

RESOLUTION NO. 11580

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE ADOPTING A REVISED MASTER RESOLUTION OF DESIGNATED PERMIT PARKING AREAS AND ESTABLISHED PERMIT PARKING OPPORTUNITY AREAS WITHIN THE CITY OF ORANGE

WHEREAS, pursuant to California Vehicle Code Section 22507, local authorities may generally prohibit or restrict the stopping, parking, or standing of vehicles on certain streets or highways, or portions thereof, during all or certain hours of the day; and

WHEREAS, local authorities may also include a designation of certain streets upon which preferential parking privileges are established with a permit or permits that exempt them from the prohibition or restriction of the ordinance or resolution; and

WHEREAS, pursuant to the authority provided by the California Vehicle Code, the City Council of the City of Orange codified Chapter 10.30 of the Orange Municipal Code generally establishing parking requirements for the City of Orange; and

WHEREAS, Sections 10.30.010 and 10.30.020 specifically establishes the Neighborhood Parking Permit Program designating portions of certain public streets for permit-parking and explicitly authorizes the City Council of the City of Orange to add, remove or modify designated areas within the Neighborhood Parking Permit Program by resolution; and

WHEREAS, the creation of a “Master Resolution” containing all the permit parking areas in a single document eliminates the need to potentially revise multiple resolutions when an area is added, deleted, or modified within the Neighborhood Parking Permit Program; and

WHEREAS, the City Council of the City of Orange most recently adopted said Master Resolution on June 11, 2024 (Resolution No. 11550), containing a list of all permit parking areas within the City; and

WHEREAS, staff now recommends amending Chapman University Neighborhood Permit Parking Area “A” to reflect the current list of streets designated for permit parking to these Permit Parking Opportunity Areas within the City of Orange; and

WHEREAS, accordingly, the City Council desires to rescind Resolution No. 11550 and replace it with a revised Resolution containing all areas that have been designated for permit parking, and amending Chapman University Neighborhood Permit Parking Area “A”, as further described in Section II of this Resolution and further contained in the attached Exhibit A, in addition to preemptively established permit parking opportunity area boundaries, as further contained in the attached Exhibits B through H.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Orange does resolve as follows:

SECTION I:

That Resolution No. 11550, adopted June 11, 2024, is hereby rescinded, effective immediately upon the date of the adoption of Resolution No. 11580.

SECTION II:

That the Master Resolution of Permit Parking Area for the Neighborhood Permit Parking program will be amended to include the following streets in the permit parking program for Chapman University Neighborhood Permit Parking Area “A” that have been designated:

CHAPMAN UNIVERSITY NEIGHBORHOOD PERMIT PARKING AREA “A”

1. Both sides of Center St. from Walnut Ave. to the southern terminus of Center St. adjacent to residential land uses.
2. Both sides of Cleveland St. from Palm Ave. to Sycamore Ave.
3. East side of Cypress St. from Maple Ave. to the southern property line of 171 North Cypress St.
4. Both sides of Cypress St. from Walnut Ave. to Sycamore Ave.
5. Both sides of Everett Pl. from Shaffer St. to Glassell St.
6. Both sides of Glassell St. from Walnut Ave. to Rose Ave.
7. East side of Grand St. from the southern property line of 127 N Grand Street to the northern property line of 147 North Grand St.
8. Both sides of Grand St. from Palm Ave. to the southern property line of 183 N Grand St. adjacent to residential land uses.
9. Both sides of Grand St. from Mayfair Ave. to Walnut Ave. adjacent to residential land uses.
10. Both sides of Harwood St. from Palm Ave. to the northern terminus of Harwood St.
11. Both sides of Jefferson Ave. from Harwood St. to Shaffer St.
12. East side of Lemon St. from Maple Ave. to the southern property line of 149 North Lemon St.
13. Both sides of Lemon St. from Palm Ave. to Walnut Ave. adjacent to residential land uses.
14. Both sides of Maple Ave. from Cleveland St. to Orange St. adjacent to residential land uses.
15. North side of Maple Ave. from Olive St. to the eastern property line of 115 East Maple Ave.
16. Both sides of Mayfair Ave. from Shaffer St. to Glassell St.
17. Both sides of Olive St. from Maple Ave. to the northern terminus of Olive St. adjacent to residential land uses.
18. Both sides of Olive St. from Sycamore Ave. to Walnut Ave.
19. Both sides of Orange St. from Maple Ave. to Palm Ave. adjacent to residential land uses.
20. Both sides of Orange St. from Walnut Ave. to the northern terminus of Orange St.
21. Both sides of Palm Ave. from Harwood St. to Glassell St. adjacent to residential land uses.
22. North side of Palm Ave. from Pine St. to Harwood St.
23. Both sides of Rose Ave. from Glassell St. to Grand St.
24. Both sides of Shaffer St. from Chapman Ave. to Walnut Ave. adjacent to residential land uses.
25. West side of Shaffer St. from Walnut Ave. to the northern property line of 516 North Shaffer St.
26. Both sides of Sycamore Ave. from Cambridge St. to Center St.

27. North side of Sycamore Ave. from Glassell St. to the western property line of 317 West Sycamore Ave. adjacent to residential land uses.
28. South side of Sycamore Ave. from the western property line of 314 West Sycamore Ave. to Lemon St.
29. Both sides of Walnut Ave. from Cambridge St. to Center St. adjacent to residential land uses.

In addition, Exhibit B has been created to identify the general boundaries of Chapman University Neighborhood Permit Parking Opportunity Area A and Opportunity Areas 1-5. Exhibits C through H are maps visualizing the Opportunity Areas described in Exhibit B.

