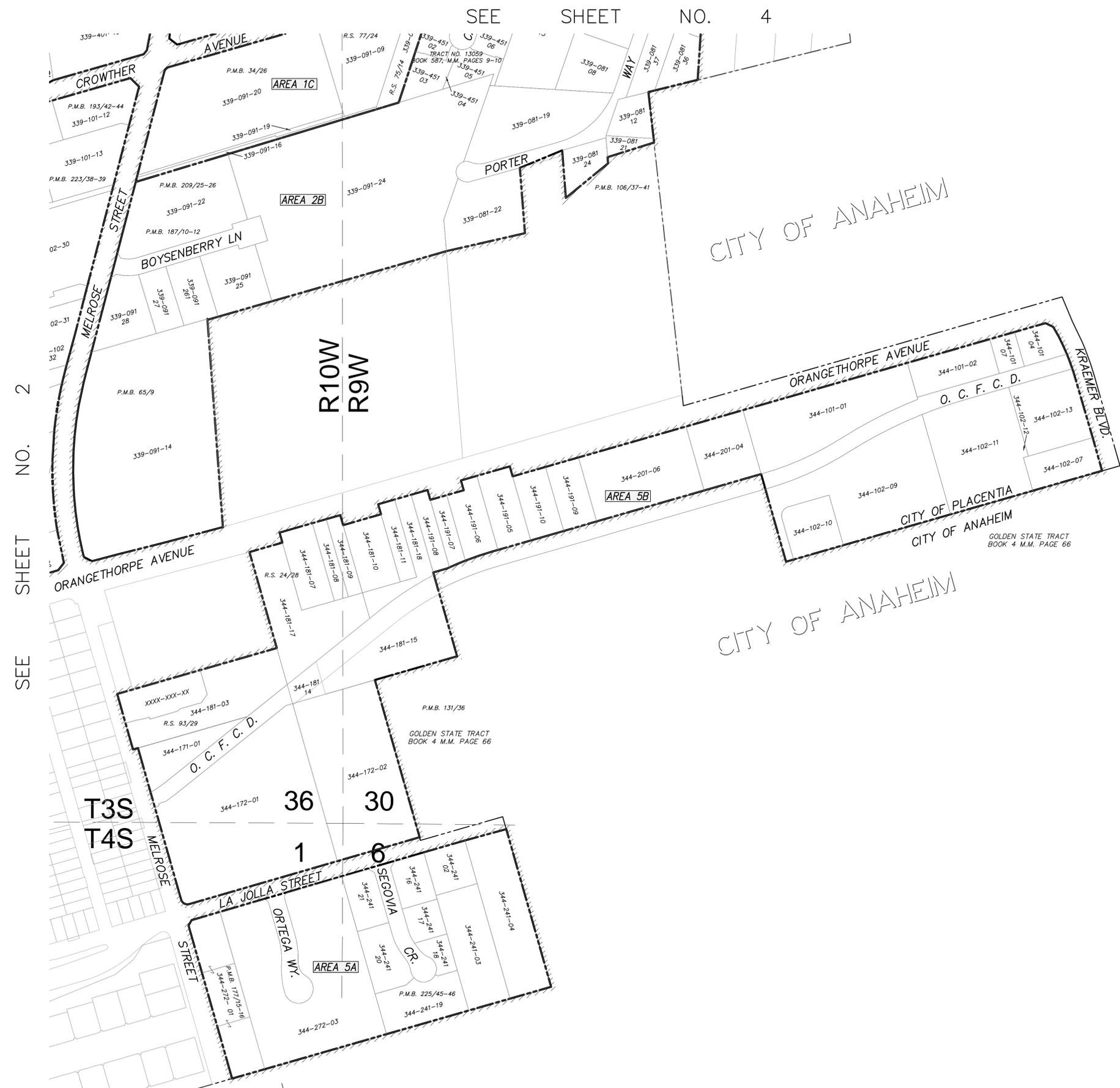
- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



200 0 200 400  
DRAWING SCALE 1"=200'



CITY OF PLACENTIA

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

LAFCO NO. \_\_\_\_\_

FILE: \_\_\_\_\_

- AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.
- AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.
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- AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNED DRIVE.

SHEET 3 OF 4

Created by: \_\_\_\_\_ Date: \_\_\_\_\_

Check by: \_\_\_\_\_ Date: \_\_\_\_\_

Resolution No: \_\_\_\_\_ Adopted: \_\_\_\_\_

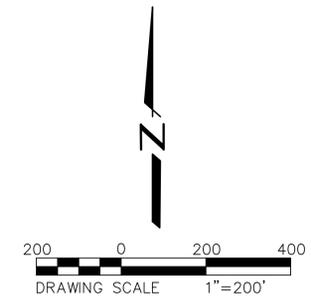
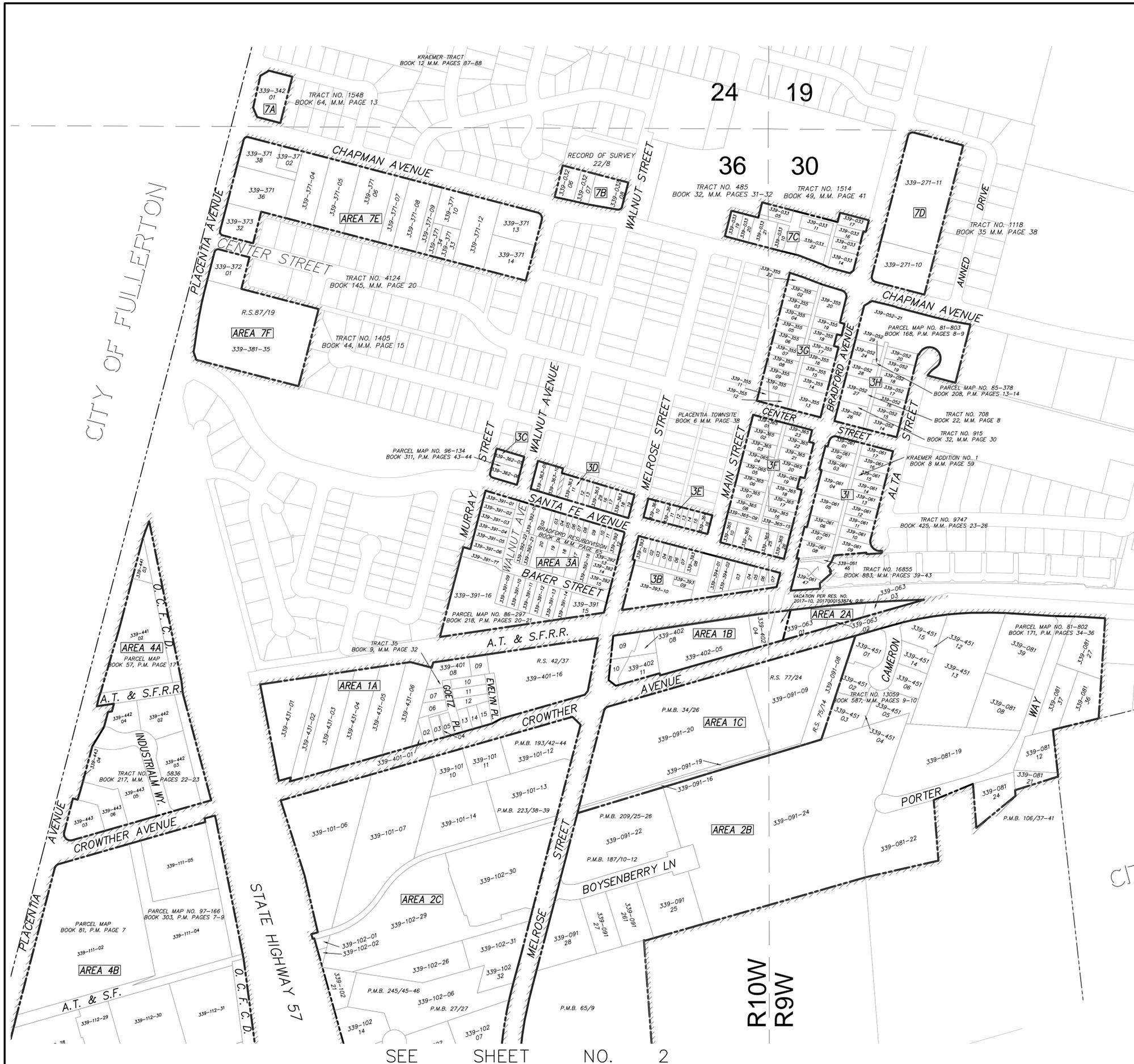
Effective Date: \_\_\_\_\_

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
CITY OF PLACENTIA

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7

LEGEND

 INDICATES ENHANCED INFRASTRUCTURE FINANCING DISTRICT SUB AREA BOUNDARY.



CITY OF PLACENTIA	
ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF PLACENTIA	
LAFCO NO. _____	
FILE: _____	
<p>AREA 1: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, WEST OF CAMERON STREET ALONG CROWTHER AVENUE.                  AREA 2: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, SOUTH OF CROWTHER AVENUE, NORTH OF ORANGETHORPE AVENUE WEST OF PLACENTIA CITY LIMITS.                  AREA 3: GENERALLY LOCATED NORTH OF A.T. &amp; S.F.R.R., SOUTH OF CHAPMAN AVENUE, EAST OF MURRAY STREET, WEST OF ALTA STREET.                  AREA 4: GENERALLY LOCATED NORTH OF ORANGETHORPE AVENUE, EAST OF PLACENTIA AVENUE, WEST OF STATE HIGHWAY 57.                  AREA 5: GENERALLY LOCATED SOUTH OF ORANGETHORPE AVENUE, NORTH OF MIRALOMA AVENUE, EAST OF MELROSE STREET, WEST OF KRAEMER BOULEVARD.                  AREA 6: GENERALLY LOCATED EAST OF PLACENTIA AVENUE, NORTH OF LA JOLLA STREET, SOUTH OF FLOOD CONTROL CHANNEL, WEST OF ARNOLD DRIVE.                  AREA 7: GENERALLY LOCATED EAST OF STATE HIGHWAY 57, ALONG CHAPMAN AVENUE, WEST OF ANNE DRIVE.</p>	
SHEET 4 OF 4	Created by: _____ Date: _____ Check by: _____ Date: _____ Resolution No: _____ Adopted: _____ Effective Date: _____

**APPENDIX B:**  
**Legal Description of the Placentia EIFD**

**DRAFT**  
**CITY OF PLACENTIA**  
**Enhanced Infrastructure Financing District (EIFD)**

All that portion of that certain area of the City of Placentia incorporated territory, located in Section 30, Township 3 South, Range 9 West, Sections 24 and 36, Township 3 South, Range 10 West, Section 1, Township 4 South, Range 10 West and Section 6, Township 4 South, Range 9 West, San Bernardino Meridian, in the County of Orange, State of California, described as follows:

**AREA 1A**

**BEGINNING** at the point of intersection of the westerly Right of Way line of Melrose Street and the southerly Right of Way line of the Atchison Topeka and Santa Fe Railway as shown on Record of Survey recorded in Book 42, Page 37 of Records of Surveys in the office of the County Recorder of Orange County, State of California;

- 1) Thence, South 81°02'00" West along said southerly Right of Way line 690.32 feet to the northwest corner of Lot 10 of Tract 35, as per Map recorded in Book 9, Page 32 of Miscellaneous Maps in the office of the County Recorder of said County;
- 2) Thence, South 14°09'30" West along the west line of said Lot 10 and said southerly Right of Way line, a distance of 46.25 feet to the northeast corner of Lot 7, Block C of Kraemer Tract, as per Map recorded in Book 12, Page 87 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 3) Thence, continuing along said southerly Right of Way line South 14°09'30" West 7.53 feet;
- 4) Thence, continuing along said southerly Right of Way line, North 76°00'30" West 109.00 feet;
- 5) Thence continuing along said southerly Right of Way line, South 81°01'30" West 626.15 feet, more or less to the east Right of Way line of California State Route 57;
- 6) Thence South 11°04'33" East along said east Right of Way line, 406.71 feet to the north Right of Way line of Crowther Avenue;
- 7) Thence, North 74°04'31" East along said north Right of Way line 51.83 feet to an angle point;
- 8) Thence continuing along said north right of Way line South 14°42'36" West 28.89 feet to an angle point;
- 9) Thence continuing along said north Right of Way line through its various courses and in a generally easterly and northeasterly direction to the westerly Right of Way line of Melrose Street;
- 10) Thence continuing northeasterly along said westerly right of Way line of Melrose Street to the **POINT OF BEGINNING**.

**AREA 1B**

**BEGINNING** at the point of intersection of the easterly Right of Way line of Melrose Street and the southerly Right of Way line of the Atchison Topeka and Santa Fe Railway as shown on

Record of Survey recorded in Book 63, Page 18 of Records of Surveys in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North  $81^{\circ}02'00''$  East along said southerly Right of Way line 644.98 feet to a point on the northwesterly Right of Way line of Bradford Avenue, 20-foot half width as shown on Record of Survey recorded in Book 5, Page 40 of Records of Survey in the office of the County Recorder of said County;
- 2) Thence, South  $13^{\circ}59'07''$  West along said northwesterly Right of Way line 145.91 feet to the north Right of Way line of Crowther Avenue, 25-foot half width as shown on said Record of Survey;
- 3) Thence South  $73^{\circ}30'24''$  West 432.80 feet to the southwest corner of Lot 6 as shown on said Record of Survey;
- 4) Thence North  $8^{\circ}58'00''$  West along the west line of said Lot 6, a distance 9.07 feet to a point on a line parallel with and 34.00 feet northerly of the centerline of Crowther Avenue and being a point on the northerly Right of Way line of Crowther Avenue;
- 5) Thence South  $73^{\circ}29'26''$  West along said northerly Right of Way line 189.05 feet;
- 6) Thence continuing along said northerly right of Way line North  $61^{\circ}30'34''$  West 36.92 feet to a point on the easterly Right of Way line of Melrose Street, 40-foot half width as shown on Record of Survey recorded in Book 63 Page 18 of Records of Survey in the office of the County Recorder of said County;
- 7) Thence North  $7^{\circ}33'46''$  East along said easterly Right of Way line 167.62 feet to an angle point;
- 8) Thence continuing along said easterly Right of Way line North  $13^{\circ}58'10''$  East 25.70 feet to the **POINT OF BEGINNING**.

#### AREA 1C

**BEGINNING** at the point of intersection of the southerly line of Record of Survey recorded in Book 77, Page 24 of Records of Survey, in the office of the County Recorder of Orange County and the easterly Right of Way line of Melrose Street as shown on Parcel Map recorded in Book 34, Page 26 of Parcel Maps in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North  $14^{\circ}04'15''$  East along said easterly Right of Way line, 437.78 feet, more or less, to the beginning of a tangent curve, concave southeasterly, having a radius of 27.00 feet;
- 2) Thence northeasterly along said curve and Right of Way line, through a central angle of  $59^{\circ}25'45''$  a distance of 28.00 feet to a point on the southeasterly Right of Way line of Crowther Avenue;
- 3) Thence North  $73^{\circ}30'00''$  East along the said southeasterly Right of Way line of Crowther Avenue as shown on Parcel Map recorded in Book 34, Page 26 of Parcel Maps in the office of the County Recorder of said County, 1067.39 feet, more or less to the east line of that certain parcel of land described in Book 6471, Page 471, Official Records of said County, and as shown on Record of Survey recorded in Book 75, Page 41, in the office of the County Recorder of said County;

- 4) Thence South  $17^{\circ}41'22''$  West 452.86 feet along said east line to a point on the southerly line of Record of Survey recorded in Book 77, Page 24 of Records of Survey, in the office of the County Recorder of said County;
- 5) Thence South  $72^{\circ}39'10''$  West along said southerly line, 1058.94 feet, more or less to the **POINT OF BEGINNING.**

#### **AREA 2A**

**BEGINNING** at the intersection of the easterly line of Bradford Avenue and the northeasterly extension of the northerly line of Crowther Avenue as shown on Plat of Townsite of Placentia, as per Map recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North  $13^{\circ}59'07''$  East along the said easterly line of Bradford Avenue to a point on the southerly line of the Atchison Topeka and Santa Fe Railway Right of Way;
- 2) Thence southeasterly along said southerly line to a point on the northeasterly extension of the northerly line of said Crowther Avenue;
- 3) Thence, southeasterly along the said northerly line of Crowther Avenue to the **POINT OF BEGINNING.**

#### **AREA 2B**

**BEGINNING** at the northwest corner of Parcel 1 of Parcel Map No. 85-310, recorded in Book 209, Pages 25 and 26 of Parcel Maps in the office of the County Recorder of Orange County, State of California, said point being a point on the easterly Right of Way line of Melrose Street, and a point on the south line of Record of Survey recorded in Book 77, Page 24, Records of Surveys in the office of the County Recorder of said County;

- 1) Thence, North  $72^{\circ}39'10''$  East along the north line of said parcel 1 and the south line of said Record of Survey 1058.94 feet to the southeast corner of that certain parcel of land described in Book 6471, Page 471 of Official Records, and as shown on Record of Survey recorded in Book 75, Page 41 of Records of Survey in the office of the County Recorder of said County;
- 2) Thence North  $17^{\circ}41'22''$  East along the east line of said Record of Survey 452.86 feet to a point on the southerly Right of Way line of Crowther Avenue as shown on Tract No. 13059 as per Plat recorded in Book 587, Pages 9 and 10 in the office of the County Recorder of said County;
- 3) Thence, along the southerly Right of Way line of Crowther Avenue through its various courses, in a generally northeasterly direction to a point on the easterly line of Lot 8, of said Tract No. 13059, and being a point on the westerly line of Parcel Map No. 81-802, as per Map recorded in Book 171, Pages 34 to 36 of Parcel Maps in the office of the County Recorder of said County;

- 4) Thence, continuing along the southerly Right of Way line of Crowther Avenue through its various courses, in a generally easterly direction to the northeast corner of Parcel 1 of said Parcel Map No. 81-802;
- 5) Thence, South 02°41'00" West along the east lines of Lot 1 and Lot 9 of said Parcel Map No. 81-802, a distance of 415.05 feet to the southeast corner of said Lot 9, and being a point on the City of Placentia Corporate Limit Line;
- 6) Thence, South 75°20'25" West along the south line of said Parcel Map No. 81-802 and following the Corporate City Limit Line 196.78 feet to the northeast corner of Parcel 2 of Parcel Map recorded in Book 106, Pages 37 to 41 in the office of the County Recorder of said County;
- 7) Thence South 06°54'12" East along the east line of said Parcel 2, a distance of 195.00 feet to the southeast corner of said Parcel 2;
- 8) Thence South 72°02'51" West along the south line of said Parcel 2, a distance of 187.98 feet to the southwest corner of said Parcel 2, and being an angle point on the north line of Parcel 1 of said Parcel Map No. 81-802;
- 9) Thence along the north line of said Parcel 1 the following courses and distances;
- 10) South 04°55'42" East 23.70 feet;
- 11) Thence, South 50°20'15" West 209.70 feet;
- 12) Thence North 04°57'07" West 183.00 feet;
- 13) Thence South 73°35'23" West 171.37 feet;
- 14) Thence South 04°57'07" East 271.86 feet;
- 15) Thence South 76°43'00" West 310.62 feet to the most easterly corner of said Parcel 1, and being the southeast corner of Parcel 3 of Parcel Map No. 83-803, recorded in Book 187, Pages 10 through 12 in the office of the County Recorder of said County;
- 16) Thence, South 73°32'00" West along the south line of said Parcel Map No. 83-803 a distance of 957.14 feet to a point on the east line of Parcel 1 of Parcel Map recorded in Book 65, Page 9 in the office of the County Recorder of said County;
- 17) Thence South 04°38'44" East along the east line of said Parcel 1, a distance of 797.97 feet, more or less, to a point on the north Right of Way line of Orangethorpe Avenue, and being a point of beginning of a non-tangent curve, concave southeasterly, having a radius of 9489.34 feet, a radial to said point bears North 16°03'24" West;
- 18) Thence southwesterly along said curve and north Right of Way line, through a central angle of 01°51'39" a distance of 308.19 feet to the beginning of a reverse curve, having a radius of 9609.34 feet; thence along said reverse curve and north Right of Way line, through a central angle of 01°16'19", a distance of 213.32 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 27.00 feet;
- 19) Thence, along said curve and Right of Way line, through a central angle of 91°10'20", a distance of 42.96 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1393.79 feet, and being a point on the easterly Right of Way line of Melrose Street;
- 20) Thence, along said curve and easterly Right of Way line, through a central angle of 28°26'04", a distance of 691.70 feet;
- 21) Thence continuing along said easterly Right of Way line, North 14°08'20" East 100.54 feet to a point on the north line of Parcel 1 of Parcel Map recorded in Book 65, Page 9 in the office of the County Recorder of said County, and being the southwest corner of

Parcel 2 of Parcel Map No. 85-310 recorded in the office of the County Recorder of said County;

- 22) Thence, continuing along said easterly Right of Way line North  $14^{\circ}09'01''$  East 675.32 feet to the **POINT OF BEGINNING**.

### AREA 2C

**BEGINNING** at the intersection of the easterly Right of Way line of State Highway 57 and the southerly Right of Way line of Crowther Avenue as shown on Record of Survey No. 2010-1021, recorded in Book 248, Pages 1 through 14 inclusive Records of Survey in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North  $73^{\circ}06'40''$  East along the southerly Right of Way line of said Crowther Avenue 1260 feet, more or less to an angle point in the southerly Right of Way line of Crowther Avenue and a point on the northerly line of Parcel 2 of Parcel Map No. 84-805 as per Map recorded in Book 193, Pages 42-44 of Parcel Maps in the office of the County Recorder of said County;
- 2) Thence, South  $46^{\circ}36'13''$  East 46.90 feet to a point on the westerly Right of Way line of Melrose Street;
- 3) Thence, South  $13^{\circ}41'40''$  West along said westerly Right of Way 1132.00 feet more or less to the beginning of a tangent curve, concave southeasterly, having a radius of 1471.75 feet;
- 4) Thence, continuing along said westerly Right of Way line and along said curve, through a central angle of  $28^{\circ}26'45''$  a distance of 730.68 feet;
- 5) Thence continuing along said westerly Right of Way line South  $30^{\circ}44'40''$  West 36.89 feet to a point on the north Right of Way line of Orangethorpe Avenue, said point being the beginning of a non-tangent curve, concave southerly, having a radius of 9609.34 feet, a radial to said point bears North  $16^{\circ}15'54''$  West;
- 6) Thence, westerly along said curve and north Right of Way line, through a central angle of  $00^{\circ}12'06''$  a distance of 33.82 feet;
- 7) Thence, continuing along said north Right of Way line South  $73^{\circ}32'00''$  West 110.67 feet;
- 8) Thence, continuing along said north Right of Way line South  $14^{\circ}08'42''$  West 5.81 feet;
- 9) Thence, continuing along said north Right of Way line South  $74^{\circ}01'47''$  West 99.43 feet;
- 10) Thence, continuing along said north Right of Way line South  $77^{\circ}50'39''$  West 188.22 feet to an angle point;
- 11) Thence, continuing along said north Right of Way line North  $63^{\circ}58'58''$  West 36.59 feet to a point on the easterly Right of Way line of State Highway 57 and as shown on said Record of Survey No. 2010-1021;
- 12) Thence, North  $19^{\circ}07'23''$  West along said easterly Right of Way line 682.38 feet;
- 13) Thence, continuing along said easterly State Highway 57 Right of Way line northerly the following courses and distances,
- 14) North  $15^{\circ}23'15''$  West 129.84 feet;
- 15) North  $15^{\circ}32'00''$  West 187.48 feet;
- 16) North  $14^{\circ}25'34''$  West 109.33 feet;

- 17) North 14°26'33" West 14.00 feet;
- 18) South 74°04'41" West 43.30 feet;
- 19) North 14°18'17" West 20.11 feet;
- 20) North 74°04'41" East 63.70 feet;
- 21) North 13°06'02" West 238.67 feet;
- 22) North 17°43'30" West 328.75 feet to the **POINT OF BEGINNING**.

### AREA 2D

Parcel 1 of Parcel Map No. 79-803 as per Map recorded in Book 137, Page 45 of Parcel Maps, in the office of the County Recorder of Orange County, State of California.

### AREA 3A

**BEGINNING** at the southwest corner of Parcel 1 of Parcel Map No. 86-297, as per Map recorded in Book 218, Pages 20 and 21 of Parcel Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 14°08'20" East along the west line of said Parcel Map No. 86-297, a distance of 384.69 feet;
- 2) Thence South 74°05'20" East 30.02 feet;
- 3) Thence North 14°08'20" East 250.24 feet to a point on the southerly Right of Way line of Santa Fe Avenue, 30-foot half width;
- 4) Thence South 74°01'56" East 603.73 feet to a point on the westerly Right of Way line of Melrose Street, 30-foot half width;
- 5) Thence South 13°59'31" West along said westerly Right of Way line 344.31 feet to a point on the northerly Right of Way line of the Atchison Topeka and Santa Fe Railway Right of Way;
- 6) Thence, South 81°03'02" West along said northerly Right of Way line 689.53 feet to the **POINT OF BEGINNING**.

### AREA 3B

**BEGINNING** at the northwest corner of Lot 10, Block F of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, South 76°00'43" East 608.01 feet to the northeast corner of Lot 10, Block E of said Plat of Townsite of Placentia;
- 2) Thence South 13°59'07" West 61.10 feet to the southeast corner of said Lot 10, Block E;
- 3) Thence, South 81°02'00" West 660.25 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the northwesterly 10.00 feet of Lots 11 through 17, Block F of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

ALSO EXCEPTING THEREFROM any portion lying within Main Street.

