



Anna Pehoushek
Assistant Community
Development Director

Melissa Crosthwaite
Sr. Assistant City Attorney

Jessica Garcia
Administrative Assistant

AGENDA

Planning Commission February 05, 2024

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

DAVID VAZQUEZ
Chair

RICK MARTINEZ
Vice Chair

DAVE SIMPSON
Commissioner

RUBY MALDONADO
Commissioner

ALISON VEJAR
Commissioner

SHANNON TUCKER
Commissioner

TIM McCORMACK
Commissioner

Welcome to the Planning Commission meeting. Regular meetings of the City of Orange Planning Commission are held the first and third Monday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Planning Commission meeting; and made available on the City's website.

Public Participation

Planning Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are made during the "Public Comments" section at the beginning of the meeting. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Planning Commission and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while Planning Commission is in session.

APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 15 calendar days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER**1.1 PLEDGE OF ALLEGIANCE****1.2 ROLL CALL****2. PUBLIC COMMENTS**

At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on January 15, 2024.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
 [January 15, 2024, Regular Meeting minutes](#)

3.2. Approval of time extension for The Orion Senior Citizen Apartment Complex located at 1800 E. La Veta Avenue (Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21).**Recommended Action:**

Approve a one-year time extension for Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21.

Attachments: [Staff Report](#)
 [Attachment 1 Letter from USA Properties Fund Incorporated, Dated November 29, 2023](#)
 [Attachment 2 March 7, 2022 Planning Commission Resolution No. PC 02-22](#)
 [Attachment 3 March 7, 2022 Planning Commission Staff Report](#)
 [Attachment 4 March 7, 2022 Planning Commission Meeting Minutes](#)
 [Attachment 5 March 7, 2022 Planning Commission Approved Project Plans for Reference Purposes](#)

3.3. Approval of a new self-storage facility (Batavia Self Storage) located at 630 N. Batavia Street and related CEQA determination (adoption of Mitigated Negative

Declaration and associated Mitigation Monitoring Program).**Recommended Action:**

Adopt Planning Commission Resolution No. PC 04-24 approving Major Site Plan Review No. 1089-22, Design Review No. 5072-22, and Mitigated Negative Declaration 1884-22, to redevelop a 3.22-acre industrial site with a new self-storage facility and associated on-site improvements and infrastructure at 630 N. Batavia Street.

Attachments:[Staff Report](#)[Attachement 1 - Vicinity Map](#)[Attachement 2 - PC Resolution](#)[Attachement 3 - DRC Staff Report](#)[Attachment 4 - Development Plans](#)[Attachment 5 - Final MND 630 Batavia](#)[Attachment 6 - Existing Site Photos](#)[Attachment 7 - Applicant Project Justification letter](#)[Attachment 8 - Color and Materials Board](#)**3.4. Approval of a Density Bonus Housing Agreement for the construction of The Orion Senior Citizen Apartment Complex located at 1800 E. La Veta Avenue.****Recommended Action:**

Adopt Planning Commission Resolution No. PC 03-24 entitled:

A Resolution of the Planning Commission of the City of Orange approving a Density Bonus Housing Agreement for the construction of a 166-unit affordable senior citizen apartment complex located at 1800 E. La Veta Avenue.

Attachments:[Staff Report](#)[Attachment 1 Planning Commission Resolution No. PC 03-24
Including Density Bonus Housing Agreement](#)[Attachment 2 Planning Commission Resolution No. PC 02-22](#)[Attachment 3 March 7, 2022 Planning Commission Staff Report](#)[Attachment 4 March 7, 2022 Planning Commission Meeting Minutes](#)**4. ADJOURNMENT**

Pursuant to OMC 2.64.040, the next Regular Planning Commission meeting will be held on Thursday, February 22, 2024 at 5:30 p.m., in the Council Chamber, 300 E. Chapman Avenue, Orange California 92866.

I, Jessica Garcia, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website www.cityoforange.org.

Date posted: February 1, 2024.



Agenda Item

Planning Commission

Item #: 3.1.

2/5/2024

File #: 24-0080

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Jessica Garcia, Administrative Assistant

1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on January 15, 2024.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting.

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- January 15, 2024 Regular Meeting minutes



Agenda Item

Planning Commission

Item #: 3.1.

2/5/2024

File #: 24-0080

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Jessica Garcia, Administrative Assistant

1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on January 15, 2024.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting.

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- January 15, 2024 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Planning Commission

January 15, 2024

The Planning Commission of the City of Orange, California convened on Monday January 15, 2024, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Vazquez called the meeting to order at 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Vice Chair Martinez led the flag salute.

1.2 ROLL CALL

Present: Martinez, Simpson, Vejar, Maldonado, Tucker, McCormack, and Vazquez

Absent: None

Commissioner Vejar joined the meeting at 5:40 p.m.

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on December 04, 2023.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

A motion was made by Vice Chair Martinez, seconded by Commissioner Maldonado, to approve the Consent Calendar as presented. The motion carried by the following vote:

Ayes: Martinez, Simpson, Maldonado, Tucker, McCormack, and Vazquez

Noes: None

Absent: Vejar

4. NEW BUSINESS

- 4.1. **Public Hearing: A request to construct a multi-purpose service building for St. Verena Coptic Orthodox Church located at 491 N. Hewes Street and finding of CEQA Exemption (Conditional Use Permit 3215-23, Major Site Plan Review 1054-21, and Design Review No. 4799-15).**

Chair Vazquez opened the public hearing.

Public Speaker:

Mark Wissa; Project Coordinator, spoke on behalf of the project.

Shirley Grindle commented on the project landscaping, parking, and condition 16.

Chair Vazquez closed the public hearing.

A motion was made by Chair Vazquez, seconded by Commissioner Simpson, to adopt Planning Commission Resolution No. 01-24 with the following amendments to conditions of approval 11 and 16. Condition 11. The Brisbane Box trees adjacent to the new multipurpose building shall be replaced by the Gingko trees, or a tree that accomplishes the same screening purpose as approved by staff in coordination with the project landscape architect. Condition 16. Fellowship or any similar group activities shall not occur in the outdoor patio area (or outdoors) after 10:00 p.m. so as not to disturb the proximate residents.

Resolution No. 01-24. A Resolution of the Planning Commission approving Conditional Use Permit 3215-23, Major Site Plan No. 1054-21, and Design Review No. 4799-15, for the construction of a new multi-purpose service building, and landscape improvements at an existing church property located at 491 N. Hewes Street.

Ayes: Martinez, Simpson, Vejar, Maldonado, Tucker, McCormack, and Vazquez

Noes: None

Absent: None

- 4.2. **Public Hearing: A request to allow an escape room as a commercial recreation facility located at 20 City Blvd. West, Unit 100 (Conditional Use Permit 3212-23).**

Chair Vazquez opened the public hearing.

Public Speaker:

Tim Banning, Applicant, spoke on behalf of the project.

Chair Vazquez closed the public hearing.

A motion was made by Commissioner Vejar, seconded by Commissioner McCormack, to adopt Planning Commission Resolution No. 02-24.

Resolution No. 02-24. A Resolution of the Planning Commission approving Conditional Use Permit 3212-23 to allow the establishment and operation of an Escape Room as a commercial recreation facility at 20 City Blvd. West, Unit 100.

Ayes: Martinez, Simpson, Vejar, Maldonado, Tucker, McCormack, and Vazquez

Noes: None

Absent: None

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:23 p.m.

The next Regular Planning Commission meeting will be held on Monday, February 5, 2024 at 5:30 p.m., in the Council Chamber, 300 E. Chapman Avenue, Orange California 92866.

Anna Pehoushek, FAICP
Assistant Community Development Director

Draft



Agenda Item

Planning Commission

Item #: 3.2.

2/5/2024

File #: 24-0025

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Monique Schwartz, Senior Planner

1. SUBJECT

Approval of time extension for The Orion Senior Citizen Apartment Complex located at 1800 E. La Veta Avenue (Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21).

2. SUMMARY

A request to extend the entitlements for a proposal to redevelop an existing 3.85-acre rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements.

3. RECOMMENDED ACTION

Approve a one-year time extension for Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.060 authorizes the body granting final approval for a land use entitlement (in this case the Planning Commission) to extend the period upon which to commence use or construction of the land use entitlement by a period of up to one year. The person seeking such an extension must submit a written request to the Community Development Director in a form acceptable to the Director. The written request should be submitted at least 45 days prior to the expiration date and at a minimum shall explain the extenuating circumstances that have delayed construction or use of the land use entitlement. A request for an extension shall not require public notice provided that no conditions or other requirements are added, deleted, or modified.

5. DISCUSSION AND BACKGROUND

On March 7, 2022, the Planning Commission adopted Resolution No. PC 02-22 (Attachment 2) approving Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards, for a proposal to redevelop an existing 3.85-acre rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements ("Project"). The staff report and minutes from the hearing are included as Attachments 3 and 4, respectively.

The applicant has received low-income housing tax credits and tax-exempt bonds to fund the Project; however, because of rising interest rates, the applicant is requesting additional time to secure supplemental funding. On December 4, 2023, the Community Development Department received a written request from USA Properties Fund Incorporated (Attachment 1) requesting the additional time to commence use or construction as it completes the funding process. The proposed time extension would begin on March 7, 2024 and expire on March 7, 2025.

6. ATTACHMENTS

- Attachment 1 Letter from USA Properties Fund Incorporated, dated November 29, 2023
- Attachment 2 March 7, 2022 Planning Commission Resolution No. PC 02-22
- Attachment 3 March 7, 2022 Planning Commission Staff Report
- Attachment 4 March 7, 2022 Planning Commission Meeting Minutes
- Attachment 5 March 7, 2022 Planning Commission Approved Project Plans for Reference Purposes



Agenda Item

Planning Commission

Item #: 3.2.

2/5/2024

File #: 24-0025

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Monique Schwartz, Senior Planner

1. SUBJECT

Time extension for The Orion Senior Citizen Apartment Complex, 1800 E. La Veta Avenue (Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21).

2. SUMMARY

A request to extend the entitlements for a proposal to redevelop an existing 3.85-acre rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements.

3. RECOMMENDED ACTION

Approve a one-year time extension for Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.060 authorizes the body granting final approval for a land use entitlement (in this case the Planning Commission) to extend the period upon which to commence use or construction of the land use entitlement by a period of up to one year. The person seeking such an extension must submit a written request to the Community Development Director in a form acceptable to the Director. The written request should be submitted at least 45 days prior to the expiration date and at a minimum shall explain the extenuating circumstances that have delayed construction or use of the land use entitlement. A request for an extension shall not require public notice provided that no conditions or other requirements are added, deleted, or modified.

5. DISCUSSION AND BACKGROUND

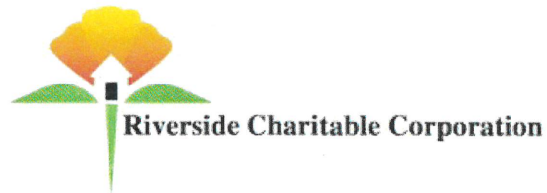
On March 7, 2022, the Planning Commission adopted Resolution No. PC 02-22 (Attachment 2) approving Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards, for a proposal to redevelop an existing 3.85-acre rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements ("Project"). The staff report and minutes from the hearing are included as Attachments 3 and 4, respectively.

The applicant has received low-income housing tax credits and tax-exempt bonds to fund the Project; however, because of rising interest rates, the applicant is requesting additional time to secure

supplemental funding. On December 4, 2023, the Community Development Department received a written request from USA Properties Fund Incorporated (Attachment 1) requesting the additional time to commence use or construction as it completes the funding process. The proposed time extension would begin on March 7, 2024 and expire on March 7, 2025.

6. ATTACHMENTS

- Attachment 1 Letter from USA Properties Fund Incorporated, dated November 29, 2023
- Attachment 2 March 7, 2022 Planning Commission Resolution No. PC 02-22
- Attachment 3 March 7, 2022 Planning Commission Staff Report
- Attachment 4 March 7, 2022 Planning Commission Meeting Minutes
- Attachment 5 March 7, 2022 Planning Commission Approved Project Plans for Reference Purposes



November 29, 2022

Russell Bunim, Community Development Director
City of Orange
300 E. Chapman Ave.
Orange, CA 92866

RE: Entitlement Approval Extension Request- The Orion Senior Apartments

Dear Mr. Bunim:

USA Properties Fund Inc. (USA) together with its non-profit partner, Riverside Charitable Corporation (RCC) is pleased to be working on The Orion Senior Apartments (The Orion) at 1800 E. La Veta. The Orion will provide 166-units of affordable rental senior housing in the City of Orange available to seniors with incomes ranging from 30%-70% Area Medium Income (AMI).

The project was entitled on March 7, 2022 (Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21) and is now in plan check and expected to be permit ready before the end of the year. In addition, the project was awarded low-income housing tax credits and tax-exempt bonds in August 2023, and USA and RCC have acquired the property with acquisition financing provided by Century Housing, a mission-driven CDF supporting quality affordable housing development throughout California.

Project approvals expire on March 7, 2024, 24 months from the approval date. Although the project has been awarded tax credits and tax-exempt bonds, the project still requires additional funding to bring the project to fruition due to recent increases in interest rates. The purpose of this letter is to request a 1-year extension of the project approvals to allow for time to secure additional funding needed for the project. USA has applied for supplemental funding from the Orange County Housing Finance Trust (OCHFT) and has also requested eight (8) project-based vouchers from the County of Orange. OCHFT will be taking the funding request to their board on December 12, 2023. We anticipate that approval of County funding may require NEPA review which could take an additional 3-5 months to complete. In anticipation of accepting a funding award from the County and per the project Condition of Approval No. 11 *(If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 24 months of the original approval.)* we are requesting a 1-year extension of the project approvals in the event the funding process pushes the project construction start beyond the March 7, 2024 project approval expiration date.

USA and RCC are committed to delivering this project and help the City of Orange fulfill its RHNA needs. We appreciate and look forward to your continued support to bring this project to fruition. If you have any questions or would like additional information, please contact me directly at (916) 865-3918 or lclark@usapropfund.com.

Sincerely,

Leatha Clark

Leatha Clark, AICP
Assistant Manager, Development
USA Properties Fund, Inc.

**CONDITIONAL USE PERMIT NO. 3146-21
MAJOR SITE PLAN REVIEW NO. 1047-21
DESIGN REVIEW NO. 5042-21**

RESOLUTION NO. PC 02-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3146-21, MAJOR SITE PLAN REVIEW NO. 1047-21, DESIGN REVIEW NO. 5042-21, AND A DENSITY BONUS WITH AFFORDABLE HOUSING CONCESSIONS AND WAIVERS TO DEVELOPMENT STANDARDS TO REDEVELOP AN EXISTING REHABILITATION CENTER SITE WITH A NEW 166-UNIT AFFORDABLE SENIOR CITIZEN APARTMENT COMPLEX AND RELATED SITE IMPROVEMENTS, LOCATED AT 1800 E. LA VETA AVENUE/585 S. TUSTIN STREET

APPLICANT: USA PROPERTIES FUND INCORPORATED – LEATHA CLARK

Moved by Commissioner Glasgow and seconded by Commissioner Martinez that the following Resolution be adopted:

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Table 17.08.020, and Sections 17.10.030.C and 17.13.030 to take action to grant or deny Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards to redevelop an existing rehabilitation site with a new 166-unit affordable senior citizen apartment complex and related site improvements, located at 1800 E. La Veta Avenue/585 S. Tustin Street; and

WHEREAS, Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards were filed by USA Properties Fund Incorporated - Leatha Clark in accordance with the provisions of the OMC; and

WHEREAS, Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards were processed in the time and manner prescribed by state and local law; and

WHEREAS, Conditional Use Permit No. 3146-21, Major Site Plan Review No 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and

waivers to development standards are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15332 (Class 32 – Infill Development Projects), as detailed in Section 2; and

WHEREAS, the Planning Commission conducted one duly advertised public hearing on March 7, 2022, at which time interested persons had an opportunity to testify either in support of or opposition to Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards upon property described below:

The Land referred to herein below is situated in the City of Orange, County of Orange, State of California, and is described as follows:

PARCEL 2 OF PARCEL MAP NO. 93-188, AS SHOWN ON A MAP FILED IN [BOOK 280, PAGES 39, 40 AND 41](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

For conveyancing purposes only: APN 390-322-15

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a Density bonus with affordable housing concessions and waivers to development standards to redevelop an existing rehabilitation site with a new 166-unit affordable senior citizen apartment complex and related site improvements, based on the following findings:

SECTION 1 – FINDINGS

General Plan Finding:

1. *The project must be consistent with the goals and policies stated within the City's General Plan.*

The proposed project supports the goals of the existing General Plan Housing Element and Land Use Element by fulfilling a range of housing density and type to meet the diverse needs and lifestyles of residents; removes governmental constraints to housing development through the use of concessions and waivers; and, provides a housing option for Orange's aging population which was identified in the needs assessment in the Housing Element. The project provides housing to Low- and Very-Low income households. The new units contribute to the City's identified Regional Housing Need Allocation (RHNA) at the lower income household levels.

Additionally, the project supports the goals of the Circulation and Growth Management Elements with the placement of residential uses in close proximity to public transit, jobs, and services. The project also supports the goals of the Urban Design Element by providing contextually appropriate infill development along the Tustin Street corridor.

Conditional Use Permit Findings:

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community (OMC 17.10.030.F.1).*

The granting of this Conditional Use Permit is based upon sound principles of land use and in response to services required by the community in that consideration has been given to whether the proposed use will detrimentally affect adjacent land uses. The affordable senior apartment project is located along a residential and commercial corridor next to a 76 Gas Station and 7-Eleven convenience store and multi-family housing. Resident-serving uses in proximity to the site include service and commercial uses, public transit, Santiago Creek Trail, and the interchange between the State Route (SR) 55 and SR 22 Freeways. The proposed project supports the goals of the existing General Plan Housing Element and Land Use Element by fulfilling a range of housing density, affordability, and types to meet the diverse needs and lifestyles of residents; removes governmental constraints to housing development through the use of affordable housing provisions of State law; and, provides an affordable housing option for Orange's aging population which was identified in the needs assessment in the Housing Element.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located (OMC 17.10.030.F.2).*

The project is not expected to detrimentally affect adjacent land uses or create special problems in the area. The site is surrounded by multi-family residential development to the north, east, and west, and a combination of commercial and multi-family residential development to the south.

The project is designed with sensitivity to community aesthetics. The architecture utilizes a consistent and repetitive theme of colors, materials, shapes, and forms. The 10 to 12-foot setback of Building 3 along Tustin Street with enhanced landscaping will integrate the building with the streetscape. While the 4-story building height of 53 feet is not typical for the Tustin Street corridor and surrounding area, there are existing 4-story senior apartment complexes located directly west across Tustin Street (Harmony Creek Senior Apartment Homes) and adjacent to the project (Chestnut Place) along Fairway Drive that integrate with the height and massing of the project. To ensure that the project height would not create a shading/shadowing effect on adjacent sensitive uses, the applicant has completed a Shade and Shadow Analysis that demonstrates that the increase in building height will have no adverse impacts on surrounding properties.

The site layout includes three L-shaped buildings with adjacent open community spaces that are located a fair distance away from existing surrounding uses. Building 1 (closest to the east property line) has been designed with a 2-story eastern elevation to be sensitive to the existing one-story apartments on the adjacent property. In addition, existing mature trees located along the northeast property line provide visual separation between the building mass and the residents to the east.

The proposed site layout will not interfere with parking or drive aisles on the adjacent properties, or change fire or refuse service access on any of the bordering properties. A Preliminary Traffic Analysis was submitted by the applicant's consultant and deemed acceptable by the City's Traffic Engineer.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located (OMC 17.10.030.F.3).*

There is no community or neighborhood plan for the area. As stated in the General Plan finding, the project is consistent with and implements the General Plan.

The new affordable senior housing project will replace an aging and outdated rehabilitation center facility with a use that will better serve the community. The new buildings and associated landscaping improvements generally satisfy the development standards for the Residential Multiple Family (R-3) zone. The project brings a contemporary character to an area comprised of residential and commercial buildings dating from 1960's through the 1990's. The proposed landscaping will complement the project design and will refresh and integrate well with landscaping along Tustin Street, La Veta Avenue, and Fairway Drive. All right-of-way improvements including accessibility requirements have been satisfied. Therefore, the effects on the community within this area of the City have been considered and appropriately addressed and any specific requirements are included as conditions to be satisfied prior to permit issuance.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant (OMC 17.10.030.F.4).*

All project conditions maintain a purpose of preserving the general welfare of the City and community. Conditions specifically serve to manage project construction, provide for site maintenance, address water quality, accommodate disabled person site access, protect or improve the public right-of-way, protect or improve utilities and accommodate aesthetics.

Major Site Plan Review Findings:

1. *The project design is compatible with surrounding development and neighborhoods OMC 17.10.060.H.1).*

The project incorporates a contemporary architectural design that utilizes a consistent and repetitive color theme, high quality materials, shapes and forms that are comparable to surrounding buildings, and incorporate elements that respond to the site's topography, neighborhood adjacency, and street presence. The project includes appropriate setbacks, provides an integrated landscape theme, uses landscaping to buffer massing of the project from surrounding uses, provides for adequate on-site circulation and parking, and

presents no conflicts with surrounding uses, including traffic.

2. *Major Site Plan approval shall be granted if the project conforms to City development standards and any applicable special design guidelines or specific plan requirements (OMC 17.10.060.H.2).*

With the utilization of the affordable housing provisions of state law, the project conforms to the City Development Standards of the Residential Multiple Family (R-3) zone including: lot size, lot coverage, lot frontage, lot depth, setbacks, distance between structures, recreational amenities, storage, landscaping, bicycle parking, utilities, and trash enclosures.

Without the applied concessions and development standard waivers, the plan would not comply with the R-3 zone Development Standards for building height and number of stories, density, parking, unit size (one-bedroom units), usable and common open space, loading area, motorcycle parking and fence height within the front yard setback. These items are allowed under the Density Bonus provisions of OMC Chapter 17.15 and California's State Density Bonus Law, codified in the California Government Code at Sections 65915-65918 for an affordable housing development.

There are no special design guidelines or specific plans for the site. As stated in the General Plan finding, the project implements the General Plan.

3. *Major Site Plan approval shall be granted if the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site (OMC 17.10.060.H.3).*

Access to the site would occur from La Veta Avenue and Fairway Drive. As determined by the Fire Department and Public Works Department Traffic Division staff, under the proposed design, all site tenants, occupants, service providers, waste hauling vehicles and, emergency service vehicles will be able to safely and adequately access the site. The project does not affect any level of service for streets in the vicinity of the project as documented in the traffic analysis generated for the project.

4. *Major Site Plan approval shall be granted if City services are available and adequate to serve the project (OMC 17.10.060.H.4).*

A review of the project with all City Departments concludes that City services will be available and adequate to serve this site, including water, sewer, police and fire services.

5. *Major Site Plan approval shall be granted if the project has been designed to fully mitigate or substantially minimize adverse environmental effects (OMC 17.10.060.H.5).*

No adverse environmental effects were identified resulting from project implementation. The project was reviewed against the criteria for a Categorical Exemption. The proposed project is categorically exempt from the provisions of CEQA per State CEQA Guidelines 15332 (Class 32 – In-fill Development Projects) as detailed in Section 2 of this

Resolution. Additionally, traffic, noise, air quality, public services, and utility assessments were prepared for the project and concluded that the project would not result in impacts, supporting the Class 32 exemption. The OMC will adequately manage construction and use regulation needs of the project.

Design Review Findings:

1. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.070.G.3).*

The consistent architectural design of the buildings, including colors and materials, brings a contemporary aesthetic to an area that is characterized by an eclectic mix of commercial and multi-family residential development dating from the 1960's through the 1990's. The 2 and 4-story building height and massing integrates with the adjacent 3 and 4-story Casas Del Rio and Chestnut Place senior citizen housing developments, and the 4-story Harmony Creek Senior Apartment Homes to the west across Tustin Street. The 2-story building height along the eastern edge of Building 1 takes into consideration the adjacent 1-story multi-family residential project to the east. The proposed landscape design, project lighting, and signage will enhance the architectural aesthetics of the contemporary residential development, and will contribute to the integration of the project with the surrounding development along Tustin Street, La Veta Avenue, and Fairway Drive. Streetscape enhancements complement the design of the buildings and provide an appealing pedestrian environment to encourage pedestrian activity and linkage between the project and surrounding commercial and residential uses. The new senior apartment project will not only provide an updated feel along Tustin Street, La Veta Avenue, and Fairway Drive, but it will also replace an aging, underutilized rehabilitation facility with an alternative project that will benefit the community. The project presents an overall internally consistent and integrated design theme that upholds community aesthetics.

There are no adopted specific plans or design standards applicable to this site.

Density Bonus Concessions and Incentives/ Waivers and Reductions:

1. *The application for concessions and incentives meets the threshold requirements of the definition of concessions and incentives set forth in Section 17.15.020, in particular, they result in identifiable, financially sufficient, and actual cost reduction for the housing development.*

Concessions for building height and stories, private and common open space, and unit size, will provide the development with a greater number of units without compromising area for recreational amenities and landscaping. These concessions will ultimately allow the project to be profitable by allowing enough additional rental unit income to make the project viable, which may not be able to occur under standard OMC requirements.

Furthermore, OMC Section 17.14.100 would otherwise allow the Planning Commission to grant a Conditional Use Permit for greater height and stories.

2. *The incentives and concessions are required in order to provide for affordable housing costs or for affordable rents for the lower income density bonus units proposed by the applicant.*

The cumulative whole of the concessions will help to maximize the number of units provided which will facilitate affordability for the entire project. Without concessions for building height and stories, private and common open space, and unit size, fewer units for seniors would result which would not make the project financially viable.

3. *The project would not have any specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health, safety or the physical environment, and for which there is not feasible method to satisfactorily mitigate or avoid the specific adverse impact.*

There is no adverse impact on public health or safety as a result of the project. There are no state or federal laws that the project conflicts with. The project site and surrounding properties are not designated for agriculture or resource preservation. The project is consistent with the General Plan and zoning ordinance.