SECTION III:

That the Master Resolution of Permit Parking Area for the Neighborhood Permit Parking program attached hereto as Exhibits “A”, Exhibit “B”, Exhibit “C”, Exhibit “D”, Exhibit “E”, Exhibit “F”, Exhibit “G”, and Exhibit “H” is hereby adopted.

ADOPTED this ____ day of _____, 2024

Daniel R. Slater, Mayor, City of Orange

ATTEST:

Pamela Coleman, City Clerk, City of Orange

APPROVED AS TO FORM:

Mike Vigliotta, City Attorney

I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Orange at a regular meeting thereof held on the _____ day of _____, 2024 by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Pamela Coleman, City Clerk, City of Orange

EXHIBIT A

The following areas are all areas that have been designated by the City Council for inclusion in the Neighborhood Permit Parking Program and are subject to Chapter 10.30 of the Orange Municipal Code. Any additions or deletions to the Neighborhood Permit Parking Program shall be made by amending this Master Resolution.

CHAPMAN UNIVERSITY NEIGHBORHOOD PERMIT PARKING AREA “A”

1. Both sides of Center St. from Walnut Ave. to the southern terminus of Center St. adjacent to residential land uses.
2. Both sides of Cleveland St. from Palm Ave. to Sycamore Ave.
3. East side of Cypress St. from Maple Ave. to the southern property line of 171 North Cypress St.
4. Both sides of Cypress St. from Walnut Ave. to Sycamore Ave.
5. Both sides of Everett Pl. from Shaffer St. to Glassell St.
6. Both sides of Glassell St. from Walnut Ave. to Rose Ave.
7. East side of Grand St. from the southern property line of 127 N Grand Street to the northern property line of 147 North Grand St.
8. Both sides of Grand St. from Palm Ave. to the southern property line of 183 N Grand St. adjacent to residential land uses.
9. Both sides of Grand St. from Mayfair Ave. to Walnut Ave. adjacent to residential land uses.
10. Both sides of Harwood St. from Palm Ave. to the northern terminus of Harwood St.
11. Both sides of Jefferson Ave. from Harwood St. to Shaffer St.
12. East side of Lemon St. from Maple Ave. to the southern property line of 149 North Lemon St.
13. Both sides of Lemon St. from Palm Ave. to Walnut Ave. adjacent to residential land uses.
14. Both sides of Maple Ave. from Cleveland St. to Orange St. adjacent to residential land uses.
15. North side of Maple Ave. from Olive St. to the eastern property line of 115 East Maple Ave.
16. Both sides of Mayfair Ave. from Shaffer St. to Glassell St.
17. Both sides of Olive St. from Maple Ave. to the northern terminus of Olive St. adjacent to residential land uses.
18. Both sides of Olive St. from Sycamore Ave. to Walnut Ave.
19. Both sides of Orange St. from Maple Ave. to Palm Ave. adjacent to residential land uses.
20. Both sides of Orange St. from Walnut Ave. to the northern terminus of Orange St.
21. Both sides of Palm Ave. from Harwood St. to Glassell St. adjacent to residential land uses.
22. North side of Palm Ave. from Pine St. to Harwood St.
23. Both sides of Rose Ave. from Glassell St. to Grand St.
24. Both sides of Shaffer St. from Chapman Ave. to Walnut Ave. adjacent to residential land uses.
25. West side of Shaffer St. from Walnut Ave. to the northern property line of 516 North Shaffer St.
26. Both sides of Sycamore Ave. from Cambridge St. to Center St.
27. North side of Sycamore Ave. from Glassell St. to the western property line of 317 West Sycamore Ave. adjacent to residential land uses.
28. South side of Sycamore Ave. from the western property line of 314 West Sycamore Ave. to Lemon St.
29. Both sides of Walnut Ave. from Cambridge St. to Center St. adjacent to residential land uses.

AREA “B”

1. Both sides of Adams Ave. from Glassell St. to Grand St.
2. Both sides of Hoover Ave. from Glassell St. to Grand St.
3. Both sides of Quincy Ave. from Glassell St. to Grand St.
4. Both sides of Wilson Ave. from Glassell St. to Grand St.

AREA “C”

1. Both sides of Compton Ave. from Manchester Ave. to Lewis St.
2. East side of Lewis St. from the northerly property line at 4035 Compton Ave. to the southern property line of 119 N. Lewis St.
3. West side of Manchester Ave. from Sheringham Ave. to Compton Ave.
4. North side of Sheringham Ave. from Manchester Ave. to Windgap Dr.
5. South sides of Sheringham Ave. from Woodridge Cr. to Windgap Dr.
6. Both sides of Sunningdale Cr. from Compton Ave. south to include the cul-de-sac.
7. Both sides of Windgap Dr. from Compton Ave. south to include the cul-de-sac.
8. West side of Woodridge Cr. from Sheringham Ave. south to include the cul-de-sac.
9. East side of Woodridge Cr. from the northerly property line of 119 N. Woodridge Cr. south to include the cul-de-sac.

AREA “D”

1. Both sides of Dunas St. from Maple Ave. north to include the cul-de-sac.
2. Both sides of Maple Ave. from Prospect St. to Olympia Way.
3. Both sides of Olympia Way from Maple Ave. to Spring St.
4. Both sides of Shasta St. from Maple Ave. north to include the cul-de-sac.
5. Both sides of Vine Ave. from Olympia Way to its western terminus.
6. Both sides of First St. from Chapman Ave. north to include the cul-de-sac.
7. Both sides of Pearl Ave. from First St. to McPherson Rd.
8. East side of McPherson Rd. from 131 to 133 N. McPherson Rd.