**AREA 3C**

Parcel 1 and Parcel 2 of Parcel Map No. 96-134, as per Map recorded in Book 311, Pages 43 and 44 of Parcel Maps, in the office of the County Recorder of Orange County, State of California.

**AREA 3D**

Lots 1 through 12 and Lots 78 and 79 of Plat of Bradford's Resubdivision of Blocks H and I Townsite of Placentia, as per Plat recorded in Book 8, Page 65 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

**AREA 3E**

Lots 10 through 21, Block D of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

EXCEPTING THEREFROM the south 20.00 feet of said Lots 10 through 21.

**AREA 3F**

Block C of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

**AREA 3G**

Block A of Plat of Townsite of Placentia, as per Plat recorded in Book 6, Page 38 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California.

EXCEPTING THEREFROM any portion lying within Chapman Avenue and Bradford Avenue.

**AREA 3H**

**BEGINNING** at the intersection of the easterly Right of Way line of Bradford Avenue with the northerly Right of Way line of Center Street, as shown on Tract No. 708, as per Map recorded in Book 22, Page 8 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 13°59'25" East along said easterly Right of Way line 493.07 feet;
- 2) Thence, continuing along said easterly Right of Way line North 58°58'33" East 38.17 feet to a point on the southerly Right of Way line of Chapman Avenue;
- 3) Thence Southeasterly along said southerly Right of Way line and its various courses to the northeast corner of Parcel 2 of Parcel Map No. 81-803, as per Map recorded in Book

168, Pages 8 and 9 of Parcel Maps, in the office of the County Recorder of Orange County, State of California;

- 4) Thence; along the east and south lines of said Parcel 2 the following courses and distances;
- 5) South  $13^{\circ}57'35''$  West 249.35 feet;
- 6) North  $75^{\circ}55'09''$  West 119.88 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 94.00 feet, a radial to said point bears North  $59^{\circ}15'19''$  West;
- 7) Thence, northeasterly along said curve, through a central angle of  $27^{\circ}38'34''$  a distance of 45.35 feet to the beginning of a reverse curve, having a radius of 46.00 feet, thence northerly, westerly and southwesterly along said curve, through a central angle of  $218^{\circ}40'11''$  a distance of 175.56 feet;
- 8) Thence North  $76^{\circ}02'19''$  West 4.24 feet;
- 9) Thence leaving said south line of said Parcel 2 South  $13^{\circ}58'25''$  West along the westerly Right of Way line of Alta Street 350 feet, more or less, to a point on the northerly Right of Way line of Center Street;
- 10) Thence, North  $76^{\circ}00'53''$  West along said northerly Right of Way line 267.50 feet to the **POINT OF BEGINNING.**

### AREA 3I

**BEGINNING** at the southwest corner of Lot 10, Tract No. 16855, as per Map recorded in book 883, Pages 39 to 43, in the office of the County Recorder of Orange County, State of California, and being a point on the easterly Right of Way line of Bradford Avenue;

- 1) Thence, northeasterly along said easterly Right of Way line of Bradford Avenue and its various courses to the northwest corner of Lot 1 of Map of Kraemers Addition No. 1 to Placentia Townsite, as per Map recorded in Book 8, Page 59 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California, and being a point on the southerly Right of Way line of Center Street;
- 2) Thence, South  $76^{\circ}00'00''$  East along said southerly Right of Way line of Center Street 267.5 feet, more or less, to the northeast corner of Lot 19 of said Map of Kraemers Addition No. 1, and being a point on the westerly Right of Way line of Alta Street;
- 3) Thence, South  $13^{\circ}58'20''$  West along said westerly Right of Way line of Alta Street 374 feet more or less, to the beginning of a tangent curve, concave northeasterly, having a radius of 40.00 feet;
- 4) Thence, southeasterly and continuing along said Right of Way line and curve, through a central angle of  $119^{\circ}59'58''$  a distance of 83.77 feet to a point on the west line of Lot 1, Tract No. 9747, as per Map recorded in Book 425, Pages 23 through 26, in the office of the County Recorder of said County;
- 5) Thence, South  $13^{\circ}58'20''$  West 11.44 feet to a point on the north line of Tract No. 16855, as per Map recorded in Book 883, Pages 39 through 43 and being a point on a non-tangent curve concave southwesterly, having a radius of 5886.77 feet, a radial to said point bears North  $03^{\circ}42'05''$  West;
- 6) Thence, westerly along said curve and north line of Tract No. 16855 to the northwest corner of Lot 1 of said Tract No. 16855, and being a point on a non-tangent curve,

- concave northwesterly, having a radius of 85.50 feet, a radial to said point bears South 73°10'29" East;
- 7) Thence, southwesterly along said curve, through a central angle of 31°04'13" a distance of 46.36 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 79.00 feet, a radial to said point bears North 46°50'14" East;
  - 8) Thence, along said curve, through a central angle of 16°42'44" a distance of 23.04 feet;
  - 9) Thence, South 85°57'33" West 5.61 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 29.50 feet, a radial to said point bears North 72°47'45" East;
  - 10) Thence, southeasterly along said curve, through a central angle of 23°34'13" a distance of 12.14 feet;
  - 11) Thence, South 49°13'32" West 61.72 feet;
  - 12) Thence, South 03°43'01" East 22.58 feet to a point of the south line of said Tract No. 16855;
  - 13) Thence, South 86°16'59" West along said south line 123.16 feet to the **POINT OF BEGINNING**.

#### AREA 4A

**BEGINNING** at the northwest corner of Lot 6 of Tract No. 5836, as per Map recorded in Book 217, Pages 22 and 23, in the office of the County Recorder of Orange County, State of California, said point being the intersection of the easterly Right of Way line of Placentia Avenue, 40-foot half width, with the southerly Right of Way line of the Atchison Topeka and Santa Fe Railway Right of Way;

- 1) Thence, North 14°04'00" East 54.33 feet to the northerly line of said Atchison Topeka and Santa Fe Right of Way line;
- 2) Thence, North 81°01'30" East along said northerly Right of Way line 10.87 feet to a point on a line parallel with and 50.00 feet easterly of the centerline of Placentia Avenue, and being the easterly Right of Way line of Placentia Avenue;
- 3) Thence northeasterly along said easterly Right of Way line of Placentia Avenue following its various courses, 792 feet, more or less, to the intersection with the northeasterly line of the Orange County Flood Control District Channel (Placentia Channel) Right of Way;
- 4) Thence southeasterly along said northeasterly right of Way line of said Orange County Flood Control District Channel Right of Way and following its various courses, 1185 feet, more or less, to the intersection with the northerly Right of Way line of Crowther Avenue;
- 5) Thence Southwesterly along said northerly Right of Way line of Crowther Avenue and following its various courses, 648 feet, more or less, to a point on the easterly Right of Way line of Placentia Avenue;
- 6) Thence North 14°04'00" East along said easterly Right of Way line, 585 feet, more or less, to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM, any portion lying within Placentia Avenue and Crowther Avenue.

## AREA 4B

**BEGINNING** at the point of intersection of the southerly Right of Way line of Crowther Avenue with the easterly Right of Way line of the Orange County Flood Control District Channel (Placentia Channel);

- 1) Thence, southeasterly along said easterly Right of Way of said Orange County Flood Control District Channel and following its various courses, 1208 feet, more or less, to an angle point on the easterly line of Parcel 4 of Parcel Map 86-310, as per Map recorded in Book 219, Pages 5 through 7, in the office of the County Recorder of Orange County, State of California, said point being on the westerly Right of Way line of State Highway 57;
- 2) Thence, South 17°09'53" West along said easterly line of Parcel 4 and said westerly line of State Highway 57, a distance of 65.07 feet to the southeast corner of said Parcel 4;
- 3) Thence, continuing along said westerly Right of Way line of State Highway 57, South 17°10'36" West 245.73 feet;
- 4) Thence continuing along said westerly Right of Way line of State Highway 57, South 16°04'49" East 322.63 feet to a point on the northerly Right of Way line of Orangethorpe Avenue, said point being the southeast corner of Parcel 1 of Parcel Map recorded in Book 16, Page 28 of Parcel Maps, in the office of the County Recorder of Orange County;
- 5) Thence, leaving said westerly Right of Way line of State Highway 57, southwesterly along said northerly right of Way line of Orangethorpe Avenue, following its various courses to the southwest corner of Parcel 3 of Parcel Map recorded in Book 16, Page 28 of Parcel Maps, in the office of the County Recorder of Orange County;
- 6) Thence continuing along said northerly line of Orangethorpe Avenue and along the southerly line of Lots 1 though 3 of Parcel Map recorded in Book 55, Page 48 of Parcel Maps, in the office of the County Recorder of Orange County, South 73°03'55" West 632.17 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 22.00 feet;
- 7) Thence, continuing along said northerly Right of Way line, through a central angle of 120°30'00", a distance of 46.27 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 8) Thence, northeasterly along said easterly Right of Way line of Placentia Avenue and its various courses, 2001 feet, more or less, to a point on the southerly right of Way line of Crowther Avenue;
- 9) Thence northeasterly along said southerly Right of Way line of Crowther Avenue and its various courses, 680 feet, more or less, to the **POINT OF BEGINNING**.

## AREA 5A

**BEGINNING** at a point on the east Right of Way line of Melrose Street, 40-foot half width and the south line of Lot 6, Block 7 of Golden State Tract as shown on Map recorded in Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence, North 16°17'00" West along said east Right of Way line 610.60 feet to an angle point;
- 2) Thence continuing along said Right of Way line, North 28°42'36" East 24.04 feet to a point in the south Right of Way line of La Jolla Street, 32-foot half width as shown on Parcel Map No. 82-801, recorded in Book 117, Pages 15 and 16 of Parcel Maps, in the office of the County Recorder of said County;
- 3) Thence North 73°42'28" East along said south Right of Way line of La Jolla Street 603.00 feet, more or less, to a point on the westerly line of Lot 5, Block 7 of said Golden State Tract;
- 4) Thence continuing along said south Right of Way North 73°42'15" East 329.93 feet to the east line of Parcel 1 of Parcel Map 86-353, recorded in Book 225, Pages 45 and 46 of parcel Maps, in the office of the County Recorder of said County;
- 5) Thence, North 16°15'57" West along the northerly prolongation of the east line of said Parcel 1, a distance of 2.00 feet to a point on the south Right of Way line of La Jolla Street, 30-foot wide;
- 6) Thence North 73°42'15" East along said south Right of Way line 330.00 feet, more or less, to the easterly line of Lot 5, Block 7 of said Golden State Tract;
- 7) Thence South 16°16'00" East along said easterly line of Lot 5, a distance of 660.00 feet, to the southeast corner of said Lot 5;
- 8) Thence South 75°43'27" West along the south line of said Lot 5, a distance of 660.00 feet to the southwest corner of said Lot 5;
- 9) Thence South 73°43'27" West along the south line of Lot 6, Block 7 of said Golden State Tract 620.00 feet, to the **POINT OF BEGINNING**.

### AREA 5B

**BEGINNING** at the southwest corner of Lot 2 of Block 7 of Golden State Tract as shown on Map recorded in Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of said County, and being a point on the east Right of Way line of Melrose Street;

- 1) Thence, North 16°17'00" West along said east Right of Way line of Melrose Street, 221.71 feet to a point on the north line of the land dedicated to the City of Placentia per Book 7545, Page 680, Official Records of said County;
- 2) Thence North 73°43'00" East along the north line of said land dedicated to the City of Placentia, 639.93 feet to a point on the westerly line of Lot 1, Block 7 of said Golden State Tract;
- 3) Thence, North 16°17'00" West along the westerly line of said Lot 1, a distance of 383.00 feet to the south Right of Way line of Orangethorpe Avenue (Formally Yorba Street);
- 4) Thence, in a northeasterly direction, along said south Right of Way line of Orangethorpe Avenue, and following its various courses, as established by street dedications to the City of Placentia, to the westerly Right of Way line of Kraemer Boulevard;
- 5) Thence, in a southeasterly direction, along said westerly Right of Way line of Kraemer Boulevard to a point on the southerly line of Lot 1, Block 5 of said Golden State Tract, and being a point of the City of Placentia Corporate City Limit Line;
- 6) Thence, along said Corporate City Limit Line South 73°43'00" West 1269.00 feet, more or less, to the southeast corner of Lot 1, Block 6 of said Golden State Tract;

- 7) Thence, continuing along said Corporate City Limit Line, through its various courses, in a generally northerly and westerly direction to a point on the easterly line of Lot 1, Block 7 of said Golden State Tract;
- 8) Thence, continuing along said Corporate City Limit Line South  $16^{\circ}16'33''$  East and along the easterly line of said Lot 1, a distance of 334.78 feet, more or less, to the southeast corner of said Lot 1;
- 9) Thence, continuing along said Corporate City Limit Line South  $73^{\circ}43'00''$  West and along the northerly line of Lot 3, Block 7 of said Golden State Tract 329.96 feet to the northwest corner of Parcel 1 as shown on Parcel Map recorded in Book 131, Page 36 of Parcel Maps in the office of the County Recorder of said County;
- 10) Thence, continuing along said Corporate City Limit Line and along the westerly line of said Parcel 1 South  $16^{\circ}16'16''$  East 628 feet, more or less, to a point in the north Right of Way line of La Jolla Street, as shown on Parcel Map recorded in Book 131, Page 36 of Parcel Maps in the office of the County Recorder of said County;
- 11) Thence South  $73^{\circ}43'00''$  West along the north Right of Way line of La Jolla Street 330.00 feet to a point on the easterly line of Lot 4, Block 7 of said Golden State Tract;
- 12) Thence, continuing along said Right of Way line, southerly and perpendicular to the centerline of La Jolla Street 2.00 feet;
- 13) Thence, continuing along said Right of Way line South  $73^{\circ}43'00''$  West 595.00 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 25.00 feet; Thence, continuing along said Right of Way line northwesterly along said curve, through a central angle of  $90^{\circ}00'00''$  a distance of 39.27 feet to a point of tangency with the easterly Right of Way line of Melrose Street;
- 14) Thence North  $16^{\circ}17'00''$  West along said easterly Right of Way line 605.00 feet, more or less, to the **POINT OF BEGINNING**.

#### AREA 6

**BEGINNING** at the point of intersection of the easterly Right of Way line of Placentia Avenue, 45-foot half width, and the southerly Right of Way line of the Orange County flood Control District Right of Way as set forth by Orange County Flood Control District Map No. 801-14A and Orange County Flood Control Field Book 81, Page 826, as shown on Map of Parcel Map No. 84-816 recorded in Book 208, Pages 38 through 41 in the office of the County Recorder of Orange County, State of California, said point being on a non-tangent radius curve, concave northerly, having a radius of 462.00 feet, a radial to said point bears South  $00^{\circ}16'47''$  East;

- 1) Thence, easterly along said curve and southerly Right of Way line, through a central angle of  $16^{\circ}01'38''$ , a distance of 129.23 feet;
- 2) Thence continuing along said southerly Right of Way line North  $73^{\circ}41'35''$  East 395.76 feet to the beginning of a tangent curve, concave southerly, having a radius of 563.00 feet;
- 3) Thence continuing along said southerly Right of Way line, through a central angle of  $16^{\circ}30'09''$ , a distance of 162.16 feet;
- 4) Thence continuing along said Right of Way line South  $82^{\circ}09'46''$  East 198.56 feet to a point on the easterly line of Lot 2, Block 9 of Golden State Tract, per map recorded in

- Book 4, Page 66 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 5) Thence South 16°21'30" East along said easterly line 96.29 feet to the southeast corner of said Lot 2, and being the northeast corner of Lot 7 of Tract No. 558, as per Map recorded in Book 19, Page 20 of Miscellaneous Maps, in the office of the County Recorder of said County;
  - 6) Thence, South 16°52'20" East along the easterly line of said Tract No. 558, a distance of 395.00 feet to the southeast corner of Lot 5 of said Tract No. 558;
  - 7) Thence South 73°07'40" West 660.28 feet to the southwest corner of Lot 10 of said Tract No. 558;
  - 8) Thence South 16°52'20" East along the westerly line of Lot 1 of said Tract No. 558, a distance of 234.00 feet to a point on the northerly Right of Way line of La Jolla Street, 30-feet half width;
  - 9) Thence, South 73°07'40" West along said northerly Right of Way line 662.99 feet to an angle point;
  - 10) Thence continuing along said northerly Right of Way line North 53°44'55" West 37.79 feet to a point on the easterly Right of Way line of Placentia Avenue, 45-feet half width;
  - 11) Thence North 14°13'30" East along said easterly Right of Way line 948.28 feet, more or less, to the **POINT OF BEGINNING**.

#### **AREA 7A**

All that portion of Lot 10, Block B of Kraemer Tract, as per Map recorded in Book 12, Pages 87 and 88 of Miscellaneous Records, in the office of the County Recorder of the County of Los Angeles, State of California, bounded as follows:

On the north, east and south by Sunset Drive and Lots 64 and 65 and Chapman Avenue as shown on Tract No. 1548 as per Map recorded in Book 64, Page 13 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California and bounded on the west by the easterly Right of Way line of Placentia Avenue.

#### **AREA 7B**

All that portion of Lot 9, Block B of Kraemer Tract, as per Map recorded in Book 12, Pages 87 and 88 of Miscellaneous Records, in the office of the County Recorder of the County of Los Angeles, State of California, described as follows:

**BEGINNING** at the point of intersection of the westerly Right of Way line of Walnut Avenue and the northerly Right of Way line of Chapman Avenue as shown on Record of Survey recorded in Book 22, Page 8 of Records of Survey, in the office of the County Recorder of the County of Orange, State of California;

- 1) Thence North 76°02'08" West 281.62 feet to the southwest corner of said Lot 9;
- 2) Thence North 13°51'37" East along the westerly line of said Lot 9, a distance of 170.00 feet;

- 3) Thence South 76°02'08" East 282.02 feet to a point on the westerly Right of Way line of Walnut Avenue;
- 4) Thence South 13°58'07" West along said westerly Right of Way line 170.00 feet to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM any portion lying within Chapman Avenue and Walnut Avenue.

#### **AREA 7C**

All that portion of Block A and Block B of Tract No. 22, Johnston and Wickett Subdivision, as per Map recorded in Book 10 Page 2 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California, described as follows:

**BEGINNING** at a point on the northerly Right of Way line of Chapman Avenue, said point being the most southerly corner of Lot 4, Tract No. 485, per Map recorded in Book 32, Pages 31 and 32 of Miscellaneous Maps, in the office of the County Recorder of said County:

- 1) Thence, North 13°58'07" East along the westerly line of said Lot 4, a distance of 145.00 feet;
- 2) Thence, South 76°02'08" East 115.00 feet;
- 3) Thence, North 13°58'07" East 50.00 feet;
- 4) Thence, South 76°02'08" East 135.00 feet;
- 5) Thence, North 13°58'07" East 5.00 feet;
- 6) Thence, South 76°02'08" East 174.00 feet;
- 7) Thence, North 13°58'07" East 35.00 feet;
- 8) Thence, South 76°02'08" East 149.00 feet to a point on the westerly Right of Way line of Bradford Avenue;
- 9) Thence, South 13°58'07" West along said westerly Right of Way line 244.00 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 6.00 feet;
- 10) Thence along said curve and said Right of Way line, through a central angle of 90°00'15", a distance of 9.42 feet to a point on the northerly Right of Way line of Chapman Avenue;
- 11) Thence, North 76°02'08" West along said northerly Right of Way line 567.00 feet to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM any portion lying within Main Street, Chapman Avenue and Bradford Avenue.

#### **AREA 7D**

Lot 25 and Lot 26 of Tract No. 1118 as per Map recorded in Book 35, Pages 37 and 38 of Miscellaneous Records, in the office of the County Recorder of the County of Orange, State of California.

#### **AREA 7E**

**BEGINNING** at the northwest corner of Lot 18 of Tract No. 4124, as per Map recorded in Book 145, Page 20 of Miscellaneous Maps, in the office of the County Recorder of the County of Orange, State of California, said point being a point on the easterly Right of Way line of Placentia Avenue, 40-foot half width;

- 1) Thence, North  $13^{\circ}42'55''$  East along said easterly Right of Way line 255.53 feet to an angle point;
- 2) Thence continuing along said easterly Right of Way line North  $58^{\circ}40'36''$  East 41.70 feet to a point on the southerly Right of Way line of Chapman Avenue, 45-foot half width;
- 3) Thence, South  $76^{\circ}21'42''$  East along said southerly Right of Way line 1226.70 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 25.00 feet;
- 4) Thence continuing along said southerly Right of Way line, through a central angle of  $90^{\circ}09'15''$ , a distance of 39.34 feet to a point on the westerly Right of Way line of Murray Street, 30-foot half width;
- 5) Thence South  $13^{\circ}47'33''$  West along said westerly Right of Way line 259.85 feet to a point on the north line of said Tract No. 4124;
- 6) Thence North  $76^{\circ}21'42''$  West along the north line of said Tract No. 4124 a distance of 1125.06 feet to the northeast corner of said Lot 18;
- 7) Thence South  $13^{\circ}38'29''$  West 134.93 feet to the southeast corner of said Lot 18;
- 8) Thence North  $76^{\circ}21'31''$  West 130.94 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 15.00 feet;
- 9) Thence along said curve, through a central angle of  $90^{\circ}04'44''$ , a distance of 23.58 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 10) Thence, North  $13^{\circ}43'13''$  East 119.90 feet to the **POINT OF BEGINNING**.

#### **AREA 7F**

**BEGINNING** at the southwest corner of Lot 16 of Tract No. 1405, as per Map recorded in Book 44, Page 15 of Miscellaneous Maps, in the office of the County Recorder of Orange County, State of California;

- 1) Thence North  $14^{\circ}09'30''$  East along the west line of said Tract No. 1405, a distance of 330.00 feet to the northwest corner of Lot 15 of said Tract No. 1405, and being a point on the south line of Tract No. 4124, as per Map recorded in Book 145, Page 20 of Miscellaneous Maps, in the office of the County Recorder of said County;
- 2) Thence North  $76^{\circ}21'31''$  West along the said south line of Tract No. 4124, a distance of 332.20 feet to the southeast corner of Lot 19 of said Tract No. 4124;
- 3) Thence, North  $13^{\circ}38'29''$  East 135.00 feet;
- 4) Thence North  $76^{\circ}21'31''$  West 131.06 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 15.00 feet;
- 5) Thence, along said curve, through a central angle of  $89^{\circ}55'16''$ , a distance of 23.54 feet to a point on the easterly Right of Way line of Placentia Avenue;
- 6) Thence South  $13^{\circ}43'13''$  West along said easterly Right of Way line 120.02 feet to the southwest corner of said Lot 19, and being the northwest corner of Record of Survey recorded in Book 87, Page 19 of Records of Survey, in the office of the County Recorder of said County;

- 7) Thence South  $14^{\circ}05'40''$  West 15.69 feet to the beginning of a tangent curve, concave easterly, having a radius of 1890.00 feet;
- 8) Thence, along said curve, through a central angle of  $6^{\circ}26'30''$ , a distance of 212.54 feet to the beginning of a reverse curve, having a radius of 1910.00 feet;
- 9) Thence, along said curve, through a central angle of  $3^{\circ}04'36''$ , a distance of 102.56 feet to a point on the south line of said Record of Survey;
- 10) Thence, South  $75^{\circ}59'10''$  East along the south line of said Record of Survey 456.96 feet to the **POINT OF BEGINNING**.

Prepared by:  
TRANSTECH ENGINEERS, INC.