4. *The project would not have an adverse impact on any real property that is listed in the California Register of Historical Resources.*

The subject site and adjacent properties are not listed in the California Register of Historical Resources. A Historic Resources Assessment of the existing rehabilitation center building and residence was conducted for the project. After documentary research, site analysis, development of historical background, and evaluation against federal and state eligibility criteria, the Assessment concluded that the subject property, including the rehabilitation center building and residence is not eligible for listing in the National or California Registers and does not meet the definition of historical resources under CEQA.

5. *The project would not have an adverse effect on any real property that qualifies for inclusion in a local, state or federal listing of historically significant resources. An adverse effect is found when a project eligible for a density bonus may alter, directly or indirectly, any of the characteristics of any real property that qualifies for inclusion in a local, state or federal listing of historically significant resources in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.*

The buildings within the project vicinity have not been identified as eligible for inclusion in any listing per the City's most recent historical resources survey in 2005.

A Historic Resources Assessment of the existing rehabilitation center building and residence was conducted for the project. After documentary research, site analysis,

development of historical background, and evaluation against federal and state eligibility criteria, the Assessment concluded that the subject property, including the rehabilitation center building and residence is not eligible for listing in the National or California Registers and do not meet the definition of historical resources under CEQA.

Because the project site is located within high sensitivity areas on the City's General Plan pre-historic and historic archaeological sensitivity maps, an Archaeological Report was conducted. The Report indicated that no archaeological resources that require further consideration were identified on the site as a result of a pedestrian survey. In addition, a records search revealed that the project area had not been previously surveyed and no resources had been previously recorded. A California Native American Heritage Commission (NAHC) Sacred Lands File search; however, yielded a positive result. The Gabrieleno Band of Mission Indians – Kizh Nation responded to the environmental consultant's information query letter expressing concern about the project area. The project site is also in a location that has been identified as being archaeologically sensitive due to its proximity to Santiago Creek. As such, the Report provided archaeological monitoring recommendations during ground disturbing activities. These recommendations are included as conditions of approval for the project.

6. *The development standard being waived would otherwise preclude or inhibit the construction of the housing development with the density bonus to which the housing development is entitled and that are needed to make the housing development economically feasible.*

Without the waivers for motorcycle parking and loading area, building footprints would need to be smaller and fewer units for seniors would result which would not make the project financially viable. A waiver for fence height within the front yard setback ensures security for the senior community and rentability of the units.

7. *The project meets the threshold requirements of the definition of a waiver or reduction as defined in Orange Municipal Code Section 17.15.020.*

OMC Section 17.15.020 defines Waivers and Reductions as "Modifications to development standards that would otherwise preclude construction of the housing development with the density bonus and concessions and incentives to which the housing development is entitled and that are needed to make the housing development economically feasible." The project provides affordable senior housing units. The development standard waivers are needed per the justification in the above finding. Without the waivers for motorcycle parking and loading area, building footprints would need to be smaller and fewer units for seniors would result which would not make the project financially viable. A waiver for fence height within the front yard setback ensures security for the senior community and rentability of the units.

SECTION 2 – ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of CEQA per State CEQA Guidelines 15332 (Class 32 – Infill Development Projects) because the project meets the following criteria:

- a. With the allowed density bonus, the project is consistent with the existing General Plan designations, General Plan policies, applicable zoning designations and regulations.
- b. The project is in the City on a site less than five acres and is substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. The project has been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.
- e. The site would be adequately served by all required utilities and public services.

Traffic, noise, air quality, public services, and utility assessments were prepared for the project and concluded that the project would not result in impacts, supporting the Class 32 exemption. In addition, the project would not trigger any exceptions from State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on hazardous waste site, and is not a historical resources site. No environmental public review is required.

SECTION 3– CONDITIONS OF APPROVAL

BE IT FURTHER RESOLVED that the following conditions are imposed:

General:

1. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.
2. The applicant shall comply with all conditions of approval contained within Planning Commission Resolution No. PC 02-22 associated with Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21.
3. All construction shall conform in substance and be maintained in general conformance with plans and exhibits labeled as Attachment 16 in the staff report (date stamped received February 22, 2022), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee and Planning Commission.

4. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan administratively.
5. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the Director may refer the review to the Design Review Committee.
6. Any modifications to the plans including, but not limited to, the landscaping and parking as a result of other Department requirements such as Building Codes, Water Quality, Fire, or Police shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Planning Commission.
7. Any future expansion in area or in the nature and operation of the approved use by Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21 shall require new or amended applications.
8. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
9. Building permits shall be obtained for all future construction work, as required by the Public Works Department. Failure to obtain the required building permits will be cause for revocation of this permit.
10. All signage shall comply with OMC Chapter 17.36 - Sign Regulations.
11. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 24 months of the original approval.
12. Grading operations shall be restricted to Monday through Friday between the hours of 7:30 a.m. and 5:00 p.m., with limited grading as necessary permitted on Saturdays between the hours of 8:00 a.m. and 4:30 p.m. Mechanics may service the equipment up to two hours after each shift.

13. All other construction activities shall conform to the City's Noise Ordinance, OMC Chapter 8.24, and shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
14. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
15. Any new lighting on the premises shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.
16. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.
17. Prior to building permit issuance, all required parking spaces shall be shown on construction documents as doubled striped to City standards.
18. The project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions or requirements constitute written notice of the fees and/or exactions. The applicant is hereby notified that the ninety (90) day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
19. Prior to building permit issuance, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
20. Prior to building permit issuance, the applicant shall pay any outstanding monies due to the City for Planning Division entitlement activities related to this project.
21. In conjunction with the operation of the senior affordable apartments, the property owner shall be responsible for maintaining the property to a level deemed adequate by the Community Development Director. This includes, but is not limited to, the buildings, on-site landscaping, recreational areas, trash areas, signage, utilities, property walls, and gates.
22. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.

23. Prior to building permit issuance, the applicant shall demonstrate that the trash enclosure utilizes similar materials, colors, and finishes as the apartment buildings, including any roofing.
24. Prior to building permit issuance, the applicant shall identify the precise location of existing walls proposed for demolition, if applicable. If the location of the existing wall slated for demolition is wholly or partially upon an adjacent property, the applicant shall secure the property owner(s) approval to demolish and replace the wall. The applicant will be responsible for any site repairs to walls damaged through demolition activity.
25. In conjunction with the operation senior affordable apartments, all noise levels generated shall conform to the levels allowed by the OMC.
26. The loading and trash enclosure area shall be maintained and kept clean and free of debris.
27. In conjunction with the operation the senior affordable apartments, should parking or queuing issues arise on the site or the surrounding neighborhood, the applicant shall work with the Community Development Department to resolve any issues. If such issues are not resolved to the City's satisfaction, Conditional Use Permit 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21 shall be presented to the Planning Commission for its consideration of further conditions and modifications.
28. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.

Archaeological Report:

29. An archaeological monitor with, at a minimum, a four-year degree in archaeology (or anthropology with concentration in archaeology) under the supervision of an archaeologist who meets or exceeds the Secretary of the Interior's Professional Standards for Archeology shall be present full-time when Project excavation activities will extend below artificial fill deposits into native soils. The applicant shall provide documentation to the Planning Division that a qualified monitor has been retained prior to issuance of a grading permit. No archaeological monitoring is recommended during demolition of existing buildings or clearing/grubbing of existing landscape. Archaeological monitoring should last no more than 10 working days if the monitoring archaeologist does not identify archaeological resources or the potential for archaeological resources during that time. Alternately, archaeological monitoring could be reduced from full-time to part-time or to spot-checking if determined appropriate by the professional archaeologist based on the monitoring results. However, if determined necessary, archaeological monitoring should continue until grading and excavation are complete or until the monitoring archaeologist determines, based on field observations, that there is no likelihood of encountering intact archaeological cultural resources.

30. In the event that archaeological materials are identified during project excavation, all activities must be suspended within 50 feet of the find until a representative identified by the City is contacted and a qualified professional archaeologist can assess the nature and significance of the find and determine if any additional study or treatment of the find is warranted. Additional studies could include, but would not be limited to, collection and documentation of artifacts, documentation of the cultural resources on State of California Department of Parks and Recreation Series 523 forms, or subsurface testing. If evaluated as eligible for the California Register of Historic Resources (CRHR) and if impacts to the resource cannot be avoided, mitigation will be necessary. In addition, if significant subsurface prehistoric resources are encountered that will be subject to impacts from the Project, tribes with historic and cultural ties to the area shall be contacted by the City.
31. Upon completion of any monitoring activities, the archaeologist shall prepare a report to document the methods and results of monitoring activities for submittal to the City prior to the issuance of a certificate of occupancy. The final version of this report should be submitted to the South Central Coastal Information Center (SCCIC).
32. If human remains of any kind are found during construction, the requirements of CEQA Guidelines Section 15064.5(c) and AB 2641 (2006) shall be followed. According to these requirements, all construction activities must cease immediately, and the Orange County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the Coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission (NAHC). The NAHC will then identify the most likely descendants (MLD) to be consulted regarding treatment and/or reburial of the remains. If a MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to the remains, the property owner shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

Affordable Housing Provisions:

33. Prior to certificate of occupancy, a deed restriction shall be placed on the property for a period of 55 years to ensure that the apartments will be rented to those who qualify for low and very low income housing. This use reservation period shall begin on the date that the occupancy permit is granted for the affordable units.
34. Prior to certificate of occupancy, the Community Development Director or his/her designee shall review and approve the general apartment lease form to ensure that the conditions of approval, which affect the residents, are added to the lease form. The Community Development Director shall review and approve of any subsequent lease forms changes.
35. Prior to certificate of occupancy, the maximum rent schedule shall be submitted to the Community Development Department per OMC Section 17.15.070. This shall be

updated annually on the anniversary of occupancy and provided to the City.

36. Prior to building permit issuance, the applicant shall record a Density Bonus Housing Agreement on the parcel(s) designated for the construction of the affordable units. The Density Bonus Housing Agreement shall be drafted by the applicant and reviewed by the Community Development Director and the City Attorney with a recommendation to the Planning Commission for final approval. The Density Bonus Housing Agreement shall provide those provisions listed in OMC 17.15.070, including:
- a. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and maintaining the affordable units for qualified tenants.
 - b. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this chapter.
 - c. Provisions requiring owners to submit an annual report to the city, which includes the name, address and income of each person occupying each affordable unit, and which identifies the bedroom size and monthly rent or cost of each affordable unit.
 - d. Determination of Rent. A maximum rent schedule shall be submitted to the Department of Community Development prior to the issuance of an occupancy permit for the affordable units, and updated annually on the anniversary date of occupancy.
 - e. Deposit amount. Total move-in costs for eligible tenants occupying affordable units shall be limited to first month's rent plus a security/cleaning deposit not to exceed one month's rent.
 - f. Upward Mobility Allowance. When a tenant occupying an affordable unit no longer qualifies under the income requirements, verified through the monitoring program required as part of the Density Bonus Housing Agreement, that tenant may then be charged market rate rent. If this occurs, any currently vacant unit of similar type to the affordable unit in question shall then be designated as an affordable unit, and the owner shall immediately attempt to secure tenants in accordance with this chapter. The owner is required to maintain at all times during the use restriction the minimum number of affordable units identifies in the Density Bonus Housing Agreement.
 - g. Subletting of Affordable Units. No subletting of designated affordable units shall be allowed unless the following conditions are met:
 - i. Written permission is obtained from the Community Development Director
 - ii. The sublessee qualifies as a very low or lower income household.
 - iii. The rent collected shall not exceed the maximum affordable rent.

Community Services:

37. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plans, site plans, and the conceptual

landscaping plan as proposed for the project for the review and approval of the Director of Community Development and Community Services Director or their designees.

38. Prior to building permit issuance, the final landscape plan shall be reviewed and approved by the Public Works Director when landscaping is proposed within the public right-of-way and/or the project is constructing Storm Water Quality Best Management Practices (BMPs) in landscaped areas.
39. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX of the City of Orange Landscape Standards and Specifications.
40. Prior to building permit issuance, all landscaping located within public areas shall be shown on the landscape plans and shall include the installation of root barriers acceptable to the Public Works Department on the sidewalk side of the tree, or where conditions warrant, the installation of a Deep Root box as directed by the Public Works Director.
41. Prior to building permit issuance, the final landscape plan shall include a note that a fully automated irrigation system will be provided.
42. Prior to building permit issuance, City required irrigation and landscape inspection notes shall be placed on the final landscape plan, to the satisfaction of the Community Services Director.
43. All landscape areas shall be maintained in a neat and healthy condition. Should the plant material die, the property owner/operator shall replace it with similar plant material within one month.
44. Prior to building permit issuance, landscape plans shall include landscape area calculations needed for State landscape water use reporting.
45. Prior to certificate of occupancy, all parking lot and landscaping improvements shall be completed according to the approved plans and to the satisfaction of the Community Development Director.
46. Prior to building permit issuance, there shall be an 18-inch minimum planting buffer between the back of sidewalk and new six-foot tall tubular steel fencing along La Veta Avenue and Fairway Drive.
47. Prior to building permit issuance, a Tree Removal Permit shall be approved by the Community Services Director in accordance with OMC Chapter 12.32. A plan is required for submittal to the City depicting all of the existing on-site trees, the species of each tree, and the number of trees proposed for removal and replacement.
48. Prior to building permit issuance, the applicant shall add the submitted Arborist Report, dated February 19, 2021 (Attachment 8 to the Staff Report) in its entirety to the approved

building permit plan sets as a critical reference for contractor implementation. The contractor shall be familiar with the specific instructions and responsibilities revolving around the trees to be protected. Prior to commencement of work, the project arborist shall be retained to work with the contractor and his personnel during critical phases of the project (demolition and grading, construction of driveways, and utilities).

49. The applicant shall adhere to Tree Protection Measures, Conclusions, and Recommendations as included with the submitted Arborist Report, dated February 19, 2021 (Attachment 8 to the Staff Report).

Fire:

50. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for building permit. On-site Fire Department access will require easement recording prior to precise grading permit issuance and shall be reviewed by the Fire Department prior to approval.
51. The fire hydrant and fire department connection located on Tustin Street are required to be made easily accessible directly from the public way. Fencing will be adjusted according to final placement of the devices.

Police:

52. The opening between the trash enclosure block wall and roof shall require security mesh (heavy gauge 8-10) or wrought iron barrier. The mesh or wrought iron shall coordinate with the design and color scheme of the trash enclosure. This shall be reflected on the construction drawings for Police Department approval prior to building permit issuance. Chain link fencing material is not permitted. Trash enclosure doors shall be secured with a lock to prevent unauthorized entry.
53. Prior to building permit issuance, the project shall comply with the requirements of OMC Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. Approved structural drawings, if any, shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
54. Security and design measures that employ Defensible Space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves consideration such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing and landscaping.
55. Prior to building permit issuance, a photometric study shall be reviewed and approved by the Police Department. A minimum of one-foot candle shall be maintained on all surfaces of the parking lot, from dusk until the termination of business every operating day. The

applicant shall ensure that lighting on the site shall be directed, controlled, and screened in such a manner so as to refrain from shining directly on surrounding properties, such as adjacent residences.

56. Prior to certificate of occupancy, the applicant shall schedule a light reading inspection with the Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for the areas beyond the property's exterior boundaries; light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.

Trash:

57. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the City that coordination has occurred with the City's waste hauler to schedule trash collection from the site the number of times necessary to ensure that waste, food waste recycling, refuse, organics and recycling materials are collected to prevent container overflow on-site.
58. Prior to building permit issuance, the applicant shall implement a compliant food waste program for each building and the entire site. Food waste recycling may be included on the plans the following ways, or as otherwise approved by the Community Development Director in consultation with the Director of Public Works:
 - a. Add a third trash chute for food waste recycling and extend enclosure space for a 3-yard bin to add food waste in each building (5 bins total: 2-trash, 2-recycle, 1-food waste).
 - b. Add a cart on each floor for recycling collection. Staff would bring the recycling carts down to the recycling bin found in the enclosure.
59. Prior to building permit issuance, the applicant shall submit and receive approval from the Public Works Director for a Waste Reduction Plan. The applicant shall coordinate with the Building Division to develop a plan to employ measures to reduce the amount of construction-generated waste.

Subdivision:

60. Prior to precise grading permit issuance, a Fire Access Easement per Fire Department requirements shall be dedicated to the City. Applicant shall prepare and facilitate all easement documentation and recordation.
61. Prior to building permit issuance, the applicant shall file and record a reciprocal access/use agreement for the management of shared open space, pedestrian access, reciprocal driveway access, utility access, and surface stormwater cross-lot drainage with

the adjacent Chestnut Place (APN: 390-322-14) and Casas Del Rio (APN: 390-322-12) senior citizen apartment properties. The document shall be in a form approved by the City Attorney's Office, the Community Development Department, and the Public Works Department prior to recordation.

62. Prior to grading permit issuance, all works within the public right-of-way and public utility easements will require encroachment permits, including sidewalk and driveway constructions and utility main and lateral constructions.
63. Prior to grading permit issuance, all public infrastructures, including street sections, sidewalk, driveway apron, and utilities shall comply with City of Orange Standard Plans and Specifications.
64. Prior to certificate of occupancy, utilities serving the development, such as electric, cable television, street lighting, and communication shall be installed underground, completed and approved by the appropriate utility provider.
65. Prior to certificate of occupancy, the applicant shall remove unused driveway approaches and restore them to full height curb and gutter, including any sidewalk restoration at the driveway apron.
66. Prior to grading permit issuance, driveway aprons shall conform to Public Works Standard Plan 115 for commercial driveway with ADA accessibility.
67. Prior to grading permit issuance, all private ways shall conform to Engineering Standard Plan 108.
68. Prior to grading permit issuance, all driveway approaches shall conform to ADA standards for wheelchair access conforming to Public Works Standard Plans 155 and 116.
69. Prior to certificate of occupancy, an unobstructed pedestrian access way of 5 feet width shall be maintained at all times for the sidewalk. The unobstructed access shall increase to 6 feet when there is no planting strip between the sidewalk and the street curb.
70. Prior to certificate of occupancy, the applicant shall provide adequate wheelchair accessibility around driveway aprons that do not conform to current ADA standards.
71. Prior to certificate of occupancy, the applicant shall repair any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontages.
72. Prior to certificate of occupancy, the applicant shall be required to install new streetlights, or upgrade existing streetlights, to close the gaps along La Veta Avenue, Tustin Street, and Fairway Drive, as required by the Public Works Department, Traffic Division.
73. Prior to certificate of occupancy, the applicant shall be required to install street trees as required by the Public Works Department.

74. Prior to certificate of occupancy, the sanitary sewer system connecting from the buildings to the public main line shall be private and maintained by the property owner.
75. Prior to building permit issuance, any private sewer system connecting directly to Orange County Sanitation District (OCSD) lines without using City of Orange sewer systems shall require a permit from OCSD.
76. Prior to grading permit issuance, the applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan.
77. Prior to grading permit issuance, plans preparation and submittals shall be per Development Services Plan Preparation Guidelines and Checklist, and Checklist for Submittal Packages.
78. Prior to grading permit issuance, a geotechnical report shall accompany the grading plan review.
79. Prior to grading permit issuance, a Hydrology Study/Report or Drainage Assessment Letter shall be submitted for review and approval by the Public Works Department. The Hydrology Study/Report shall comply with the Orange County Hydrology Manual and Addenda (OCHM). Design Storm Frequency at a minimum, shall be 10-year storm (25-year in a sump condition) and a 100-year storm event. Proposed improvements shall comply with freeboard requirements per OCHM and County Local Drainage Manuals.
80. Prior to grading permit issuance, a sewer capacity analysis shall be submitted for review and approval by the City. The report shall include sewer generation rates, impact to downstream sewer main segments, and hydraulic calculations.
81. Prior to grading permit issuance, any soil imported or exported shall require a transportation permit from the Traffic Division in the Public Works Department.
82. Prior to grading permit issuance, the applicant shall obtain a grading permit from the Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
83. Prior to grading permit issuance, upon submittal of a grading plan for plan check, the applicant shall pay a deposit to cover plan check and inspection services related to the grading activities.
84. Prior to grading permit issuance, the grading plan shall detail all of the locations where retaining walls will be constructed. Geometric detail of retaining walls shall be shown on

the grading plan, including material type, dimensions, backfill, and subdrains. A building permit is also required for retaining walls over 4 feet in height measured from the bottom of the footing to the top of the wall prior to construction. Structural details and design calculations shall be submitted as a separate document and will be reviewed and permitted by the Building Division in the Public Works Department.

85. Prior to grading permit issuance, any grading outside of the owner's property boundary shall require the applicant to either obtain temporary construction easements or permission by adjacent property owners in a form suitable to the Public Works Director.
86. Prior to grading permit issuance, trash receptacle locations and details shall be included on the grading plan. The trash storage area shall be constructed per Public Works Standard Plan 409.
87. Prior to grading permit issuance, the applicant shall show all sewer and storm drain lines on the grading plan. Other utility lines, such as water lines may also be shown on the grading plan for reference.
88. Prior to grading permit issuance, the applicant shall show all structural BMPs for water quality purposes on the grading plan. Water quality features shown on the grading plan shall match the Water Quality Management Plan (WQMP).
89. Prior to grading permit issuance, the property owner shall maintain in good condition, all on-site driveways where heavy-duty trucks would travel.
90. Prior to grading permit issuance, and prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to the Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan.
91. Prior to building permit issuance, the applicant shall submit an address number request, including an addressing plan to the Public Works Department for review and approval.
92. Prior to certificate of occupancy, an address shall be required for all three buildings. Address number shall be illuminated, in a contrasting color, and between 6 and 12 inches in height.
93. Prior to certificate of occupancy, the address number of each building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background. In addition, any building, which affords vehicular access to the rear through any driveway, alleyway, or parking lot, shall also display the same numbers on the rear of the building.
94. Prior to certificate of occupancy, the building closest to the street frontage shall have the lowest address number.

95. Prior to certificate of occupancy, for the building in the back that is not clear in sight from the street, an illuminated address sign shall be placed in front.
96. Prior to certificate of occupancy, those lots having reduced street frontage flag lot configuration shall have additional illuminated monument addressing at the street.

Water Division:

97. Prior to building permit issuance, the 8-inch diameter water main in Fairway Drive along the frontage of the property to Tustin Street shall be upgraded to a 12-inch diameter water main.
98. Prior to building permit issuance, all unused services shall be abandoned per Orange Water Division (OWD) standards.
99. Prior to building permit issuance, all services (existing and new) shall have a lead-free OWD approved backflow prevention device that will be installed on private property, directly behind the meter and behind the property line per OWD standards. Maintain a minimum clearance of 3 feet around all backflow prevention device(s) for access and testing.
100. Prior to building permit issuance, public fire hydrants shall be in the sidewalk per OWD standards. Private hydrants will require a backflow device at the property line.
101. Prior to building permit issuance, the applicant shall submit improvement plans to the OWD for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities.
102. Prior to building permit issuance, the applicant shall be responsible for the installation and/or relocation of the proposed or existing public water system facilities to a location and of a design per the improvement plans approved by the OWD.
103. Prior to certificate of occupancy, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and OWD.
104. Prior to building permit issuance, the OWD shall approve the type and location of landscaping and fire service (backflow prevention) device for proposed City services.
105. Prior to building permit issuance, construction documents shall show that a 6-foot minimum horizontal clearance and a 1-foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The OWD shall review and approve the construction documents.

106. Prior to building permit issuance, construction documents shall show that an 8-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the OWD. The OWD shall review and approve the construction documents.
107. Prior to building permit issuance, construction documents shall show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the OWD.
108. Prior to building permit issuance for the first phase of work, the applicant shall be responsible for obtaining approval all of the necessary encroachment permits from affected agencies for all public water construction work.
109. Prior to approval of a water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspections charges as determined by the OWD.
110. Prior to approval of the water improvement plan, the applicant shall satisfy all water construction bond requirements for the installation of the public water system improvements as determined by the OWD.
111. Prior to grading permit issuance, the applicant shall construct all public and/or private improvements to the satisfaction of the OWD. The applicant may be required to enter into an agreement with the City of Orange, and post security in a form and amount acceptable to the City Engineer and/or OWD to ensure construction of said improvements.
112. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate its plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
113. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans shall coordinate its plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that their designs are consistent.
114. At least 14 calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the OWD per the City of Orange General Water Construction Notes for review and approval.
115. Prior to certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.

Water Quality:

116. Prior to the issuance of any grading permits the applicant shall submit a Priority Project WQMP for review and approval to the Public Works Department that:
 - a. Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable,
 - b. Incorporates the applicable Site Design, Routine Source, Structural Control and Low Impact BMPs as defined in the Model WQMP and Technical Guidance Document,
 - c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume and hydrograph for a 2-year storm event,
 - d. Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat,
 - e. Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs,
 - f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs,
 - g. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs,
 - h. Includes a copy of the forms to be used in conducting maintenance and inspection activities,
 - i. Meets recordkeeping requirements (forms to be kept for 5 years),
 - j. Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP.
117. Prior to certificate of occupancy, the applicant shall demonstrate the following to the Public Works Department:

- a. That all structural and treatment control BMPs described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - b. That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP; and
 - c. That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
118. Prior to certificate of occupancy or final signoff by the Public Works Department, the applicant shall demonstrate to the satisfaction of Public Works, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
119. Prior to issuance of building permits, the applicant shall review the approved WQMP and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans specifically showing the downspouts and drainage outlets shall be submitted to the Public Works Department for review.
120. The project applicant shall maintain all structural, treatment and low impact development BMPs at the frequency specified in the approved WQMP. Upon transfer of ownership or management responsibilities for the project site, the applicant shall notify the Public Works Department of the new person(s) or entity responsible for maintenance of the BMPs.
121. Prior to grading permit issuance (including grubbing, clearing, or paving permits) the applicant shall demonstrate that coverage has been obtained under the State's General Permit for Stormwater Discharges Associated with Construction Activity (Construction General Permit for all projects with soil disturbance greater than 1 acre) by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing. A copy of the current Stormwater Pollution Prevention Plan (SWPPP) required by the General Permit shall be kept at the project site and be available for review by City representatives upon request.
122. Prior to City approval of the landscape plans, the applicant shall review the approved WQMP and ensure the proposed landscape plans are consistent with the project grading plans. The plans must show the proposed storm water treatment BMPs such as bioretention planters, drywells, permeable pavers, and any other proposed surface water quality BMPs.