AREA “E”

1. West side of Elm St. south of Sycamore Ave. to include the cul-de-sac.

AREA “F”

Permit Parking between the hours of 10:00 p.m. and 6:00 a.m.

1. Both sides of Almond Ave. from Prospect St. to Violet Ln.
2. Both sides of Kathleen St. from Chapman Ave. to Palmyra Ave.
3. Both sides of Palmyra Ave. from Craig Dr. to Prospect St.
4. East side of Prospect St. from Almond Ave. to Palmyra Ave.
5. Both sides of Violet Ln. from Almond Ave. to Palmyra Ave.

AREA “G”

Permit Parking between the hours of 10:00 p.m. and 6:00 a.m.

1. Both sides of Euclid Ave. from James St. to Seranado St.
2. Both sides of James St. from Sycamore Ave. to Euclid Ave.
3. Both sides of Palm Ave. from Swidler St. to Seranado St.
4. Both sides of Sycamore Ave. from Swidler St. to Seranado St.
5. Both sides of Seranado St. from Spring St. to Walnut Ave.
6. Both sides of Silverleaf Ave. from Thomas St. to Seranado St.
7. Both sides of Spring St. from Swidler St. to Seranado St.
8. Both sides of Swidler St. from Spring St. to Walnut Ave.
9. Both sides of Thomas St. from Sycamore Ave. to Silverleaf Ave.
10. Both sides of Walnut Ave. from Swidler St. to Seranado St.

AREA “H”

1. Both sides of Shaffer St. beginning 390 feet north of Katella Ave. and ending at Trenton Ave. (R-1 zoned single-family residences only.)

AREA “I”

1. Both sides of Almond Ave. from Prospect St. to Dunas St.
2. Both sides of Century Ave. from James St. to Thomas St.
3. Both sides of Craig Dr. 100 feet south of Roberta Dr. to Prospect St.
4. Both sides of Dunas St. from Palmyra Ave. to Almond Ave.
5. Both sides of James St. from Century Dr. to La Veta Ave.
6. North side of La Veta Ave. from Prospect St. to Dunas St.
7. Both sides of Merelet Ln. from Craig Dr. to include the cul-de-sac.
8. Both sides of Olympia Way from Palmyra Ave. to Almond Ave.
9. North side of Palmyra Ave. from Prospect St. to Thomas St.
10. Both sides of Ruth Pl. easterly of James St.
11. Both sides of Ruth Pl. from Prospect St. to Olympia Way.
12. Both sides of Shasta St. from Palmyra Ave. to Almond Ave.
13. Both sides of Thomas St. from Century Dr. to Palmyra Ave.

AREA “J”

1. Both sides of Binnacle Ave. from Jetty Dr. to its easterly terminus.
2. North side of Chapman Ave. from Jetty Dr. to 4537 W. Chapman Ave.
3. North side of Chapman Ave. frontage road from Jetty Dr. to cul-de-sac.
4. Both sides of Grant Pl. from Chapman Ave. northerly to include the cul-de-sac.
5. Both sides of Jetty Dr. from Chapman Ave. to Sirius Ave.
6. West side of Lewis St. from Sirius Ave. to Simmons Ave.
7. South side of Simmons Ave. from Lewis St. to Spinnaker St.
8. Both sides of Sirius Ave. from Lewis St. to Jetty Dr.
9. Both sides of Spinnaker St. from Binnacle Ave. to Simmons Ave.

10. Both sides of Stay Court easterly of Jetty Dr.
11. Both sides of Tiller Ave. from Lewis St. to Spinnaker St.

AREA “K”

1. Both sides of the 2700 block of E. Bennett Ave.
2. Both sides of the 2700 block of E. Killingsworth Ave.
3. Both sides of the 100-200 blocks of N. Malena Dr.
4. Both sides of the 2700 block of E. Sherman Ave.
5. Both sides of the 100-200 blocks of N. Wheeler St.

AREA “L”

1. Both sides of Jacaranda Ave. from Morgan St. to Mallard St.
2. Both sides of Juniper Ave. from Morgan St. to Mallard St.
3. Both sides of Mallard St. from Collins Ave. northerly to 985 N. Mallard St.
4. Both sides of Morgan St. from Collins Ave. northerly to 986 N. Morgan St.

AREA “M”

1. Both sides of Citrus St. from Almond Ave. to the southerly commercial property lines south of Chapman Ave.

AREA “N”

1. West side of Bedford Rd. from La Veta Ave. to Bronson Ave.

AREA “O”

1. North side of Spring St. from Hewes St. to Earlham St.

AREA “P”

1. Both sides of the 1000 block of Gardner Dr.
2. Both sides of the 1000 block of Greengrove St.
3. Both sides of Monroe Ave. from California St. to Lincoln St.
4. Both sides of Quincy Ave. from California St. to Lincoln St.
5. Both sides of Lincoln St. between Adams Ave. and Wilson Ave. including the cul-de-sac.
6. West side of Lincoln St. from 990 N. Lincoln St. to Adams Ave.
7. East side of Lincoln St. from 1073 N. Lincoln St. to Adams Ave.
8. Both sides of Adams Ave. between Lincoln St. and California St.

AREA “Q”

1. Both sides of the 8500 block of Biscayne Way.
2. Both sides of the 8500 block of Deershire Ct.
3. Both sides of the 200 block of Fairfield Ln.
4. Both sides of the 200 block of Firenza Way.
5. Both sides of the 8500 block of Heatherview Ln.

AREA “R”

1. Both sides of San Luis Dr. from 7821 (north side) to Santa Cruz Ave., and from 7816 (south side) to the beginning of 8132.
2. 8102 and 8110 Santa Cruz Ave. (south side).
3. Both sides of Santa Maria St. between San Luis Dr. and Santa Cruz Ave.