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David B. Ragland, L.S. 5173

Date

**APPENDIX C:**  
**Projected Tax Increment Revenue Analysis**

Placentia EIFD - Projected Tax Increment Revenue Analysis

Value / Unit	Total	0 2019	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028
<b>New Development</b>											
1,600 Res Units \$250,000 per unit	1,600 \$436,615,660		350 \$91,035,000	200 \$53,060,400	300 \$81,182,412	275 \$75,905,555	275 \$77,423,666	100 \$28,717,142	100 \$29,291,485		
125,000 Commercial SF \$250 PSF	125,000 \$37,361,290							25,000 \$7,179,285	25,000 \$7,322,871	25,000 \$7,469,329	25,000 \$7,618,715
116 Hotel Rooms \$250,000 per unit	116 \$32,658,710						116 \$32,658,710				
<b>Subtotal Value Add</b>	<b>\$506,635,660</b>		\$91,035,000	\$53,060,400	\$81,182,412	\$75,905,555	\$110,082,376	\$35,896,427	\$36,614,356	\$7,469,329	\$7,618,715
<b>Total Assessed value</b>		\$371,882,699	\$470,355,353	\$532,822,860	\$624,661,729	\$713,060,519	\$837,404,105	\$890,048,615	\$944,463,943	\$970,822,550	\$997,857,716
<b>Incremental AV</b>			\$98,472,654	\$160,940,161	\$252,779,030	\$341,177,820	\$465,521,407	\$518,165,916	\$572,581,244	\$598,939,851	\$625,975,018
<b>Total tax increment</b>			\$984,727	\$1,609,402	\$2,527,790	\$3,411,778	\$4,655,214	\$5,181,659	\$5,725,812	\$5,989,399	\$6,259,750
<b>City Share Available</b>	13.6%	\$21,477,390	\$133,923	\$218,879	\$343,779	\$464,002	<b>\$633,109</b>	\$704,706	\$778,710	\$814,558	\$851,326
Percent Allocated*	50.0%	\$10,738,695	\$66,961	\$109,439	\$171,890	\$232,001	\$316,555	\$352,353	\$389,355	\$407,279	\$425,663
<b>County Share Available</b>	5.9%	\$9,317,397	\$58,099	\$94,955	\$149,140	\$201,295	<b>\$274,658</b>	\$305,718	\$337,823	\$353,375	\$369,325
Percent Allocated**	50.0%	\$4,658,698	\$29,049	\$47,477	\$74,570	\$100,647	\$137,329	\$152,859	\$168,911	\$176,687	\$184,663
<b>Total EIFD Funds Available***</b>		<b>\$15,397,393</b>	<b>\$96,011</b>	<b>\$156,917</b>	<b>\$246,460</b>	<b>\$332,648</b>	<b>\$453,883</b>	<b>\$505,212</b>	<b>\$558,267</b>	<b>\$583,966</b>	<b>\$610,326</b>

\* City allocation subject to \$9.1 million cap

\*\* County allocation subject to \$3.9 million cap

\*\*\* Total EIFD Funds Available subject to \$13.0 million cap



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Placentia EIFD - Projected Tax Increment Revenue Analysis

Value / Unit	Total	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038
<b>New Development</b>											
1,600 Res Units \$250,000 per unit	1,600 \$436,615,660										
125,000 Commercial SF \$250 PSF	125,000 \$37,361,290	25,000 \$7,771,089									
116 Hotel Rooms \$250,000 per unit	116 \$32,658,710										
<b>Subtotal Value Add</b>	\$506,635,660	\$7,771,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed value</b>		\$1,025,585,960	\$1,046,097,679	\$1,067,019,633	\$1,088,360,025	\$1,110,127,226	\$1,132,329,770	\$1,154,976,366	\$1,178,075,893	\$1,201,637,411	\$1,225,670,159
<b>Incremental AV</b>		\$653,703,261	\$674,214,981	\$695,136,934	\$716,477,327	\$738,244,527	\$760,447,072	\$783,093,667	\$806,193,195	\$829,754,712	\$853,787,461
<b>Total tax increment</b>		\$6,537,033	\$6,742,150	\$6,951,369	\$7,164,773	\$7,382,445	\$7,604,471	\$7,830,937	\$8,061,932	\$8,297,547	\$8,537,875
<b>City Share Available</b>	13.6%	\$21,477,390	\$889,036	\$916,932	\$945,386	\$974,409	\$1,004,013	\$1,034,208	\$1,065,007	\$1,096,423	\$1,128,466
Percent Allocated*	50.0%	\$10,738,695	\$444,518	\$458,466	\$472,693	\$487,205	\$502,006	\$517,104	\$532,504	\$548,211	\$564,233
<b>County Share Available</b>	5.9%	\$9,317,397	\$385,685	\$397,787	\$410,131	\$422,722	\$435,564	\$448,664	\$462,025	\$475,654	\$489,555
Percent Allocated**	50.0%	\$4,658,698	\$192,842	\$198,893	\$205,065	\$211,361	\$217,782	\$224,332	\$231,013	\$237,827	\$244,778
<b>Total EIFD Funds Available***</b>	\$15,397,393	\$637,361	\$657,360	\$677,759	\$698,565	\$719,788	\$741,436	\$763,516	\$786,038	\$809,011	\$832,443

\* City allocation subject to \$9.1 million cap

\*\* County allocation subject to \$3.9 million cap

\*\*\* Total EIFD Funds Available subject to \$13.0 million cap



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APPENDIX C

Placentia EIFD - Projected Tax Increment Revenue Analysis

Value / Unit	Total	20 2039	21 2040	22 2041	23 2042	24 2043
<b>New Development</b>						
1,600 Res Units \$250,000 per unit	1,600 \$436,615,660					
125,000 Commercial SF \$250 PSF	125,000 \$37,361,290					
116 Hotel Rooms \$250,000 per unit	116 \$32,658,710					
<b>Subtotal Value Add</b>	\$506,635,660	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed value</b>		\$1,250,183,562	\$1,275,187,234	\$1,300,690,978	\$1,326,704,798	\$1,353,238,894
<b>Incremental AV</b>		\$878,300,864	\$903,304,535	\$928,808,280	\$954,822,099	\$981,356,195
<b>Total tax increment</b>		\$8,783,009	\$9,033,045	\$9,288,083	\$9,548,221	\$9,813,562
<b>City Share Available</b> 13.6%	\$21,477,390	<b>\$1,194,489</b>	\$1,228,494	\$1,263,179	\$1,298,558	\$1,334,644
Percent Allocated* 50.0%	\$10,738,695	\$597,245	\$614,247	\$631,590	\$649,279	\$667,322
<b>County Share Available</b> 5.9%	\$9,317,397	<b>\$518,198</b>	\$532,950	\$547,997	\$563,345	\$579,000
Percent Allocated** 50.0%	\$4,658,698	\$259,099	\$266,475	\$273,998	\$281,673	\$289,500
<b>Total EIFD Funds Available***</b>	\$15,397,393	<b>\$856,343</b>	\$880,722	\$905,588	\$930,952	\$956,822

\* City allocation subject to \$9.1 million cap

\*\* County allocation subject to \$3.9 million cap

\*\*\* Total EIFD Funds Available subject to \$13.0 million cap



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**APPENDIX D:**  
**Fiscal Impact Analysis**

Placentia EIFD - Fiscal Impact Analysis

Overview of Fiscal Impacts

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Placentia</b>			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$4,665,000	\$297,605,200	\$119,214,900
Estimated Fiscal Expenditures	\$2,336,500	\$146,663,200	\$59,527,900
<b>Estimated Net Fiscal Impact to City</b>	<b>\$2,328,500</b>	<b>\$150,942,000</b>	<b>\$59,687,000</b>
<b>County of Orange</b>			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$1,836,110	\$114,565,900	\$46,724,100
Estimated Fiscal Expenditures	\$565,900	\$35,541,000	\$14,434,100
<b>Estimated Net Fiscal Impact to County</b>	<b>\$1,270,210</b>	<b>\$79,024,900</b>	<b>\$32,290,000</b>

Key Land Use Assumptions (Stabilized Year 20)

Project Component	
Commercial / Retail	125,000 SF
Hotel	116 rooms
Residential	1,600 DU

Notes:

Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2039)  
 Assumes installation of necessary public infrastructure  
 Values in 2019 dollars



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Placentia EIFD - Fiscal Impact Analysis

Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2024	2029	2039	2049	2059	2069			
<b>City of Placentia Revenues</b>									
Property Tax	\$819,900	\$1,085,600	\$1,323,400	\$1,613,217	\$1,966,503	\$2,397,156	2.0%	\$74,237,900	\$31,713,200
Property Tax Contribution to EIFD	(\$291,900)	(\$386,500)	(\$471,100)	\$0	\$0	\$0	2.0%	(\$8,914,400)	(\$5,724,000)
Property Tax In-Lieu of MVLF	\$302,100	\$398,400	\$485,700	\$592,066	\$721,725	\$879,778	2.0%	\$27,256,600	\$11,648,200
Property Transfer Tax	\$11,700	\$15,400	\$18,800	\$22,917	\$27,936	\$34,054	2.0%	\$1,055,000	\$450,900
Sales and Use Tax - Direct / On-Site	\$98,300	\$569,500	\$765,400	\$1,028,634	\$1,382,398	\$1,857,827	3.0%	\$46,396,500	\$18,103,200
Sales and Use Tax - Indirect / Off-Site	\$259,800	\$348,600	\$468,500	\$629,625	\$846,163	\$1,137,172	3.0%	\$29,444,200	\$11,966,900
Measure U Transactions and Use Tax	\$316,800	\$812,500	\$1,091,900	\$1,467,422	\$1,972,093	\$2,650,328	3.0%	\$67,113,100	\$26,609,800
Transient Occupancy Tax	\$429,500	\$497,900	\$669,100	\$899,214	\$1,208,469	\$1,624,081	3.0%	\$41,444,700	\$16,545,200
Fines and Forfeitures	\$21,800	\$30,100	\$40,500	\$54,429	\$73,148	\$98,304	3.0%	\$2,541,800	\$1,031,500
Franchise Fees	\$118,700	\$164,300	\$220,700	\$296,602	\$398,609	\$535,697	3.0%	\$13,852,600	\$5,622,000
Business Licenses	\$12,500	\$38,800	\$52,100	\$70,018	\$94,098	\$126,460	3.0%	\$3,177,200	\$1,248,000
<b>Estimated Total Revenues</b>	<b>\$2,099,200</b>	<b>\$3,574,600</b>	<b>\$4,665,000</b>	<b>\$6,674,144</b>	<b>\$8,691,140</b>	<b>\$11,340,858</b>		<b>\$297,605,200</b>	<b>\$119,214,900</b>
<b>City of Placentia Expenditures</b>									
Public Safety - Police	\$440,500	\$609,400	\$819,000	\$1,100,668	\$1,479,205	\$1,987,928	3.0%	\$51,403,500	\$20,861,300
Public Safety - Fire	\$251,600	\$348,100	\$467,800	\$628,684	\$844,899	\$1,135,473	3.0%	\$29,359,900	\$11,914,900
Public Safety - Animal Control	\$14,100	\$19,600	\$26,300	\$35,345	\$47,501	\$63,837	3.0%	\$1,650,800	\$670,000
Community Services	\$65,000	\$86,100	\$115,700	\$155,491	\$208,967	\$280,834	3.0%	\$7,278,100	\$2,961,000
Legislative	\$35,700	\$49,300	\$66,300	\$89,102	\$119,745	\$160,928	3.0%	\$4,161,200	\$1,688,700
Administration	\$80,600	\$111,500	\$149,800	\$201,319	\$270,555	\$363,604	3.0%	\$9,402,200	\$3,815,800
Finance	\$48,700	\$67,400	\$90,500	\$121,624	\$163,453	\$219,667	3.0%	\$5,680,300	\$2,305,300
Development Services	\$40,900	\$56,600	\$76,000	\$102,138	\$137,264	\$184,472	3.0%	\$4,770,300	\$1,936,000
Public Works	\$122,800	\$169,800	\$228,300	\$306,816	\$412,335	\$554,144	3.0%	\$14,328,300	\$5,814,700
General Government	\$159,600	\$220,900	\$296,800	\$398,874	\$536,054	\$720,412	3.0%	\$18,628,600	\$7,560,200
<b>Estimated Total Expenditures</b>	<b>\$1,259,500</b>	<b>\$1,738,700</b>	<b>\$2,336,500</b>	<b>\$3,140,061</b>	<b>\$4,219,979</b>	<b>\$5,671,299</b>		<b>\$146,663,200</b>	<b>\$59,527,900</b>
<b>Estimated Annual Net Fiscal Impact</b>	<b>\$839,700</b>	<b>\$1,835,900</b>	<b>\$2,328,500</b>	<b>\$3,534,083</b>	<b>\$4,471,162</b>	<b>\$5,669,559</b>		<b>\$150,942,000</b>	<b>\$59,687,000</b>
<i>Revenue / Cost Ratio</i>	1.67	2.06	2.00	2.13	2.06	2.00		2.03	2.00

Notes:  
 Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2039)  
 Assumes installation of necessary public infrastructure  
 Values in 2019 dollars  
 Select years shown for illustration



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Placentia EIFD - Fiscal Impact Analysis

Summary of Estimated Fiscal Impacts to County

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2024	2029	2039	2049	2059	2069			
<b>County of Orange Revenues</b>									
Property Tax - County General	\$253,300	\$335,300	\$408,800	\$498,325	\$607,455	\$740,485	2.0%	\$22,932,400	\$9,796,400
Property Tax - County Sanitation	\$133,100	\$176,200	\$214,800	\$261,840	\$319,182	\$389,080	2.0%	\$12,049,300	\$5,147,200
Property Tax - County Flood Control	\$81,600	\$108,000	\$131,600	\$160,420	\$195,551	\$238,375	2.0%	\$7,383,100	\$3,154,200
Property Tax - County Parks	\$64,400	\$85,300	\$103,900	\$126,654	\$154,390	\$188,200	2.0%	\$5,829,000	\$2,490,300
Property Tax - County Contribution to EIFD	(\$126,600)	(\$167,700)	(\$204,400)	\$0	\$0	\$0	2.0%	(\$3,867,200)	(\$2,483,100)
Property Tax in Lieu of MVLFF	\$264,700	\$349,200	\$425,600	\$518,804	\$632,419	\$770,915	2.0%	\$23,884,300	\$10,207,100
Property Transfer Tax	\$11,700	\$15,400	\$18,800	\$22,917	\$27,936	\$34,054	2.0%	\$1,055,000	\$450,900
Sales Tax (County Transportation) - Direct / On-Site	\$58,680	\$340,200	\$457,200	\$614,439	\$825,754	\$1,109,744	3.0%	\$27,714,100	\$10,813,500
Sales Tax (County Transportation) - Indirect / Off-Site	\$155,160	\$208,260	\$279,810	\$376,041	\$505,368	\$679,172	3.0%	\$17,585,900	\$7,147,600
<b>Estimated County Revenues</b>	<b>\$896,040</b>	<b>\$1,450,160</b>	<b>\$1,836,110</b>	<b>\$2,579,439</b>	<b>\$3,268,054</b>	<b>\$4,150,027</b>		<b>\$114,565,900</b>	<b>\$46,724,100</b>
<b>County of Orange Expenditures</b>									
Public Protection [1]	\$144,900	\$200,400	\$269,300	\$361,917	\$486,386	\$653,662	3.0%	\$16,902,600	\$6,859,800
Community Services	\$92,900	\$123,100	\$165,500	\$222,418	\$298,911	\$401,712	3.0%	\$10,410,200	\$4,235,100
General Government Services	\$70,500	\$97,500	\$131,100	\$176,187	\$236,781	\$318,214	3.0%	\$8,228,200	\$3,339,200
<b>Estimated County Expenditures</b>	<b>\$308,300</b>	<b>\$421,000</b>	<b>\$565,900</b>	<b>\$760,522</b>	<b>\$1,022,078</b>	<b>\$1,373,588</b>		<b>\$35,541,000</b>	<b>\$14,434,100</b>
<b>Estimated County Net Fiscal Impact</b>	<b>\$587,740</b>	<b>\$1,029,160</b>	<b>\$1,270,210</b>	<b>\$1,818,917</b>	<b>\$2,245,976</b>	<b>\$2,776,439</b>		<b>\$79,024,900</b>	<b>\$32,290,000</b>

Notes:

Assumes installation of necessary public infrastructure

[1] Public Protection cost basis includes probation, district attorney, and public defender services to incorporated areas.

Additional potential County revenues (e.g. court fines, penalties, interest and costs on delinquent taxes) not included

Values in 2019 dollars

Select years shown for illustration



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Placentia EIFD - Fiscal Impact Analysis

Project Description

Project Component	Year 5 2024	Year 10 2029	Year 20 2039
Residential - TOD / Packinghouse	1,000 DU	1,000 DU	1,000 DU
Residential - Old Town / Santa Fe District	400 DU	600 DU	600 DU
<b>Total Residential - Units</b>	<b>1,400 DU</b>	<b>1,600 DU</b>	<b>1,600 DU</b>
Hotel - Old Town / Santa Fe District	116 rooms	116 rooms	116 rooms
<b>Total Hotel - Rooms</b>	<b>116 rooms</b>	<b>116 rooms</b>	<b>116 rooms</b>
Commercial - Old Town / Santa Fe District	25,000 SF	125,000 SF	125,000 SF
<b>Total Commercial / Retail - SF</b>	<b>25,000 SF</b>	<b>125,000 SF</b>	<b>125,000 SF</b>
Total Hotel - SF	58,000 SF	58,000 SF	58,000 SF
Total Apartments - SF	1,260,000 SF	1,440,000 SF	1,440,000 SF
<b>Total Building SF</b>	<b>1,368,000 SF</b>	<b>1,748,000 SF</b>	<b>1,748,000 SF</b>
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>
Estimated A/V - Residential	\$250K Per Unit	\$386,428,281	\$487,597,768
Estimated A/V - Hotel	\$250K Per Room	\$32,018,343	\$35,350,838
Estimated A/V - Commercial / Retail	\$250 PSF	\$6,900,505	\$38,093,576
<b>Total Estimated Assessed Value</b>	<b>\$425,347,129</b>	<b>\$561,042,182</b>	<b>\$683,907,289</b>

Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).  
 Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers  
 Select years shown for illustration  
 Values in 2019 dollars



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Placentia EIFD - Fiscal Impact Analysis

Project Employment and Occupants

Project Component		Year 5	Year 10	Year 20
		2024	2029	2039
Commercial / Retail - SF		25,000 SF	125,000 SF	125,000 SF
Hotel - Rooms		116 Rooms	116 Rooms	116 Rooms
Apartments - Units		1,400 DU	1,600 DU	1,600 DU
<u>Estimated # Employees (FTE)</u>				
Retail	333 SF / emp	75	375	375
Hotel	1.5 room / emp	77	77	77
Apartments	50 DU / emp	28	32	32
<b>Total Estimated # Employees (FTE)</b>		<b>180</b>	<b>485</b>	<b>485</b>
Occupied Dwelling Units	95%	1,330 DU	1,520 DU	1,520 DU
Residents	2.0 per DU	2,660	3,040	3,040
Employees Weighted at 50%	50%	90	242	242
<b>Total Service Population (Residents + Empl.)</b>		<b>2,750</b>	<b>3,282</b>	<b>3,282</b>
Occupied Hotel Rooms	75%	87 rooms	87 rooms	87 rooms
Hotel Guests	1.5 per room	131	131	131

Notes:

Average household size reflects City average household size and mix of single family and multifamily units

Select years shown for illustration

Values in 2019 dollars



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Placentia EIFD - Fiscal Impact Analysis

Property Tax

		Year 5 2024	Year 10 2029	Year 20 2039
Estimated Assessed Value - Residential		\$386,428,281	\$487,597,768	\$594,378,958
Estimated Assessed Value - Non-Residential		\$38,918,848	\$73,444,414	\$89,528,331
<b>Total Estimated Assessed Value</b>		<b>\$425,347,129</b>	<b>\$561,042,182</b>	<b>\$683,907,289</b>
Total Secured Property Tax General Levy	1.00%	\$4,253,471	\$5,610,422	\$6,839,073
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$38,919	\$73,444	\$89,528
<b>Total Estimated Secured + Unsecured Property Tax</b>		<b>\$4,292,390</b>	<b>\$5,683,866</b>	<b>\$6,928,601</b>
<b><i>Distributions to Taxing Entities</i></b>				
City of Placentia General Fund	13.60%	\$583,800	\$773,000	\$942,300
Placentia Library District	3.80%	\$163,100	\$216,000	\$263,300
Placentia Lighting District	1.70%	\$73,000	\$96,600	\$117,800
City Contribution to EIFD	(6.80%)	(\$291,900)	(\$386,500)	(\$471,100)
<b>Net Property Tax to City</b>	<b>12.30%</b>	<b>\$528,000</b>	<b>\$699,100</b>	<b>\$852,300</b>
Orange County General	5.90%	\$253,300	\$335,300	\$408,800
Orange County Sanitation	3.10%	\$133,100	\$176,200	\$214,800
Orange County Flood Control	1.90%	\$81,600	\$108,000	\$131,600
Orange County Parks	1.50%	\$64,400	\$85,300	\$103,900
County Contribution to EIFD	(2.95%)	(\$126,600)	(\$167,700)	(\$204,400)
<b>Net Orange County Distributions</b>	<b>9.45%</b>	<b>\$405,800</b>	<b>\$537,100</b>	<b>\$654,700</b>

Notes:

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2019 dollars

Source: Orange County Auditor-Controller (2019)



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Placentia EIFD - Fiscal Impact Analysis

Property Tax In-Lieu of Motor Vehicle License Fees (MVLf)

Total AV within <b>CITY</b> (FY 2017-18)	\$6,778,268,541			
Current Property Tax In-Lieu of MVLf (2017-2018)	\$4,813,706			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$710			
		<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>
		<b>2020</b>	<b>2024</b>	<b>2029</b>
Estimated Project Assessed Value	\$89,250,000	\$425,347,129	\$561,042,182	\$683,907,289
Incremental Property Tax In-Lieu of MVLf to City	\$63,400	\$302,100	\$398,400	\$485,700
<b>Net Incremental Property Tax In-Lieu of MVLf to City</b>	<b>\$63,400</b>	<b>\$302,100</b>	<b>\$398,400</b>	<b>\$485,700</b>
Total AV within <b>COUNTY</b> (FY 2017-18)	\$598,901,015,542			
Current Property Tax In-Lieu of MVLf (2017-2018)	\$372,727,800			
Prop Tax In-Lieu of MVLf per \$1M of AV	\$622			
		<i>Year 1</i>	<i>Year 5</i>	<i>Year 10</i>
		<b>2020</b>	<b>2024</b>	<b>2029</b>
Estimated Project Assessed Value	\$89,250,000	\$425,347,129	\$561,042,182	\$683,907,289
<b>Incremental Property Tax In-Lieu of MVLf to County</b>	<b>\$55,500</b>	<b>\$264,700</b>	<b>\$349,200</b>	<b>\$425,600</b>

Notes:  
 Although property tax in lieu of MVLf revenues are available for contribution to the EIFD by both the City and the County, no property tax in lieu of MVLf revenues are being pledged to the EIFD.

Select years shown for illustration  
 Values in 2019 dollars

Source: Orange County Auditor-Controller (2019)



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Placentia EIFD - Fiscal Impact Analysis

Property Transfer Tax

		Year 5 <b>2024</b>	Year 10 <b>2029</b>	Year 20 <b>2039</b>
Estimated Assessed Value		\$425,347,129	\$561,042,182	\$683,907,289
Estimated Property Turnover Rate		5.0%	5.0%	5.0%
Estimated Value of Property Transferred		\$21,267,356	\$28,052,109	\$34,195,364
Total Transfer Tax	\$1.10 per \$1,000	\$23,400	\$30,900	\$37,600
<b>Transfer Tax to City</b>	<b>\$0.55 per \$1,000</b>	<b>\$11,700</b>	<b>\$15,400</b>	<b>\$18,800</b>
<b>Transfer Tax to County</b>	<b>\$0.55 per \$1,000</b>	<b>\$11,700</b>	<b>\$15,400</b>	<b>\$18,800</b>

Notes:

Select years shown for illustration

Values in 2019 dollars

Source: Orange County Auditor-Controller (2019)



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Placentia EIFD - Fiscal Impact Analysis

Sales Tax - Direct / On-Site

Project Component		Year 5	Year 10	Year 20
		2024	2029	2039
Retail SF		25,000 SF	125,000 SF	125,000 SF
Total Sales-Generating SF		25,000 SF	125,000 SF	125,000 SF
Estimated Taxable Sales	\$300 PSF	\$8,694,556	\$50,396,864	\$67,729,171
Sales Tax to City	1.00%	\$86,946	\$503,969	\$677,292
Use Tax as % of Sales Tax	13.01%	\$11,308	\$65,544	\$88,086
<b>Sales and Use Tax to City - Direct</b>		<b>\$98,300</b>	<b>\$569,500</b>	<b>\$765,400</b>
<b>Measure U Transactions and Use Tax</b>	<b>1.00%</b>	<b>\$86,900</b>	<b>\$504,000</b>	<b>\$677,300</b>
Sales Tax to County (Transportation)	0.75%	\$65,200	\$378,000	\$508,000
Net of Sales Transfer within County	(10%)	(\$6,520)	(\$37,800)	(\$50,800)
<b>Sales Tax to County (Transportation)</b>		<b>\$58,680</b>	<b>\$340,200</b>	<b>\$457,200</b>

Notes:

County sales tax for transportation per OC Go / Measure M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)  
 Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)  
 Taxable sales PSF factor escalated 3% annually  
 Select years shown for illustration.  
 Values in 2019 dollars.



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Placentia EIFD - Fiscal Impact Analysis

Sales Tax - Indirect / Off-Site

		Year 5 2024	Year 10 2029	Year 20 2039
Estimated # Employees		180	485	485
Estimated Annual Taxable Retail Spending / Empl.		\$5,602	\$6,494	\$8,727
Estimated Employee Taxable Retail Spending		\$1,010,578	\$3,147,603	\$4,230,116
Estimated Capture within City	25.0%	\$252,644	\$786,901	\$1,057,529
Estimated # Occupied Dwelling Units		1,330 DU	1,520 DU	1,520 DU
Estimated Annual Taxable Retail Spending / HH		\$35,598	\$41,268	\$55,460
Estimated Resident Taxable Retail Spending		\$47,344,952	\$62,726,601	\$84,299,306
Estimated Capture within City	50.0%	\$23,672,476	\$31,363,300	\$42,149,653
Estimated # Occupied Hotel Rooms		87 rooms	87 rooms	87 rooms
Estimated Annual Taxable Retail Spending / Room		\$21,157	\$24,526	\$32,962
Estimated Resident Taxable Retail Spending		\$1,840,637	\$2,133,803	\$2,867,653
Estimated Capture within City	15.0%	\$276,096	\$320,070	\$430,148
<b>Total Estimated Indirect Taxable Sales</b>		<b>\$24,201,216</b>	<b>\$32,470,272</b>	<b>\$43,637,330</b>
Less Estimated Capture Within District Retail	(5.0%)	(\$1,210,061)	(\$1,623,514)	(\$2,181,866)
Net Indirect Taxable Sales		\$22,991,155	\$30,846,758	\$41,455,463
Sales Tax to City	1.00%	\$229,912	\$308,468	\$414,555
Use Tax as % of Sales Tax	13.01%	\$29,901	\$40,118	\$53,915
<b>Sales and Use Tax to City - Indirect</b>		<b>\$259,800</b>	<b>\$348,600</b>	<b>\$468,500</b>
<b>Measure U Transactions and Use Tax</b>	<b>1.00%</b>	<b>\$229,900</b>	<b>\$308,500</b>	<b>\$414,600</b>
Sales Tax to County (Transportation)	0.75%	\$172,400	\$231,400	\$310,900
Net of Sales Transfer within County	(10%)	(\$17,240)	(\$23,140)	(\$31,090)
<b>Sales Tax to County (Transportation)</b>		<b>\$155,160</b>	<b>\$208,260</b>	<b>\$279,810</b>

Notes:

- County sales tax for transportation per OC Go / Measure M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)
- Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)
- Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).
- Household spending based on average household income within City.
- Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.
- Adjusted for inflation assuming 3% annual inflation rate.
- Select years shown for illustration.
- Values in 2019 dollars.