I hereby certify that the foregoing Resolution was adopted on March 7, 2022 by the Planning Commission of the City of Orange by the following vote:

AYES: Simpson, Vazquez, Glasgow, and Martinez

NOES: None

RECUSED: None

ABSENT: Trapesonian



Dave Simpson, Planning Commission Chair



Date



Agenda Item

Planning Commission

Item #: 7.1.

3/7/2022

File #: 22-0012

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Monique Schwartz, Associate Planner

1. SUBJECT

Public Hearing: Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards - The Orion Senior Citizen Apartment Complex, 1800 E. La Veta Avenue/585 S. Tustin Street

2. SUMMARY

The applicant proposes to redevelop an existing 3.85-acre rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements.

3. RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 02-22 entitled:

A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards to redevelop an existing rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements, located at 1800 E. La Veta Avenue/585 S. Tustin Street.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Sections 17.08.020, 17.10.030.C, and 17.13.030 authorize the Planning Commission to review and take action on the subject applications. OMC Table 17.08.020 - Reviewing Bodies states that when more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. In addition, OMC Section 17.15.060.B authorizes the Planning Commission to review and make final determinations on applications for a density bonus when no direct financial assistance is provided by the City for the project. Therefore, the Planning Commission is acting as the final approving body on all of the applications for the project.

5. PROJECT BACKGROUND

<i>Applicant:</i>	USA Properties Fund Incorporated / Leatha Clark
<i>Property Owner</i>	Rehabilitation Institute of Southern California, a California Corporation / Glenn Motola
<i>Property Location</i>	1800 E. La Veta Avenue/585 S. Tustin Street
<i>Existing General Plan Land Use Element Designation</i>	Medium Density Residential, 15-24 dwellings units/acre (MDR)
<i>Existing Zoning Classification</i>	Residential Multiple Family (R-3)
<i>Old Towne</i>	No
<i>Specific Plan/PC</i>	No
<i>Site Size</i>	167,706 square feet (3.85-acres)
<i>Circulation</i>	The project site is located on the east side of South Tustin Street, on the south side of East La Veta Avenue, and on the north side of East Fairway Drive. The City's Master Plan of Streets and Highways classifies North Tustin Street as a Major Arterial with an ultimate right of way width of 120 feet, East La Veta Avenue as a Secondary Arterial with an ultimate right of way width of 86 feet, and East Fairway Drive as a local residential street. Access to the site is provided by two-way driveways along East La Veta Avenue and East Fairway Drive. These driveways are connected by an interior drive aisle that traverses the site in a north-south direction leading to interior gated parking lots. In addition, an access point to the multi-purpose Santiago Creek Trail is located at the northeast corner of the intersection of Tustin Street and La Veta Avenue immediately to the north, and OCTA Bus Route 71 (Yorba Linda to Newport Beach) is located adjacent to the northwest corner of the site along Tustin Street.

Existing Conditions	<p>The existing site is an “H”-shaped parcel that is currently developed with a 107,586 square foot, 1 and 2-story rehabilitation center building with enclosed swimming pool built in phases from 1960 to 1987 and a 1,300 square foot single-family residence built in 1914, surface parking lots, landscaped park with walking path and rectangular play yard. There are many mature trees located on the property interior and perimeter. An easement with above ground utility poles is located along the eastern boundary. A 3-story affordable senior citizen apartment building and associated parking lot (Casas Del Rio - 1740 E. La Veta Avenue), and a 4-story affordable senior citizen apartment building over podium parking (Chestnut Place - 1745 E. Fairway Drive) are located between the residence and rehabilitation center on separate parcels. The rehabilitation center building is currently occupied by a non-profit organization, and the house is vacant and was recently destroyed by fire. <u>Historic Resources Assessment</u> A Historic Resources Assessment (Attachment 9) of the rehabilitation center building and residence was conducted for the project. The Assessment characterized the design of the rehabilitation center building as “a modest institutional derivative of the Mid-Century Modern style”, and the residence as “a very modest example of the Craftsman architectural style. The Assessment concluded that the structures on the subject property are not eligible for listing in the National or California Registers and do not meet the definition of historical resources under the California Environmental Quality Act (CEQA).</p> <p><u>Archaeological Report</u>: Because the project site is located within high sensitivity areas on the City’s General Plan pre-historic and historic archaeological sensitivity maps, an Archaeological Report (Attachment 10) was conducted. The Report indicated that no archaeological resources that require further consideration were identified on the site as a result of a pedestrian survey. In addition, a records search revealed that the project area had not been previously surveyed and no resources had been previously recorded. A California Native American Heritage Commission (NAHC) Sacred Lands File search; however, yielded a positive result. The project site is also in a location that has been identified as being archaeologically sensitive due to its proximity to Santiago Creek. As such, the Report provided archaeological monitoring recommendations during ground disturbing activities. These recommendations are included as conditions of approval for the project. (See Attachment 1 - Resolution No. PC 02-22)</p>
---------------------	---

<i>Surrounding Land Uses and Zoning</i>	To the north of the project site is East La Veta Avenue and a 2-story multi-family apartment complex (Arroyo Casa Apartment Homes), zoned Residential Multiple Family (R-3). Also to the north is the Santiago Creek Trail. To the south is East Fairway Drive, a 76 Gas Station and 7-Eleven convenience store, and 1-2 story multi-family apartment complex (Fairway Park Apartments), zoned Limited Business (C-1) and Residential Multiple Family (R-3), respectively. To the east is a 1-story multi-family apartment complex and swimming pool area (Fairway Park Apartments), zoned Residential Multiple Family (R-3). To the west is South Tustin Street and a 4-story multi-family apartment complex (Harmony Creek Senior Apartment Homes), zoned Planned Community (P-C).
<i>Previous Applications/Entitlements</i>	On December 2, 1985, the Planning Commission adopted Resolution No. PC 89-85 approving Conditional Use Permit No. 1478, Variance No. 1781, and Tentative Parcel Map No. 85-402 to allow subdivision of a 5.17-acre Rehabilitation Institute site into two parcels in order to construct a 3-story, 40-unit affordable senior citizen apartment complex. On August 18, 1986, the Planning Commission adopted Resolution No. PC-65-86 approving Conditional Use Permit No. 1528 for the construction of a 5,665 square foot, 1-story addition to an existing 24,004 square foot, 2-story outpatient rehabilitation building to be utilized for day care and bingo activities.

6. PROJECT DESCRIPTION

The applicant proposes to demolish a 107,586 square foot, 1 and 2-story rehabilitation center building with enclosed swimming pool, a 1,300 square foot single family residence, and related site improvements in order to construct a 166-unit (165 resident units and one manager unit), 100% affordable senior citizen apartment complex. The community will have a full-time resident manager and onsite management/leasing office. The community will be income restricted with incomes ranging between 30% Area Median Income (AMI) to 70% AMI. The population served by the project include low- and very-low income households. The project will also be restricted to seniors at or over the age of 62.

The 3.85-acre site is an irregular "H"-shaped parcel that will be configured with three apartment buildings containing 51-59 units each, and a total of 145,716 square feet of gross building area. Each building is "L"-shaped, 2- and 4-stories in height, and designed around or adjacent to common amenity courtyards and surface parking. 63 units will have a private patio or balcony.

The project provides four different floor plans ranging from 584-769 square feet:

Floor Plan	No. of Units	Bedrooms	Bathrooms	Square Footage
A1	103	1	1	584

A2	8	1	1	589
B1	40	2	1	761
B1 ALT	15	2	1	769

Access to the site is provided by two-way driveways along La Veta Avenue and Fairway Drive. These driveways are connected by an interior drive aisle that traverses the site in a north-south direction, leading to gated parking lots on the east, middle, and west sides of the property, and a total of 168 parking spaces. The project also provides pedestrian and bicycle gates along La Veta Avenue and Tustin Street for convenient access to the nearby Santiago Creek Trail and bus stop located on Tustin Street, adjacent to the northwest corner of the site.

Building 1 is located at the northeast corner of the site, is set back approximately 15 feet from the north and east property lines, is 2-stories (29 feet-3 inches) in height along the eastern edge (taking into consideration the adjacent 1-story multi-family development along the eastern boundary), and steps up to 4-stories (53 feet) on the west side of the building. This building provides street presence along La Veta Avenue and is designed around Courtyard 1, with amenities including a strolling garden with meandering pathways and seating. Building 2 is centrally located on the east side of the property, is set back approximately 52 feet from the east property line, is 4-stories (53 feet) in height, and will contain the complex's leasing office, clubroom with kitchen, and computer area. This building lies between Courtyards 2 and 3 with amenities including barbeques, large shade structure with tables and chairs, shaded lounge seating areas, and a community garden. Building 3 is located at the southwest corner of the site, is set back 10-12 feet along the Tustin Street and Fairway Drive street frontages, is 4-stories (53 feet) in height and will contain the complex's fitness center. This building is designed around Courtyard 4 and is adjacent to the dog park with amenities including barbeques, open and covered seating, and enclosed dog yard with bench seating. Building 3 accentuates the highly visible intersection of Tustin Street and Fairway Drive, and is similar in size and massing to the 4-story Harmony Creek Senior Apartment development across Tustin Street, and the 3 and 4-story Chestnut Place development on Fairway Drive.

Shared Access, Parking, and Common Open Space with Casas Del Rio and Chestnut Place

The proposed project is located adjacent to the Casas Del Rio and Chestnut Place affordable senior citizen apartment developments that currently share access, parking, and recreational open space with the existing rehabilitation center.

The Casas Del Rio development (40-units) was approved in 1985 under Conditional Use Permit No. 1478, Variance No. 1781, and Tentative Parcel Map No. 85-402. This project included shared use of the rehabilitation center's playground area in lieu of open space recreational area required by the Code at that time. In addition, the project included shared parking with the rehabilitation center for overflow and guests. Staff determined that approximately 6,745 square feet of open space recreational area is shared with the existing rehabilitation facility, but the number of shared parking spaces could not be identified. As a result, the applicant has provided a Parking Demand Analysis for the existing Casas Del Rio property (Attachment 12), which concluded that the existing project has sufficient parking, providing that one accessible parking stall is converted to a standard parking stall. The proposed project will include the parking stall conversion and has reflected this condition on the plans.

The Chestnut Place development (50-units) was approved in 1994 under Conditional Use Permit No.

2047-94 and Tentative Parcel Map 93-188. This project also included the use of the rehabilitation center's playground in lieu of open space recreational area required by the Code at that time. Staff determined that approximately 1,450 square feet of open space recreational area is shared with the rehabilitation center.

In summary, both Casas Del Rio and Chestnut Place share approximately 8,195 square feet of open space recreational area with the existing rehabilitation center. The proposed project will continue to share common open space and amenities with these developments. Casas Del Rio will share Courtyards 1, 4, and the dog park, while Chestnut Place will share Courtyard 4, for a total of 8,273 square feet. A Shared Access and Open Space Plan is provided on Sheet 1 of the project plans (Attachment 16) and Condition of Approval #61 has been included within Resolution No. PC-02-22 (Attachment 1) requiring recordation of a reciprocal access/use agreement for shared open space and pedestrian access with the Casas Del Rio and Chestnut Place properties.

Building Architecture

The project features a contemporary architectural style that reflects current trends in multi-family housing development. A variety of architectural features strive to achieve this character, including varied flat roof lines, extensive use of window and balconies, alternating wall planes, and vertical and horizontal accent details. The use of a variety of exterior building materials also contributes to this distinctive architectural style, including painted stucco in a light sand finish, vinyl windows, metal railings at balconies, metal awnings over fourth story windows, Fry Reglet Metal Screed Channels (1.5-inches in width and depth), and aluminum storefront system. The buildings will incorporate coordinating color schemes in shades of orange, gray, and black.

A large concrete masonry trash enclosure will be located within a landscape planter across from Courtyard 5 and adjacent to the project entry off of Fairway Drive. The enclosure exterior will incorporate similar design features and matching colors and materials as the other buildings on the site, including horizontal and vertical accent details, painted stucco finish, painted metal gates, and painted flat metal awning.

Streetscape and Landscape

The project site includes many existing mature trees. The applicant has provided an Arborist Report (Attachment 8) that discusses the impacts of project construction adjacent to 67 on-site, and 11 street trees. The report identifies 57 on-site trees proposed for removal, and the remaining 10 on-site, and 11 street trees to be preserved and protected in place. In addition, the report provides tree protection measures and recommendations for the project. Sheet L4 (Existing Tree Inventory) illustrates the location of the existing trees to remain and to be removed.

Sheets L1, L2, and L5 (Conceptual Landscape, Amenity Courtyard Enlargement, and Plant Material Plans) illustrate the proposed landscape palette for the project. The project incorporates a variety of water efficient plant material along the street frontages, project interior, and perimeter boundaries, including a total of 129 new trees, for a total of 139 on-site trees for the project site. Enhanced landscaping, including Date Palms, Goldenrain, D.D. Blanchard Magnolia, Camphor, London Plane, Chinese Elm, Canary Island Pine, and Brisbane Box trees as well as a mix of shrubs and ground cover, including Blue Flame Agave, Dwarf Bottle Brush, Fortnight Lily, Bird of Paradise, and New Gold Lantana will articulate and soften the 4-story building design at the southwest corner of the site and create a relationship between the buildings and pedestrians along all street frontages. Two new Ornamental Pear street trees are proposed along Fairway Drive, adjacent to the southwest corner of

the site.

The project interior includes foundation landscaping around the buildings, and landscape planters distributed throughout the parking lots and amenity courtyards, containing London Plane, Chinese Elm, Brisbane Box, Orchid, Southern Magnolia, and Crape Myrtle trees, as well as a variety shrubs and ground cover, including synthetic turf. Existing mature trees located at the northeast corner of the site and along the eastern boundary will remain to help screen the 2-story building elevation of Building 1 from the 1-story multi-family residential development to the east. Enhanced paving is provided at the entrance to each apartment building, within the amenity courtyards, and on pedestrian pathways that provide connectivity throughout the community.

Fencing

Sheet L3 (Fence and Wall Plan) illustrates existing and proposed fencing for the project. For community security purposes, the site will be completely enclosed with a combination of existing and new 6-foot tall fencing, including concrete masonry walls and tubular steel fencing with or without pilasters. A 4-foot tall tubular steel fence with screening will enclose the interior of the landscaped dog park. Two automatic, key fob operated sliding gates will be located along the vertical drive aisle that will provide access to the project parking lots. Key fob operated tubular steel pedestrian gates are distributed throughout the project interior as well as perimeter boundaries providing access to the project street frontages, nearby Santiago Creek Trail, and adjacent bus stop. The project includes a waiver of the 42-inch tall front yard setback fencing requirement along La Veta Avenue.

Lighting

Sheets E0.0, E1.0 and E1.1 (Site Lighting Plans) include LED wall mounted light fixtures (with lights projecting in a downward direction) on the first floor building elevations. The interior drive aisle and parking lots will include 14-foot tall LED pole mounted light fixtures, while walkways and amenity courtyards will include 42-inch tall LED bollard lighting. All project lighting will be shielded and oriented to prevent glare or light spillage onto neighboring properties. The proposed fixture styles are contemporary and compatible with the architecture of the buildings.

Signage

Conceptual signage is included for illustrative purposes and is not part of this project proposal. Building signage is proposed on the west elevation of Building 1 and on the north elevation of Building 3. Monument signs are proposed at the entry driveways along La Veta Avenue and Fairway Drive. Directory monuments are proposed at the southwest corners of Buildings 1 and 2. All signage will comply with the City's sign regulations.

Development Standards

With the utilization of concessions and waivers provided under the affordable housing provisions of state law, the design of the project is acceptable in the zoning district.

	Required	Proposed	Code Section
<i>Building Height</i>	32 feet - 2 stories unless greater height is approved via a Conditional Use Permit.	29-53 feet - 2-4 stories Concession Applied	OMC Table 17.14.070, and OMC Sections 17.14.100 and 17.15.050

<i>Distance between structures</i> <i>Distance between principal and accessory structures</i>	15 feet between building fronts/any other building wall. 8 feet between all other configurations. 6 feet	Separation between Buildings 1 and 2: 57 feet-3inches Separation between Buildings 2 and 3: +300 feet Separation between Building 3 and Chestnut Place: 20 feet Separation between Building 2 and Casas Del Rio: 46 feet Separation between Building 2 and trash enclosure: 39 feet	OMC Table 17.14.120
<i>Fence height</i>	Front yard - 3.5 feet Side and Rear yards: 6 feet	6 feet Waiver Applied 6 feet	OMC Section 17.12.070.B.2 OMC Section 17.12.070.B.1
<i>Floor Area Ratio (FAR)</i>	Not applicable.	Not applicable.	General Plan Land Use Element
<i>Lot coverage</i>	45% for 2-story structures. Code is silent on 3 and 4-story structures.	24%	OMC Table 17.14.070
<i>Lot size (residential)</i>	8,000 square feet for corner lots	167,706 square feet (3.85 acres)	OMC Table 17.14.070
<i>Lot frontage (La Veta Avenue)</i>	80 feet for corner lots	648 feet	OMC Table 17.14.070
<i>Lot depth</i>	100 feet	274-508 feet	OMC Table 17.14.070

<i>Open space, common (residential)</i>	250 square feet/unit = 41,500 square feet Minimum depth and width shall be 20 feet x 20 feet One recreational amenity for each 25 units (7 required). A mix shall be provided for projects exceeding 25 units.	19,701 square feet Concession Applied • Strolling garden with seating in Courtyard 1 • Large shade structure with seating in Courtyard 2 • 2 BBQ areas in Courtyard 2 • 2 BBQ areas in Courtyard 4 • Community Garden in Courtyard 3 • Table seating with umbrellas in Courtyards 2, 3, and 4 • Open lounge seating in Courtyards 2 and 3 • 1,318 square foot Club Room with kitchen in Building 2 • 469 square foot fitness center in Building 3	OMC Table 17.14.070 and 17.14.110.B.2
<i>Open space, private (residential)</i>	Each unit shall be provided with at least one area of private useable open space accessible directly from the living area of the unit in the form of a fenced yard or patio, deck, or balcony. To count toward the open space requirement, the minimum dimensions shall be 10 x 10 feet for decks or patios and 7 x 7 feet for balconies.	2,583 square feet Project provides 7 x 5 foot-4 inches sized balconies/patios for 63 units. 103 units are not provided with private open space. Concession Applied	OMC Section 17.14.110.B.1
<i>Open space, useable (residential)</i>	250 square feet per unit = 41,500 square feet	19,701 square feet Concession Applied	OMC Table 17.14.070, and OMC Section 17.14.110

<i>Parking (residential)</i>	349 total spaces required One bedroom: 1.7 spaces/unit 111 two bedroom units = 188.7 spaces Two bedrooms: 2.0 spaces/unit 55 two bedroom units = 110 spaces 0.3 spaces/unit for guest parking. 166 units = 49.8 spaces	0.5 spaces/unit = 83 spaces required Per Affordable Housing Provisions of State Law Project has provided 168 spaces	OMC Table 17.34.060.A
<i>Motorcycle Parking</i>	300 square feet for a project with more than 50 parking spaces.	0 square feet Waiver Applied	OMC Section 17.34.080 and OMC Table 17.34.080
<i>Bicycle Parking</i>	2 racks with locking capabilities for a minimum of 5 bicycles.	2 racks for a total of 10 bicycles.	OMC Section 17.34.080 and OMC Table 17.34.080
<i>Loading Area for Senior Housing</i>	10 feet x 60 feet for a development with 51-250 parking spaces.	10 feet x 50 feet Waiver Applied	OMC Section 17.34.160
<i>Setback, Front (La Veta Avenue)</i>	15 feet	15 feet	OMC Table 17.14.070
<i>Setback, Rear (Fairway Drive)</i>	10 feet	10 feet	OMC Table 17.14.070
<i>Setback, East Side</i>	5 feet	15 feet	OMC Table 17.14.070
<i>Setback, West Side (Tustin Street)</i>	10 feet	10 feet-10 inches	OMC Table 17.14.070
<i>Unit Size</i>	One Bedroom: 600 square feet Two Bedrooms: 750 square feet	One Bedroom: 584 square feet with Concession Applied Two Bedrooms: 763 square feet	OMC Section 17.14.130
<i>Storage Area</i>	A unified storage area of at least 120 cubic feet/unit in addition to typical storage areas.	120 cubic feet/unit	OMC Section 17.14.140
<i>Density</i>	15-24 dwelling units/acre = 92.4 units	43 dwelling units/acre are proposed = 166 units Per Affordable Housing Provisions of State Law	General Plan Land Use Map

7. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1: Design Review Committee Meeting Feedback

On December 15, 2021, the Design Review Committee (DRC) conducted a review of the proposed project, where they provided comments relating to the following:

- Tree removal, replacement, size, and distribution
- Height, length, and appearance of fence along Tustin Street
- Building design elements
- Privacy and visual impacts to neighboring residents
- Site plan design and building placement
- Building No. 1 shading, placement, and height
- Need for vertical landscaping
- Pedestrian circulation

The DRC generally supported the architectural design of the project and recommended approval to the Planning Commission with the following conditions:

- The existing fencing along the back of the walk at Tustin Street shall be modified to provide two landscape offsets of a minimum of three-foot planter space.
- Prior to going to the Planning Commission, the new fence and tree proposals shall be reviewed by the Police and Fire Departments, including fence entries.
- Taller stature trees shall be used along Tustin Street and in parking areas.
- The massing along the southern end of the eastern edge of Building No. 1 shall be lowered by one story; relocating units to Building 3 is acceptable.

The applicant has subsequently revised their plans incorporating some recommendations by the Committee. The applicant has provided written responses to comments, included as Attachment 15. Updates and clarification regarding the proposed revisions include the following:

Fencing Along Tustin Street

Concerns were raised by the DRC regarding the appearance and location of the existing 6-foot tall fencing to remain along the Tustin Street frontage. The DRC recommended the installation of fence offsets to help break up the extended length and provide opportunities for the installation of more trees. In an attempt to satisfy this condition, the applicant revised Sheet L-3 (Fence and Wall Plan) to accommodate the fence offsets as directed by the Committee. The revised fence plan was reviewed by the Orange Police and Fire Departments. While the Police Department had no objections, the new fence plan was in conflict with the approved Fire Master Plan. The Fire Department requires an 8-foot clear pathway for laddering around the perimeter of Building 3 and the new offsets encroached into this required area. The applicant has taken the Fire Department comments into consideration and has revised the fence plans once again to address their comments. The project plans (Attachment 16) reflect the location of the fencing along Tustin Street, as approved by the Fire Department.

Taller Stature Trees

The DRC was concerned about the lack of vertical landscaping in relation to the 4-story elevation of Building 3 along the Tustin Street frontage, and the size/stature of the proposed trees within the parking lot areas for shade purposes. In an effort to satisfy this condition, the applicant revised Sheet L-1 (Landscape Plan) to include additional trees along Tustin Street and Fairway Drive. In addition, three 24-inch box size Brisbane Box trees have been replaced with three 36-inch box size London Plane/Chinese Elm trees in the parking lot area adjacent to the northwest corner of the site. The

revised landscape plan was reviewed by the Orange Police and Fire Departments. The Police Department had no objections; however, the new trees proposed along the Tustin Street and Fairway Drive street frontages were in conflict with the approved Fire Master Plan. Similar to the fencing, the Fire Department requires an 8-foot clear pathway for laddering around the perimeter of Building 3 and the new trees encroached into this required area. The Fire Department required the elimination of some of the new trees, and the submittal plans (Attachment 16) reflect this requirement. The revised plans currently show five Date Palms, one D.D. Blanchard Magnolia, and five Goldenrain trees along the Tustin Street and Fairway Drive street frontages adjacent to Building 3.

Building Massing

The DRC raised concerns regarding the 3-story elevation on the east side of Building 1 as it relates to the 1-story apartment building on the adjacent property and the potential for shading/shadowing and privacy issues. The applicant has since revised the plans by reducing the massing of Building 1 to 2-stories along the eastern edge. The 4 units removed from Building 1 were relocated to the southern edge of Building 3, changing this portion of Building 3 to 4-stories. Staff supports the proposed changes as the 2-story elevation on Building 1 provides a more sensitive interface with the adjacent 1-story neighbors, and the street presence along Tustin is heightened and blends more appropriately with the massing of the adjacent 4-story apartments. In addition, the Shade/Shadow Analysis (Attachment 7) submitted by the applicant concluded that the 2 and 4-story height of Building 1 will not impact the adjacent 1-story neighbors.

Issue 2: Density Bonus, Concessions and Incentives, and Waivers to Development Standards

The project includes a density bonus request which utilizes affordable housing provisions of state law to qualify for concessions or incentives, and waivers or reductions to development standards that are needed to make the project financially feasible (See Attachment 4 - Project Pro Forma Summary). Because the project is 100% affordable, the project qualifies for a substantial increase in density and a reduction in the required parking. In addition, concessions for building height, useable open space (private and common), unit size, as well as waivers to loading space size, fence height within the front yard setback, and motorcycle parking are proposed. The table below shows the R-3 District development standards and the concessions and waivers proposed for the development:

	R-3 Development Standards	Density Bonus Law	Concessions	Waivers
Density	24 dwelling units/acre	43 dwelling units/acre		
Parking	349	168		
Building Height	32 feet - 2 stories		29-53 feet - 2-4 stories	
Unit Size (one bedroom)	600 square feet		584 square feet	
Private Open Space	49-100 square feet per unit = 8,134-16,600 square feet		2,583 square feet total for 63 units	

Common Open Space	250 square feet/unit = 41,500 square feet		19,701 square feet	
Loading Area	10 feet x 60 feet			10 feet x 50 feet
Motorcycle Parking	300 square feet			0 square feet
Fence Height in Front Yard Setback	42 inches tall			48-72 inches

Density Bonus

The project proposes a 100% affordable senior citizen housing development. The applicant is requesting a density bonus under the Density Bonus Law found in California Government Sections 65915-65918. The amount of density bonus is set based on the percentage of affordable units at each income level. When 100% of the total units (other than the manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate), then the applicant may receive an 80% density increase. The project is requesting an 80% density bonus that would increase the project density from 24 dwelling units per acre (the maximum allowed within the R-3 zoning district) to 43 dwelling units per acre.