AREA “S”

1. Both sides of Poplar St. between Maple Ave. and the cul-de-sac.
2. North side of Maple Ave. between Stevens St. and 1949 W. Maple Ave.
3. South side of Maple Ave. from Stevens St. to 2010 W. Maple Ave.
4. Both sides of Eckhoff St. between 130-283 N. Eckhoff St.

AREA “T”

1. Both sides of Cully Dr. from the westerly property lines of 861 and 864 W. Cully Dr. to the cul-de-sac.
2. Four spaces on the east side of Eckhoff St. from the southerly limit to W. Arbor Way (approximately 110 feet).
3. Five spaces on the east side of Eckhoff St. from 45 feet north of W. Arbor Way end of curb return to Maple Ave. (approximately 140 feet. It allows one parking space to remain in the permit parking program just north of the driveway at 2037 W. Arbor Way for visibility).
4. Three spaces on the east side of Eckhoff St. north of Willow Ave. to the northerly limit (approximately 70 feet).
5. Two spaces on the east side of Eckhoff St. from the existing red curb north of Maple Ave. to the driveway south of 206 N. Eckhoff St.

AREA “U”

1. Both sides of Waverly St. from the northerly property lines of 133 and 138 S. Waverly St. to Almond Ave.

AREA “V”

1. The south side of E. Rose Ave. from 1932/1934 to N. Highland St.
2. Both sides of N. Highland St. from E. Rose Ave. to E. Barkley Ave.
3. Both sides of E. Mayfair Ave. from 1740 E. Mayfair Ave. to N. Highland St.
4. The south side of E. Lomita Ave. from 1734/1736 to N. Highland St.
5. The north side of E. Lomita Ave. from 1901 to N. Highland St.
6. Both sides of E. Barkley Ave. from the cul-de-sac to N. Highland St.
7. Both sides of the cul-de-sacs of N. Victoria Dr., N. Russell Dr., and N. Shirley Dr., north of E. Mayfair Ave.

AREA “W”

1. Both sides of Madison Ave. from Wayfield St. to the cul-de-sac.
2. Both sides of Orange Grove Ave. from Wayfield St. to the westerly property lines of 1743/1744
3. E. Orange Grove Ave.
4. East side Wayfield St. between Orange Grove Ave. and the southerly property lines of 550/555 Wayfield St.
5. West side of Wayfield St. between Orange Grove Ave. and Madison Ave.

AREA “X”

1. South side of Collins Ave. from Hart St. to 2842 E. Collins Ave.

AREA “Y”

1. Both sides N. Citrus St. from Walnut Ave. to W. Sycamore Ave.

AREA “Z”

1. Both sides of Sycamore Ave. from Rancho Santiago Blvd. to Richard St.
2. Both sides Rancho Santiago Blvd. from the south city limits to Silverleaf Ave.
3. Both sides of Silverleaf Ave. from Rancho Santiago Blvd. to Richard St.
4. Both sides of Christine St. from Silverleaf Ave. to Sycamore Ave.
5. Both sides of Richard St. from Silverleaf Ave. to Sycamore Ave.

AREA “AA”

1. Both sides of Ryals Ln. from the West City limit to Bob White Way.
2. East side of Bob White Way between Ryals and Partridge Ln.
3. Both sides of the 200 Block of Renee St.

OPPORTUNITY AREA “1”

1. Both sides of Lilac Ln. from Culver Ave. to Orchard Ave.
2. Both sides of Plum Ln. from Culver Ave. to Orchard Ave.
3. Both sides of Orchard Ave. from Flower St. to the easterly terminus of the street.
4. Both sides of Bedford Rd. between Culver Ave. and La Veta Ave.
5. Both sides of Devon Rd. between Palmyra Ave. and Culver Ave. (permit parking between the hours 4:00p.m. and 9:00a.m.)
6. Both sides of Crest Rd. between Palmyra Ave. and Culver Ave.

OPPORTUNITY AREA “3”

1. Wayfield St. between Palm Ave. and Walnut Ave.
2. Palm Ave. between Park Ln. and Wayfield St.
3. Park Ln. between Dana Pl. and Palm Ave.
4. Wayfield Cr. south of Palm Ave.

5. Both sides of Mount Vernon Ave. between Wayfield St. and Le May Ct.
6. Both sides of Park Ln. between Mount Vernon Ave. and Sycamore Ave.
7. Both sides of Martha Ave. east of Park Ln.
8. Both sides of Sycamore Ave. between Wayfield St. and Highland St.
9. Both sides of Highland St. between Sycamore Ave. and south terminus.
10. Both sides of Wayfield St. from Chapman Ave. north to include the cul-de-sac.

OPPORTUNITY AREA “4”

1. Both sides of Trenton Ave. from the westerly property lines of 331 E. Trenton Ave. and 1482 N. Grant St. to Shaffer St.
2. Both sides of Grant St. from Trenton Ave. to the cul-de sac.

OPPORTUNITY AREA “5”

1. Both sides of Greengrove St. from Meats Ave. to the southern terminus.
2. Both sides of Del Mar Ave. from Cambridge St. to Greengrove St.

EXHIBIT B

The following are descriptions of preemptively established permit parking opportunity areas approved by the City Council and are subject to Chapter 10.30 of the Orange Municipal Code. Any additions or deletions to the Neighborhood Permit Parking Program shall be made by amending this Master Resolution.

CHAPMAN UNIVERSITY NEIGHBORHOOD PERMIT PARKING OPPORTUNITY AREA “A”

Generally bounded by Lomita Avenue to the north, Cypress Street to the west, Chapman Avenue to the south, and Cambridge Street to the east, as shown in Exhibit C.