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Placentia EIFD - Fiscal Impact Analysis

Transient Occupancy Tax ("TOT") to City

	<i>Year 5</i> <b>2024</b>	<i>Year 10</i> <b>2029</b>	<i>Year 20</i> <b>2039</b>
Estimated # Hotel Rooms	116 rooms	116 rooms	116 rooms
Average Daily Room Rate (ADR)	\$145	\$168	\$226
Average Occupancy Rate	70%	70%	70%
Annual Hotel Room Receipts	\$4,294,821	\$4,978,874	\$6,691,191
<b>TOT to City</b>	<b>10.0%</b>	<b>\$429,500</b>	<b>\$669,100</b>

Notes:

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2019 dollars.



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Placentia EIFD - Fiscal Impact Analysis

Use Tax as Percentage of Sales Tax Calculation (City of Placentia)

City of Placentia	2017
County Pool	\$757,044
State Pool	\$2,721
<b>Use Tax Total</b>	<b>\$759,765</b>
Point-of-Sale	\$5,841,840
<b>Use Tax as % of Sales Tax</b>	<b>13.01%</b>

Source: HdL Companies (2018)



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Placentia EIFD - Fiscal Impact Analysis

City Service Population

City Population	52,755
City Employee Population	16,579
Employee Weighting for Service Population	0.5
Weighted # Employees	8,290
<b>Total City Service Population</b>	<b>61,045</b>

Source: CA Department of Finance, CA Employment Development Department (2018)



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Placentia EIFD - Fiscal Impact Analysis

City Multiplier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
						2024	2029	2039
<i>Revenues</i>								
Fines and Forfeitures	\$417,000	Service Population	61,045	\$6.83	3.0%	\$7.92	\$9.18	\$12.34
Franchise Fees	\$2,273,000	Service Population	61,045	\$37.24	3.0%	\$43.17	\$50.04	\$67.25
Business Licenses	\$987,000	Per Employee	16,579	\$59.53	3.0%	\$69.02	\$80.01	\$107.52
<b>Total Selected Revenues</b>	<b>\$3,677,000</b>							
<i>Expenditures</i>								
Public Safety - Police	\$11,245,134	Service Population	61,045	\$138.16	3.0%	\$160.16	\$185.67	\$249.53
Public Safety - Fire	\$6,421,986	Service Population	61,045	\$78.90	3.0%	\$91.47	\$106.04	\$142.50
Public Safety - Animal Control	\$360,970	Service Population	61,045	\$4.43	3.0%	\$5.14	\$5.96	\$8.01
Community Services	\$1,481,995	Per Resident	52,755	\$21.07	3.0%	\$24.42	\$28.32	\$38.05
Legislative	\$910,216	Service Population	61,045	\$11.18	3.0%	\$12.96	\$15.03	\$20.20
Administration	\$2,056,935	Service Population	61,045	\$25.27	3.0%	\$29.30	\$33.96	\$45.64
Finance	\$1,242,742	Service Population	61,045	\$15.27	3.0%	\$17.70	\$20.52	\$27.58
Development Services	\$1,043,733	Service Population	61,045	\$12.82	3.0%	\$14.87	\$17.23	\$23.16
Public Works	\$3,133,850	Service Population	61,045	\$38.50	3.0%	\$44.64	\$51.74	\$69.54
General Government	\$4,075,540	Service Population	61,045	\$50.07	3.0%	\$58.05	\$67.29	\$90.44
<b>Total Selected Expenditures</b>	<b>\$31,973,101</b>							

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax  
 Adjusted for inflation assuming 3% annual inflation rate.  
 Select years shown for illustration.  
 Values in 2019 dollars.

Source: City of Placentia 2018-2019 Adopted Budget



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Placentia EIFD - Fiscal Impact Analysis

City Multiplier Revenues and Expenditures

	Year 5 2024	Year 10 2029	Year 20 2039
Estimated # Residents	2,660	3,040	3,040
Estimated # Employees	180	485	485
Total Project Service Population	2,750	3,282	3,282
<b>Budget Category</b>	<b>2024</b>	<b>2029</b>	<b>2039</b>
<i>Revenues</i>			
Fines and Forfeitures	\$21,800	\$30,100	\$40,500
Franchise Fees	\$118,700	\$164,300	\$220,700
Business Licenses	\$12,500	\$38,800	\$52,100
<b>Total Multiplier Revenues</b>	<b>\$153,000</b>	<b>\$233,200</b>	<b>\$313,300</b>
<i>Expenditures</i>			
Public Safety - Police	\$440,500	\$609,400	\$819,000
Public Safety - Fire	\$251,600	\$348,100	\$467,800
Public Safety - Animal Control	\$14,100	\$19,600	\$26,300
Community Services	\$65,000	\$86,100	\$115,700
Legislative	\$35,700	\$49,300	\$66,300
Administration	\$80,600	\$111,500	\$149,800
Finance	\$48,700	\$67,400	\$90,500
Development Services	\$40,900	\$56,600	\$76,000
Public Works	\$122,800	\$169,800	\$228,300
General Government	\$159,600	\$220,900	\$296,800
<b>Total Multiplier Expenditures</b>	<b>\$1,259,500</b>	<b>\$1,738,700</b>	<b>\$2,336,500</b>

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2019 dollars.

Source: City of Placentia 2018-2019 Adopted Budget



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Placentia EIFD - Fiscal Impact Analysis

County Service Population

County Population	3,221,103
County Employee Population	1,443,968
Employee Weighting for Service Population	0.5
Weighted # Employees	721,984
<b>Total County Service Population</b>	<b>3,943,087</b>

Source: CA Department of Finance, CA Employment Development Department (2018)



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Placentia EIFD - Fiscal Impact Analysis

County Multiplier Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 20
							2024	2029	2039
<i>Primary Expenditures - Net County Cost</i>									
Public Protection [1]	\$238,861,139	Service Population	3,943,087	25%	\$45.43	3.0%	\$52.67	\$61.06	\$82.06
Community Services	\$129,428,329	Resident Population	3,221,103	25%	\$30.14	3.0%	\$34.94	\$40.50	\$54.43
General Government Services	\$116,247,148	Service Population	3,943,087	25%	\$22.11	3.0%	\$25.63	\$29.72	\$39.93
Infrastructure & Environmental	\$37,104,879	N/A							
Capital Improvements	\$22,933,197	N/A							
Debt Service	\$236,347	N/A							
Insurance, Reserves & Miscellaneous	(\$747,617,162)	N/A							
Total Net County Cost	(\$202,806,123)								

Notes:

[1] Public Protection cost basis includes probation, district attorney, and public defender services to incorporated areas.  
 Infrastructure & Environmental county costs omitted as these are services provided only to unincorporated areas.  
 Adjusted for inflation assuming 3% annual inflation rate.  
 Select years shown for illustration.  
 Values in 2019 dollars.

Source: County of Orange 2018-2019 Adopted Budget



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Placentia EIFD - Fiscal Impact Analysis

County Multiplier Revenues and Expenditures

	Year 5 2024	Year 10 2029	Year 20 2039
Estimated # Residents	2,660	3,040	3,040
Estimated # Employees	180	485	485
Total Project Service Population	2,750	3,282	3,282
<b>Budget Category</b>	<b>2024</b>	<b>2029</b>	<b>2039</b>
<i>Primary Expenditures - Net County Cost</i>			
Public Protection [1]	\$144,900	\$200,400	\$269,300
Community Services	\$92,900	\$123,100	\$165,500
General Government Services	\$70,500	\$97,500	\$131,100
<b>Total Primary Expenditures</b>	<b>\$308,300</b>	<b>\$421,000</b>	<b>\$565,900</b>

Notes:

[1] Public Protection cost basis includes probation, district attorney, and public defender services to incorporated areas. Adjusted for inflation assuming 3% annual inflation rate. Select years shown for illustration. Values in 2019 dollars.

Source: County of Orange 2018-2019 Recommended Budget



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**APPENDIX E:**  
**Old Town Placentia Revitalization**  
**Streetscape Master Plan**

# Old Town Placentia Revitalization Streetscape Master Plan

*Prepared by NUVIS Landscape Architecture  
for the City of Placentia*



City of Placentia ♦ 401 E. Chapman Avenue ♦ Placentia, CA 92870 ♦ (714) 993-8117



Aciduous parkway  
with tree guard  
grate

Parkway with drought  
tolerant planting

Alleyway, see  
enlargement A

ALLEYWAY

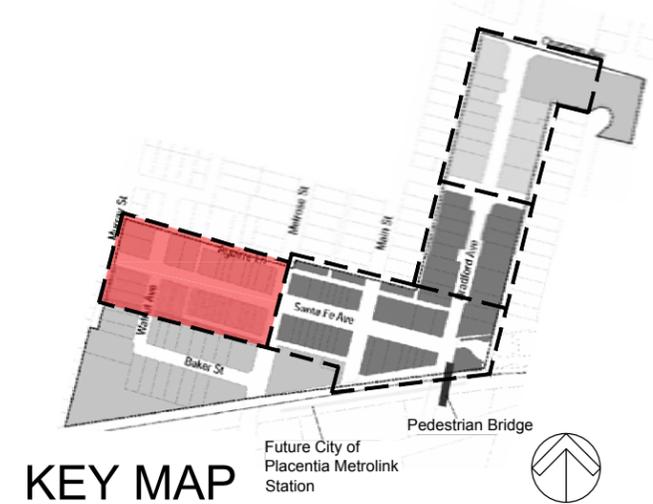
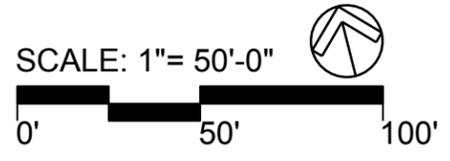
Dedicated  
bike path

Enhanced pervious  
interlocking paver at  
crosswalk

Enhanced intersector  
paving

Enhanced parallel  
parking with pervious  
interlocking pavers

- Site Amenities Legend**
-  Tree Grates
  -  Backed Benches
  -  Trash/Recycle Receptacles
  -  Bike Rack
  -  Bollards
  -  Removable Bollards
  -  Street/Pedestrian Lights  
with Banners
  -  Decorative Traffic Signals
  -  Mosaic Art Pieces
  -  Cantilever Gateway  
Signage



Santa Fe - Walnut Ave. to Melrose St.  
Old Town Placentia  
Placentia, CA



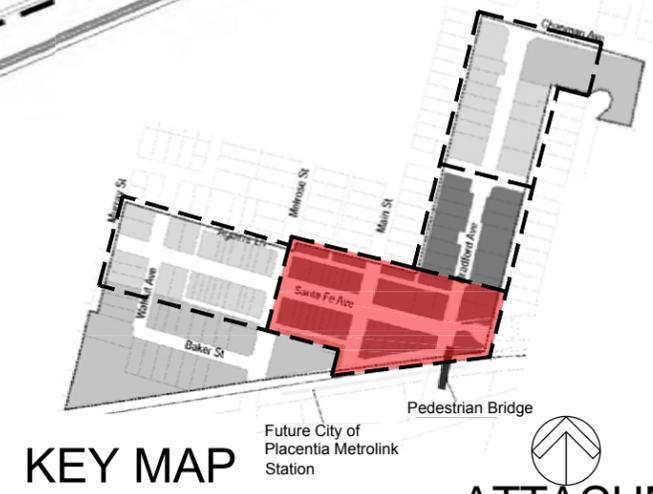
ATTACHMENT 2  
EXHIBIT A



- Site Amenities Legend**
- Tree Grates
  - Baked Benches
  - Trash/Recycle Receptacles
  - Bike Rack
  - Bollards
  - Removable Bollards
  - Street/Pedestrian Lights with Banners
  - Decorative Traffic Signals
  - Mosaic Art Pieces
  - Cantilever Gateway Signage

SCALE: 1"= 50'-0"  
 0' 50' 100'

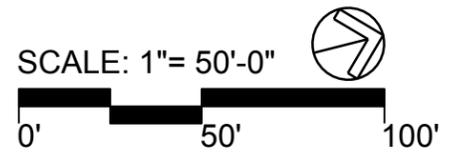
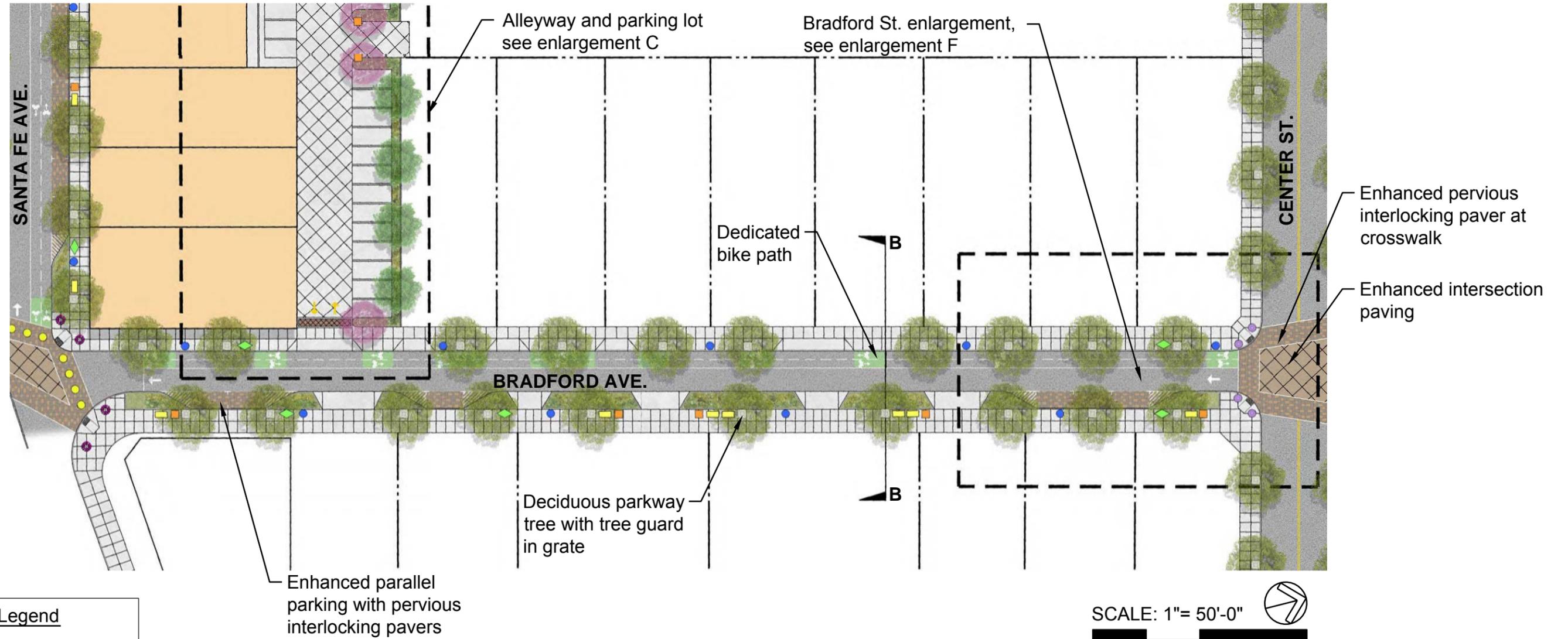
Santa Fe - Melrose St. to Bradford Ave.  
 Old Town Placentia  
 Placentia, CA



KEY MAP

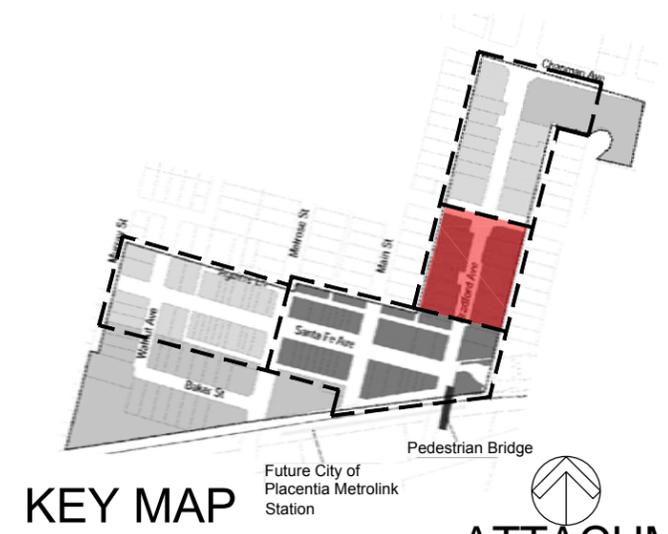
ATTACHMENT 2  
 EXHIBIT A





- Site Amenities Legend**
- Tree Grates
  - Backed Benches
  - Trash/Recycle Receptacles
  - Bike Rack
  - Bollards
  - Removable Bollards
  - Street/Pedestrian Lights with Banners
  - Decorative Traffic Signals
  - Mosaic Art Pieces
  - Cantilever Gateway Signage

**Bradford Avenue - Santa Fe to Center St.**  
**Old Town Placentia**  
 Placentia, CA

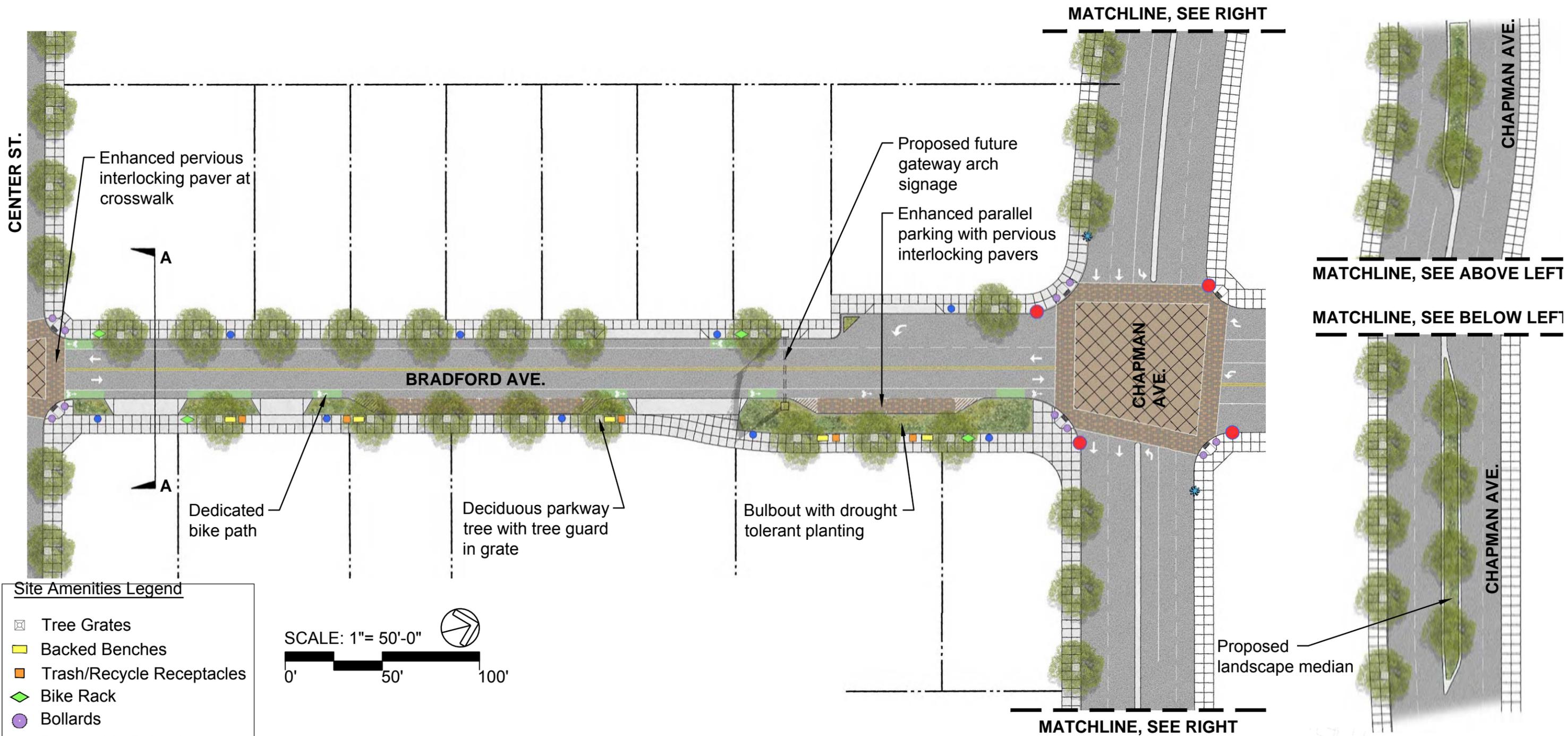


KEY MAP



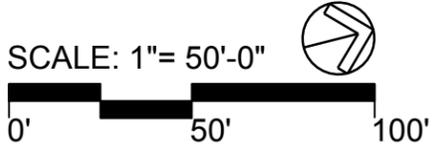
ATTACHMENT 2

EXHIBIT A

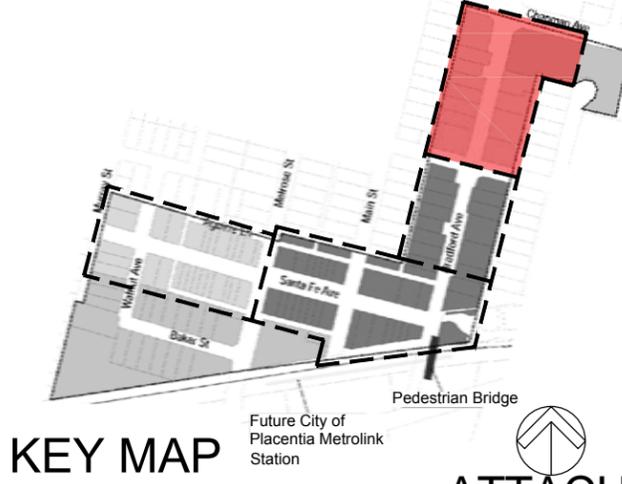


**Site Amenities Legend**

-  Tree Grates
-  Backed Benches
-  Trash/Recycle Receptacles
-  Bike Rack
-  Bollards
-  Removable Bollards
-  Street/Pedestrian Lights with Banners
-  Decorative Traffic Signals
-  Mosaic Art Pieces
-  Cantilever Gateway Signage



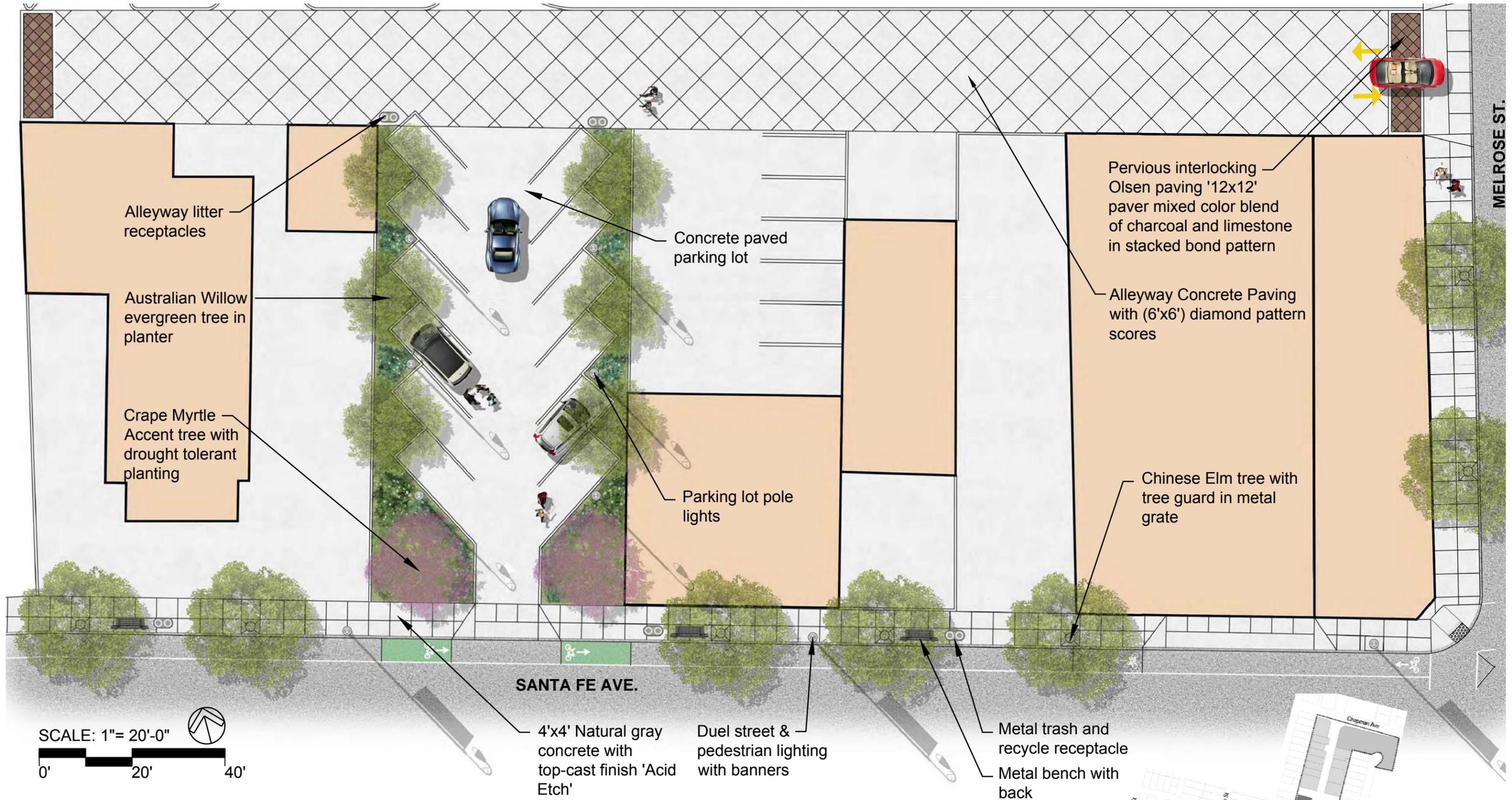
**Bradford Ave. - Center St. to Chapman Avenue**  
**Old Town Placentia**  
 Placentia, CA