The increase in density is not expected to impact traffic to and from the site and within the neighborhood of the development. A Preliminary Traffic Analysis (Attachment 11) was conducted for the project, which concluded that the project would generate 141 fewer daily vehicle trips than the existing rehabilitation center use.

Parking

The OMC requires a total of 349 parking spaces for the project (Please refer to Development Standards Table for breakdown). Affordable housing provisions of state law allow 0.5 parking spaces per unit for a development that is 100% affordable, within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development. Parking may be tandem or uncovered. This calculates to a total of 83 required parking spaces. The project is providing 168 parking spaces at a ratio of 1.01 spaces per unit. The applicant will require proposed residents to register vehicles that will be parked on-site, and marketing for the property will specify the number of parking spaces allotted to each unit. The project is also within one-half mile of Bus Route 71 (adjacent to the northwest corner of the site on Tustin Street) that operates at least eight times per day. The applicant has indicated that parking at their other facilities has been appropriate and is confident that parking for this project is sufficient.

Building Height

The OMC allows a maximum building height of 32 feet or 2-stories. The applicant is requesting a concession to construct 4-story buildings at a maximum height of 53 feet.

A Shade and Shadow Analysis (Attachment 7) and Sheets A1.9A - A1.9F of the submittal plans demonstrate that the increase in building height will have no adverse impacts on surrounding properties. In addition, the proposed building height is comparable to the adjacent Chestnut Place and the Harmony Creek apartments.

Unit Size

The OMC requires one-bedroom units to have a minimum floor area of 600 feet. The project is requesting a concession for all 1-bedroom units to be 584 square feet, which is similar to other existing senior projects developed by the applicant. Staff believes that the 16 square foot reduction will not negatively impact the living area of the proposed units.

Private Open Space

The OMC requires private open space for each unit with a minimum width of 10 feet by 10 feet for decks/patios and 7 feet by 7 feet for balconies. The applicant is requesting a concession for a reduction in the minimum size requirement and the number of private open spaces provided for each unit. The applicant has provided private patios/balconies in 40% of the units (63 units total) which are 7 feet-7 inches by 5 feet-4 inches in size. The reduction in private open space will be mitigated with resident access to the community's indoor common open space which has been specifically planned for senior tenants and promotes an active and social lifestyle. The community will include indoor amenities such as a community clubroom with kitchen, computer room, media TV, seating areas, game tables, a fitness center, and lobby/lounge area.

Common Open Space

The OMC requires 250 square feet of common open space per unit at the minimum dimensions of 20 feet by 20 feet, which calculates to a total of 41,500 square feet. The applicant is requesting a concession to this requirement and is providing a total of 19,701 square feet (118 square feet per unit) and a minimum of 10 feet by 10 feet in most locations. The project is deficient approximately 21,799 square feet. The community's common open space meets the intent of the Code as it has been attractively designed and programmed specifically for the use and enjoyment of the senior tenants and is also comparable to the amount of common open space typically included with the applicant's other senior communities. The community will include 5 separate outdoor courtyard areas dispersed throughout the site. Outdoor amenities within the courtyards include a dog park, community garden, BBQ areas, lounge and picnic seating, meandering pathways and bench seating.

Loading Area

The OMC requires a loading area that is 10 feet by 60 feet. The applicant is requesting a waiver of this requirement and is providing a loading area that measures 10 feet by 50 feet. The applicant has indicated that because of the proposed reduced size of the senior apartments, smaller moving trucks/vehicles are required. In addition, the proposed loading space size is appropriate for average sized delivery vehicles.

Motorcycle Parking

The OMC requires 300 square feet of motorcycle parking for the project. The applicant is requesting a waiver to exclude motorcycle parking for the project. Because the project is providing 168 parking spaces with a surplus of 85 parking spaces over what state law requires, potential motorcycle parking may occur in the surplus stalls, rather than a designated motorcycle parking area. In addition, the applicant has indicated that the inclusion of motorcycle parking is not typically programmed in their senior communities and has not been a concern with tenants.

Fence Height within the Front Yard Setback

The OMC allows a maximum fence height of 3 feet-6 inches within the front yard setback. The applicant is requesting a waiver to this requirement and is proposing 4 to 6-foot tall fencing along the

La Veta Avenue street frontage. The project intends to maintain the existing 6-foot tall (tubular steel with CMU pilasters) fencing along the La Veta frontage and is proposing new 4 to 6-foot tall tubular steel fencing around the perimeter of the dog park. The 6-foot tall open fencing around the perimeter of the development is intended for security, visibility, and leaseability purposes for the community.

Issue 3: Contribution to Regional Housing Needs Allocation (RHNA)

The affordability of the proposed project contributes to the identified low- and very-low income housing needs identified in the City's RHNA and supports implementation of the City's 2021-2029 Housing Element.

City of Orange Housing Needs for 2021-2029 and The Orion Project		
Income Category (% of County AMI)	RHNA Number of Units	The Orion Project Number of Units
Extremely Low (30% or less)	534	10% at 30% = 16.6
Very Low (31 to 50%)	1,067	26% at 50% = 43.16
Low (51 to 80%)	604	26% at 60% = 43.16 38% at 70% = 63.08
Moderate (81% to 120%)	677	0
Above Moderate (over 120%)	1,588	0
Total	3,936	166

8. PUBLIC NOTICE

On February 25, 2022, the City sent a Public Hearing Notice to a total of 683 property owners/tenants within a 300-foot radius of the project site and persons specifically requesting notice. The project site has been posted in three locations with the notification on that same date.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: Categorical Exemption: A Memorandum was prepared by the applicant's environmental consultant (Attachment 6) to evaluate whether the proposed project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA). The Memorandum concluded that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 - Infill Development Projects) because the project meets the following criteria:

- With the allowed affordable housing concessions and waivers, the project is consistent with the existing General Plan designations, General Plan policies and, applicable zoning designations and regulations.
- The project is in the City on a site less than five acres and is substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare, or threatened species.
- The project has been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.

- e. The site would be adequately served by all required utilities and public services.

In addition, the project would not trigger any exceptions of State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on hazardous waste site, and is not a historical resources site. No environmental public review is required.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The City's inter-departmental staff review committee (SMART) conducted a review of the project on August 4, 2021 and provided comments. On November 17, 2021, SMART conducted a second review and recommended that the project proceed to the DRC with conditions.

Design Review Committee:

The DRC conducted a review of the project on December 15, 2021 where the DRC provided comments relating to tree removal, replacement size and distribution, fencing height along Tustin Street, building design, privacy and visual impacts to adjacent neighboring residents, site plan design, potential shade impacts of Building 1, and the need for vertical landscaping along Tustin Street as detailed in the Analysis section of this report. The DRC recommended project approval with conditions to the Planning Commission by a 3-1-1 vote. The Staff Report and Minutes of the December 15, 2021 meeting are provided as Attachments 13 and 14 to this report.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 02-22
- Attachment 2 Vicinity Map
- Attachment 3 Applicant's Letter of Explanation
- Attachment 4 Project Pro Forma Summary
- Attachment 5 Memo from Applicant Detailing the Need for Requested Density Bonus, Concessions, and Waivers
- Attachment 6 CEQA Memorandum by Helix Environmental Planning
- Attachment 7 Shade and Shadow Analysis
- Attachment 8 Arborist Report
- Attachment 9 Historic Resources Assessment
- Attachment 10 Archaeological Report
- Attachment 11 Preliminary Traffic Analysis
- Attachment 12 Parking Demand Analysis for the Existing Casas de Rio Affordable Senior Apartment Development

- Attachment 13 December 15, 2021 DRC Meeting Staff Report
- Attachment 14 December 15, 2021 DRC Meeting Minutes
- Attachment 15 Applicant's Responses to the December 15, 2021 DRC Meeting Comments
- Attachment 16 Project Plans, Date Stamped Received February 22, 2022. Colors and Materials Boards provided at Meeting

MINUTES - FINAL

City of Orange

Planning Commission

March 07, 2022

The Planning Commission of the City of Orange, California convened on March 7, 2022, at 7:00 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Simpson called the meeting to order at 7:00 p.m.

1.1 PLEDGE OF ALLEGIANCE

Commissioner Glasgow led the flag salute.

1.2 ROLL CALL

Present: Simpson, Vazquez, Glasgow, and Martinez

Absent: Trapesonian

2. PUBLIC COMMENTS

None

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the Planning Commission of the City of Orange for the February 23, 2022 Regular Meeting.

ACTION: Approved minutes as presented.

Vice Chair Vazquez abstained from voting on the February 23, 2022 meeting minutes due to his absence from the meeting.

A motion was made by Commissioner Glasgow, seconded by Commissioner Martinez, to approve the Consent Calendar as presented. The motion carried by the following vote:

Ayes: Simpson, Glasgow, and Martinez

Noes: None

Absent: Trapesonian

Abstain: Vazquez

4. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR REPORTS

None

5. COMMISSION BUSINESS

None

5.1. Selection of Planning Commission Officers (Continued from February 23, 2022).

A motion was made by Chair Simpson, seconded by Commissioner Martinez, to nominate Vice Chair Vazquez as Chair effective March 21, 2022, for a one year term.

The motion carried by the following vote:

Ayes: Simpson, Vazquez, Glasgow, and Martinez

Noes: None

Absent: Trapesonian

A motion was made by Chair Simpson, seconded by Vice Chair Vazquez to nominate Commissioner Glasgow as Vice Chair effective March 21, 2022, for a one year term.

The motion carried by the following vote:

Ayes: Simpson, Vazquez, Glasgow, and Martinez

Noes: None

Absent: Trapesonian

6. CONTINUED HEARINGS

None

7. NEW HEARINGS

7.1. Public Hearing: Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards - The Orion Senior Citizen Apartment Complex, 1800 E. La Veta Avenue/585 S. Tustin Street

The following spoke on behalf of the project:

- Ken Robertson, President, USA Properties
- Leatha Clark, Development Manager, USA Properties
- Tippy Lambert, Vice-President of USA Properties

The Commissioners had questions about the following:

- Shade study
- Timing of construction
- Parking agreement with Casa de Rio
- Overnight stay policy
- Reciprocal Access

Chair Simpson opened the public hearing.

Linda McAndrews, Chestnut Place property manager, inquired about the number of buildings associated with the project.

Chair Simpson closed the public hearing.

A motion was made by Commissioner Glasgow, seconded by Commissioner Martinez to approve (with conditions) Planning Commission Resolution 02-22. A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards to redevelop an existing rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements, located at 1800 E. La Veta Avenue/585 S. Tustin Street.

The motion carried by the following vote:

Ayes: Simpson, Vazquez, Glasgow, and Martinez

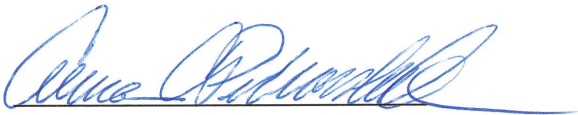
Noes: None

Absent: Trapesonian

8. ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m.

The next Regular Planning Commission Meeting will be held on Monday, March 21, 2022 at 7:00 p.m., in the Council Chamber.



s/Anna Pehoushek

Assistant Community Development Director



3URMHFW 7HD

\$33/,&\$17 2:1(5
86\$ 3523(57,(6
'RXJODV %OYG 6XLWH
5RVHYLOOH &\$
&RQWDFW+&/\$5.
/\$55< 0&/:/\$,1

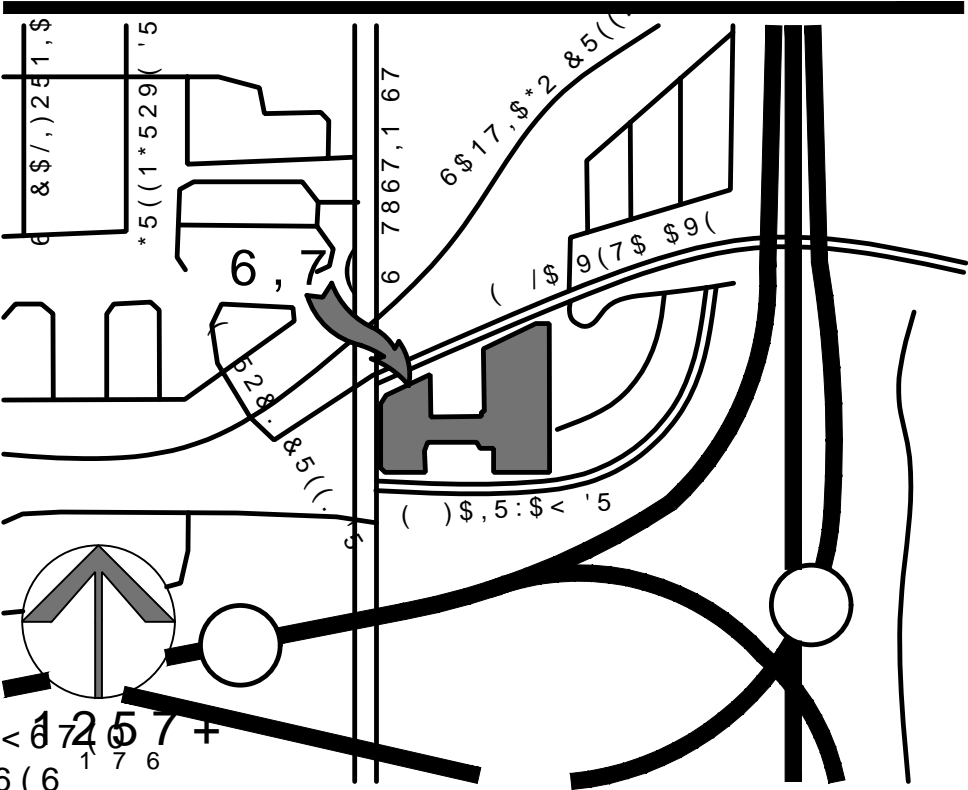
5(6,'(17,\$/ \$5&+,7(&7
\$2 \$5&+,7(&76
1 2UDQJH 6WUHHW
2UDQJH &\$
&RQWDFW),1 0\$5\$1\$1
1\$.,6\$ +(6+0\$7,

/\$1'6&\$3(\$5&+,7(&7
6,7(6&\$3(6
% \$LUSRUW /RRS 'ULYH
&RVWD OHVD &\$
&RQWDFW 32/+0\$86

&,9,/ (1*,1(5
.3))
6RXWK)ORZHU 6WUHHW
/RV \$QJHOHV &\$
&RQWDFW\$1 %((

3+2720(75,&6
(0(5\$/& &,7< (1*,1((56 ,1&
6XLWH,*,+:\$<
/<11:22' :\$
&RQWDFW &)5(1&+

9,&,1,7< 0\$3



'(55(' 68%0,77\$/
,5(635,1./(56
81'(5*5281'),5(/,1(6(59,&
,5(635,1./(56 \$/\$50 6<67(06
75866 &\$/&8/\$7,216
(0(5*(1&< 5(6321'(5 5\$,2 &20081,&\$7,21
35())\$%5,&\$7(' 67\$,56 /(9\$7256 \$1' 75(/,6(6
&20021 \$5(\$ *\$7(6 '2256
)22' :\$67(\$1' 5(&<\$/,1*

THE ORION

86\$ 3523(57,(6)81' ,1&
'28*/\$6 %/9' 68,7(526(9,/(



25\$1*(&\$

6,7('\$'5(66

(/\$ 9(7\$

25\$1*(&\$

'\$7(
-2% 12

5,9(56,(&+\$5,7\$%/(\$25\$3525+\$,7,(216
<25%\$ 67 7867,1 &\$ 1257+ 25\$1*(67 25\$1*(&\$

\$*(1&< 68%0,77\$/
25\$1*(&\$
'(&(0%(5
6+((7 ,1'(;
6+((7 '6&5,37,21
* &29(5 6+((7
* 352-(&7 ,1)250\$7,21 81,7 6800\$5< -85,6',&7,21\$/ 5
* 352-(&7 ,1)250\$7,21 23(1 63\$&(3\$5.,1' \$1\$/<6,6
\$ &21&(378\$/ 3(563(&7,9(6
\$ &21&(378\$/ 3(563(&7,9(6
\$ 6,7(3+2726 \$1' &217(:7
\$ 6,7(3/\$1 (:,67,1*
\$ 6,7(3/\$1 352326(')
\$ 23(1 63\$&(3/\$1
\$),5(0\$67(5 3/\$1
\$:\$67(0\$1\$*(0(17 3/\$1
\$ 3\$7+ 2) 75\$9(/ (:+,% ,7
\$ \$ 6+\$'(\$1' 6+\$'2: 678'< 0\$5 352326(')
\$ % 6+\$'(\$1' 6+\$'2: 678'< -81 352326(')
\$ & 6+\$'(\$1' 6+\$'2: 678'< 6(3 352326(')
\$ ' 6+\$'(\$1' 6+\$'2: 678'< 2&7 352326(')
\$ (6+\$'(\$1' 6+\$'2: 678'< 129 352326(')
\$) 6+\$'(\$1' 6+\$'2: 678'< '(& 352326('

\$ %8,/' ,1* &20326,7(3/\$1 /(9(/6
\$ %8,/' ,1* &20326,7(3/\$1 /(9(/6 522) 3/\$1
\$ %8,/' ,1* /(9\$7,216
\$ %8,/' ,1* /(9\$7,216
\$ % %8,/' ,1* /(9\$7,21 &203\$5,621
\$ %8,/' ,1* &20326,7(3/\$1 /(9(/6
\$ %8,/' ,1* &20326,7(3/\$1 /(9(/6 522) 3/\$1
\$ %8,/' ,1* /(9\$7,216
\$ %8,/' ,1* /(9\$7,216
\$ %8,/' ,1* &20326,7(3/\$1 /(9(/6
\$ %8,/' ,1* &20326,7(3/\$1 /(9(/6 522) 3/\$1
\$ %8,/' ,1* /(9\$7,216
\$ %8,/' ,1* /(9\$7,216
\$ % %8,/' ,1* /(9\$7,21 &203\$5,621
\$ %8,/' ,1* '(7\$,/6

\$ &21&(378\$/ 81,7 3/\$16

\$ &2/25 0\$7(5,\$/6

/ 35(/,0,1\$5< /\$1'6&\$3(3/\$1
/ 6,7(\$0(1,7< (1/\$5*(0(176
/)(1&(\$1' :\$//
/ (:,67,1' 75((,19(1725<
/ 3/\$17 0\$7(5,\$/

5(&352&\$/ \$&&(66 \$5((0(17
& 6859(<
& 6859(<
& 6859(<
& 6859(<
& 6859(<
& 6859(<
& '02/,7,21 3/\$1
& *5\$',1* 3/\$1
& 87,/,7< 3/\$1

(/80,1\$,5(6&+('8/(
(6,7(/,*,7,1*
(6,7(3+2720(75,&6

5(9,6,21 /2*		
12	'(6&5,37,21	'DWH
	25.,1\$/	
	5(68%0,77\$/	
	5(68%0,77\$/	
	5(68%0,77\$/	

*



Thursday, February 17, 2022 4:18:41 PM
R:\2020\2020-009 RCC ORION AFFORDABLE ORANGE\03 DESIGN\SCHEMATA\04\20-009_A1.5 OPEN SPACE PLAN.DWG

THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

OPEN SPACE PLAN

A1.5

DATE: 02-17-22
JOB NO.: 2020-009

LEGEND

COMMON OPEN SPACE
AT GRADE

INDOOR AMENITIES

GROUND FLOOR PATIO



MINIMUM USABLE OPEN SPACE REQUIRED		
TOTAL UNITS	SQ.FT. PER UNIT	TOTAL SQ.FT.
166	250	41,500
TOTAL		41,500

BUILDING 1 PRIVATE OPEN SPACE PROVIDED			
UNIT TYPE	TOTAL UNITS	PATIO/BALCONY SQ.FT. PER UNIT	TOTAL PATIO/BALCONY SQ.FT.
A1	31	0	0
A2	2	41	82
B1	12	41	492
B1 ALT	6	41	246
TOTAL	51		820

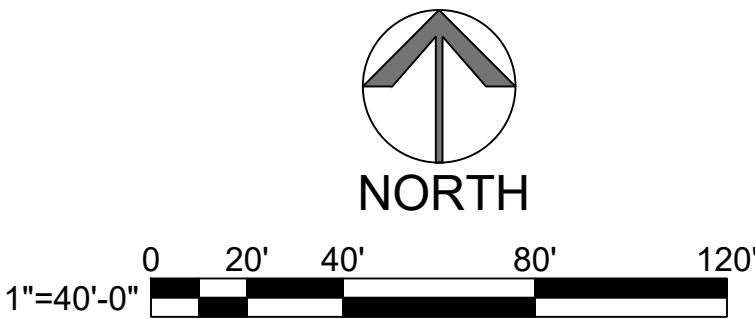
BUILDING 2 PRIVATE OPEN SPACE PROVIDED			
UNIT TYPE	TOTAL UNITS	PATIO/BALCONY SQ.FT. PER UNIT	TOTAL PATIO/BALCONY SQ.FT.
A1	37	0	0
A2	3	41	123
B1	13	41	533
B1 ALT	3	41	123
TOTAL	56		779

BUILDING 3 PRIVATE OPEN SPACE PROVIDED			
UNIT TYPE	TOTAL UNITS	PATIO/BALCONY SQ.FT. PER UNIT	TOTAL PATIO/BALCONY SQ.FT.
A1	35	0	0
A2	3	41	123
B1	15	41	615
B1 ALT	6	41	246
TOTAL	59		984

TOTAL PRIVATE OPEN SPACE PROVIDED FOR WHOLE SITE	2,583 SQ.FT.
*NOTE: PRIVATE OPEN SPACE MAY BE COUNTED UP TO A TOTAL OF ONE-THIRD OF THE REQUIRED USABLE OPEN SPACE (1/3 X 41,500 = 13,833 SQ.FT.)	

MINIMUM COMMON OPEN SPACE WIDTH AND DEPTH 20 FT.	
OPEN SPACE TYPE	TOTAL SQ.FT.
COURTYARD - 1	3,735
COURTYARD - 2	4,384
COURTYARD - 3	3,439
COURTYARD - 4	2,722
DOG PARK	1,816
OPEN SPACE - 7	735
OPEN SPACE - 8	650
OPEN SPACE - 9	433
BUILDING 2 INDOOR CLUBHOUSE	1,318
BUILDING 3 INDOOR FITNESS CENTER	469
TOTAL	19,701
NOTE: MINIMUM OPEN SPACE WIDTH AND DEPTH 20 FT.	