OPPORTUNITY AREA “1”

To the north, Opportunity Area “1” is comprised of the area bounded by Sycamore Avenue. To the west, Opportunity Area “1” is comprised of the area bounded by, but does not include, the 57 Freeway. To the south, Opportunity Area “1” is comprised of the area bounded by, but does not include, the 22 Freeway from the 57 Freeway to Bedford Road, and La Veta Avenue from Bedford Road to Main Street. To the east, Opportunity Area “1” is comprised of the area bounded by, and inclusive of, the east side of Bedford Road from the 22 Freeway to La Veta Avenue; and bounded by, but does not include, Main Street from La Veta Avenue to Sycamore Avenue.

OPPORTUNITY AREA “2”

To the north, Opportunity Area “2” is comprised of the area bounded by, but does not include, the Santiago Creek Bike Trail. To the west, Opportunity Area “2” is comprised of the area bounded by, but does not include, Cambridge Street. To the south, Opportunity Area “2” is comprised of the area bounded by, but does not include, the 22 Freeway. To the east, Opportunity Area “2” is comprised of the area bounded by the eastern property line of 1601 East Fairway Drive and 1602 East Fairway Drive.

OPPORTUNITY AREA “3”

To the north, Opportunity Area “3” is comprised of the area bounded by, but does not include, the Walnut Avenue. To the west, Opportunity Area “3” is comprised of the area bounded by, and inclusive of, Wayfield Street from Walnut Avenue to Palm Avenue and Wayfield Street from Chapman Avenue to the northern terminus of Wayfield Street. To the south, Opportunity Area “2” is comprised of the area bounded by, but does not include, Chapman Avenue. To the east, Opportunity Area “2” is comprised of the area bounded by, but does not include, the 55 Freeway and Le May Court.

OPPORTUNITY AREA “4”

To the north, Opportunity Area “4” is comprised of the area bounded by, and inclusive of, Trenton Avenue. To the west, Opportunity Area “4” is comprised of the area bounded by the western property line of 331 East Trenton Avenue. To the south, Opportunity Area “4” is comprised of the area bounded by the prolongation of the southern property line of 1411 North Shaffer Street and 1412 North Shaffer Street. To the east, Opportunity Area “4” is comprised of the area bounded by, but does not include, Cambridge Street.

OPPORTUNITY AREA “5”

To the north, Opportunity Area “5” is comprised of the area bounded by, and inclusive of, the south side of Meats Avenue. To the west, Opportunity Area “5” is comprised of the area bounded by, but does not include, Cambridge Street. To the south, Opportunity Area “5” is comprised of the area bounded by, and inclusive of, Del Mar Avenue and the southern terminus of Greengrove Street. To the east, Opportunity Area “5” is comprised of the area bounded by, and inclusive of, Greengrove Street.