**KEY MAP**

**ATTACHMENT 2**  
**EXHIBIT A**





Enlargement A - Alleyway & Parking Lot  
 Old Town Placentia  
 Placentia, CA

KEY MAP

Future City of Placentia Metrolink Station

Pedestrian Bridge

Chapman Ave

Melrose St

Main St

Broadway

Santa Fe Ave

Baker St

W. Main Ave

W. 1st Ave

W. 2nd Ave

W. 3rd Ave

W. 4th Ave

W. 5th Ave

W. 6th Ave

W. 7th Ave

W. 8th Ave

W. 9th Ave

W. 10th Ave

W. 11th Ave

W. 12th Ave

W. 13th Ave

W. 14th Ave

W. 15th Ave

W. 16th Ave

W. 17th Ave

W. 18th Ave

W. 19th Ave

W. 20th Ave

W. 21st Ave

W. 22nd Ave

W. 23rd Ave

W. 24th Ave

W. 25th Ave

W. 26th Ave

W. 27th Ave

W. 28th Ave

W. 29th Ave

W. 30th Ave

W. 31st Ave

W. 32nd Ave

W. 33rd Ave

W. 34th Ave

W. 35th Ave

W. 36th Ave

W. 37th Ave

W. 38th Ave

W. 39th Ave

W. 40th Ave

W. 41st Ave

W. 42nd Ave

W. 43rd Ave

W. 44th Ave

W. 45th Ave

W. 46th Ave

W. 47th Ave

W. 48th Ave

W. 49th Ave

W. 50th Ave

W. 51st Ave

W. 52nd Ave

W. 53rd Ave

W. 54th Ave

W. 55th Ave

W. 56th Ave

W. 57th Ave

W. 58th Ave

W. 59th Ave

W. 60th Ave

W. 61st Ave

W. 62nd Ave

W. 63rd Ave

W. 64th Ave

W. 65th Ave

W. 66th Ave

W. 67th Ave

W. 68th Ave

W. 69th Ave

W. 70th Ave

W. 71st Ave

W. 72nd Ave

W. 73rd Ave

W. 74th Ave

W. 75th Ave

W. 76th Ave

W. 77th Ave

W. 78th Ave

W. 79th Ave

W. 80th Ave

W. 81st Ave

W. 82nd Ave

W. 83rd Ave

W. 84th Ave

W. 85th Ave

W. 86th Ave

W. 87th Ave

W. 88th Ave

W. 89th Ave

W. 90th Ave

W. 91st Ave

W. 92nd Ave

W. 93rd Ave

W. 94th Ave

W. 95th Ave

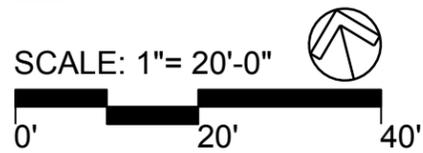
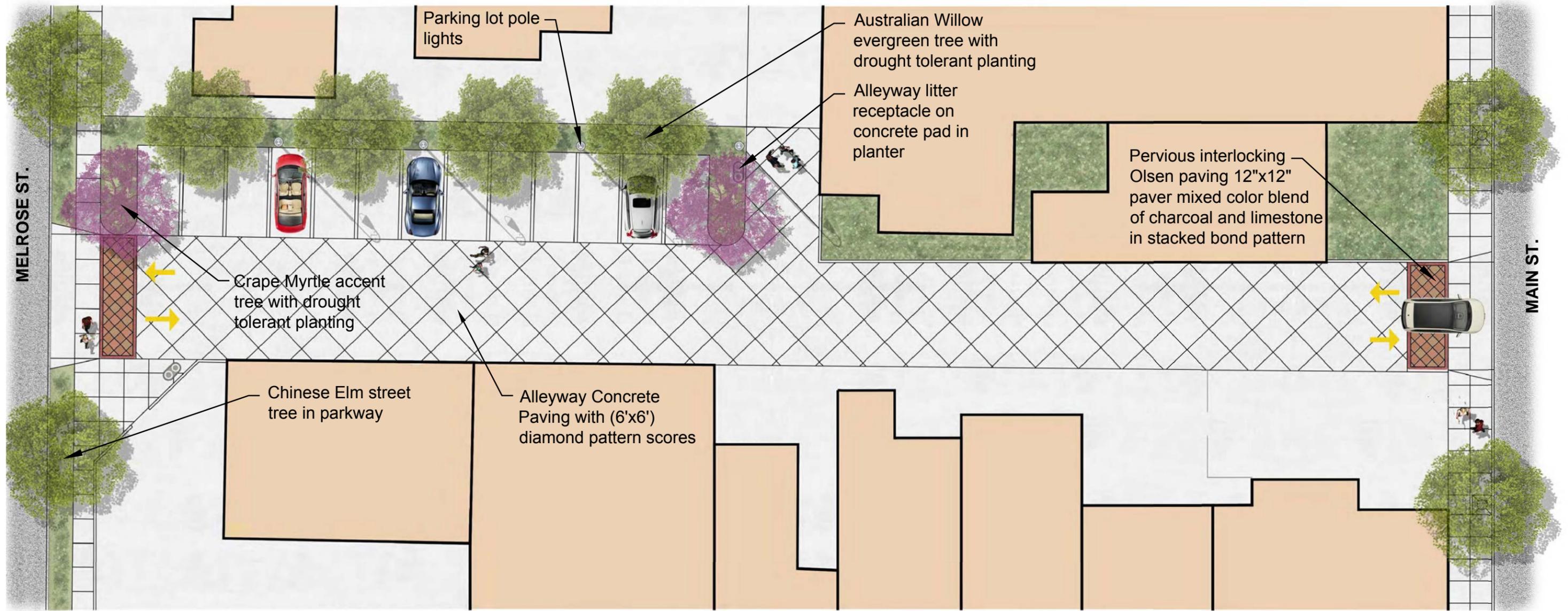
W. 96th Ave

W. 97th Ave

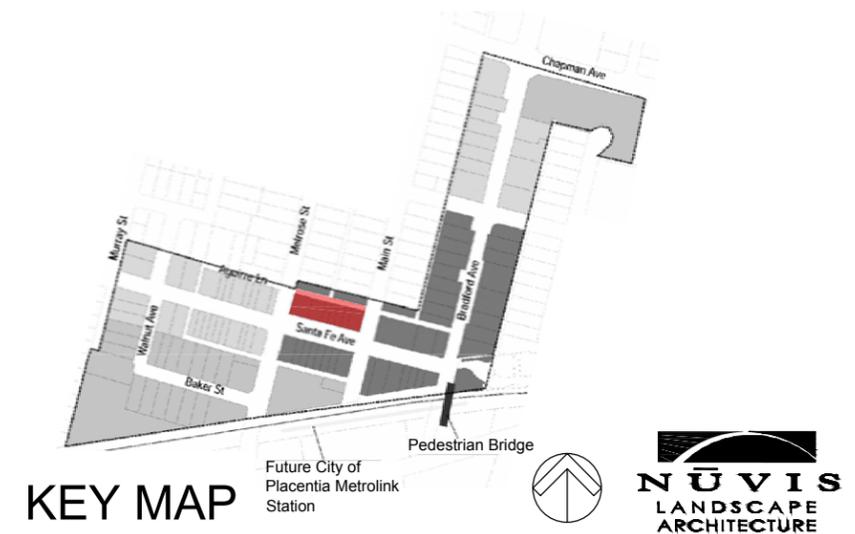
W. 98th Ave

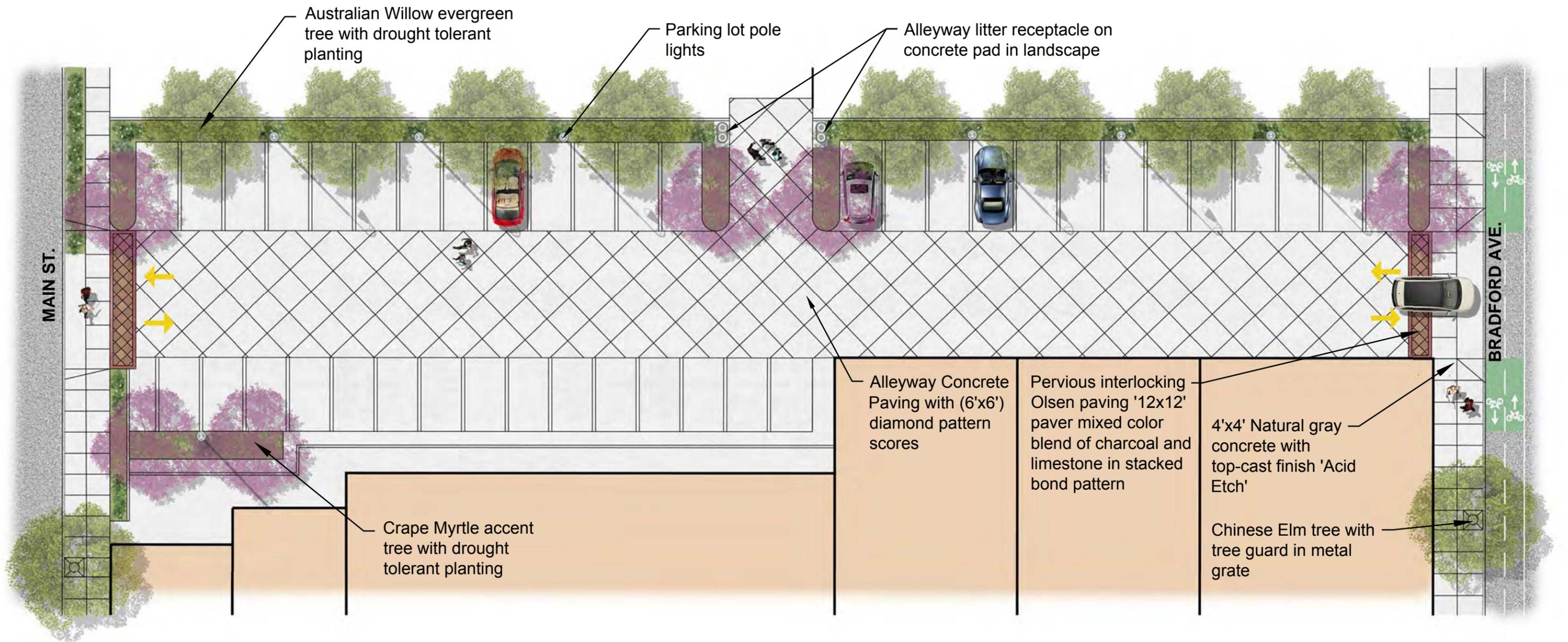
W. 99th Ave

W. 100th Ave



Enlargement B - Alleyway and Parking Lot  
 Old Town Placentia  
 Placentia, CA

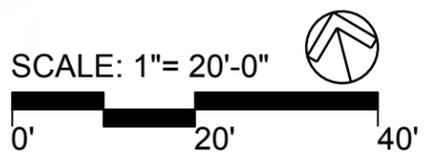




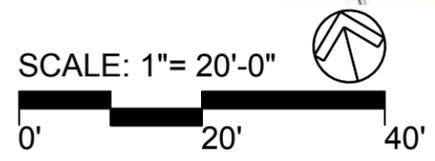
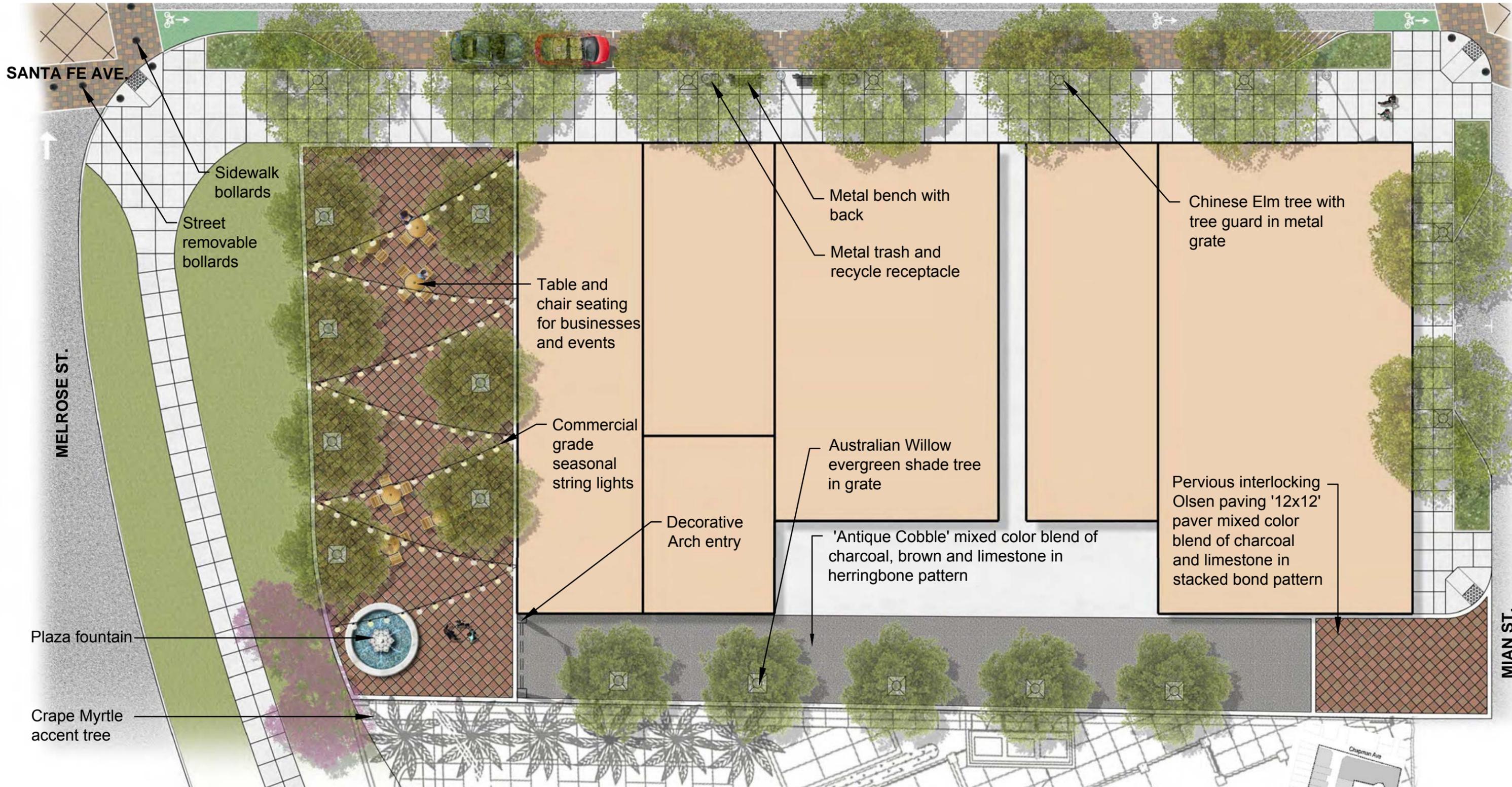
Alleyway Concrete Paving with (6'x6') diamond pattern scores

Pervious interlocking Olsen paving '12x12' paver mixed color blend of charcoal and limestone in stacked bond pattern

4'x4' Natural gray concrete with top-cast finish 'Acid Etch'

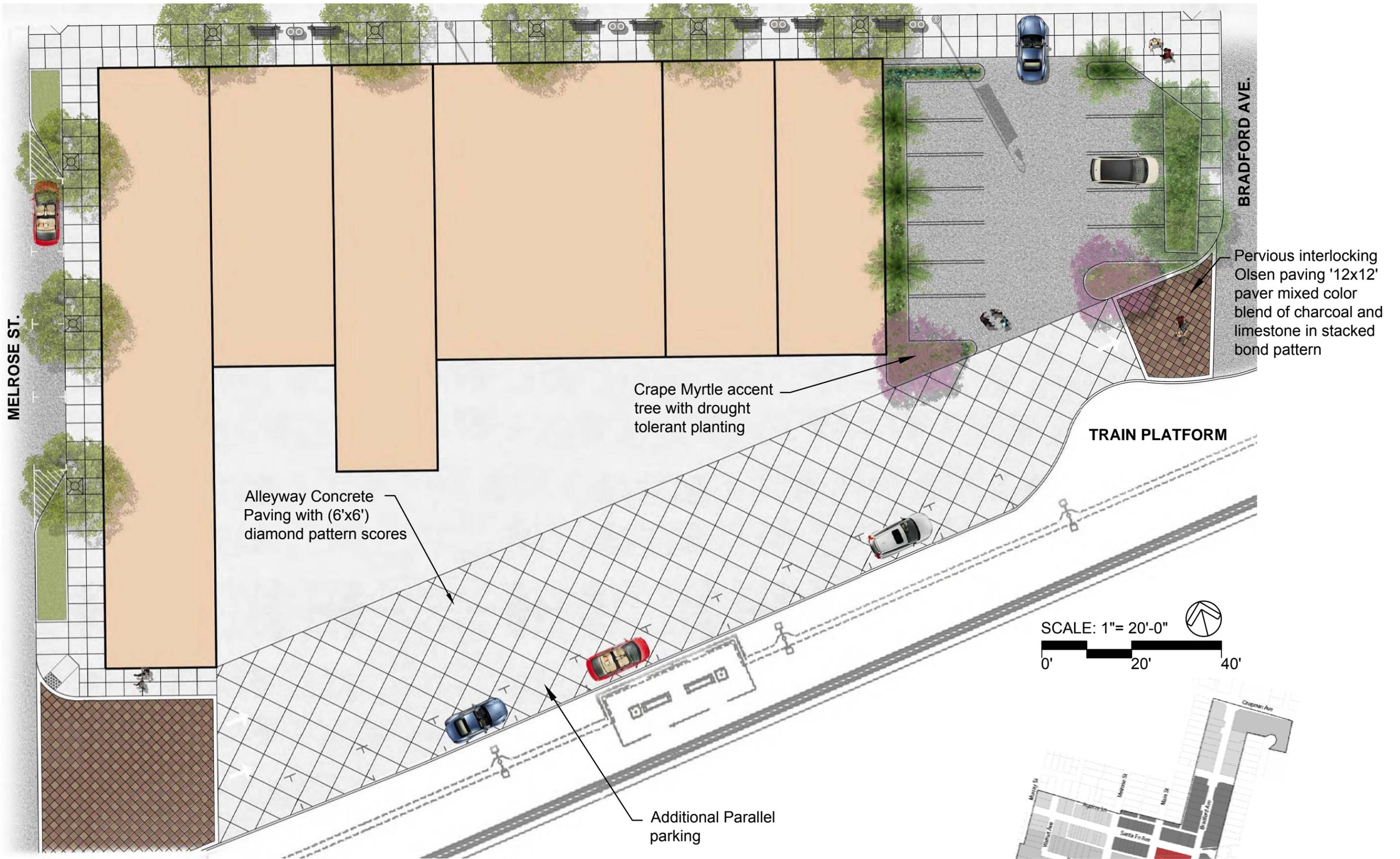


Enlargement C - Alleyway and Parking Lot  
 Old Town Placentia  
 Placentia, CA

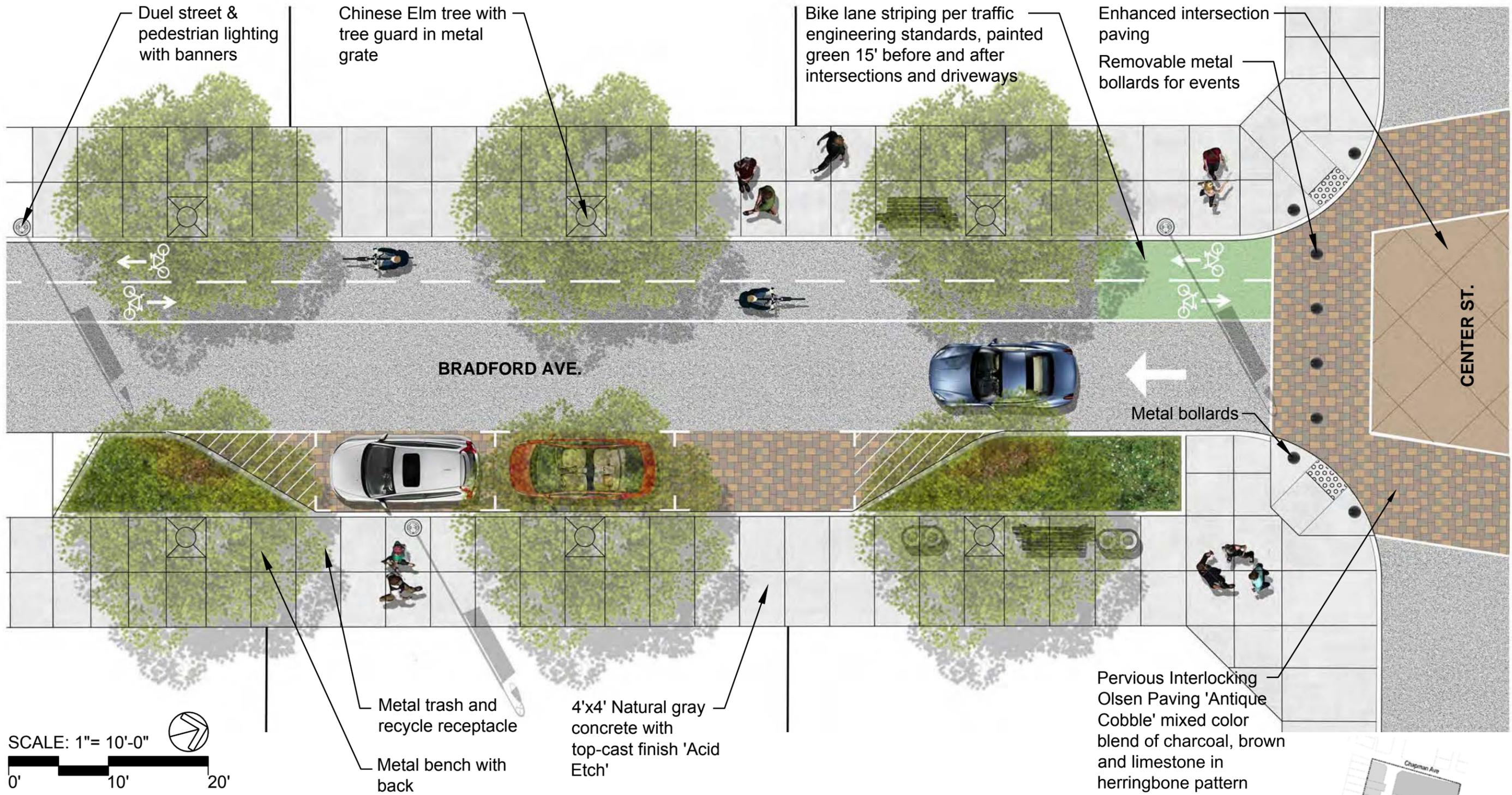


Enlargement D - Plaza Space and Alleyway  
 Old Town Placentia  
 Placentia, CA

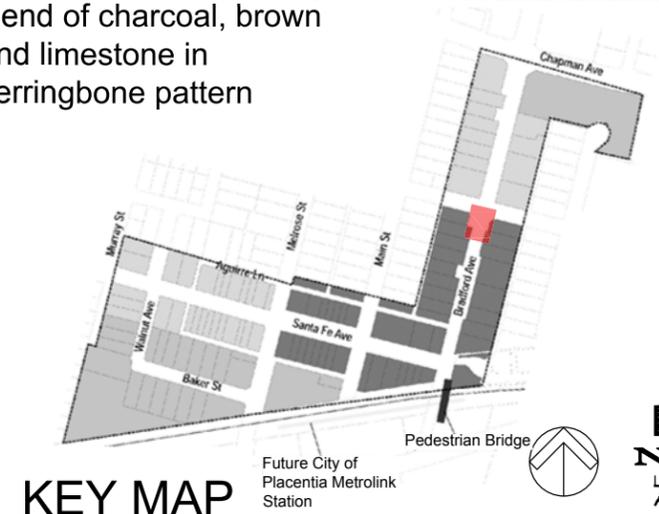




Enlargement E - One way street and Alleyway  
 Old Town Placentia  
 Placentia, CA