OVERALL OPEN SPACE PROVIDED	
OPEN SPACE TYPE	TOTAL SQ.FT.
*PRIVATE OPEN SPACE PROVIDED	2,583
COMMON OPEN SPACE PROVIDED	19,701
TOTAL	22,284
	134 SQ.FT. PER UNIT

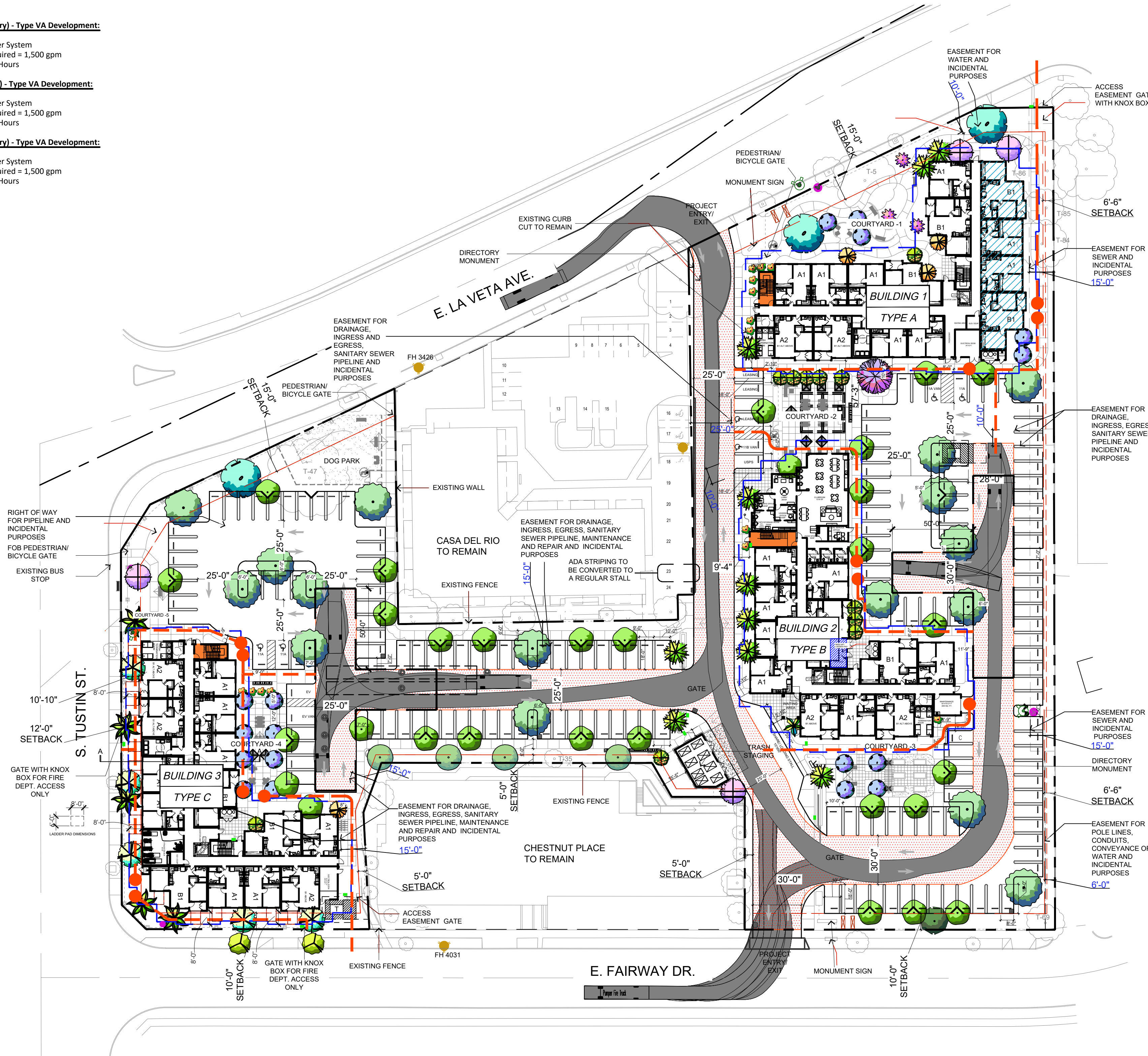


Thursday, February 17, 2022 4:21:10 PM
R:\2020\2020-009-009 RCC ORION AFFORDABLE ORANGE\3 DESIGN\SCHEMATIC\AUTOCAD\20-009_A1.6 FIRE MASTER PLAN.DWG

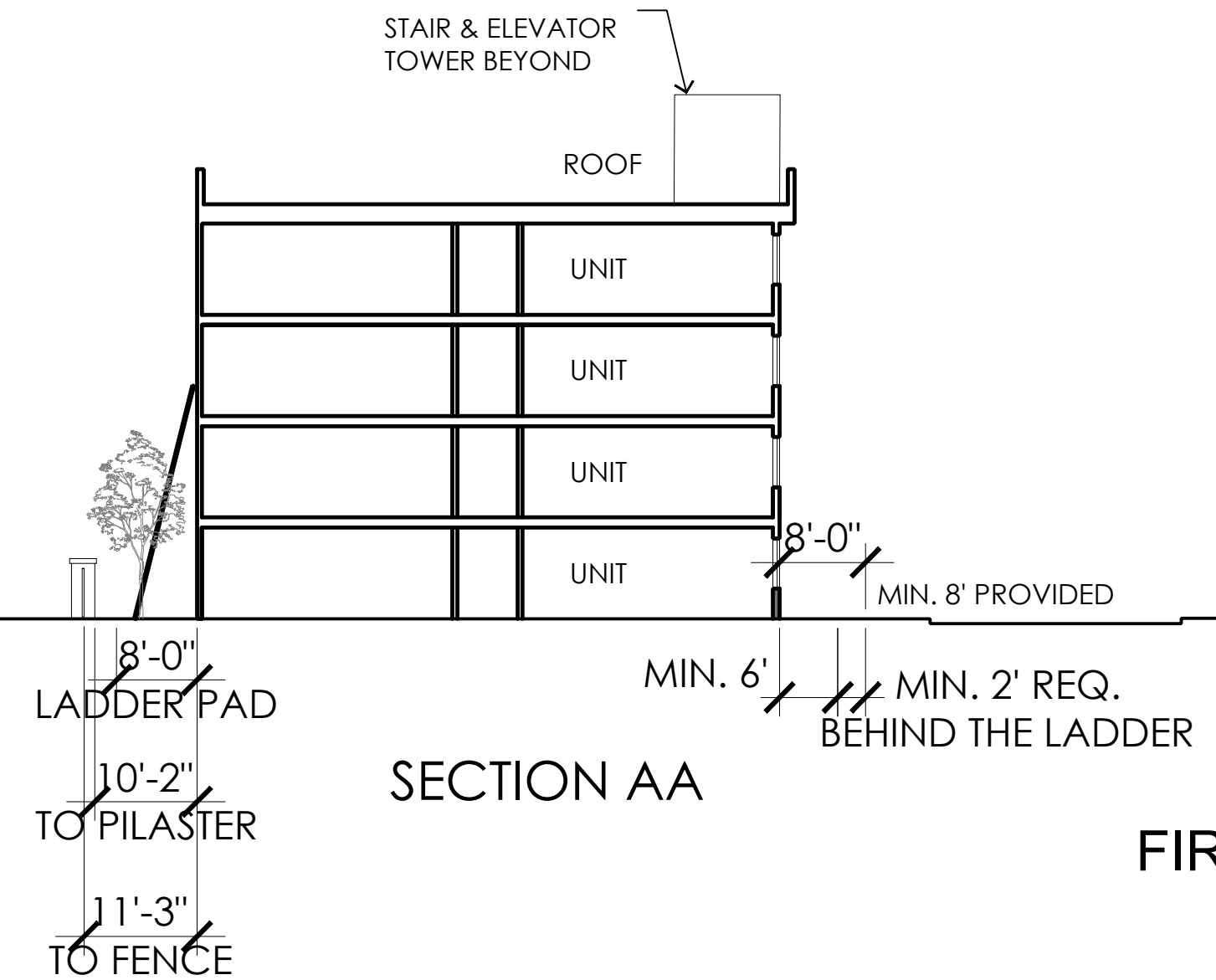
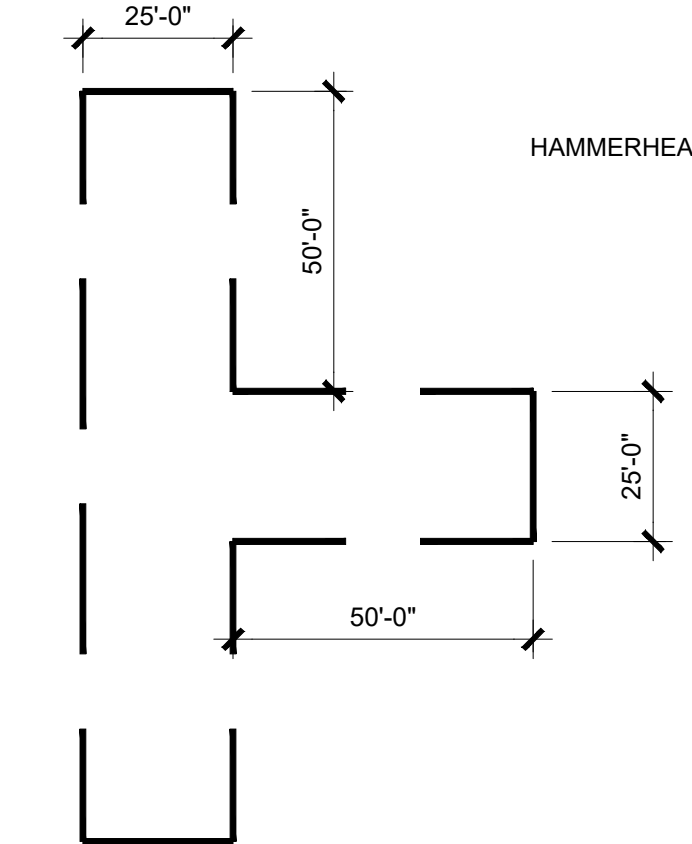
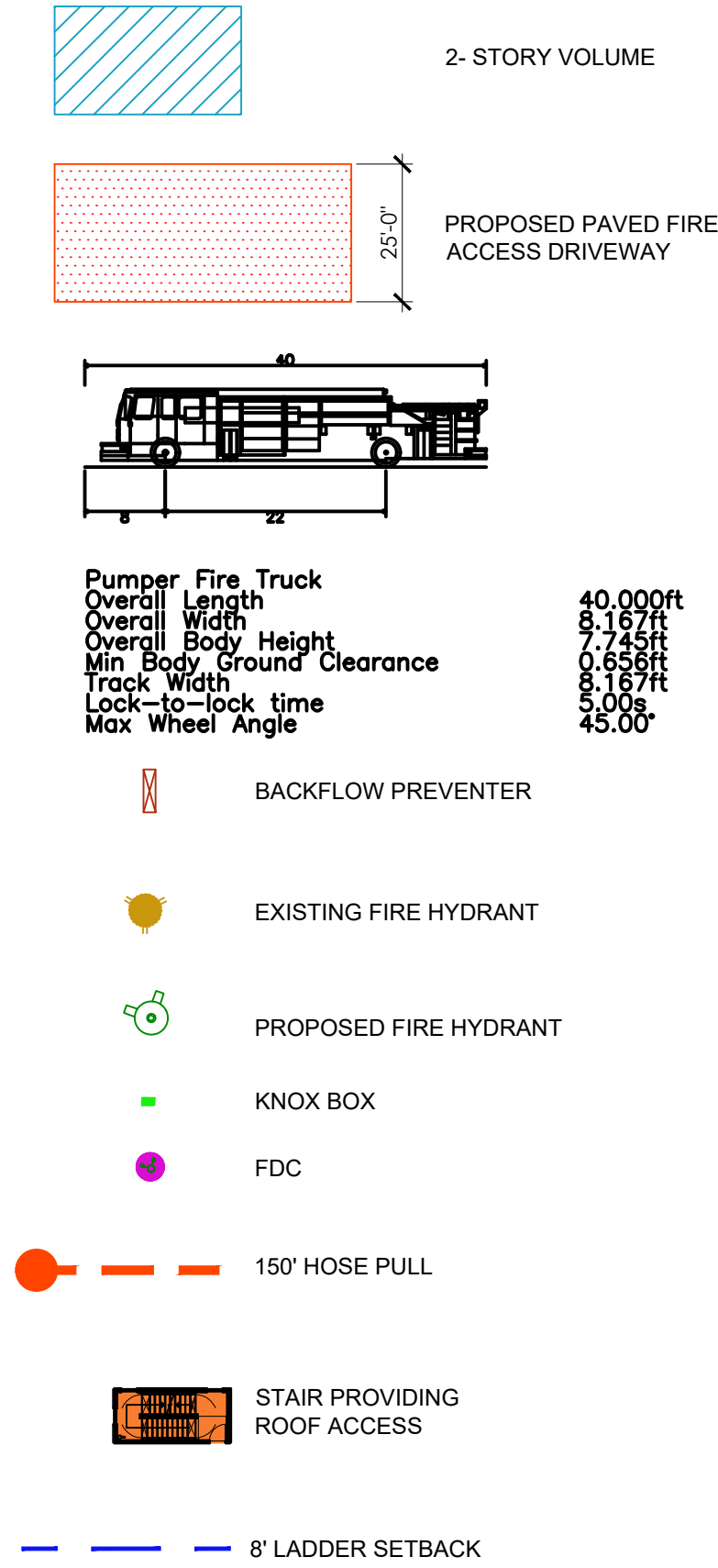
Building 1 (2-4 Story) - Type VA Development:
Area = 14,799 SF
Automatic Sprinkler System
Min Fire Flow Required = 1,500 gpm
Flow Duration = 4 Hours

Building 2 (4 Story) - Type VA Development:
Area = 50,598 SF
Automatic Sprinkler System
Min Fire Flow Required = 1,500 gpm
Flow Duration = 4 Hours

Building 3 (3-4 Story) - Type VA Development:
Area = 50,319 SF
Automatic Sprinkler System
Min Fire Flow Required = 1,500 gpm
Flow Duration = 4 Hours

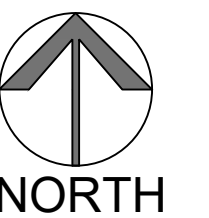


LEGEND



FIRE DEPARTMENT CONDITIONS OF APPROVAL TO BE NOTED ON FMP

- Plans submitted for Building Plan Review shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit. **Onsite fire department access will require easement recording prior to issuance of Precise Grading Permit and shall be reviewed by Fire prior to approval.**
- The fire access roadways shall be designed to support the imposed loads of the Orange Fire Department fire apparatus with a total load of 68,000 pounds. The fire apparatus is distributed as 46,000 pounds on the tandem rear axles and 22,000 pounds on the front axle.
- A letter, wet-stamped and signed by a registered engineer will be provided at rough grading plan submittal identifying the new roadway design and installation meeting the 68,000 pound all weather requirement.
- The proposed buildings are required to be protected by an automatic fire sprinkler system installed in accordance with NFPA 13 or 13R (up to 4 stories, <60' AFF. A fire department connection will be part of the fire sprinkler system design. The following requirements are applicable to **each** new structures and must be considered relative to the installation of the fire sprinkler systems.
 - The fire department connection shall not be affixed to the building;
 - The fire department connection shall be located at least 40 feet away from the building;
 - The fire department connection shall be located on the address side of the building;
 - The fire department connection shall be located within 40 feet of a hydrant on the same side of the street as the hydrant;
 - The fire department connection shall not provide pressure to an on-site hydrant.
 - The location of the fire department connection shall be approved by the Fire Department.
 - Show the location of the double-check backflow prevention assemblies.
- Key boxes and key switches (Knox devices) shall be provided where necessary to ensure that immediate access for firefighting, rescue and other emergency purposes is possible. Identify location according to the following:
 - At a minimum Knox devices shall be provided for the following locations:
 - The main entry to buildings equipped throughout with a fire alarm or sprinkler monitoring system.
 - Doors, perimeter pedestrian gates and other areas identified by the Fire Department. At least one pedestrian gate is required on perimeter gates.
 - Vehicular gates on driver side approach.
 - In accordance with the 2019 CFC Chapter 5, Section 510.1, and local ordinance 9-19, all new buildings meeting the criteria shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. The emergency responder radio coverage system shall be installed in accordance with the City of Orange Emergency Responder Digital Radio Guideline under separate submittal. TBD, based on criteria. Provide each building area tabulation to determine.
 - Trees planted along the fire access roadway and/or firefighter required walkway shall not impede the required minimum 5'0" walkway width or the required fire apparatus vertical clearance of 13'-6". The trees should be a type that the natural growth pattern would allow the required vertical clearance without reliance on regular maintenance of the tree canopies.
 - The architectural, civil and landscape drawings shall be coordinated such that information relative to fire access roadway widths, required vertical clearances and location of fire protection devices (FDC's, BFD's and fire hydrants) are shown in a similar manner.
 - Note deferred plan submittals on title sheet, including but not limited to, any of the following as applicable: fire sprinklers, underground fire line service, fire sprinkler monitoring/alarm systems, compressed/liqefied bulk tanks, emergency responder radio communication system, and underground/aboveground storage tanks.



1"=40'-0"

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

FIRE MASTER PLAN

DATE: 02-17-22
JOB NO.: 2020-009

AO ARCHITECTS
(714) 639-9860

A1.6



Thursday, February 17, 2022 4:23:38 PM
R:\2020\2020-009 RCC ORION AFFORDABLE ORANGE\03 DESIGN\SCHEMATA\AUTOCAD\20-009_A1.7 WASTE MANAGEMENT.DWG

THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A1.7



TRASH NARRATIVE

THE WRITTEN SOLID WASTE DISPOSAL AND RECYCLING MANAGEMENT PLAN FOR THE RESIDENTIAL PROJECT IS EXPLAINED AS FOLLOWS:

TRASH TRUCK ROUTING
TRUCKS WILL ENTER THE PROJECT ON E. LA VETA AVE. ALONG THE NORTHERN ENTRY. COMMENCE REGULAR TRASH OPERATIONS FOR EXISTING CASA DEL RIO BUILDING AND CONTINUE ALONG THE DRIVEWAY GOING SOUTH. THEY PARK ADJACENT TO THE PROPOSED CENTRALIZED TRASH STAGING AREA AND COMMENCE OPERATIONS. AFTER COMPLETING PICK-UP, TRUCKS WILL CONTINUE ALONG THE DRIVEWAY TO THE SOUTH AND COMMENCE REGULAR TRASH OPERATIONS FOR EXISTING BUILDING TO THE SOUTH BEFORE EXITING THE SITE ONTO E. FAIRWAY DR.

SCOUTING SERVICES WILL BE USED TO MOVE THE BINS FROM THE TRASH TERMINATION ROOM TO THE STAGING AREA FOR ALL THREE BUILDINGS.

TRASH AND RECYCLING ROOMS

COLLECTION WILL BE VIA RECYCLABLE AND SOLID WASTE TRASH CHUTES LOCATED WITHIN SEPARATE ENCLOSURES IN EACH BUILDING.

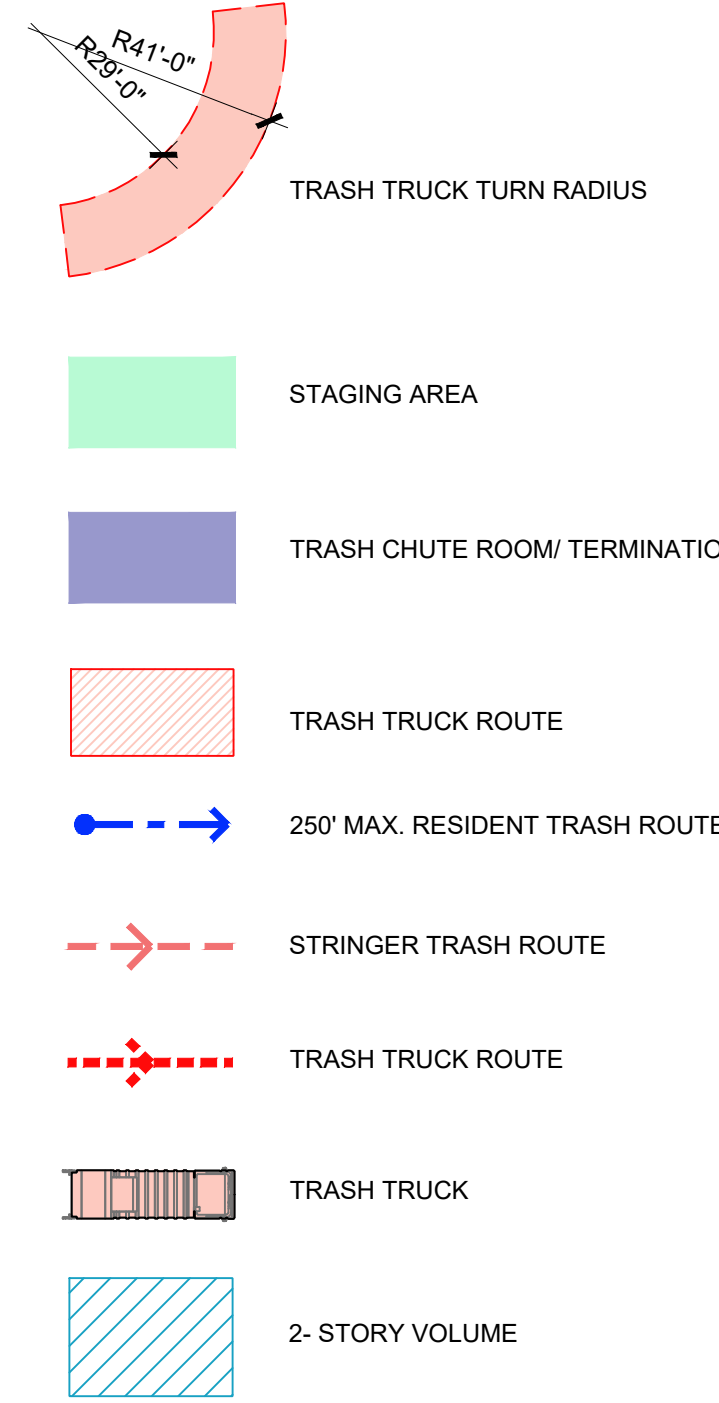
TENANTS WILL NOT ACCESS THE TRASH TERMINATION ROOMS DIRECTLY, BUT THROUGH TRASH-CHUTE ROOMS LOCATED AT EVERY LEVEL OF THE BUILDING OFF THE RESIDENTIAL CORRIDORS. THE TRASH CHUTES WILL CONTAIN A MECHANISM THAT WILL ALLOW COMPLETE SHUT-OFF IN ORDER TO REMOVE / REPLACE THE BINS AS THEY REQUIRE EMPTYING AND LIMIT ACCESS TO ALL OTHER FLOORS WHEN ANY ONE CHUTE DOOR IS OPENED. A PORTER WILL BE REQUIRED TO MONITOR THE TRASH LEVELS THROUGHOUT THE DAY AS A PART OF DAILY DUTIES. THE PORTER WILL ALSO MONITOR TRASH LEVELS IN THE CLUBHOUSE, FITNESS AND LEASING SPACES AND WILL REMOVE TRASH/RECYCLING FROM THESE AREAS AND DELIVER MATERIALS DIRECTLY TO THE TRASH TERMINATION ROOM.

PER CR&R A 3 CU. YARD BIN IS REQUIRED FOR TRASH AND RECYCLING FOR EVERY 10 UNITS. SINCE OUR MAXIMUM UNIT COUNT IN OUR BUILDING IS 56, WE WILL NEED A TOTAL OF 6 BINS FOR ONCE A WEEK PICK UP. WE ARE OFFERING TWICE A WEEK PICK UP. THE TOTAL NUMBER OF BINS PER BUILDING FOR BOTH TRASH AND RECYCLING WILL BE 3. WE ARE PROVIDING 4.

MAINTENANCE OF TRASH ROOMS

THE MAINTENANCE OF THE TRASH ROOMS WILL BE MONITORED AND MANAGED BY PROPERTY MANAGEMENT.

LEGEND



TRASH SUMMARY- BUILDING 1

MINIMUM BINS REQUIRED						
UNITS	EACH 10 UNITS	(3 CY BINS) FOR ONCE A WEEK PICK-UP - BINS REQ'D	(3 CY BINS) FOR TWICE A WEEK PICK-UP - BINS REQ'D	PROVIDED		
51	10	5	3	1.5 (3CY BIN) FOR TRASH AND 1.5 (3CY BIN) FOR RECYCLING	4	(3 CY BINS) PROVIDED - 2 (3CY BIN) FOR TRASH AND 2 (3CY BIN) FOR RECYCLING

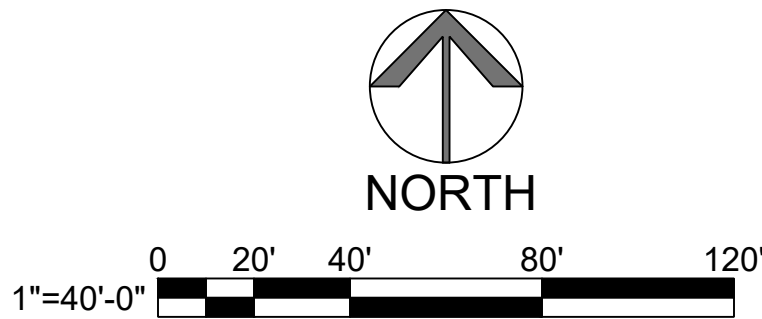
TRASH SUMMARY- BUILDING - 2

MINIMUM BINS REQUIRED						
UNITS	EACH 10 UNITS	(3 CY BINS) FOR ONCE A WEEK PICK-UP - BINS REQ'D	(3 CY BINS) FOR TWICE A WEEK PICK-UP - BINS REQ'D	PROVIDED		
56	10	6	3	1.5 (3CY BIN) FOR TRASH AND 1.5 (3CY BIN) FOR RECYCLING	4	(3 CY BINS) PROVIDED - 2 (3CY BIN) FOR TRASH AND 2 (3CY BIN) FOR RECYCLING

TRASH SUMMARY- BUILDING - 3

MINIMUM BINS REQUIRED						
UNITS	EACH 10 UNITS	(3 CY BINS) FOR ONCE A WEEK PICK-UP - BINS REQ'D	(3 CY BINS) FOR TWICE A WEEK PICK-UP - BINS REQ'D	PROVIDED		
59	10	6	3	1.5 (3CY BIN) FOR TRASH AND 1.5 (3CY BIN) FOR RECYCLING	4	(3 CY BINS) PROVIDED - 2 (3CY BIN) FOR TRASH AND 2 (3CY BIN) FOR RECYCLING

NOTE: PROJECT TO COMPLY WITH CITY STANDARDS



WASTE MANAGEMENT

DATE: 02-17-22
JOB NO.: 2020-009

Thursday, February 17, 2022 4:32:53 PM
R:\2020\2020-009 RCC ORION AFFORDABLE ORANGE\03 DESIGN\SCHEMATA\OCAD\20-009_A1.8 PATH OF TRAVEL.DWG

THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

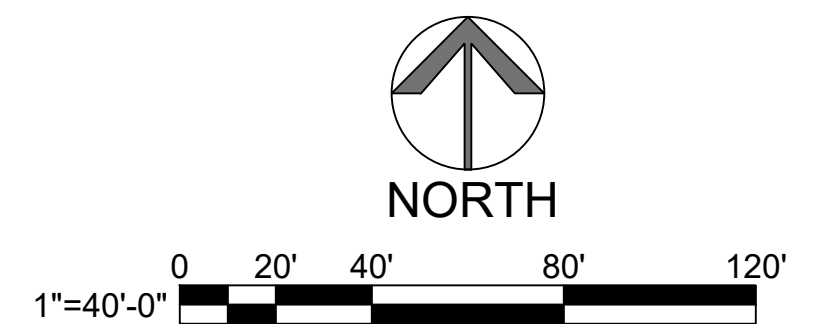
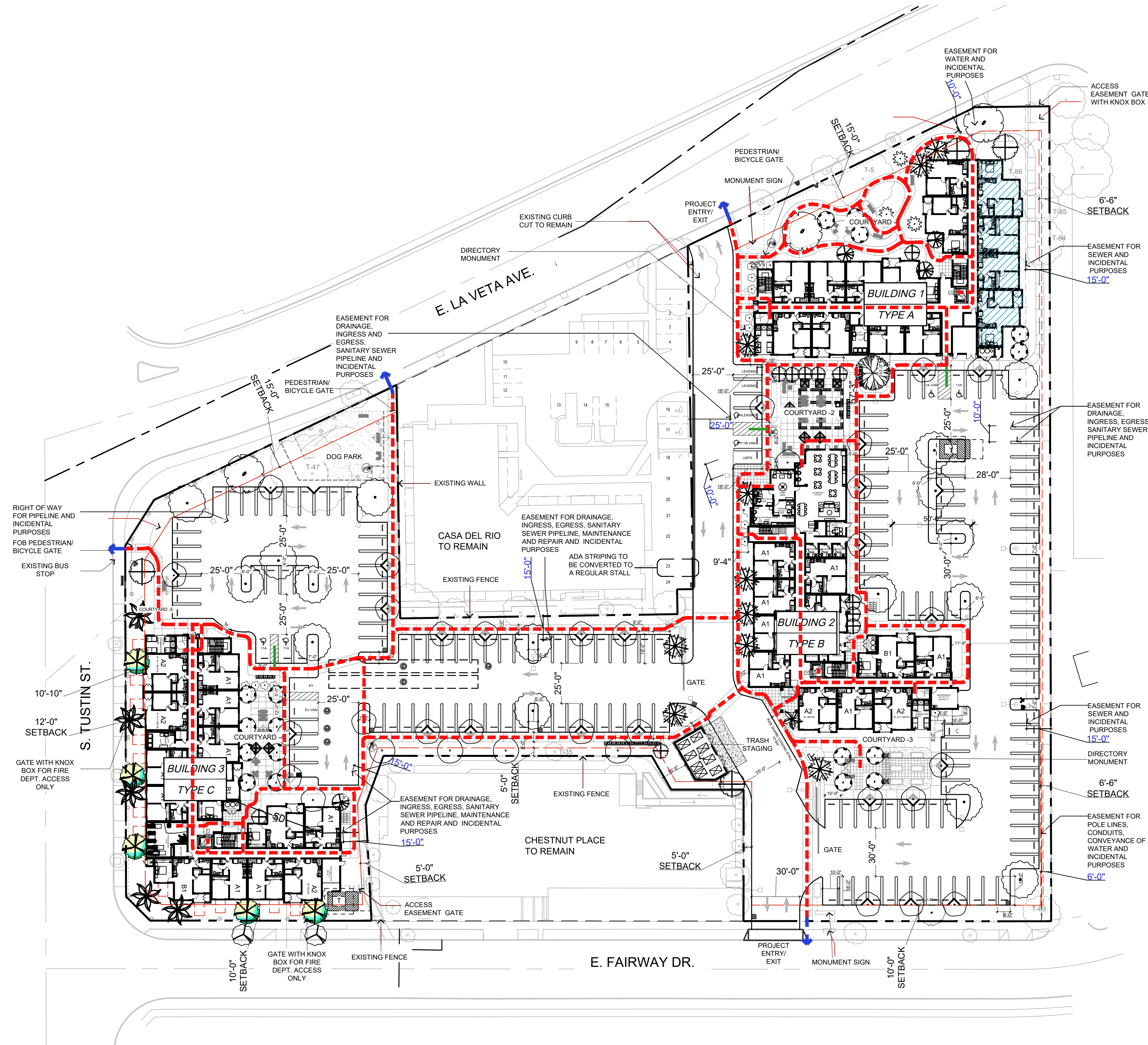
RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

LEGEND

- PATH OF TRAVEL TO PUBLIC STREET
- PATH OF TRAVEL FROM ACCESSIBLE PARKING STALL
- PATH OF TRAVEL TO AMENITIES AND COMMON USE ROUTE
- 2-STORY VOLUME



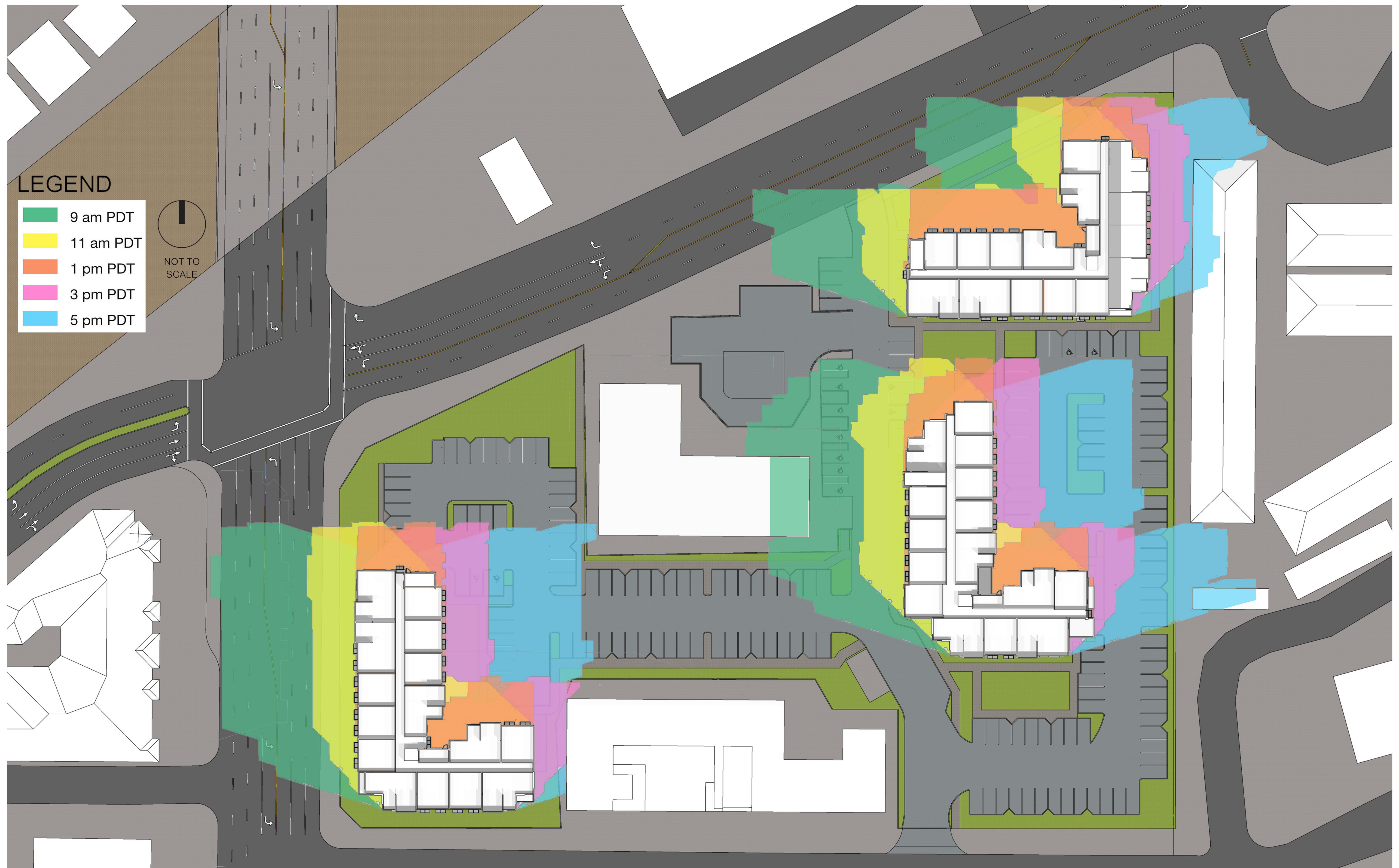
PATH OF TRAVEL

A1.8

DATE: 02-17-22
JOB NO.: 2020-009

AO ARCHITECTS
(714) 639-9860





SHADE AND SHADOW STUDY (MAR. 21) - PROPOSED

A1.9A

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



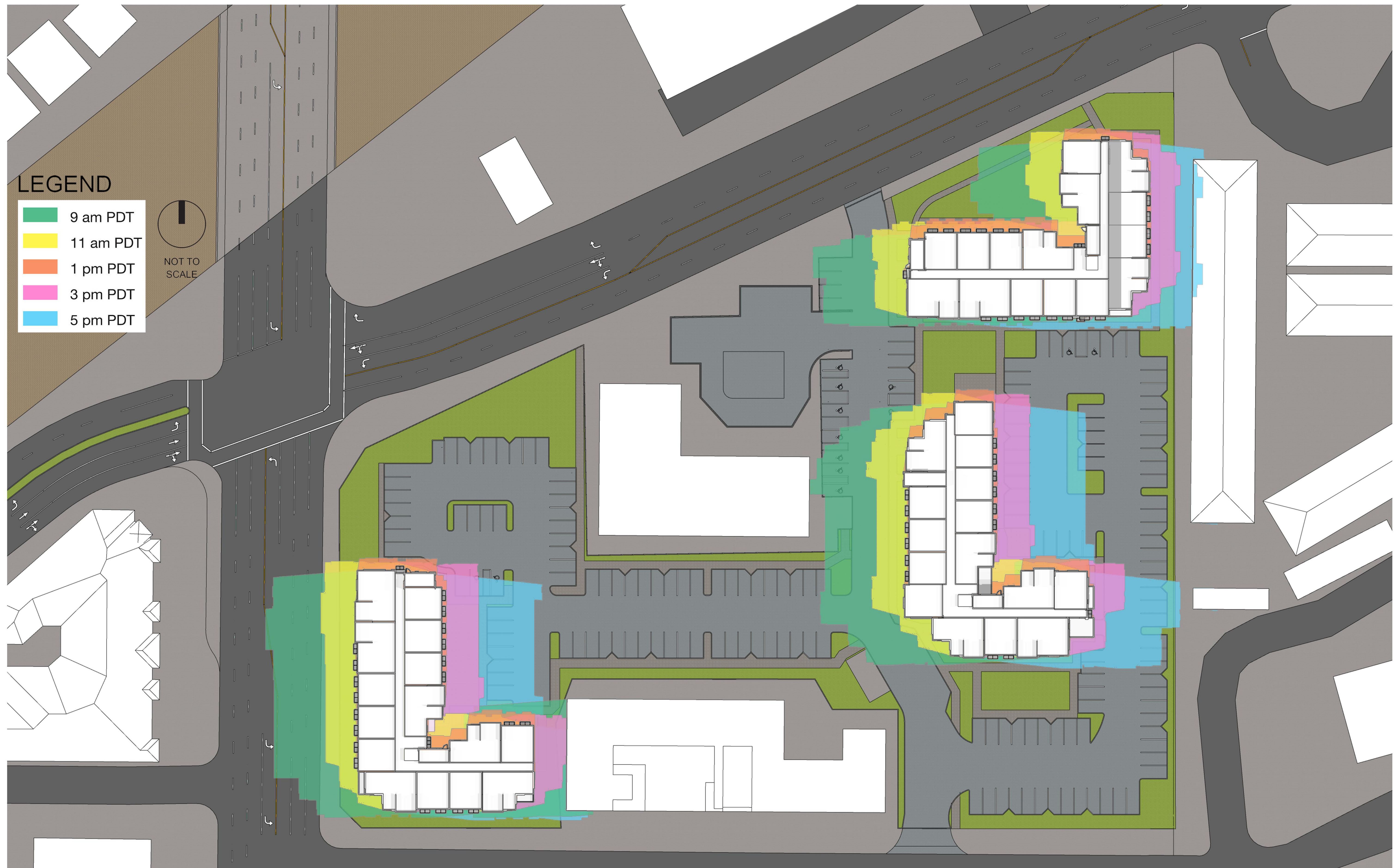
RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 12-27-21
JOB NO.: 2020-009





SHADE AND SHADOW STUDY (JUN. 21) - PROPOSED

A1.9B

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



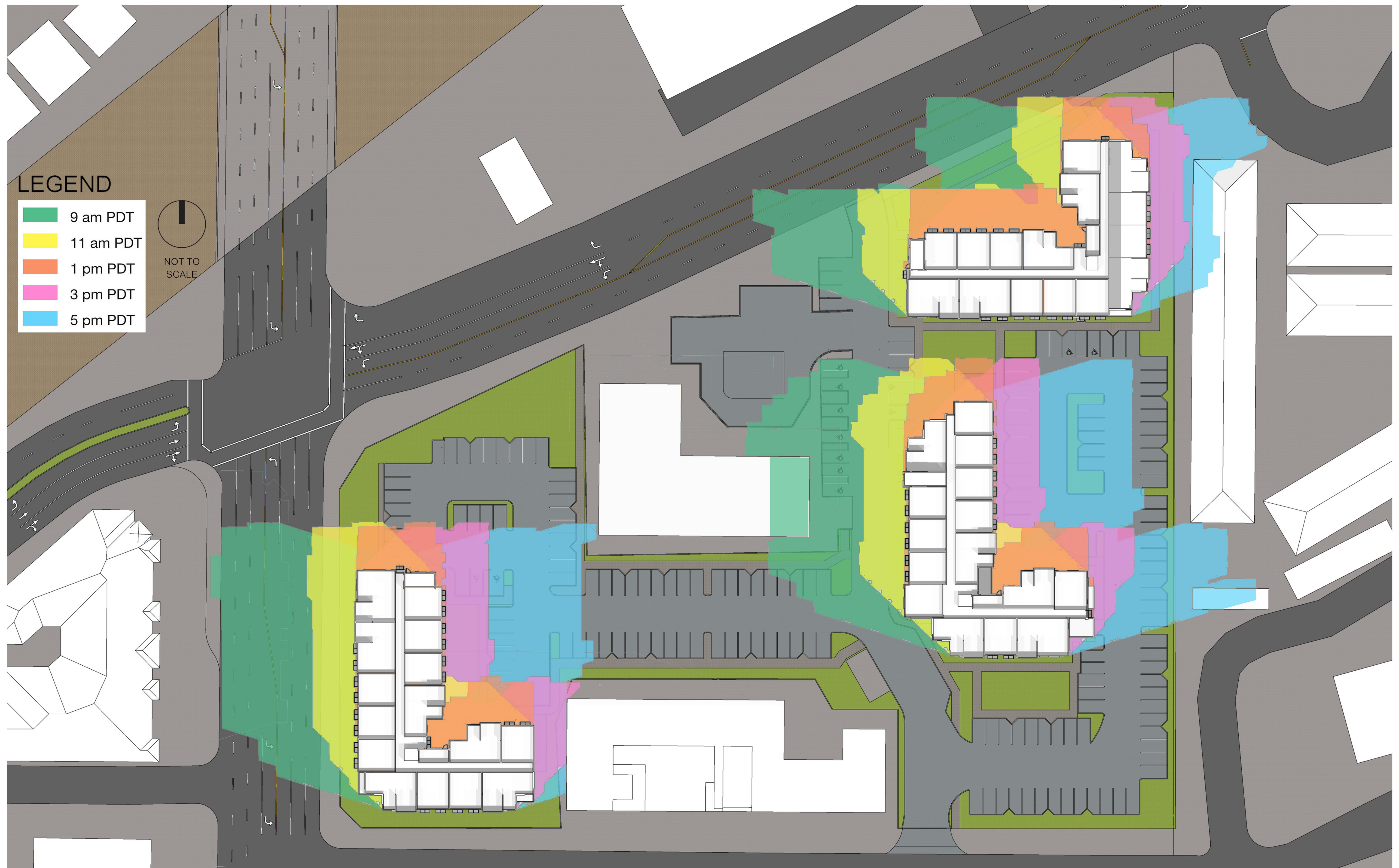
RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 12-27-21
JOB NO.: 2020-009





SHADE AND SHADOW STUDY (SEP. 21) - PROPOSED

A1.9C

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 12-27-21
JOB NO.: 2020-009





SHADE AND SHADOW STUDY (OCT. 21) - PROPOSED

A1.9D

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



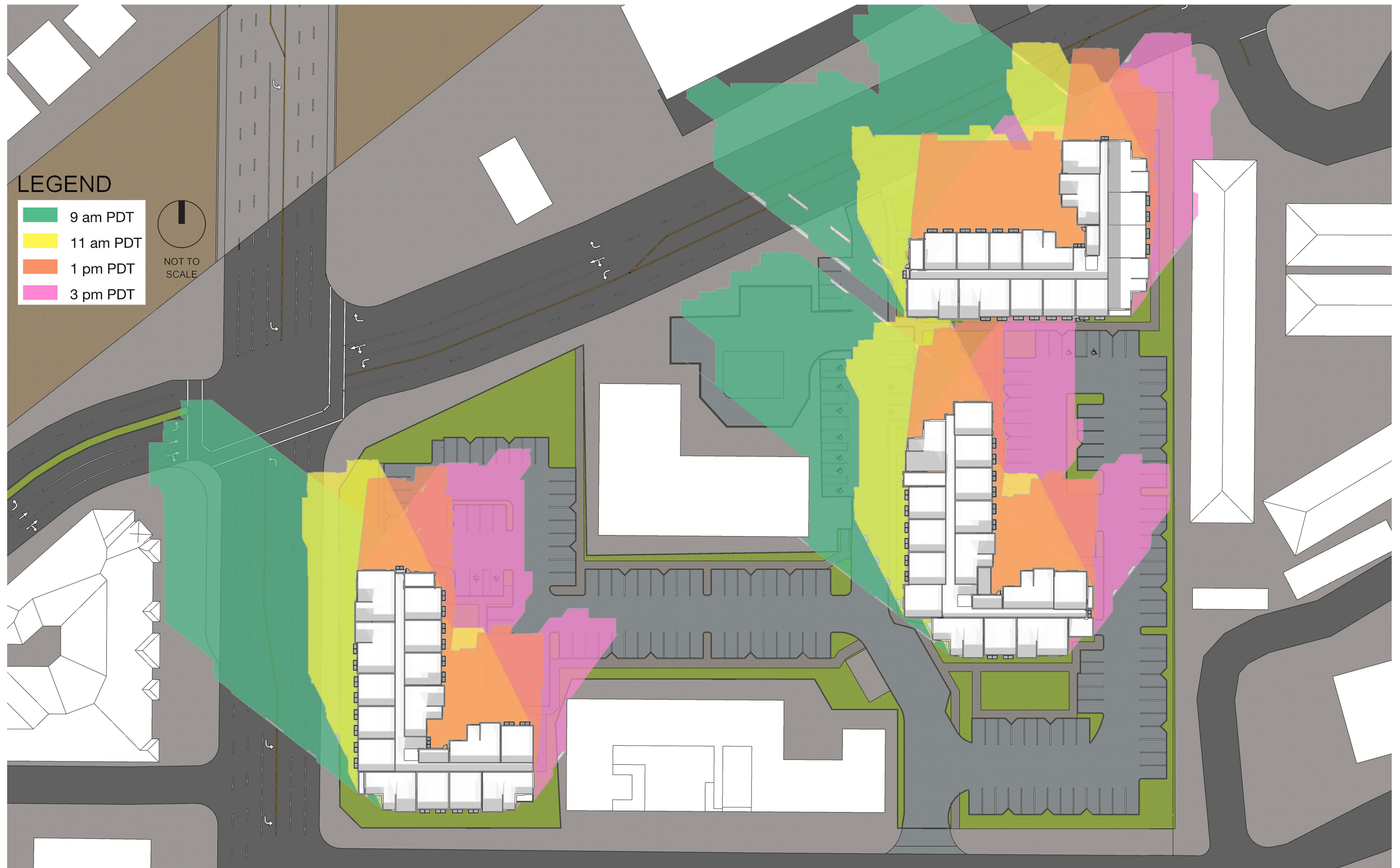
RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 12-27-21
JOB NO.: 2020-009





SHADE AND SHADOW STUDY (NOV. 21) - PROPOSED

A1.9E

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 12-27-21
JOB NO.: 2020-009





SHADE AND SHADOW STUDY (DEC. 21) - PROPOSED

A1.9F

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200

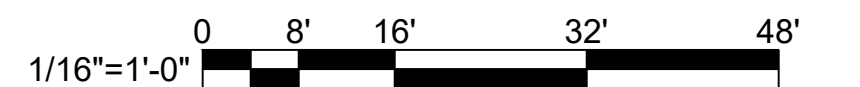
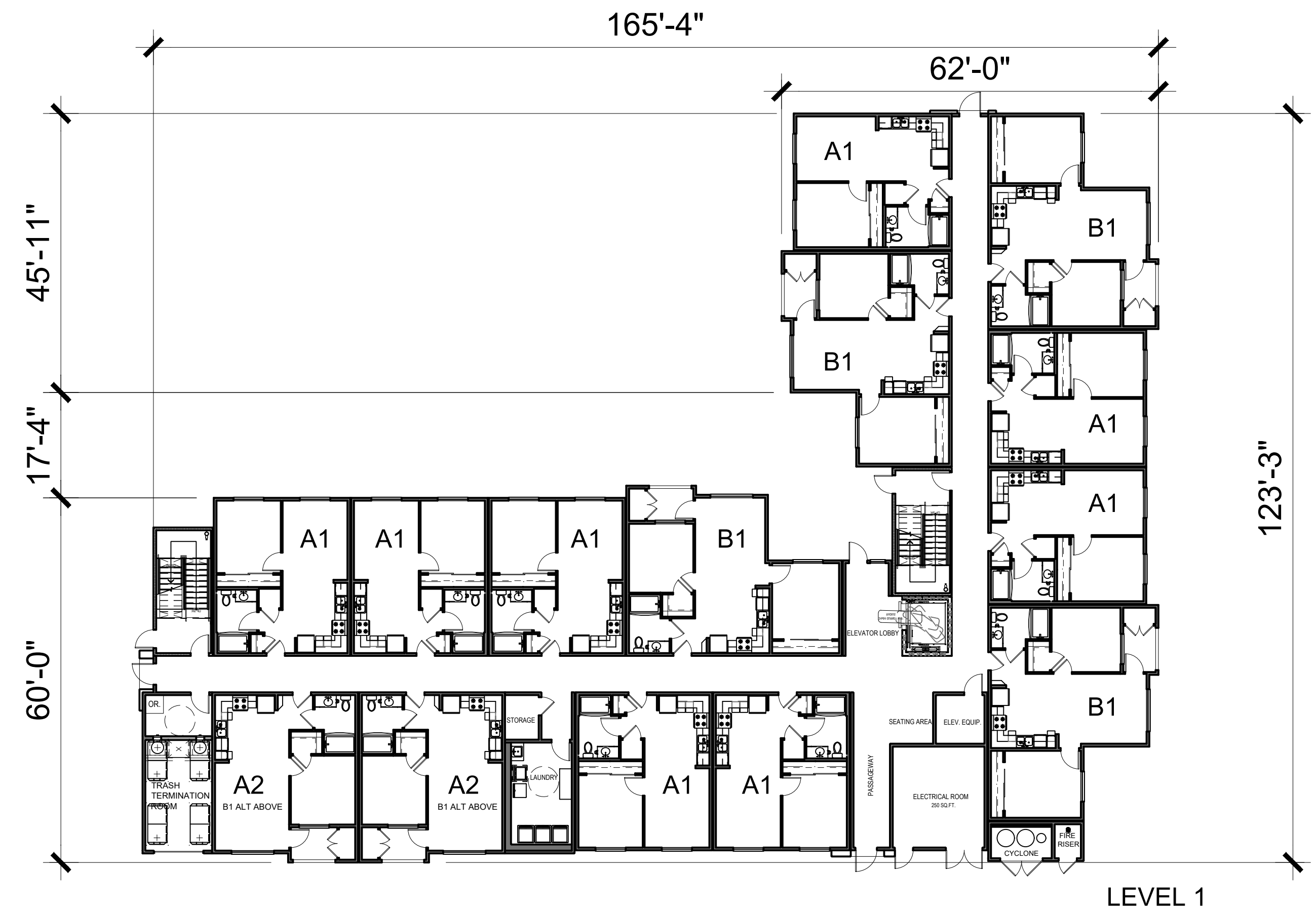
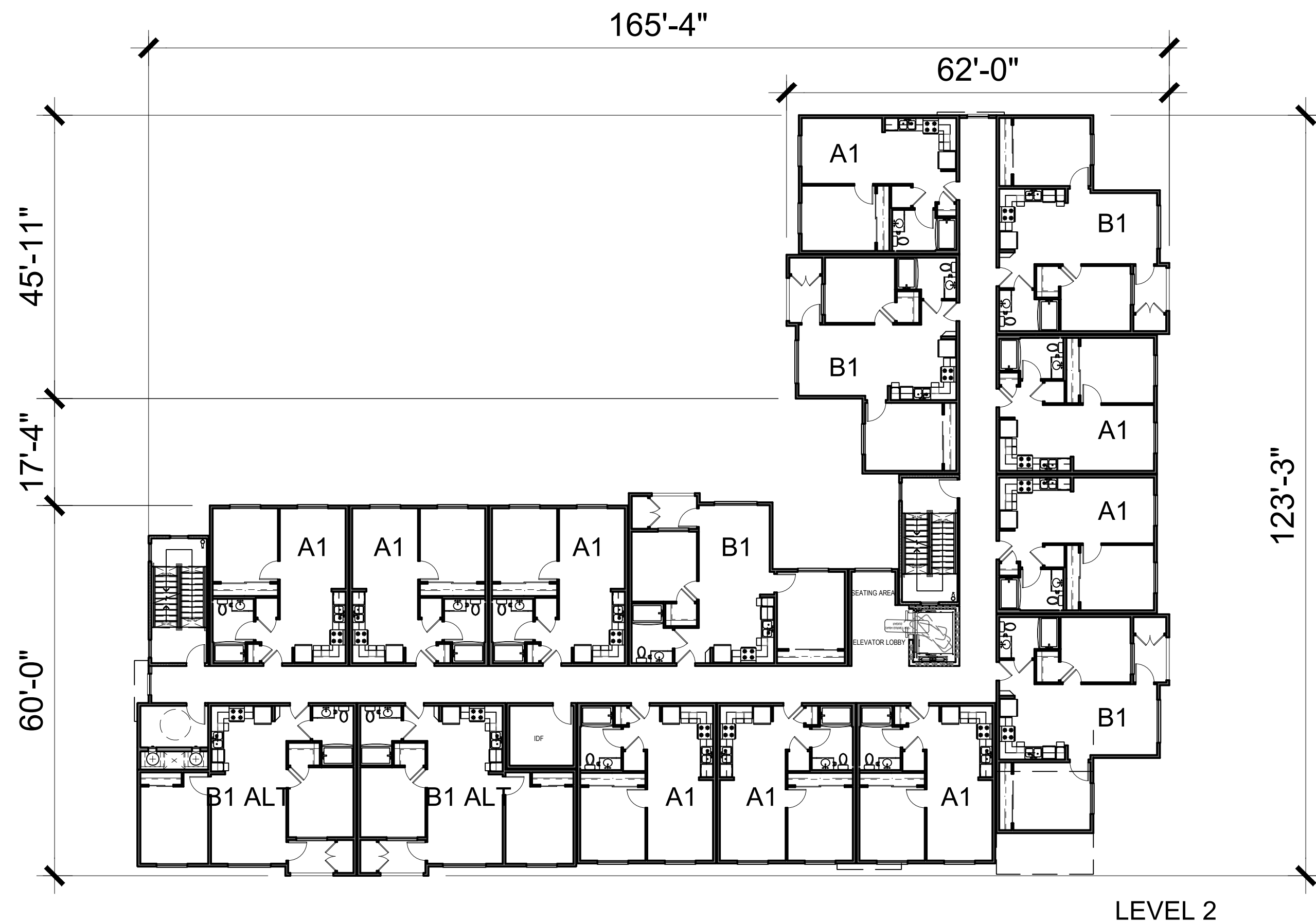


AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 12-27-21
JOB NO.: 2020-009



Tuesday, January 04, 2022 9:09:29 AM
\\FILES\321DFS\RESIDENTIAL\2020\2020-009 RCC ORION AFFORDABLE ORANGE\03 DESIGNS\SCHEM\AUTOCAD\20-009_A2.0 - A2.1 BUILDING #1 COMPOSITE PLAN.DWG



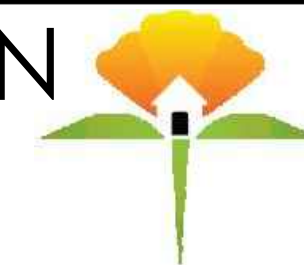
THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



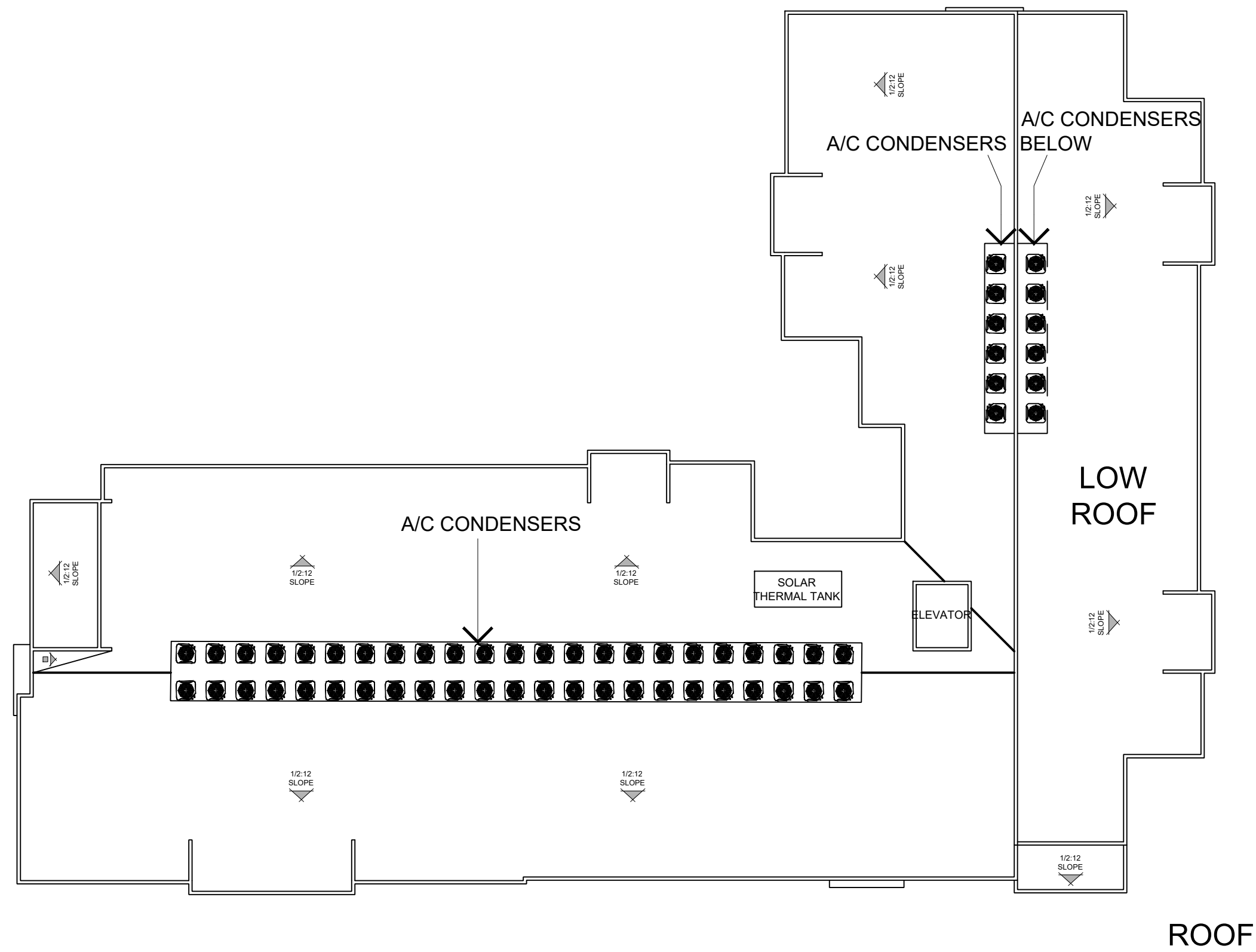
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

BUILDING 1 COMPOSITE PLAN

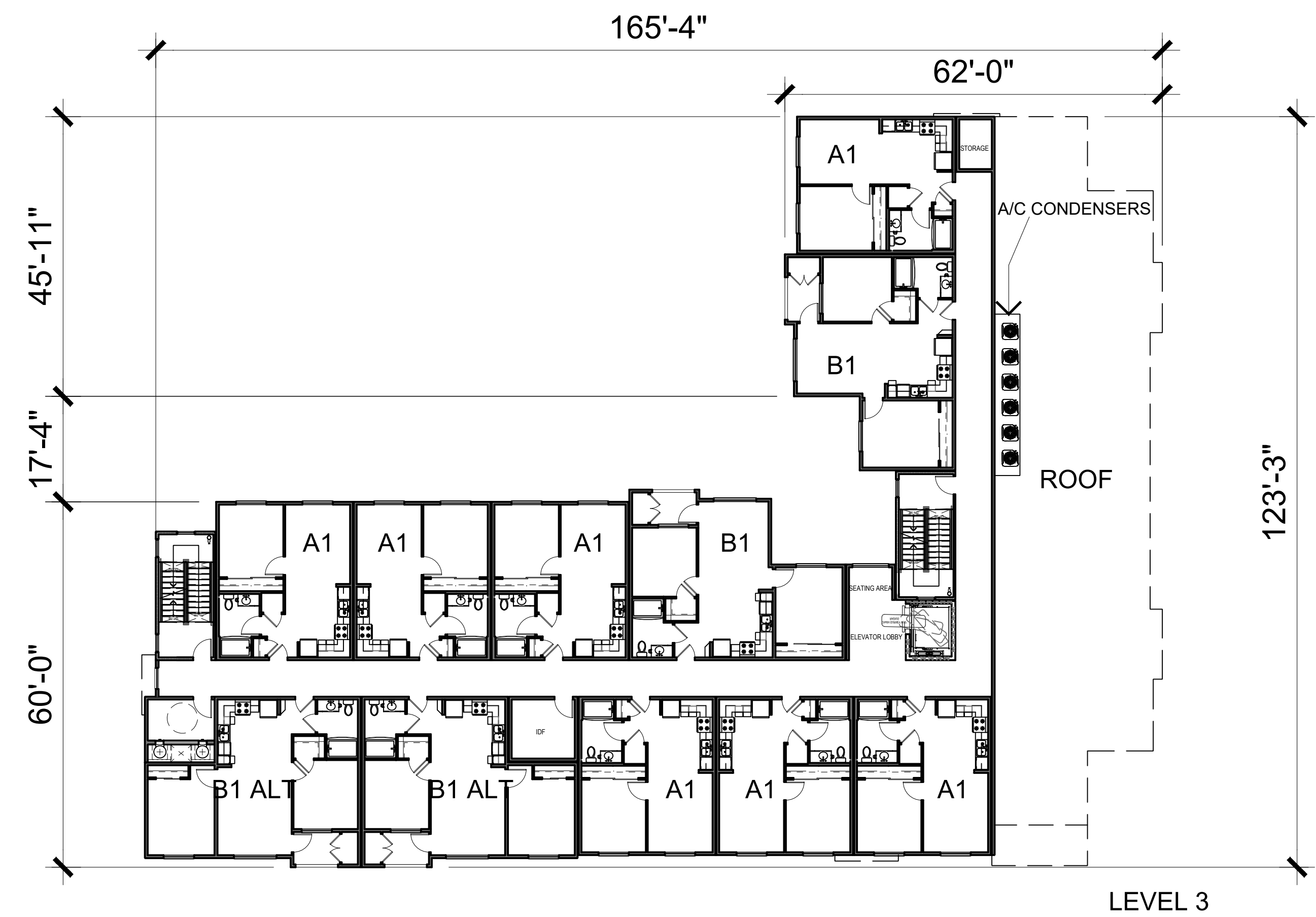
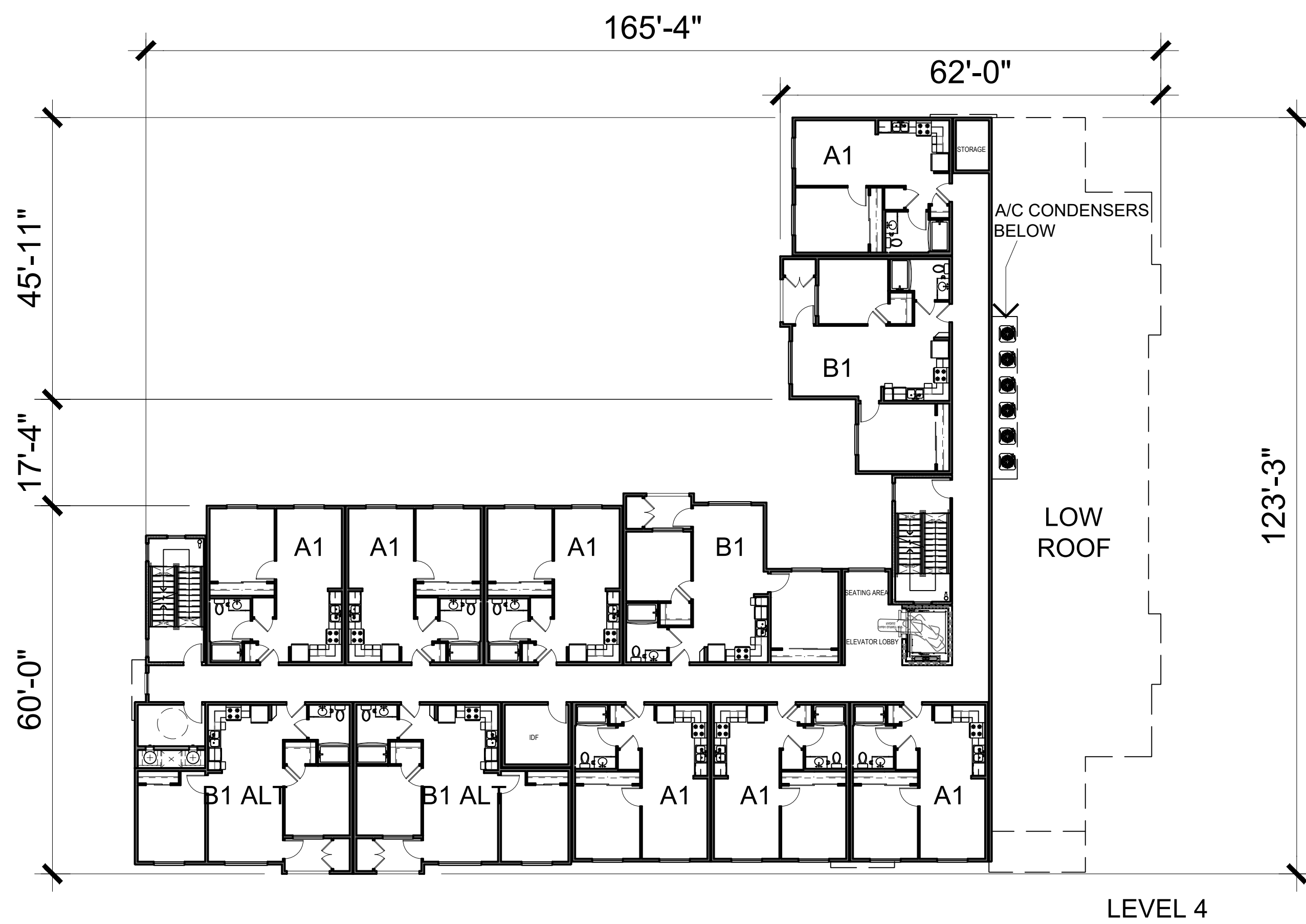
A2.0

DATE: 12-27-21
JOB NO.: 2020-009





ROOF



BUILDING 1 COMPOSITE PLAN

A2.1

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 12-27-21
JOB NO.: 2020-009



MATERIAL / COLOR LEGEND

- 1

LIGHT SAND FINISH STUCCO
- 2

VINYL WINDOWS
- 3

METAL RAILING
- 4

METAL AWINING
- 5

1" METAL SCREED CHANNEL
- 6

ALUMINUM STOREFRONT
- 7

EXTERIOR WALL MOUNTED LIGHT FIXTURE
- 8

BUILDING NUMBER SIGNAGE
- A

SW 6355 TRUE PENNY
- B

SW 7076 CYBERSPACE
- C

SW 7647 CRUSHED ICE

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

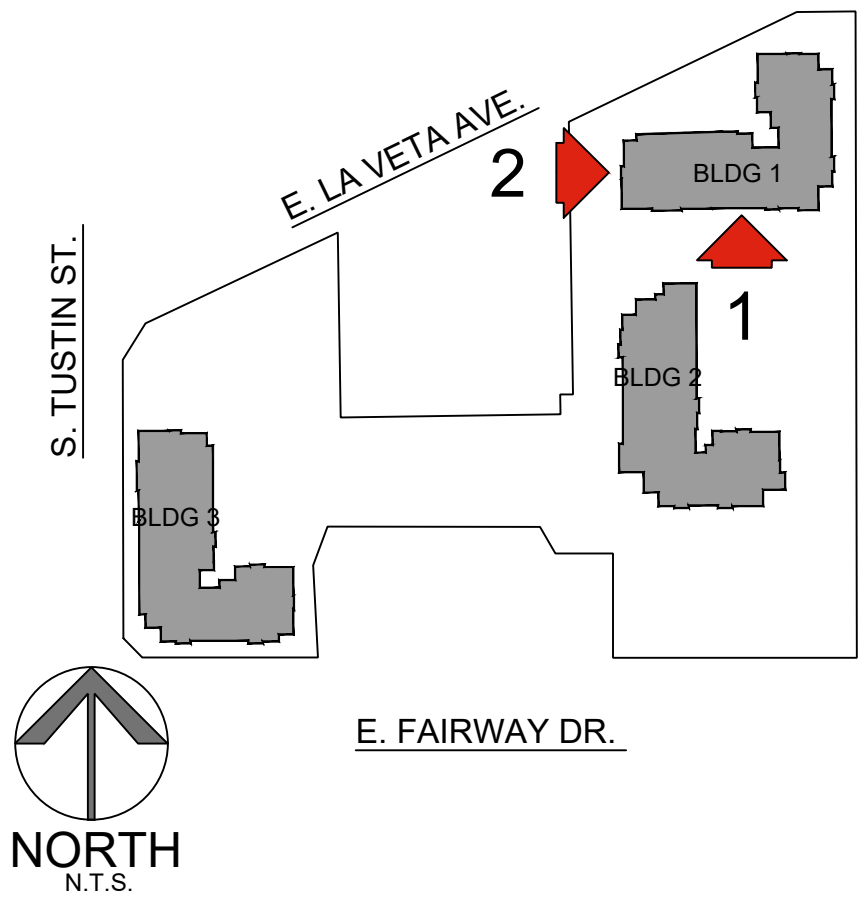


LEFT ELEVATION 2



FRONT ELEVATION 1

KEY MAP



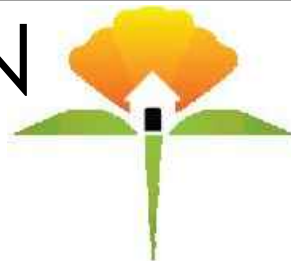
THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

BUILDING 1 ELEVATIONS

1"=10'-0"

DATE: 12-27-21
JOB NO.: 2020-009

A2.2



MATERIAL / COLOR LEGEND

- 1

LIGHT SAND FINISH STUCCO
- 2

VINYL WINDOWS
- 3

METAL RAILING
- 4

METAL AWINING
- 5

1" METAL SCREED CHANNEL
- 6

ALUMINUM STOREFRONT
- 7

EXTERIOR WALL MOUNTED LIGHT FIXTURE
- 8

BUILDING NUMBER SIGNAGE
- A

SW 6355 TRUE PENNY
- B

SW 7076 CYBERSPACE
- C

SW 7647 CRUSHED ICE

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

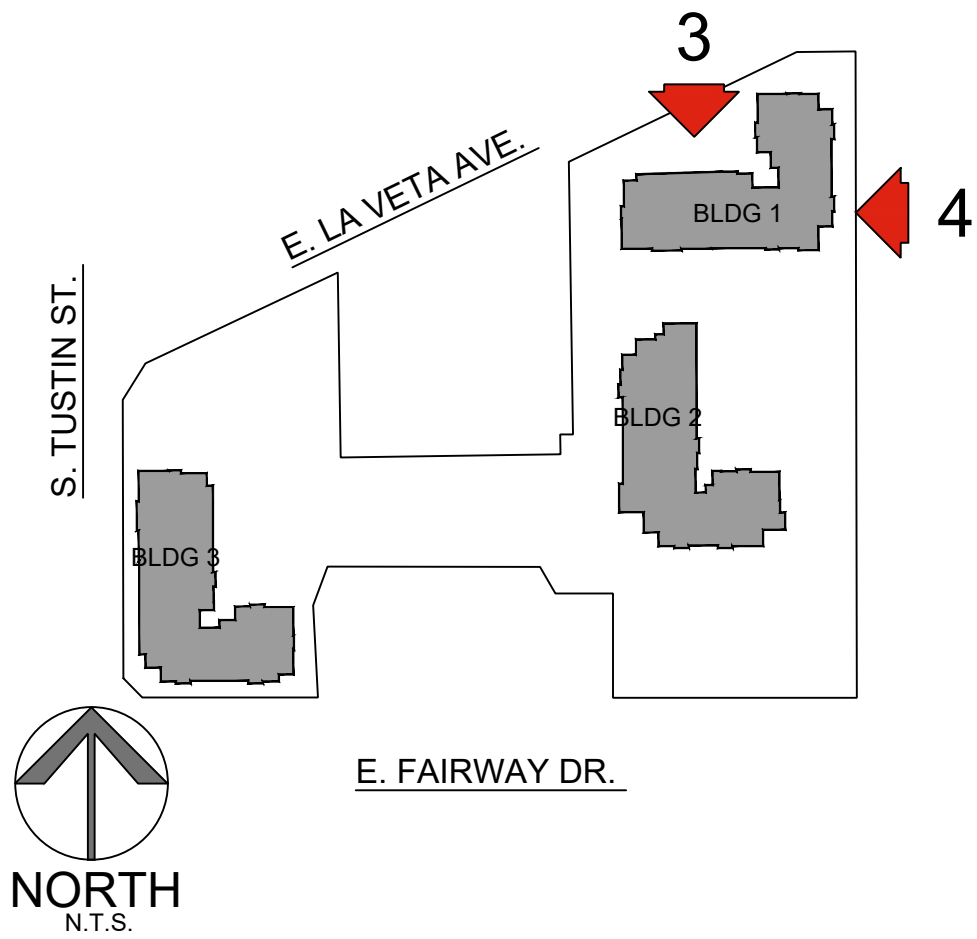


RIGHT ELEVATION 4



REAR ELEVATION 3

KEY MAP



THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

BUILDING 1 ELEVATIONS

0 5' 10' 20' 30'
1"=10'-0"

DATE: 12-27-21
JOB NO.: 2020-009

A2.3





ORIGINAL ELEVATION (RIGHT) 4



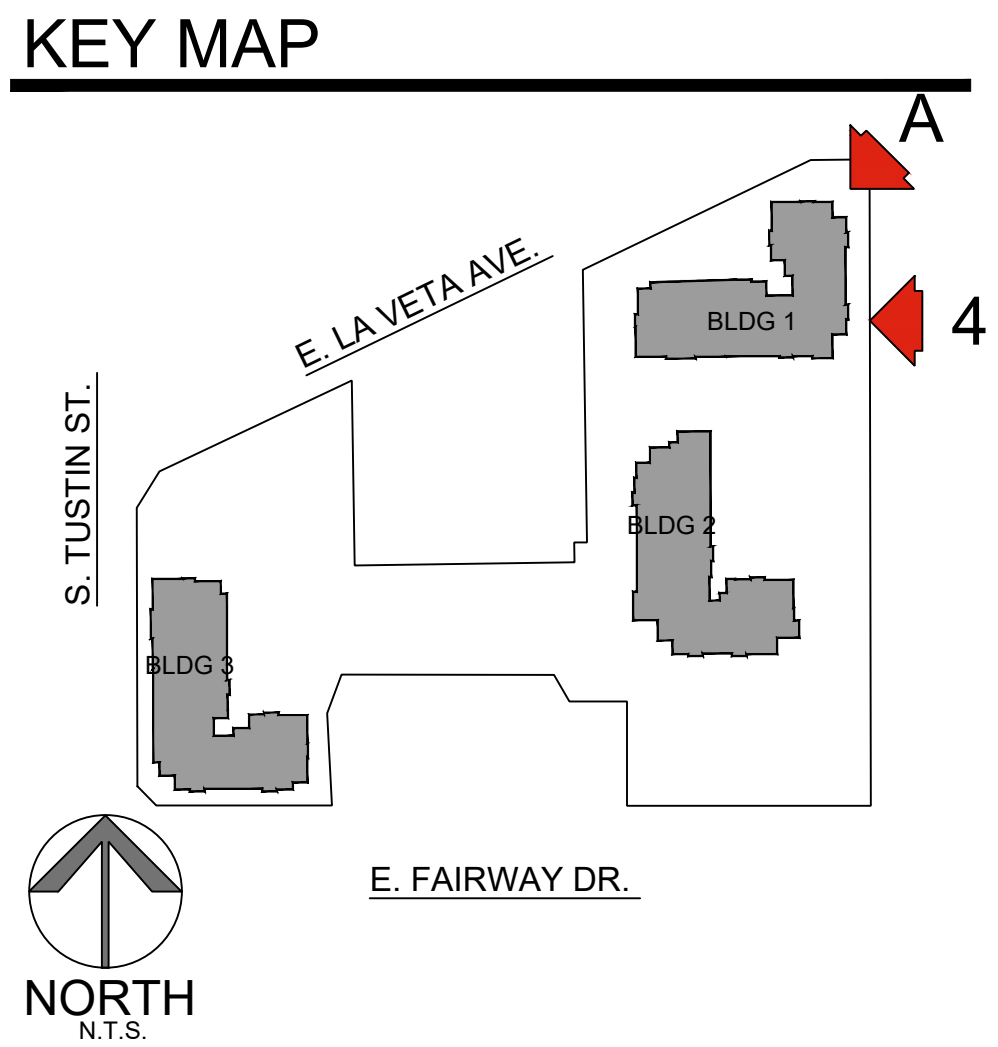
REVISED ELEVATION (RIGHT) 4



ORIGINAL PERSPECTIVE A



REVISED PERSPECTIVE A



BUILDING 1 ELEVATION COMPARISON

1"=10'-0"