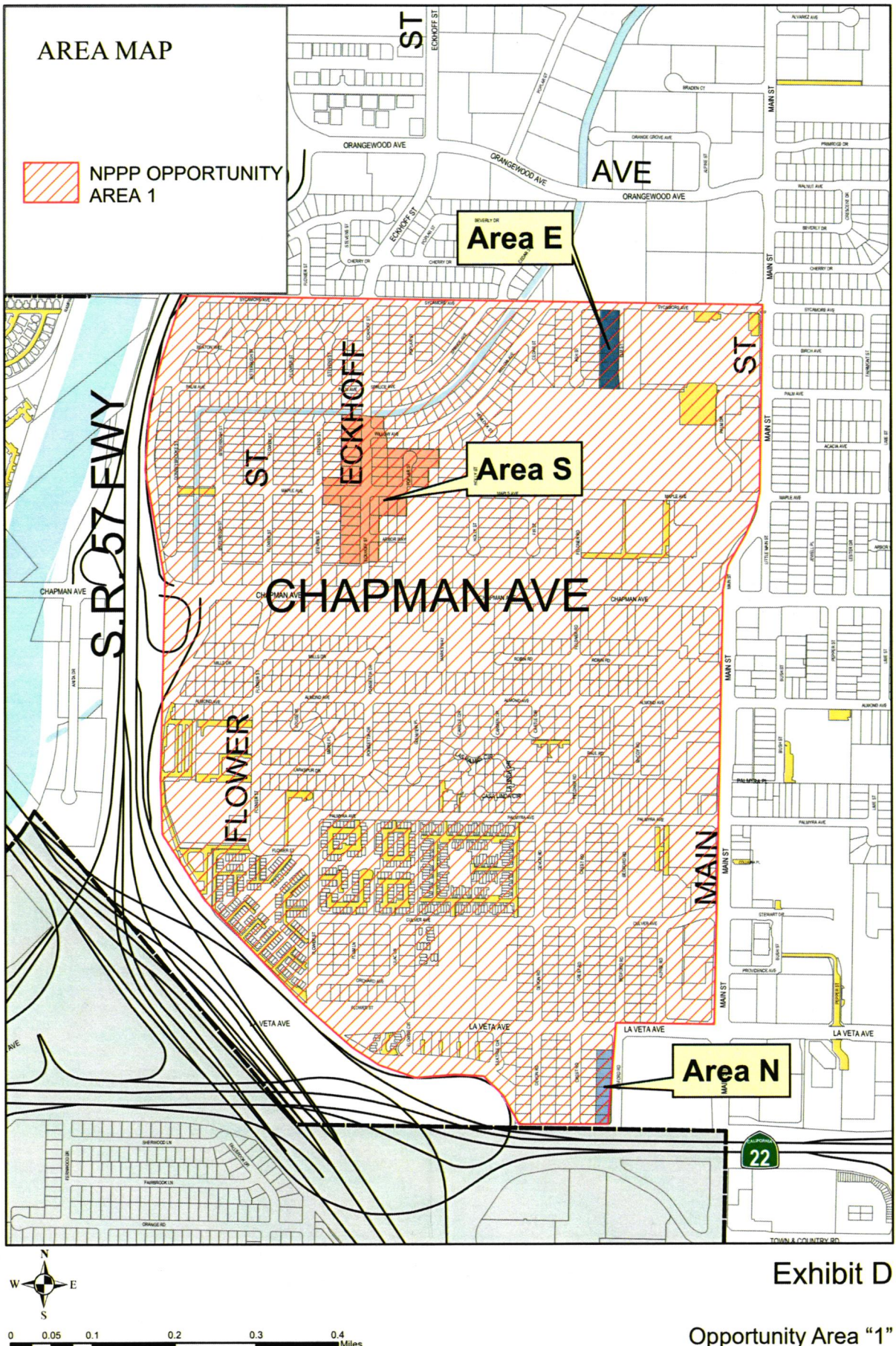


Exhibit D

Opportunity Area "1"

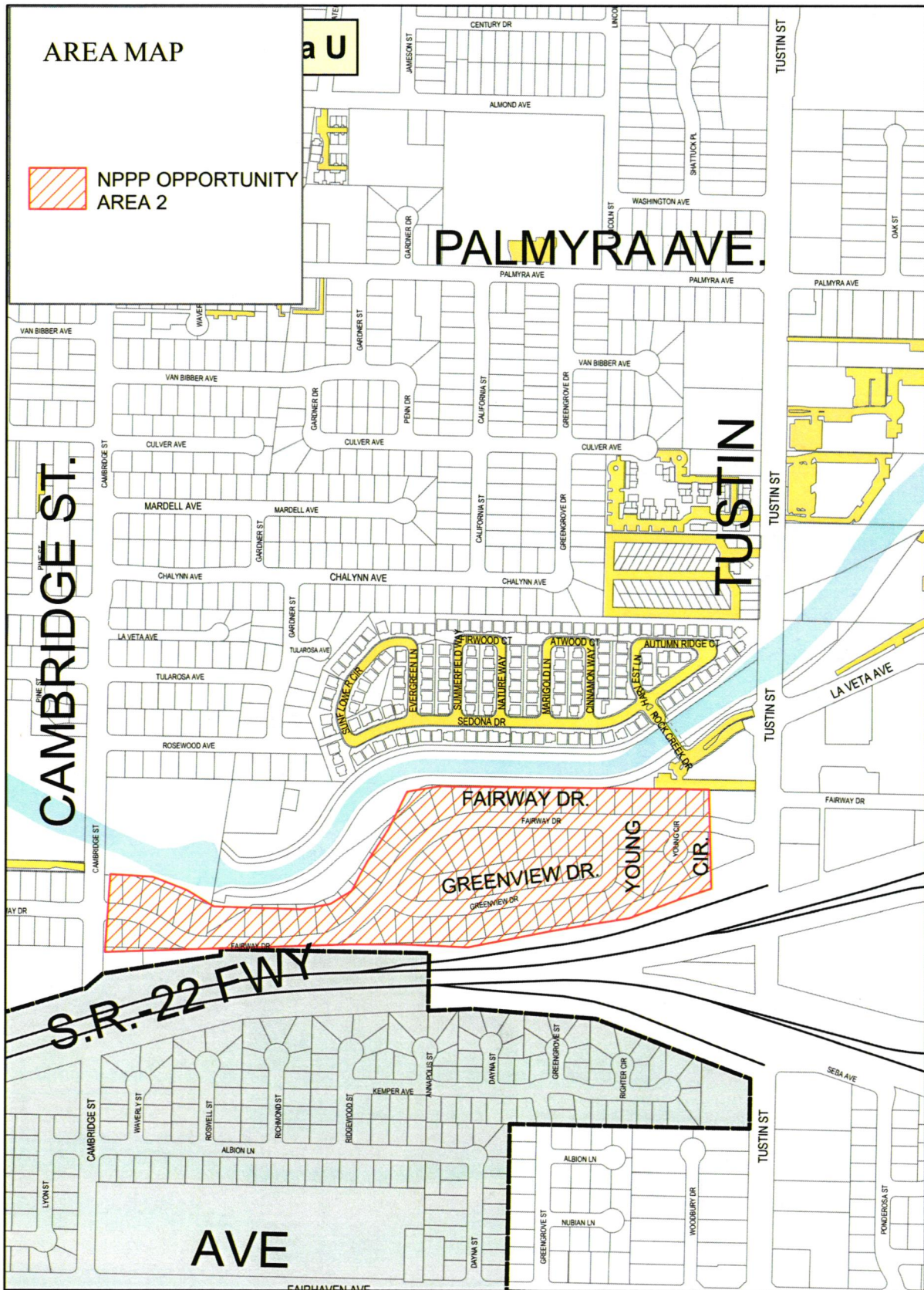


Exhibit E

Opportunity Area "2"