Enlargement F - Bradford Avenue  
 Old Town Placentia  
 Placentia, CA





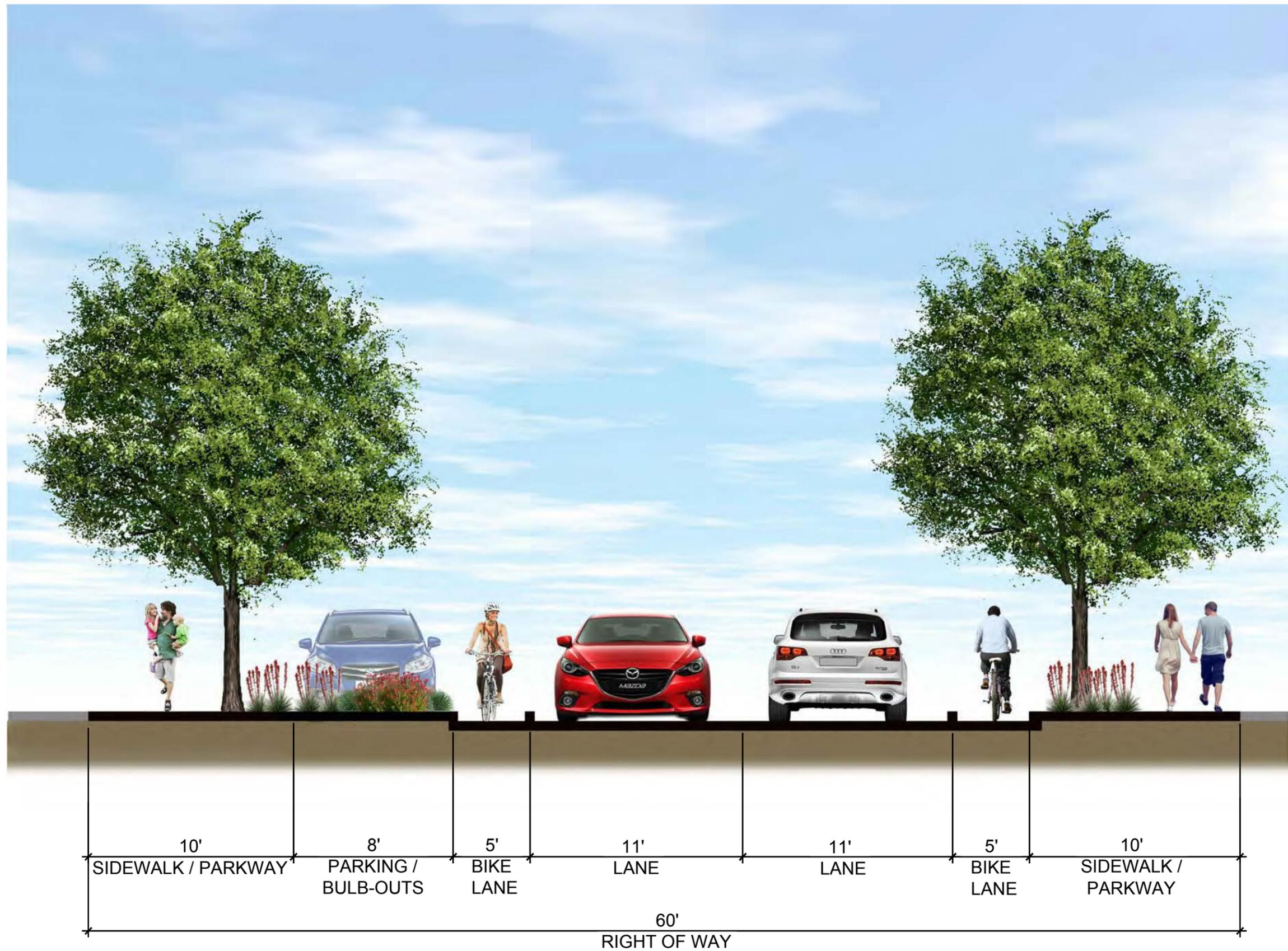
Simulation 1 - Bradford Avenue (Southbound)  
**OLD TOWN PLACENTIA**  
Placentia, CA



Simulation 2 - Bradford mid-way (Southbound)  
**OLD TOWN PLACENTIA**  
Placentia, CA

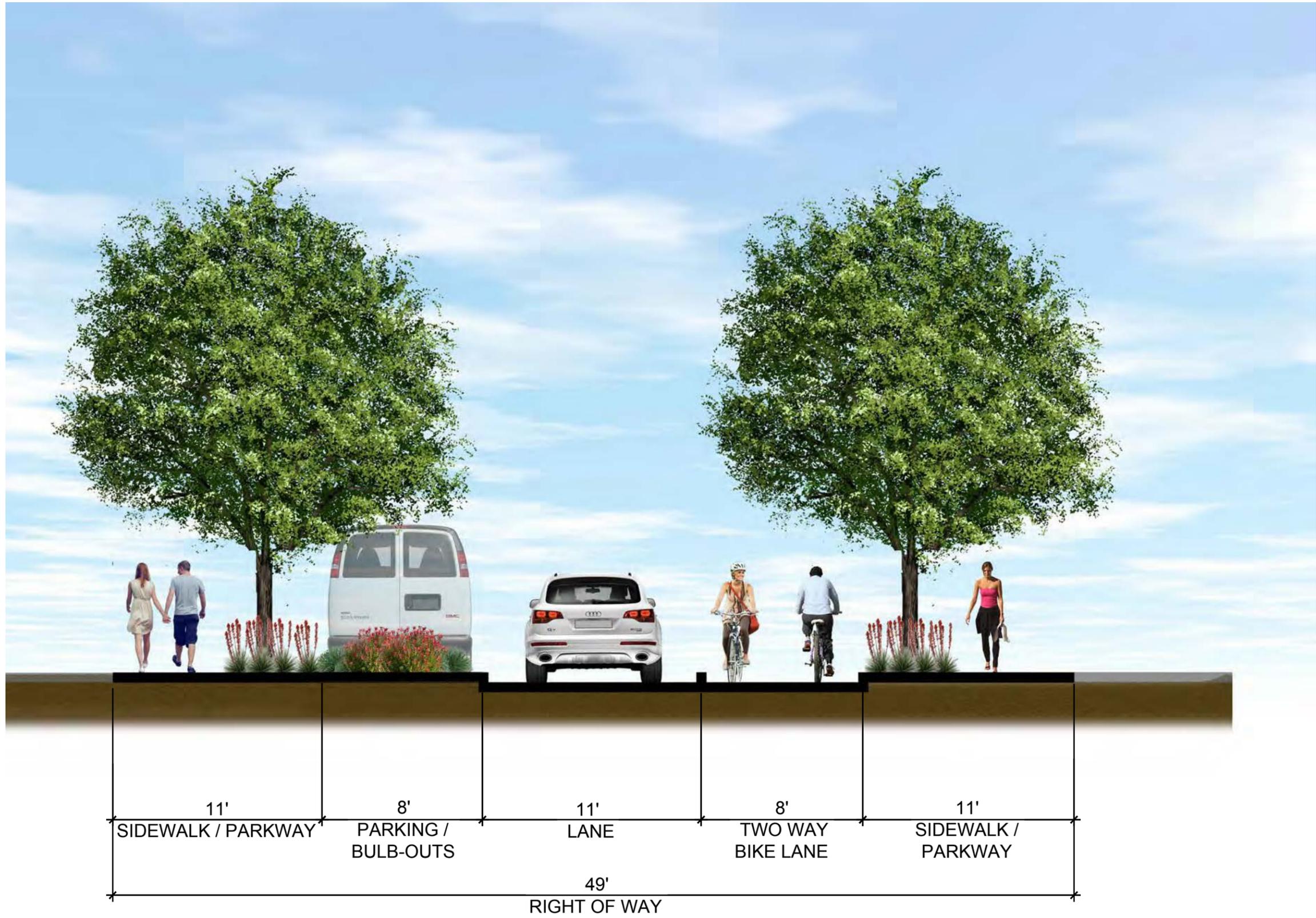


Simulation 3 (Alternative) - Santa Fe looking west  
**OLD TOWN PLACENTIA**  
Placentia, CA



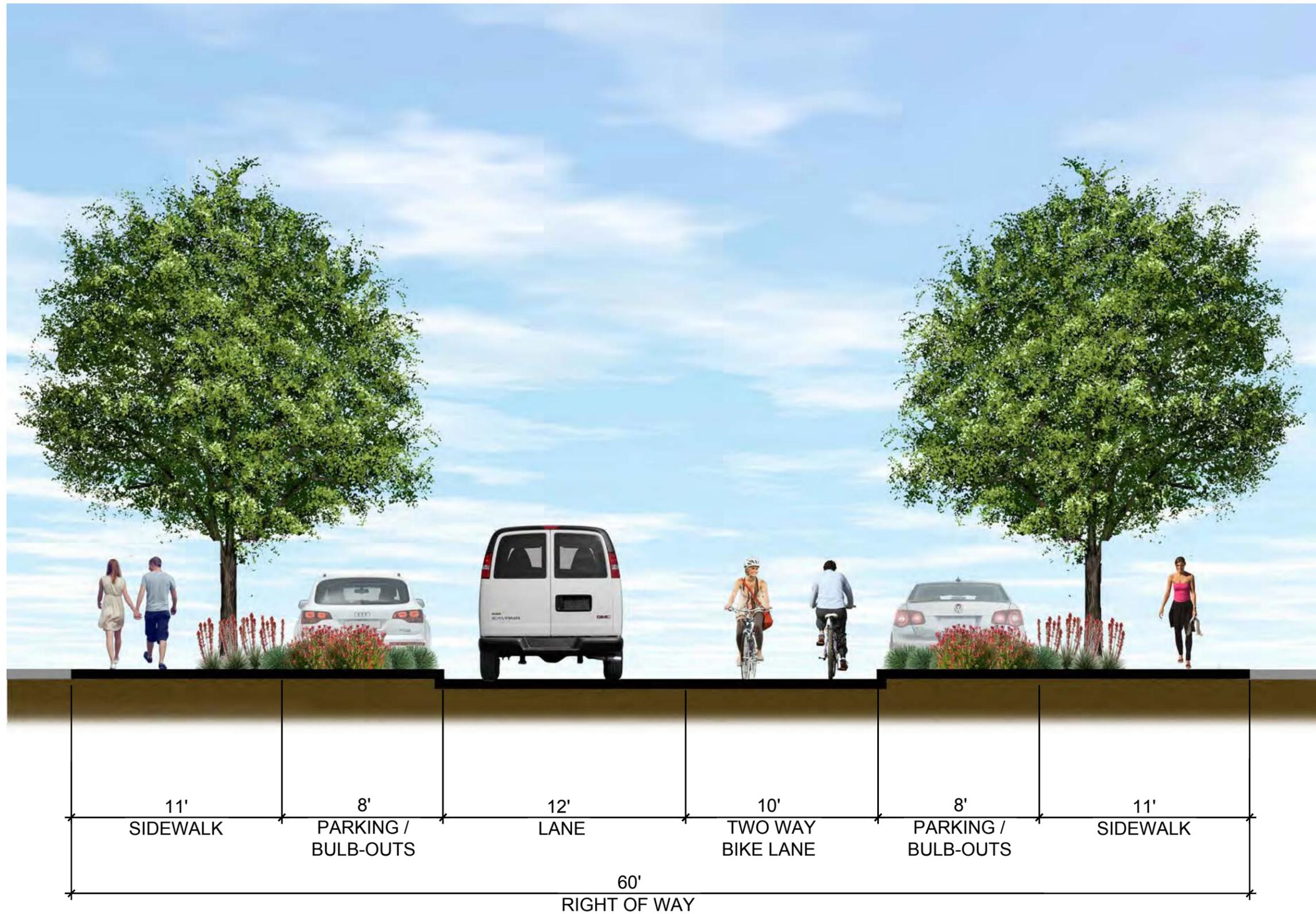
Section A - Bradford Avenue  
 OLD TOWN PLACENTIA  
 Placentia, CA

BRADFORD AVENUE  
 CHAPMAN AVE. TO CENTER ST. (SOUTHBOUND)



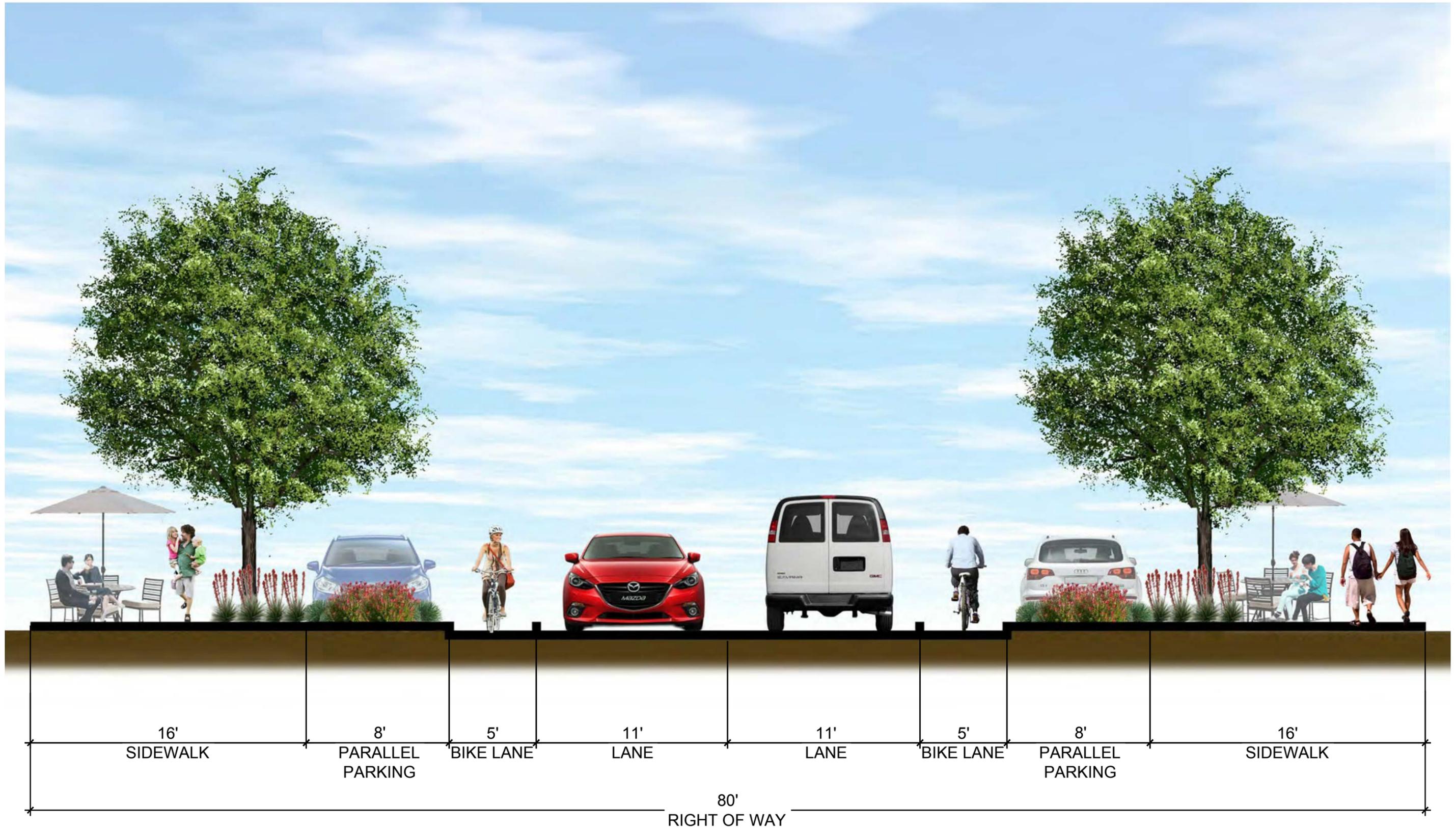
**BRADFORD AVENUE  
CENTER ST. TO SANTA FE AVE. (SOUTHBOUND)**

Section B- Bradford Avenue  
**OLD TOWN PLACENTIA**  
 Placentia, CA



**SANTA FE AVENUE  
BRADFORD AVE. TO MAIN ST. (WESTBOUND)**

Section C - Santa Fe Avenue  
**OLD TOWN PLACENTIA**  
 Placentia, CA



**SANTA FE AVENUE  
MAIN ST. TO MELROSE AVE. (WESTBOUND)**

Section D - Santa Fe Avenue  
OLD TOWN PLACENTIA  
Placentia, CA



**CBF-10**  
**DUCTILE-IRON CASTING**  
**RECYCLED SOLID STEEL BAR**

4' LENGTHS - STANDARD  
 6' AND 8' LENGTHS WITH INTERMEDIATE ARMREST

COLOR BLACK

**VS VICTOR STANLEY, INC.®**  
*Manufacturers of Quality Site Furnishings since 1962-*

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA  
 TOLL FREE: (800) 368-2573 (USA & CANADA)  
 TEL (301) 855-6300 - FAX (410) 257-7579  
 WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

\* ALL DIMENSIONS ARE IN INCHES \*

AVAILABLE OPTIONS:  
 POWDER COATING  
 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,  
 CUSTOM COLORS (INCLUDING THE RAL RANGE)

LENGTHS  
 STANDARD 4'  
 STANDARD 6'  
 STANDARD 8' LENGTH SHOWN

NOTES:  
 1. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.  
 2. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.  
 3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).  
 4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.  
 5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.  
 6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.  
 7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.  
 8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

**CBF-10**  
 CLASSIC SERIES  
 BENCH WITH DUCTILE IRON END FRAMES  
 SHOWN: STANDARD 8-FOOT LENGTH

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 REV. 3/15/12 DRAWN R.G.O. 2012-82

**BENCHES**  
**OLD TOWN PLACENTIA**  
 City of Placentia, CA



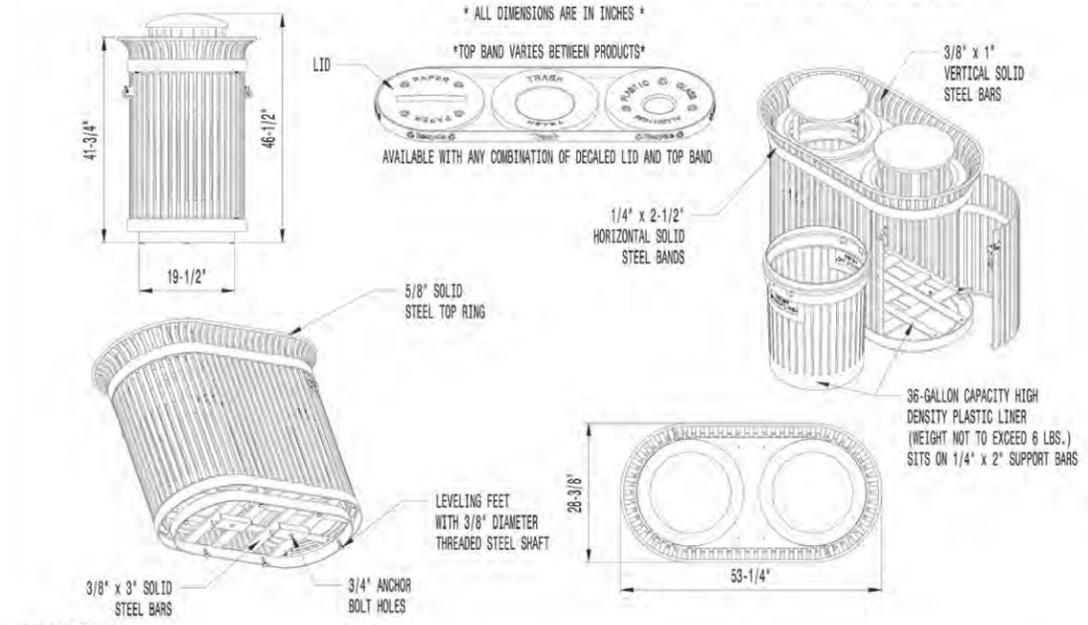
**ATTACHMENT 2**  
**EXHIBIT A**



**SD-242**  
 SIDE DOOR OPENING  
 RECYCLED SOLID STEEL BAR  
 'RECYCLE' TOP STEEL BAND  
 TWO 36 GAL LINERS  
 DOME LIDS  
 COLOR BLACK

**VICTOR STANLEY, INC.**  
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 TOLL FREE: (800) 368-2573 (USA & CANADA)  
 TEL (301) 855-8300 - FAX (410) 257-7579  
 WEB SITE: HTTP://WWW.VICTORSTANLEY.COM



**AVAILABLE OPTIONS:**  
**POWDER COATING**  
 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)  
**SECURITY**  
 STANDARD WITH LOCKABLE LATCH (AS SHOWN). AVAILABLE WITH OPTIONAL KEYED LOCK BOX. LID BOLTED IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

**LIDS**  
 STANDARD WITH TAPERED FORMED LID. AVAILABLE WITH OPTIONAL DOME LID (AS SHOWN), DOME LID WITH ASHTRAY, RAIN BONNET LID, RAIN BONNET LID WITH ASHTRAY, CONVEX LID, CONVEX LID WITH SELF CLOSING DOOR, ENCLOSED DOME LID, ENCLOSED DOME LID WITH STAINLESS STEEL ASHTRAY, AND RECYCLE LIDS. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.  
 CUSTOM PLAQUES & DECALS  
 AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

- NOTES:**
- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
  - ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
  - OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
  - THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
  - VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
  - ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
  - FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
  - ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
  - THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

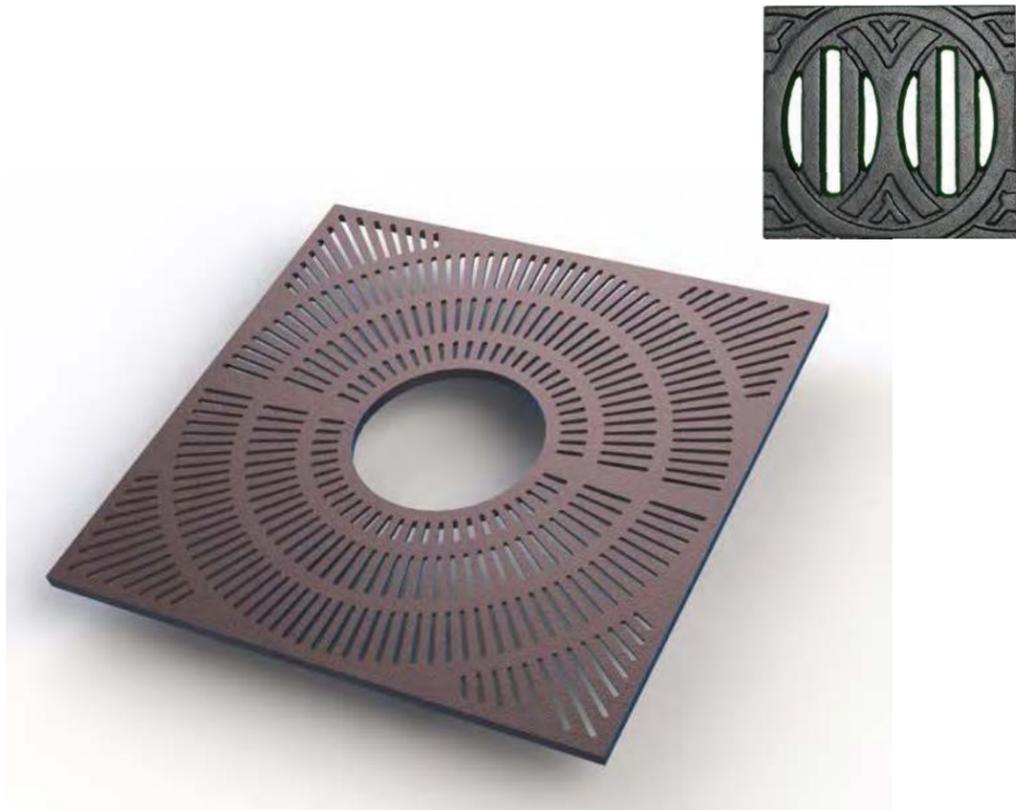
**SD-242**  
 IRONSITES® SERIES  
 SIDE-DOOR RECYCLING STATION  
 SHOWN: (2) OPTIONAL DOME LID

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 REV. 10/15/15 DRAWN C.D.B. 2015-1078

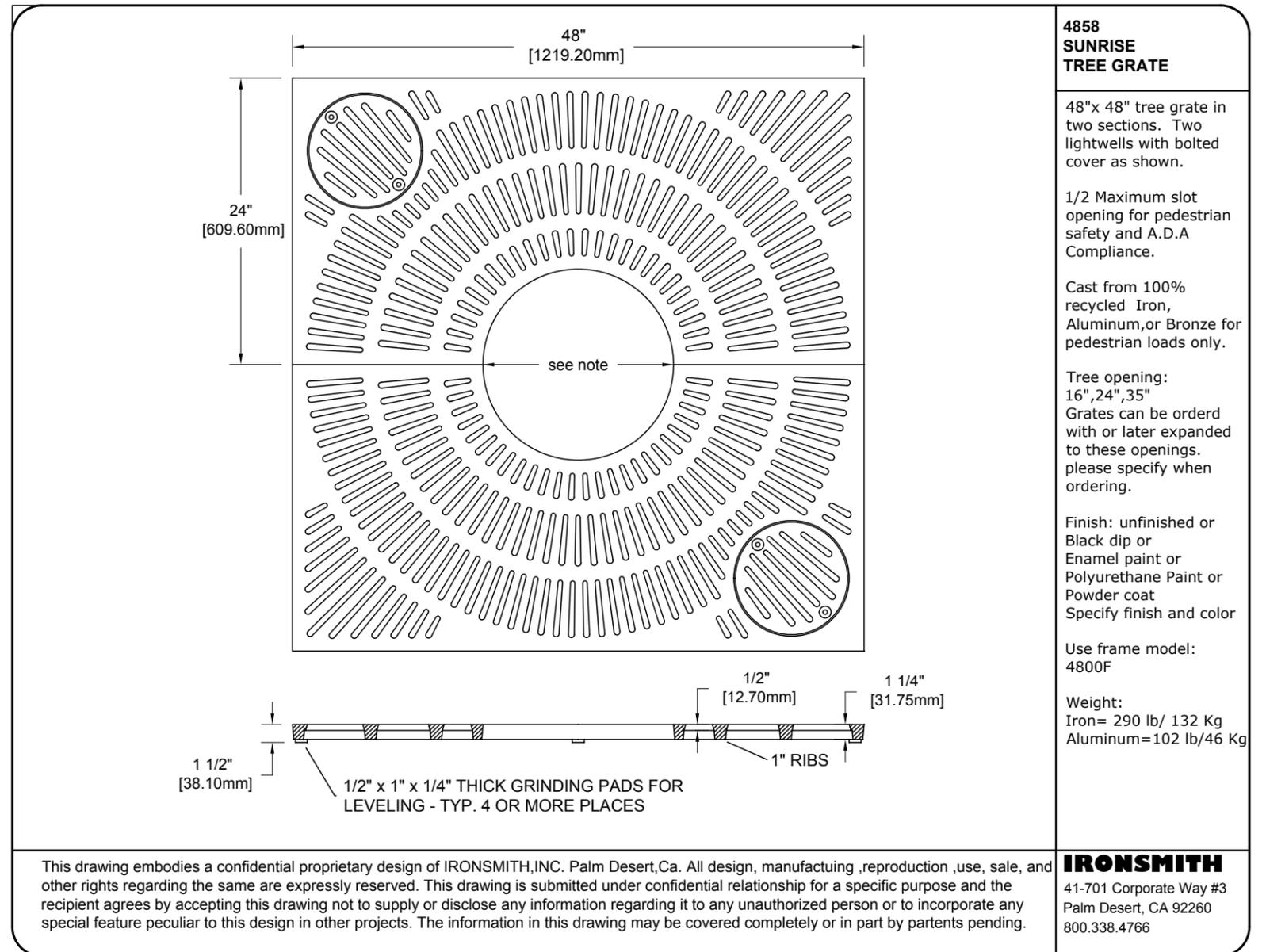
**LITTER RECEPTACLES**  
**OLD TOWN PLACENTIA**  
 City of Placentia, CA



**ATTACHMENT 2**  
**EXHIBIT A**



SUNRISE MODEL 48" SQUARE TREE GRATES  
 TREE OPENINGS TO BE 24" WITH OPTION FOR EXPANSION TO 35"  
 2 UP-LIGHTWELLS FLUSH OR BELOW GRADE  
 PLUMBED WITH CONDUIT TO ACCOMODATE APPROX. 4 PLUGS  
 COLOR TO BLACK POWDERED



**TREE GRATE**  
 OLD TOWN PLACENTIA  
 City of Placentia, CA



ATTACHMENT 2  
 EXHIBIT A

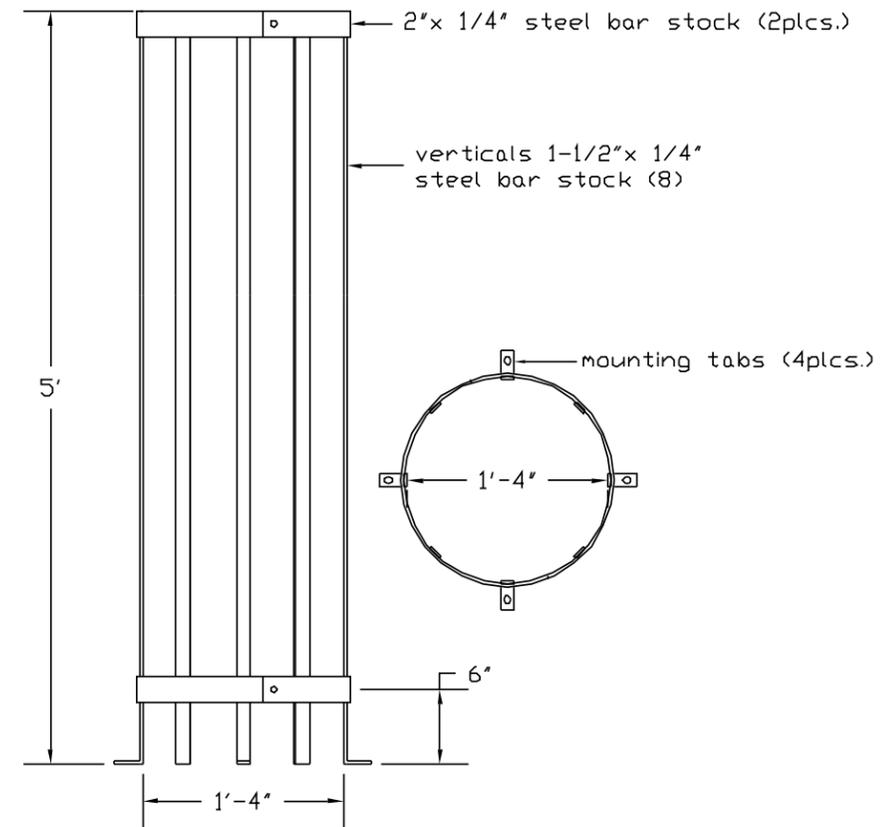


**M6 TREE GUARD**

BLACK POWDER  
COAT FINISH

# TREE GUARD

## M-6



- Jig welded from hot rolled steel.
- Guards are constructed in halves and bolt together
- 60" height and 16" tree opening standard  
other dimensions available for additional cost
- Alternate attachment methods available
- All hardware provided by IRONSMITH
- Black powder coat standard finish  
other finish options available

**IRONSMITH TREE GUARDS**  
FOR LANDSCAPE ARCHITECTURE

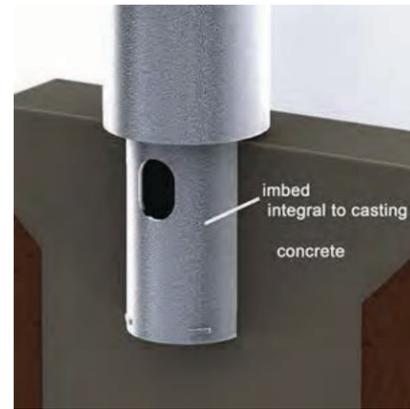
(800) 338-4766

**TREE GUARD**  
OLD TOWN PLACENTIA  
City of Placentia, CA



**SALEM - 9023**  
35" HIGH / 15" BASE  
FIXED OR REMOVABLE

BLACK POWDER  
COAT FINISH



FIXED INSTALL



REMOVABLE INSTALL

	<p>Receiver for removable cast bollards. 9020, 9022, 9023, 9024</p> <p>GRAVEL BASE IS SUGGESTED FOR DRAINAGE. RECEIVER IS OPEN AT THE BOTTOM.</p> <p>CONCRETE PROFILE AND SUMP DEPTH TO BE DETERMINE BY INSTALLER BASED ON SITE CONDITIONS.</p> <p>LOCK TAB OPENING MUST BE KEPT CLEAR. PROTECT WITH TAPE DURING CONCRETE POUR.</p> <p>THE SUPPLIED CAP IS FOR TEMPORARY SHORT TERM COVERAGE ADN NOT FOR HIGH SPEED VEHICLE TRAFFIC. AN OPTIONAL LONG TERM CAP MAY BE ORDERED.</p>
<p>This drawing embodies a confidential proprietary design of IRONSMITH,INC. Palm Desert, Ca. All design, manufacturing ,reproduction ,use, sale, and other rights regarding the same are expressly reserved. This drawing is submitted under confidential relationship for a specific purpose and the recipient agrees by accepting this drawing not to supply or disclose any information regarding it to any unauthorized person or to incorporate any special feature peculiar to this design in other projects. The information in this drawing may be covered completely or in part by patents pending.</p>	<p><b>IRONSMITH</b> 41-701 Corporate Way #3 Palm Desert, CA 92260 (800) 338-4766 (760) 776-5080 Fax</p>

**BOLLARDS**  
OLD TOWN PLACENTIA  
City of Placentia, CA



ATTACHMENT 2

EXHIBIT A

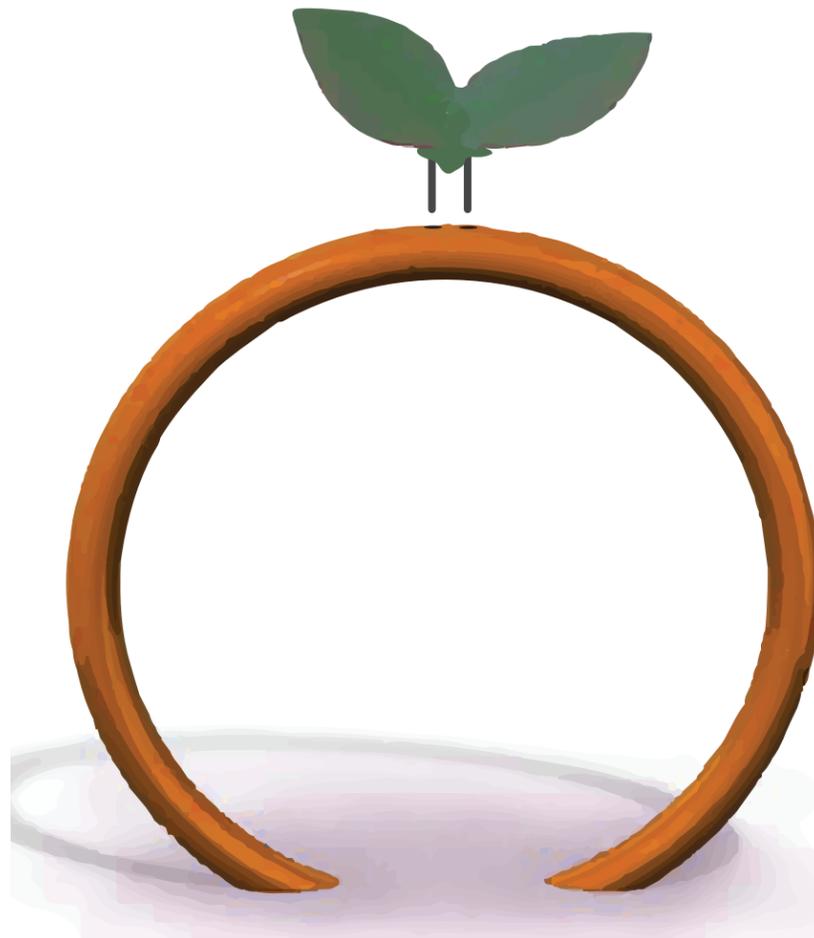


**BRHS-101**  
**CUSTOM 'ORANGE' CONCEPT**  
 CIRCULAR BIKE RACK  
 60 MM (OD) TUBULAR STEEL  
 POWDER COATED  
 IN-GROUND MOUNT  
 RACK COLOR RAL 2000 YELLOW ORANGE

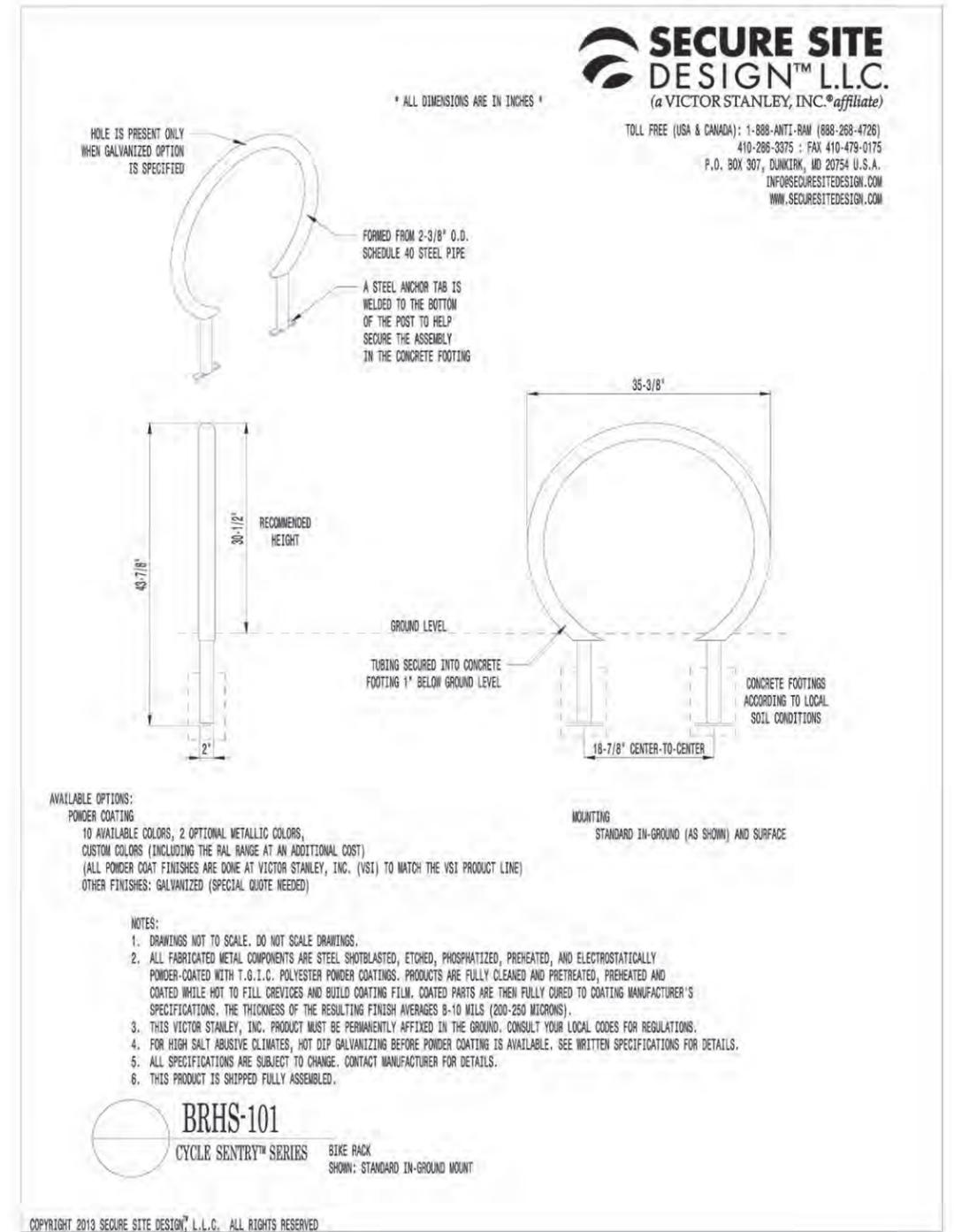
RAL 2000 237-118-014 #ED760E Yellow orange

**CUSTOM METAL 'LEAVES'**  
 WITH VS CUSTOM BOLTED BRACKET  
 LEAVES COLOR RAL 6010 GRASS GREEN

RAL 6010 053-104-045 #35682D Grass green



**LEAVES & STEM**  
**BRACKET CONNECTION**  
 'STAR-SHAPED' QUARTER ROUND BRACKET  
 BOLTED ONTO FRAME



**CUSTOM BIKE RACK**  
 OLD TOWN PLACENTIA  
 City of Placentia, CA



ATTACHMENT 2  
 EXHIBIT A



**CRPR-4 SEAT**  
 RECYCLED SOLID STEEL BAR MATERIAL  
 IN-GROUND OR SURFACE MOUNT  
 COLOR BLACK



**CRPR-3 SEAT**  
 RECYCLED SOLID STEEL BAR MATERIAL  
 IN-GROUND OR SURFACE MOUNT  
 COLOR BLACK

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3/8" x 1" SOLID STEEL BARS FOR ADDITIONAL SUPPORT

INTEGRAL WELDED CROSS-MEMBERS OF 1-5/16" TUBULAR STEEL

1/4" x 1-1/2" SOLID STEEL SLATS

43-3/8"

10-3/4"

76"

48"

47-3/4"

RECOMMENDED SEAT HEIGHT 17"

RECOMMENDED TABLE HEIGHT 30"

CONCRETE FITTINGS ACCORDING TO LOCAL SOIL CONDITIONS

4" SQUARE TUBULAR STEEL POST

A STEEL ANCHOR TAB IS WELDED TO THE END OF THE TUBULAR POST TO HELP SECURE THE ASSEMBLY IN THE CONCRETE FITTING

AVAILABLE OPTIONS:  
 POWDER COATING  
 10 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)  
 MOUNTING  
 STANDARD IN-GROUND (AS SHOWN) AND OPTIONAL SURFACE

TABLE SIZES  
 STANDARD 3' SQUARE TOP  
 STANDARD 4' SQUARE TOP (AS SHOWN)

NOTES:  
 1. DRAWING NOT TO SCALE. DO NOT SCALE DRAWINGS.  
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).  
 3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.  
 4. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.  
 5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.  
 6. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

**CRPR-4**  
 STEEL SITES™ SERIES  
 ALL STEEL CENTER-POST TABLE  
 SHOWN: STANDARD 4-FOOT SQUARE TOP  
 STANDARD IN-GROUND MOUNT

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 WEB SITE: [HTTP://WWW.VICTORSTANLEY.COM](http://www.victorstanley.com)

1/4" x 1-1/2" SOLID STEEL SLATS

43-3/8"

10-3/4"

76"

48"

47-3/4"

RECOMMENDED SEAT HEIGHT 17"

RECOMMENDED TABLE HEIGHT 30"

CLEARANCE FOR 1/2" ANCHOR BOLTS

3/8" x 1" SOLID STEEL BARS FOR ADDITIONAL SUPPORT

INTEGRAL WELDED CROSS-MEMBERS OF 1-5/16" TUBULAR STEEL

4" SQUARE TUBULAR STEEL POST

16" SQUARE SOLID STEEL MOUNTING PLATE

AVAILABLE OPTIONS:  
 POWDER COATING  
 10 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)  
 MOUNTING  
 STANDARD IN-GROUND AND OPTIONAL SURFACE (AS SHOWN)

TABLE SIZES  
 STANDARD 3' SQUARE TOP  
 STANDARD 4' SQUARE TOP (AS SHOWN)

NOTES:  
 1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.  
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).  
 3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLE IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.  
 4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.  
 5. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.  
 6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.  
 7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

**CRPR-3**  
 STEEL SITES™ SERIES  
 ALL STEEL CENTER-POST TABLE  
 SHOWN: STANDARD 4-FOOT SQUARE TOP  
 OPTIONAL SURFACE MOUNT

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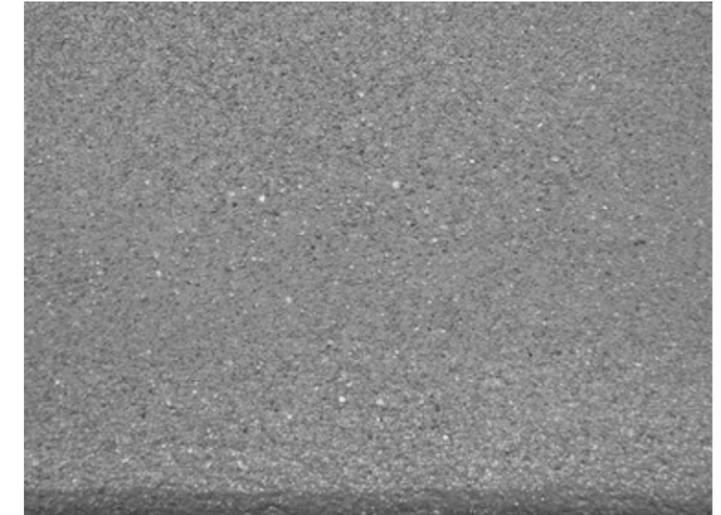
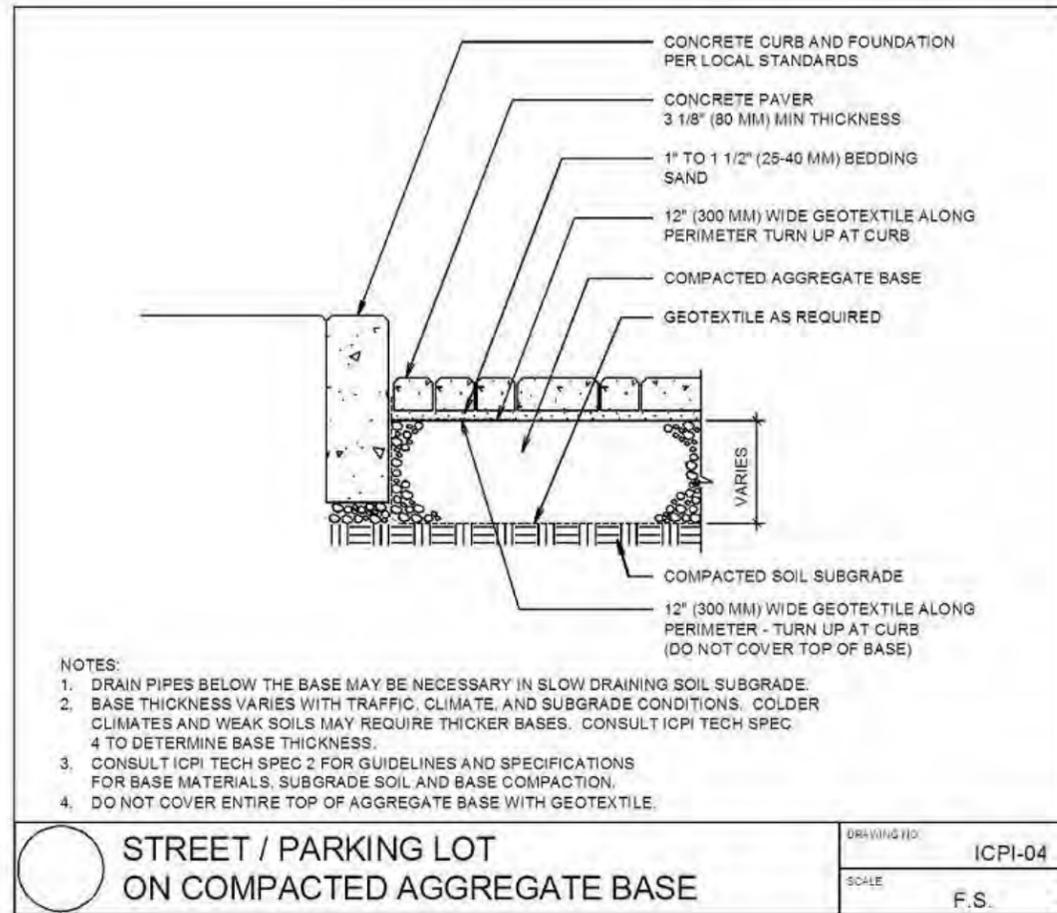


OLSEN PAVINGSTONE  
ANTIQUE COBBLE (FLAT TOP) PAVERS

80 MM THICKNESS  
RECTANGLES ONLY 8.25" X 5.5" SIZE  
HERRINGBONE PATTERN  
SET ON COMPACTED AGGREGATE BASE  
NO GROUT FOR PERMEABILITY



COLOR MIX:  
20% LIMESTONE  
30% CHARCOAL  
50% BROWN



STANDARD GREY CONCRETE PAVING  
FINISH TO BE GRACE TOP CAST ACID ETCH 03

(SEE PLANS FOR SCORE LINES & EXPANSION  
JOINT PATTERNS)

**GRACE**

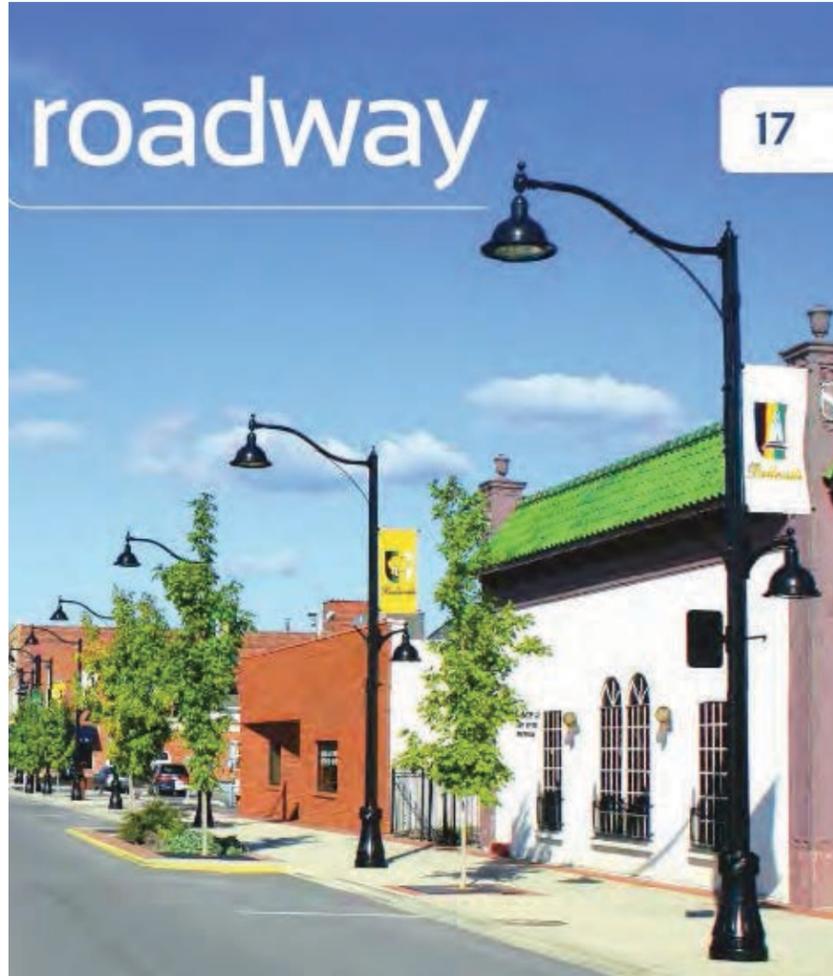
# INTERLOCKING PERVIOUS PAVERS & CONCRETE PAVING

OLD TOWN PLACENTIA

City of Placentia, CA

ATTACHMENT 2

EXHIBIT A



BANNER ARMS  
BUILDING SIDE OF POLE



WREATH HOOKS  
BOTH SIDES OF POLE



OMEGA  
LED LUMINAIRE FAMILY



FLAG MOUNTS  
STREET SIDE OF POLE



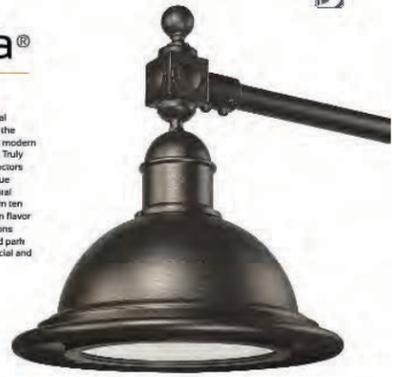
RECEPTACLES  
GFI IN BASE WITH COVER



SPEAKER HUBS  
AUDIO CAPABILITY

## omega®

Omega® is a timeless transitional design with a style that reminds the viewer of the past, but still takes modern flavor from arm and pole styling. Truly one of the most versatile form factors in the market, Omega® adds value to any scene -scape or architectural project. Its scalability ranges from ten to thirty feet, and will take design flavor from its surroundings. Applications include roadway, parking lot, and park applications, as well as commercial and residential developments.