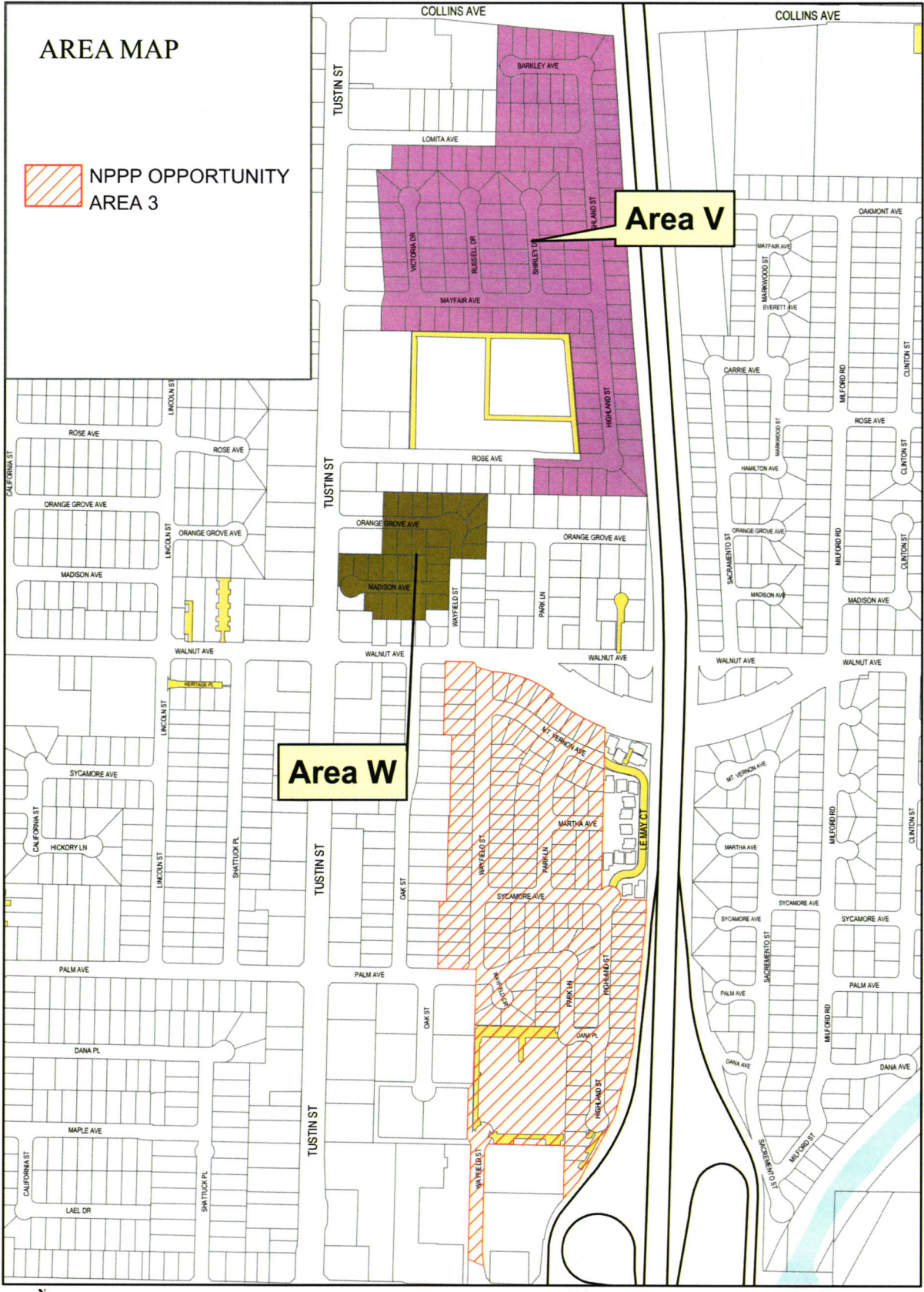


Exhibit F

Opportunity Area "3"