## roadway

Sternberg Lighting has an impressive collection of roadway pole options characterized by the large scale base sizes. Roadway poles are typically taller than decorative roadway assemblies and therefore need to be more robust in construction. The height of these poles dictates that an anchor plate design be used. This non-decorative element is then dressed up with large scale two-piece base castings that clamshell around the bottom of the pole presenting a decorative appearance.

### QUICK FACTS

- Roadway bases are heavy cast aluminum.
- Cast bases are painted inside and out for corrosion protection.
- Heavy wall construction provides long service life.
- Tamper resistant hardware is available for security.
- Cast bases are available in several family sizes to provide the same look throughout a project site.
- Roadway bases can accommodate a variety of pole shaft diameters and present a clean joint line between pole shaft and base casting.



Birmingham Cambell



Birmingham Cambell

POLES | 11

**STREET LIGHTING**  
OLD TOWN PLACENTIA  
City of Placentia, CA



ATTACHMENT 2  
EXHIBIT A

# 1531LED OMEGA SERIES

LED

### Optics

The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type \_\_\_ (2, 3, 3R, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

### Electronic Drivers

The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be dimmable using a 0-10v signal.

**For sources over 50w:** The driver shall have a minimum efficiency of 90%. The driver shall be rated at full load with THD<20% and a power factor of greater than 0.90. The driver shall contain over-heat protection which reduces output to less than half rating if the case temperature reaches 85°C.

**For sources under 50w:** The driver shall have a minimum efficiency of 88%.

### Photocontrols

**Button Style:** On a single assembly the photocontrol shall be mounted on the fixture and pre-wired to driver. On multiple head assembly's the photocontrol shall be mounted in the pole shaft on an access plate. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

**Twist-Lock Style:** The photocontrol shall be mounted externally on the fixture and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

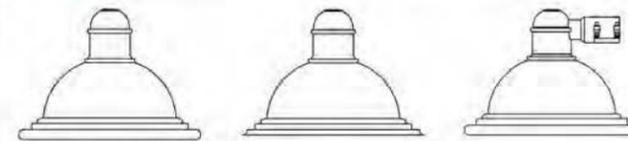
### Warranty

Seven-year limited warranty. See product and finish warranty guide for details.

### Finish

Refer to website for details.

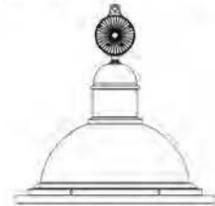
### Fixtures



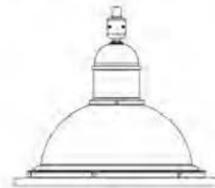
1531LED-R  
31"W x 21-1/2"H

1531LED-F  
31"W x 21-1/2"H

1531LEDSM-R  
31"W x 21-1/2"H



CAT-1531LED-R  
31"W x 21-1/2"H



1531LED-EZ  
31"W x 21-1/2"H

### Options

R-PE



Twist-lock receptacle with photocell

PEC



Electronic button photocell

FHD Fuse holder



**SternbergLighting**  
ESTABLISHED 1923 / EMPLOYEE OWNED

800-821-3376  
555 Lawrence Ave., Roselle, IL 60172  
info@sternberglighting.com  
www.sternberglighting.com

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ESTABLISHED 1923 / EMPLOYEE OWNED

LED Ornamental Bollards

12-653A

# 7701LED BIRMINGHAM LIGHTED BOLLARD SPECIFICATIONS

### GENERAL

The Model 7701LED decorative lighted bollard shall be cast aluminum, one-piece construction. The 16" diameter cast aluminum base shall be constructed with a 7 1/4" diameter straight fluted cast aluminum shaft. The Model shall be Sternberg Lighting #7701LED lighted bollard or #7701LED-QR quick release lighted bollard. The bollard shall be U.L. or E.T.L. listed in U.S. and Canada.\*

### CONSTRUCTION

The base shall be designed with a tall and smoothly curved pedestal bottom section and transition to a tall twelve flute vertical base section and be made of heavy wall, alloy cast aluminum. It shall have a 1" thick floor cast as an integral part of the base. The bollard cap shall be welded in place. The overall height of the bollard shall be 51".

### ELECTRICAL / LED

The optical assembly shall be constructed of twelve (12) fluted openings with a white acrylic lens. The LED light source shall have an IP65 rated assembly. The assembly shall consist of highly efficient, four (4) [optional three (3)] sided extruded aluminum heat sink, four (4) [optional three (3)] LED boards with 6 each high brightness LEDs and a sealed acrylic tube. The bollard shall be supplied with electrical surge protection in accord with IEEE/ANSI C62.41.2 and shall be U.L. or E.T.L. Listed in U.S. and Canada. The LED lighted bollard shall have an L70 expected life of 70,000 hours with the LED life ratings determined in accordance with IESNA LM-80. The electronic LED driver shall be a U.L. Recognized, constant current design with THD<20%.

### QUICK RELEASE MOUNTING (Optional)

The Model 7701LED-QR shall have a quick release option which allows quick removal of the bollard for convenience or emergency access. The burial portion shall be made of aluminum extrusion and shall have a keyway and flexible connection system for securing to bollard. The bollard shall have a mated extension and anti-rotation key and padlock slot. The quick release system shall allow for a flush pavement installation after temporary bollard removal.

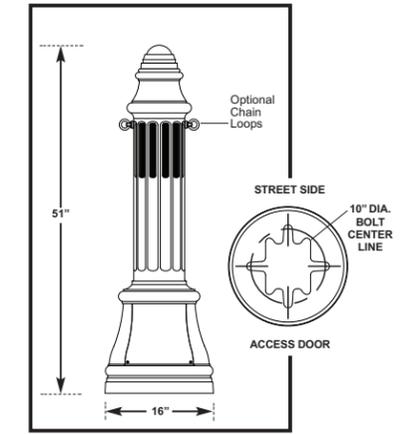
### FINISH

Prior to coating, each assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Verde Green finish and Swedish Iron finish are hand brushed using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

### INSTALLATION

Four, hot dipped galvanized "L" type anchor bolts shall be provided with the post for non-quick release bollard anchorage. Quick release anchorage requires no anchor bolts. A door shall be provided for wiring and anchor bolt access. It shall be secured with tamper-proof, stainless steel hardware. Bollard will be provided with a grounding stud mounted on the base floor opposite the access door.

**WARRANTY** Seven (7) year limited warranty. See product and finish warranty guide for details.



See installation template for exact door position.

### BUILDING A PART NUMBER

### PART NUMBER SELECTIONS

BOLLARD MODEL	OPTIONAL CHAIN LOOP	LIGHT SOURCE	DRIVER	OPTIONS	FINISH	MODELS	LIGHT SOURCES	STANDARD FINISHES*	RT Rust
7701LED	CL2	3S45TLCA	ML	FHD	VG	<ul style="list-style-type: none"> <li>7701LED</li> <li>7701LED-QR</li> </ul>	<ul style="list-style-type: none"> <li>4S60TLCA 30W 6000K Type V</li> <li>4S45TLCA 30W 4500K Type V</li> <li>4S35TLCA 30W 3500K Type V</li> <li>3S60TLCA 23W 6000K Type V</li> <li>3S45TLCA 23W 4500K Type V</li> <li>3S35TLCA 23W 3500K Type V</li> </ul>	<ul style="list-style-type: none"> <li>BKT Black Textured</li> <li>WHT White Textured</li> <li>PGT Park Green Textured</li> <li>ABZT Architectural Medium Bronze Textured</li> <li>DBT Dark Bronze Textured</li> </ul>	<ul style="list-style-type: none"> <li>WBR Weathered Brown</li> <li>CD Cedar</li> <li>WBK Weathered Black</li> <li>TT Two Tone</li> </ul>
							<b>DRIVERS</b> <ul style="list-style-type: none"> <li>ML-120-277V</li> <li>MDL - Dimming 120-277V</li> </ul>	<b>STERNBERG SELECT FINISHES</b> <ul style="list-style-type: none"> <li>VG Verde Green</li> <li>SI Swedish Iron</li> <li>OWGT Old World Gray Textured</li> </ul>	
							<b>OPTIONAL CHAIN LOOP</b> <ul style="list-style-type: none"> <li>CL1 Chain Loop</li> <li>CL2 Chain Loops 180°</li> </ul>	<b>CUSTOM FINISHES</b> <ul style="list-style-type: none"> <li>OI Old Iron</li> </ul>	
							<b>* NOTES</b> <ul style="list-style-type: none"> <li>U.L. listed components only. Bollard is not U.L. or E.T.L. listed with a photocell.</li> </ul>	<b>OPTIONS</b> <ul style="list-style-type: none"> <li>PEC1<sup>1</sup> Photocell-Bimetal 120 Volt</li> <li>PEC2<sup>1</sup> Photocell-Bimetal 208-277 Volt</li> <li>PEC1-E<sup>1</sup> Photocell-Electronic 120 Volt</li> <li>PEC2-E<sup>1</sup> Photocell-Electronic 208-277 Volt</li> <li>LP Low Power / Reduced Output 11W (3S TLCA only)</li> </ul>	<ul style="list-style-type: none"> <li>FHD Dual Fuses and Holder</li> <li>GFI Ground Fault Interrupter Duplex Outlet<sup>1</sup></li> </ul>
							<b>TO ORDER CHAIN:</b> Specify total length of chain required for project.	*Smooth Finishes are available upon request.	<sup>1</sup> GFI not available with QR option



**SternbergLighting**  
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**STREET LIGHTING**  
OLD TOWN PLACENTIA  
City of Placentia, CA

**SternbergLighting**

ATTACHMENT 2  
EXHIBIT A



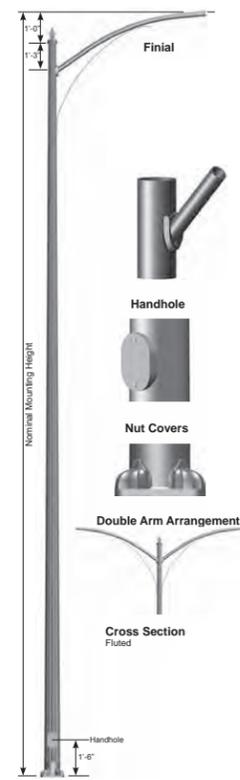
REPRESENTATIVE ABOVE INSTALLATION AT PECK ROAD & VALLEY BLVD



**valmont**  
STRUCTURES

ROUND TAPERED STEEL  
Fluted  
FL30

Job Name: _____	Client Name: _____
Job Location - City: _____ State: _____	Created By: _____ Date: _____
Product: FL30 _____	Quote: _____ Customer Approval: _____ Date: _____



**SPECIFICATIONS**

**Pole** - The pole shaft conforms to ASTM A595 Grade A or A572 Grade 55 with a constant linear taper of 0.14 in/ft.

**Fluting Process** - The tapered shafts are cold rolled over a precision hardened steel mandrel to form the desired flute shape. The flutes are uniform and equally spaced throughout the process. The termination of the flutes is no greater than 1.50" radii transition into the round section of the shaft. The results of this fluting process are flutes with architecturally pleasing radiused terminations and crisp uniform flutes.

**Linear Flute Layout** - Flutes start and stop to ensure decorative nut covers and anchor base connection fits a smooth round diameter. Flute start and stop locations should be specified.

**Finial** - A decorative spear finial with hardware is provided.

**Luminaire Arm** - Luminaire arms are made from 2" schedule 40 pipe (2.38" OD) with a minimum yield strength of 36,000 psi. Double luminaire arms are oriented 180° apart. For other orientations and scroll options please consult factory.

**Luminaire Arm Attachment** - Connection allows arm to be erected and held in place by gravity and secured by a single bolt.

**Handhole** - A covered handhole and grounding provision with hardware is provided.

**Nut Covers** - Decorative anchor bolt nut covers with hardware are provided.

**Base Cover** - Optional decorative base covers available as special order.

**Anchor Base** - The anchor base (base plate) conforms to ASTM A36.

**Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized or zinc-plated carbon steel or stainless steel.

**Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

**Finish** - Standard finishes are galvanized, prime painted or any of Valmont's V-PRO™ Protection Systems. Additional finish options available upon request.

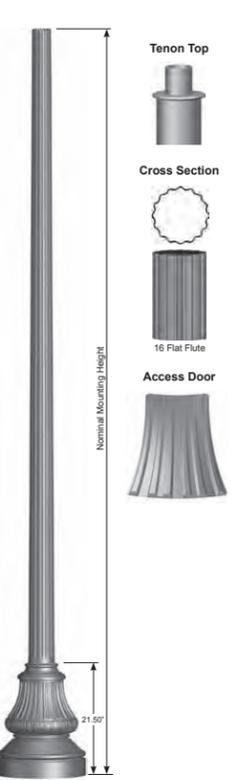
**Design Criteria** - Please reference Design Criteria Specification for appropriate design conditions.

VALMONT INDUSTRIES, INC. 7002 N. 288TH STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM

**valmont**  
STRUCTURES

WASHINGTON  
Fluted Tapered/Non-Tapered  
Aluminum

Job Name: _____	Client Name: _____
Job Location - City: _____ State: _____	Created By: _____ Date: _____
Product: WA17ASE _____	Quote: _____ Customer Approval: _____ Date: _____



**SPECIFICATIONS**

**Pole** - The pole shaft is either spun or extruded from 6063 alloy aluminum.

**Pole Top** - A pole top plate and tenon are provided for top mount luminaire and/or bracket. A removable finial is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

**Structural Base** - The structural base is cast from 356 alloy aluminum and provided with a 4.00" wide X 5.63" tall access door. A grounding provision with hardware is provided. The pole is inserted and welded into the structural base casting. The completed assembly is heat-treated to a T6 temper after the structural welding is completed.

**Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

**Finish** - The standard finish for the pole assembly and components is polyester powder applied coating in accordance with Valmont's Specifications. Additional finish options available upon request.

**Design Criteria** - Please reference Design Criteria Specification for appropriate design conditions.

VALMONT INDUSTRIES, INC. 7002 N. 288TH STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM

TRAFFIC SIGNAL ELEMENTS TO INCLUDE:

- POLES
- MAST ARMS
- PUSH BUTTON
- SIGN
- PEDESTRIAN COUNT DOWN MODULE
- LUMINAIRE
- COLOR TO BE BLACK

REFLECTORIZED STREET NAME SIGN

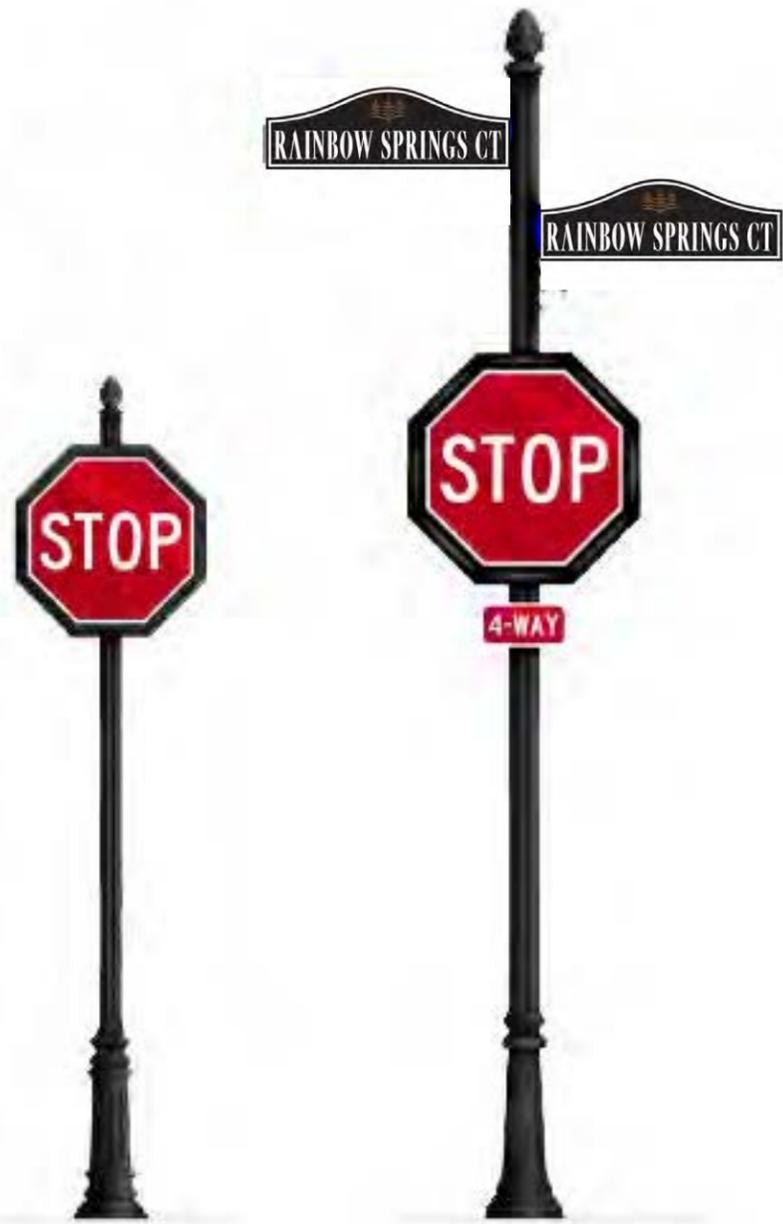


**TRAFFIC SIGNAL POLES**  
OLD TOWN PLACENTIA  
City of Placentia, CA

**valmont**  
STRUCTURES

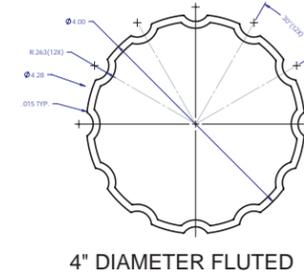
ATTACHMENT 2  
EXHIBIT A

14 FT  
13 FT  
12 FT  
11 FT  
10 FT  
9 FT  
8 FT  
7 FT  
6 FT  
5 FT  
4 FT  
3 FT  
2 FT  
1 FT



**Part Name: Acorn Finial**

Identification Number: FN-0103  
 Height: 6½"  
 Width: 4¼"  
 Application: Fits 3" diameter post  
 Finish: Powder coat finish (standard gloss black)  
 Hardware Requirements: 3) 1/4-20 x 1/4" stainless set screws



4" DIAMETER FLUTED

**Specifications**

**Material:**  
Extruded Aluminum

**Alloy:**  
6063

**Tolerance:**  
+/-0.020"

**Wall Thickness:**  
0.125" +/-0.010"

**Symmetry:**  
Shape is symmetrical about center lines

**Estimated Weight:**  
3" Diameter: 1.34 lbs/ft  
4" Diameter: 1.91 lbs/ft

**Finish:**  
Black Powder Coat (Custom and Mill Finish Available)

**Warranty:**  
1 Year Limited Manufacturer Warranty From Date of Purchase

**Part Name: Classic Base**

Identification Number: BS-04D  
 Height: 35"  
 Width/Footprint: 11"  
 Application: Fits 4" diameter post  
 Weight: - lb.  
 Finish: Powder coat finish (standard gloss black)  
 Hardware Requirements: 3) 1/4-20 x 1/4" stainless set screws



4" Fluted

**COLOR**  
 POLES, BRACKETS, SCROLLS, ARMS, AND BASES  
 TO BE POWDER COATED GLOSS BLACK



**PRIMARY CANOPY STREET TREE**

*Ulmus parvifolia* 'Drake'  
Drake Chinese Elm

35'-45' Height  
35'-50' Spread  
Moderate Water Use



**MEDIUM EVERGREEN SHADE TREE**

*Geijera parviflora*  
Australian Willow

30' Height  
20' Spread  
Low Water Use



**COLORFUL FLOWERING ACCENT TREE**

*Lagerstroemia indica*  
Crape Myrtle

25' Height  
15' Spread  
Moderate Water Use

## SHRUBS, GROUNDCOVERS & ACCENTS

The plant palette was developed using tools such as UC Davis' Water Use Classification of Landscape Species (\*WUCOLS IV) <http://ucanr.edu/sites/WUCOLS/> to select plants that have low or very low water use for the City of Placentia bioregion and are durable, longer-lived, and require low levels of maintenance. For example, Callistemon, Hesperaloe, Lantana, Myoporum, and Rosmarinus all have low or very low water use and are evergreen, durable, commercially available, low-maintenance shrub species which are appropriate for street medians and right-of-ways. Alternatively, Agave, Dasyliirion, Sedum, Senecio, and Yucca hybrids are low and very low water use succulents and accents which can create bold striking landscapes when paired with cobble and rock blankets.

Efficient and minimal water use for public landscapes is now a State-wide requirement due to multiple years of low annual rainfall levels in California. Successful landscape solutions are those which combine low and very low water use plants with non-living landscape materials like stabilized decomposed granite, rock and cobble blanket (both loose and stabilized with concrete), wood mulch, concrete pavers, permeable concrete, and other innovative sustainable materials.

This palette was specifically selected for medians and right-of-ways to create water-efficient landscape solutions which provide visual interest for both pedestrian and motorists.

Although not illustrated in this Streetscape Master Plan, landscape lighting features will be constructed with the streetscape improvements. Lighting improvements would include up-lighting landscape or other streetscape features. In addition, floor-mounted electrical outlets will be installed with the streetscape improvements as well. The final locations and quantities of these outlets will be determined during the final engineering design phase.

## SHRUB PALETTE

### OLD TOWN PLACENTIA

Placentia, CA

<i>Botanical Name</i>	<i>Common Name</i>	<i>Water Use*</i>	<i>Spacing</i>
<b>SHRUBS</b>			
Bougainvillea 'Rosenka'	Dwarf Bougainvillea	Low	36"
Callistemon 'Little John'	Dwarf Bottlebrush	Low	24"
Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Ranger	Low	30"
Nandina domestica 'Nana'	Dwarf Heavenly Bamboo	Low	12"
Punica granatum 'Nana'	Dwarf Pomegranate	Low	24"
Rhaphiolepis indica 'Ballerina'	Dwarf Indian Hawthorne	Low	30"
Teucrium chamaedrys	Germander	Low	18"
Westringia frutescens	Coast Rosemary	Low	36"
Xylosma congestum	Shiny Xylosma	Low	48"
<b>GROUNDCOVERS</b>			
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Low	36"
Carissa macrocarpa 'Tomlinson'	Dwarf Natal Plum	Low	36"
Ceanothus 'Diamond Heights'	Diamond Heights Ceanothus	Low	30"
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	Low	48"
Gazania rigens 'Sun Gold'	Sun Gold Gazania	Low	18"
Myoporum parvifolium	Myoporum	Low	48"
Rosmarinus o. 'Huntington Carpet'	Rosemary	Low	42"
<b>SUCCULENT ACCENTS</b>			
Agave desmettiana	Variegated Smooth Agave	Very Low	42"
Agave amer. v. medio-picta 'Alba'	White-Striped Century Plant	Very Low	48"
Agave 'Blue Glow'	Blue Glow Agave	Very Low	42"
Aloe 'Blue Elf'	Blue Elf Aloe	Low	12"
Crassula argentea 'Crosby's Compact'	Compact Jade	Low	30"
Dasyliirion wheeleri	Spoon Yucca	Very Low	30"
Hesperaloe parviflora	Red/Yellow Yucca	Very Low	18"
Portulacaria afra 'Prostrate Form'	Dwarf Elephant's Food	Very Low	36"
Sedum 'Verde Yellow'	Verde Yellow Sedum	Low	24"
Sedum adolphii 'Firestorm'	Golden Sedum	Low	18"
Senecio mandraliscae	Blue Dicks	Low	18"
Senecio serpens	Blue Chalksticks	Low	12"
Yucca filamentosa 'Bright Star'	Adam's Needle	Very Low	24"

\*Water use information was determined by consulting UC Davis' Water Use Classification of Landscape Services Species (WUCOLS IV) <http://ucanr.edu/sites/WUCOLS/>



## SHRUBS



*Bougainvillea 'Rosenka'*  
Dwarf Bougainvillea



*Callistemon 'Little John'*  
Dwarf Bottlebrush



*Leucophyllum frutescens*  
Texas Ranger



*Nandina domestica 'Nana'*  
Dwarf Heavenly Bamboo



*Punica granatum 'Nana'*  
Dwarf Pomegranate



*Raphiolepis i. 'Ballerina'*  
Dwarf Indian Hawthorne



*Teucrium chamaedrys*  
Germander



*Westringia frutescens*  
Coast Rosemary



*Xylosma congestum*  
Shiny Xylosma

## GROUNDCOVERS



*Arctostaphylos 'Pacific Mist'*  
Pacific Mist Manzanita



*Ceanothus 'Diamond Heights'*  
Diamond Heights Lilac



*Gazania lin. 'Colorado Gold'*  
Sun Gold Gazania



*Myoporum parvifolium*  
Myoporum



*Rosmarinus off. 'Hunt. Carpet'*  
Trailing Rosemary

## SUCCULENTS



*Agave desmettiana*  
Variegated Smooth Agave



*Aloe rudikoppe 'Little Gem'*  
Little Gem Aloe



*Dasylirion wheeleri*  
Spoon Yucca



*Sedum adolphii 'Firestorm'*  
Golden Sedum



*Senecio serpens*  
Punk Pickle

# SHRUB PALETTE IMAGERY

OLD TOWN PLACENTIA

Placentia, CA



ATTACHMENT 2  
EXHIBIT A