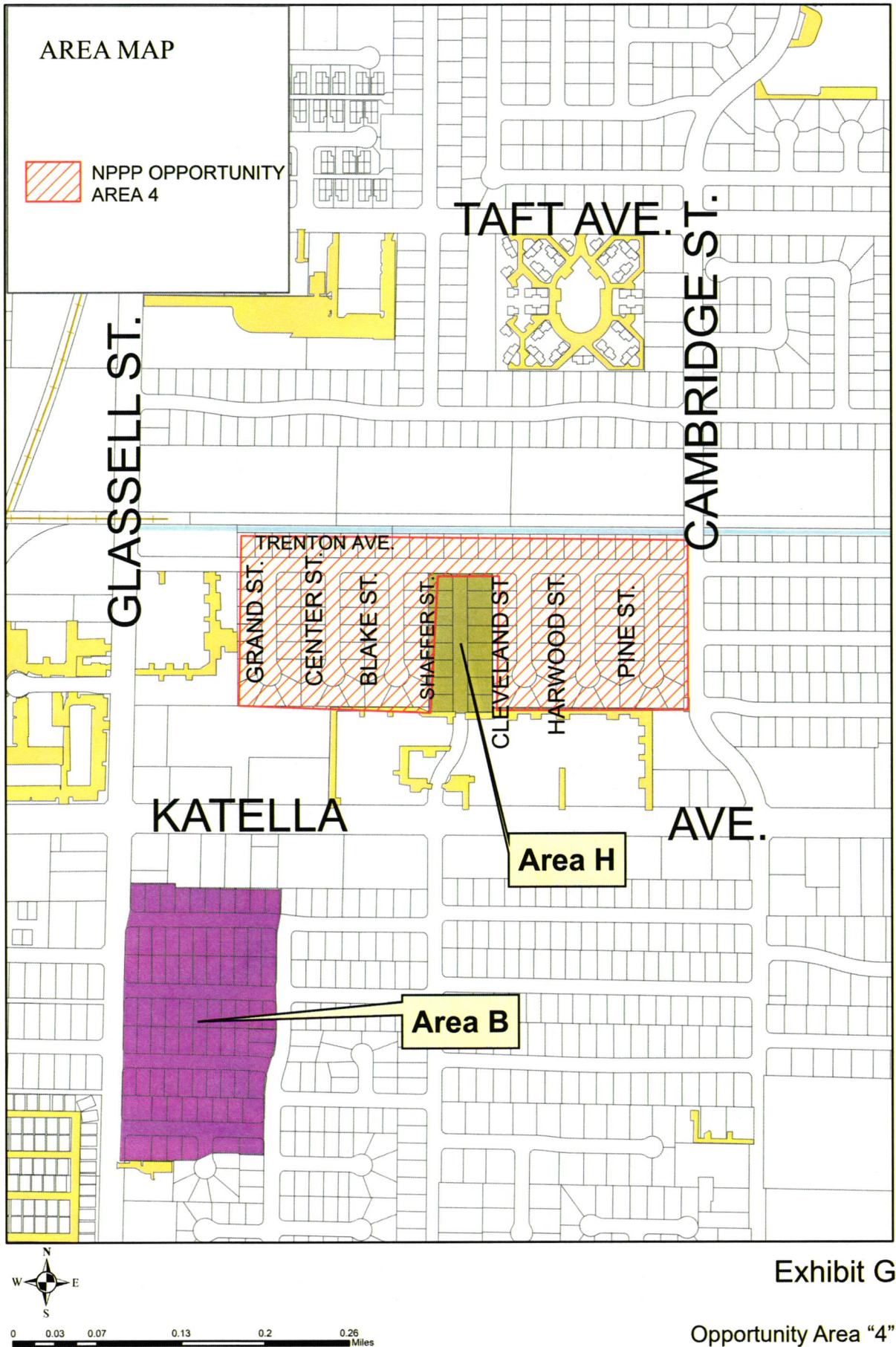


Exhibit G

Opportunity Area "4"

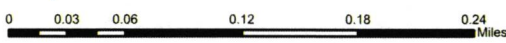
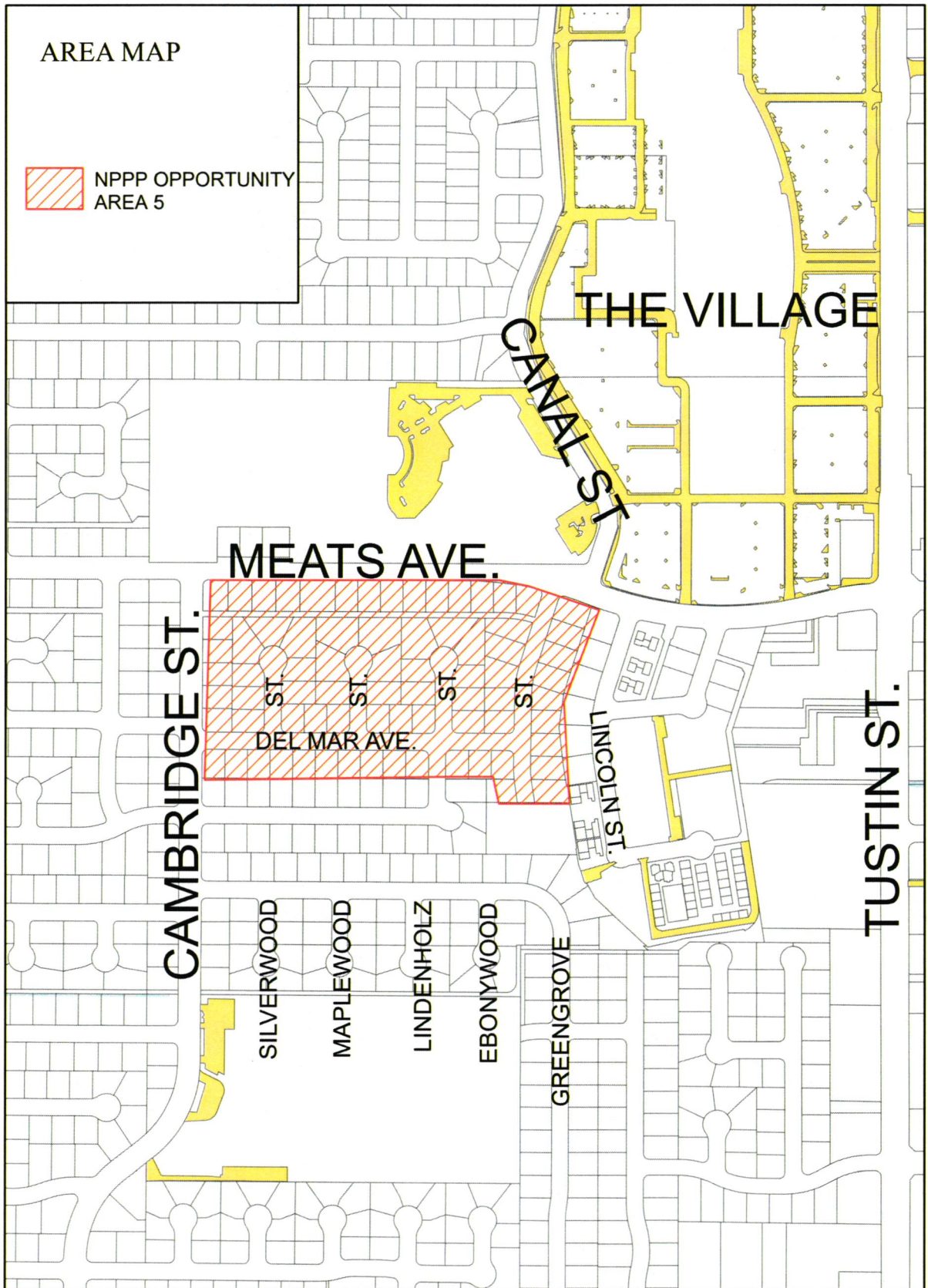


Exhibit H

Opportunity Area "5"