DATE: 12-27-21
JOB NO.: 2020-009

THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200

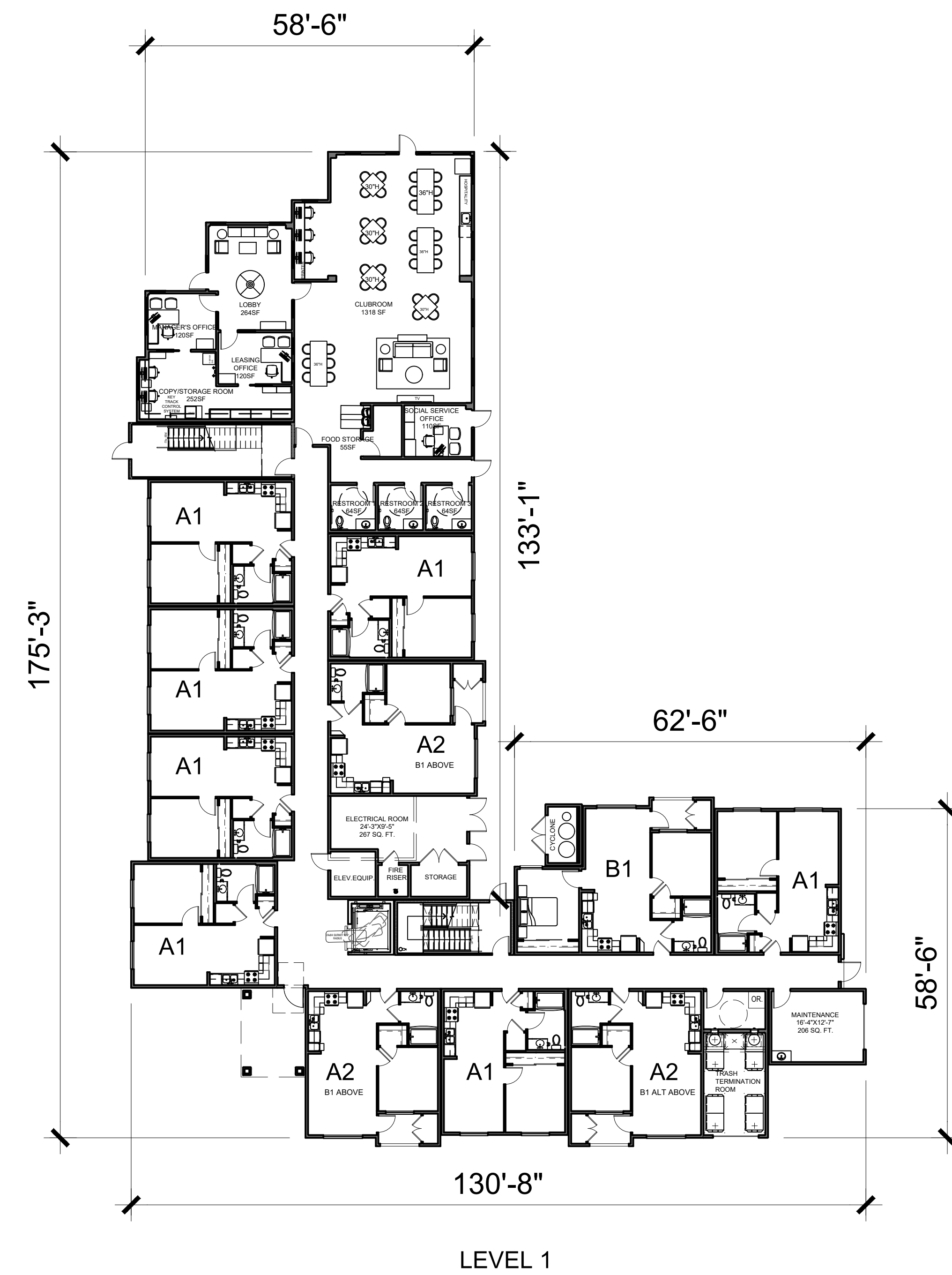
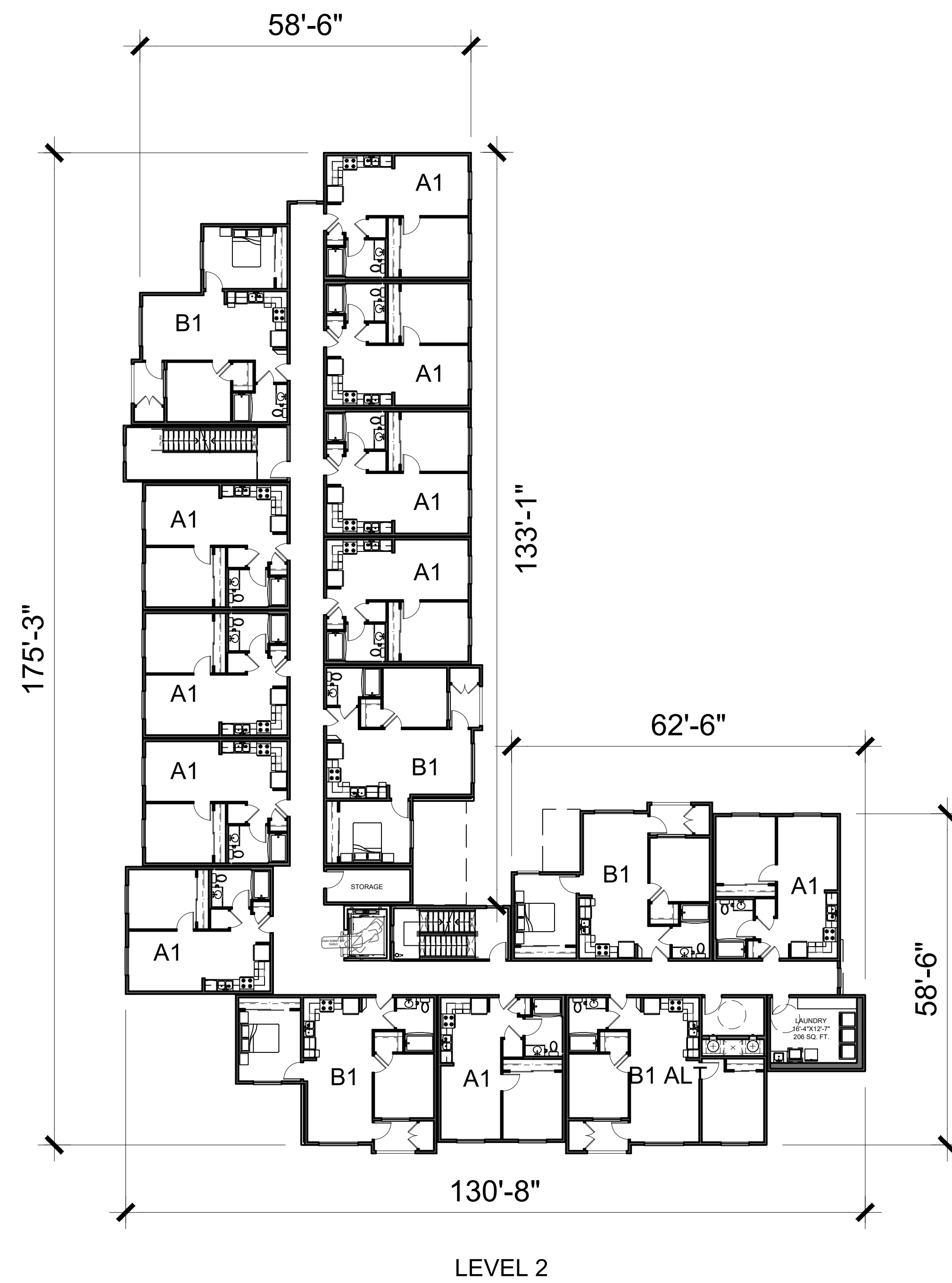


AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A2.3 B



Tuesday, January 04, 2022 9:10:28 AM
\\FILES\32\1DFS\RESIDENTIAL\2020\2020-009 RCC ORION AFFORDABLE ORANGE\03 DESIGNS\AUTOCAD\20-009_A2.4 - A2.5 BUILDING #2 COMPOSITE PLAN.DWG



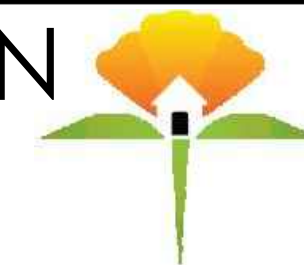
THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

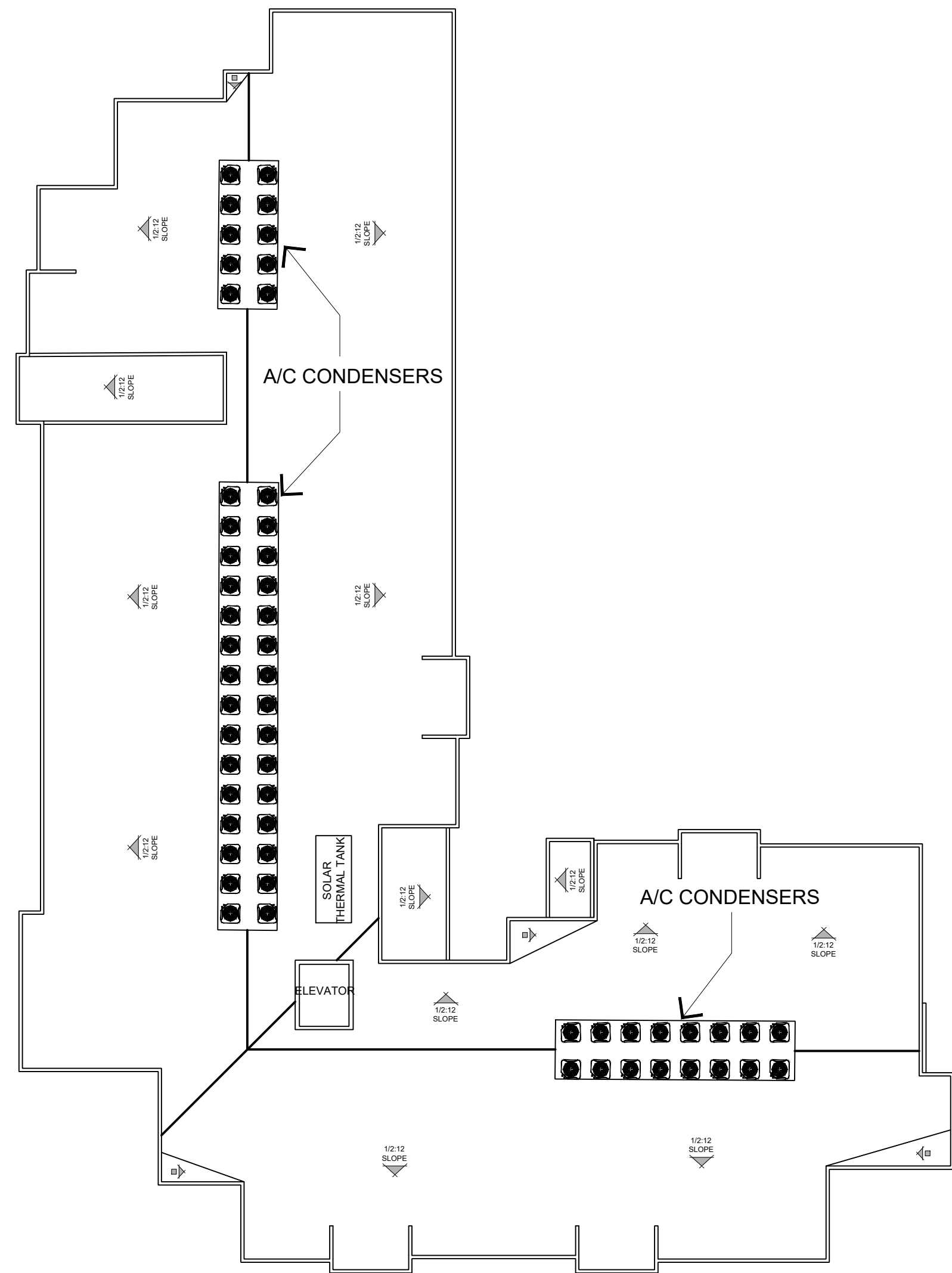
BUILDING 2 COMPOSITE PLAN

A2.4

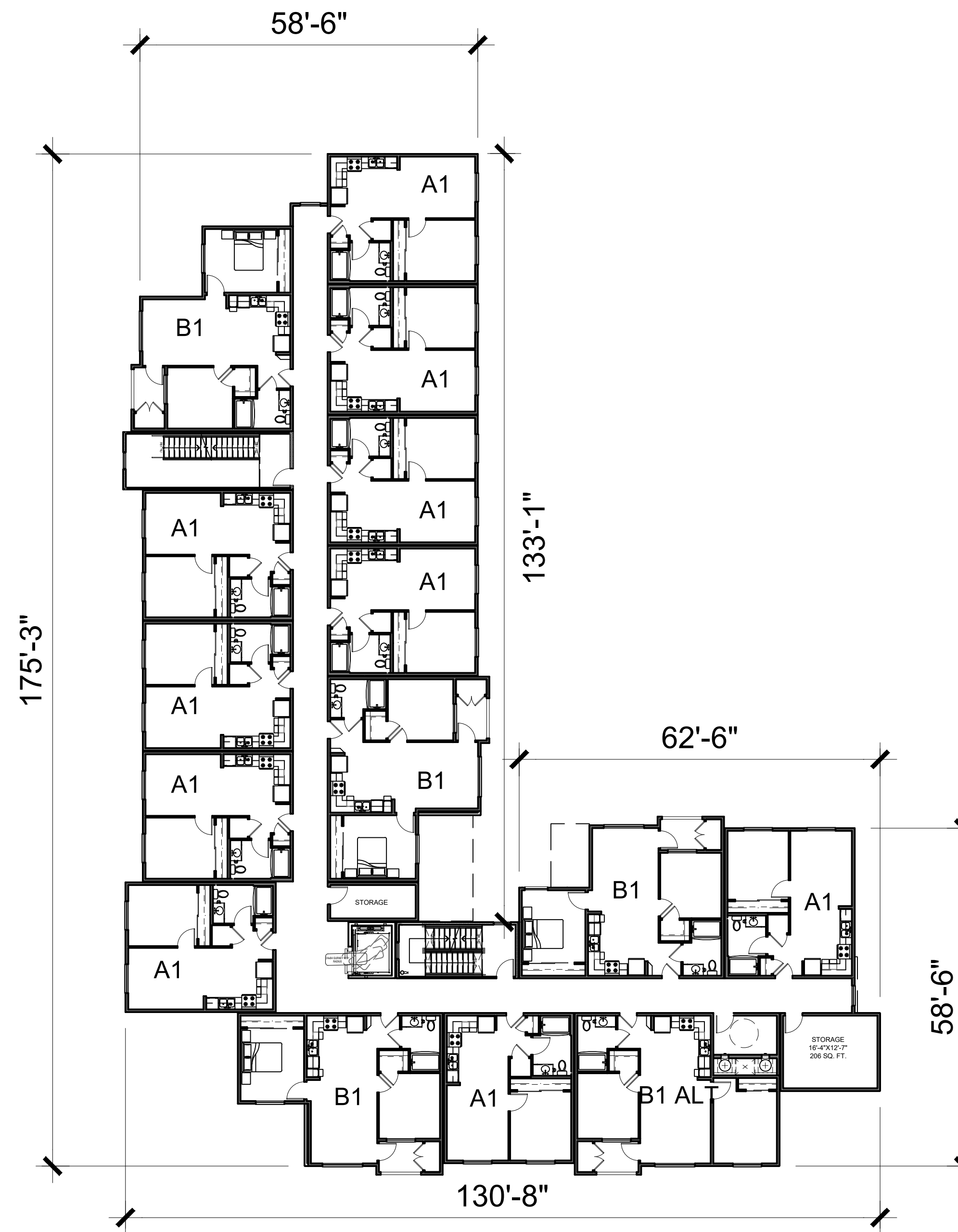
DATE: 12-27-21
JOB NO.: 2020-009



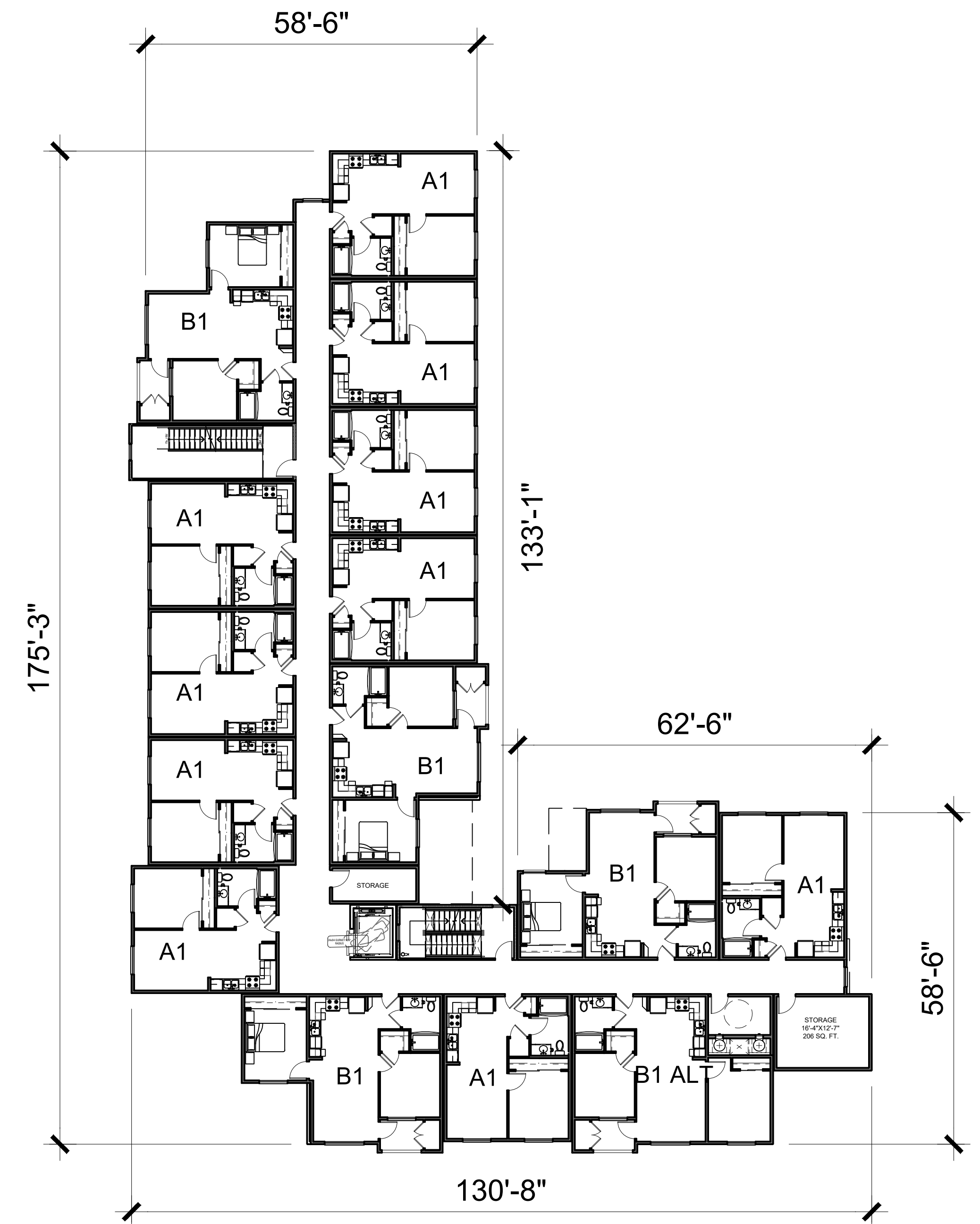
Tuesday, January 04, 2022 9:11:04 AM
\\FILES\321DFS\RESIDENTIAL\2020\2020-009 RCC ORION AFFORDABLE ORANGE\03 DESIGNS\AUTOCAD\20-009_A2.4 - A2.5 BUILDING #2 COMPOSITE PLAN.DWG



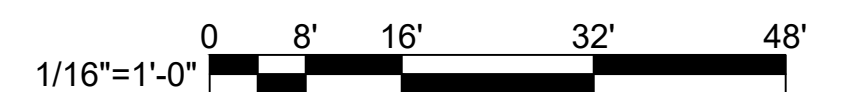
ROOF



LEVEL 4



LEVEL 3



THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

BUILDING 2 COMPOSITE PLAN

A2.5

DATE: 12-27-21
JOB NO.: 2020-009



MATERIAL / COLOR LEGEND

- | | | | |
|---|-------------------------------------|---|---------------------|
| 1 | LIGHT SAND FINISH STUCCO | A | SW 6355 TRUE PENNY |
| 2 | VINYL WINDOWS | B | SW 7076 CYBERSPACE |
| 3 | METAL RAILING | C | SW 7647 CRUSHED ICE |
| 4 | METAL AWINING | | |
| 5 | 1" METAL SCREED CHANNEL | | |
| 6 | ALUMINUM STOREFRONT | | |
| 7 | EXTERIOR WALL MOUNTED LIGHT FIXTURE | | |
| 8 | BUILDING NUMBER SIGNAGE | | |

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

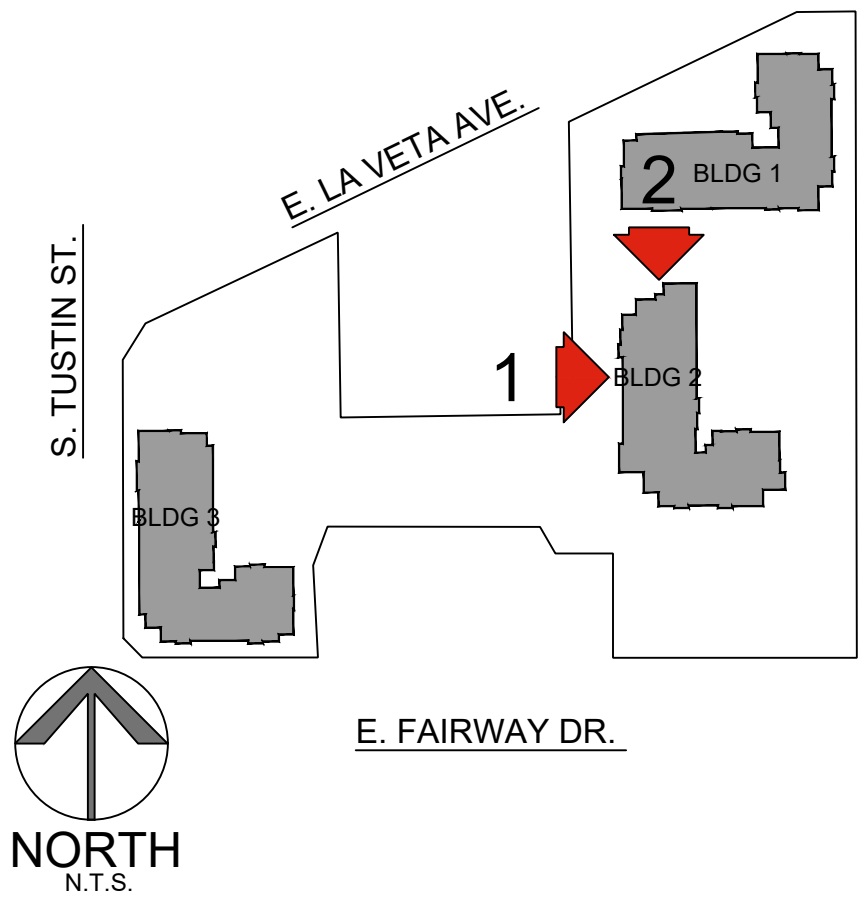


LEFT ELEVATION 2



FRONT ELEVATION 1

KEY MAP



THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

BUILDING 2 ELEVATIONS

0 5' 10' 20' 30'
1"=10'-0"

DATE: 12-27-21
JOB NO.: 2020-009

A2.6



MATERIAL / COLOR LEGEND

- 1

LIGHT SAND FINISH STUCCO
- 2

VINYL WINDOWS
- 3

METAL RAILING
- 4

METAL AWINING
- 5

1" METAL SCREED CHANNEL
- 6

ALUMINUM STOREFRONT
- 7

EXTERIOR WALL MOUNTED LIGHT FIXTURE
- 8

BUILDING NUMBER SIGNAGE
- A

SW 6355 TRUE PENNY
- B

SW 7076 CYBERSPACE
- C

SW 7647 CRUSHED ICE

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

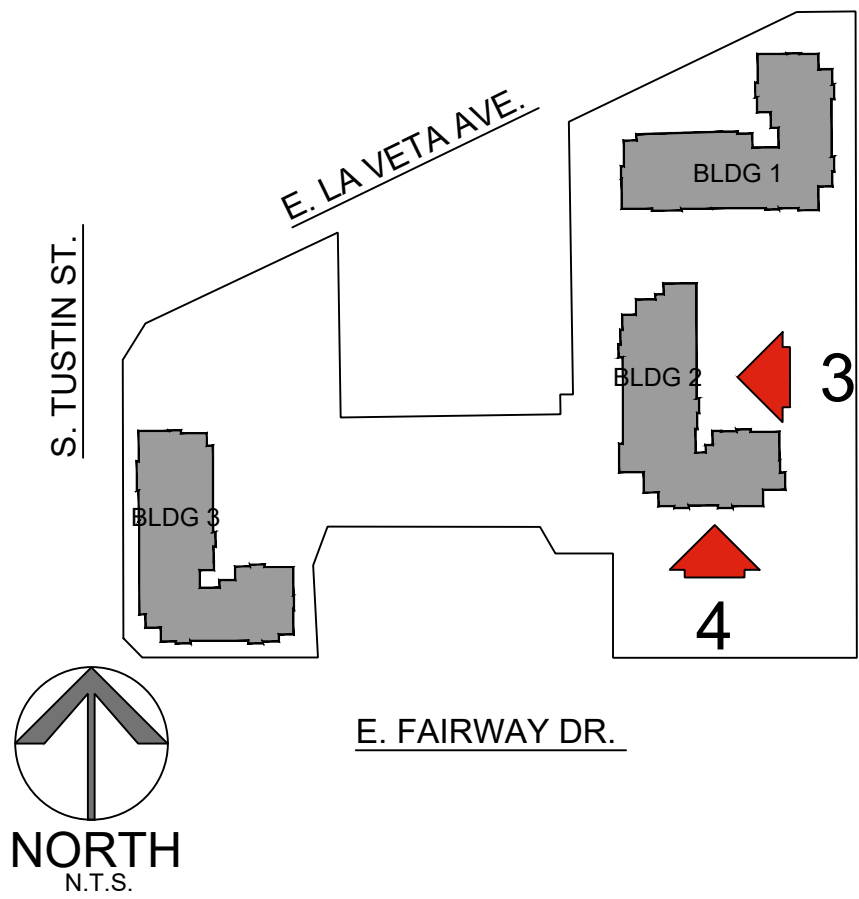


RIGHT ELEVATION 4



REAR ELEVATION 3

KEY MAP



BUILDING 2 ELEVATIONS

0 5' 10' 20' 30'
1"=10'-0"

DATE: 12-27-21
JOB NO.: 2020-009

THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200

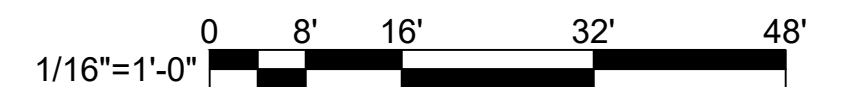
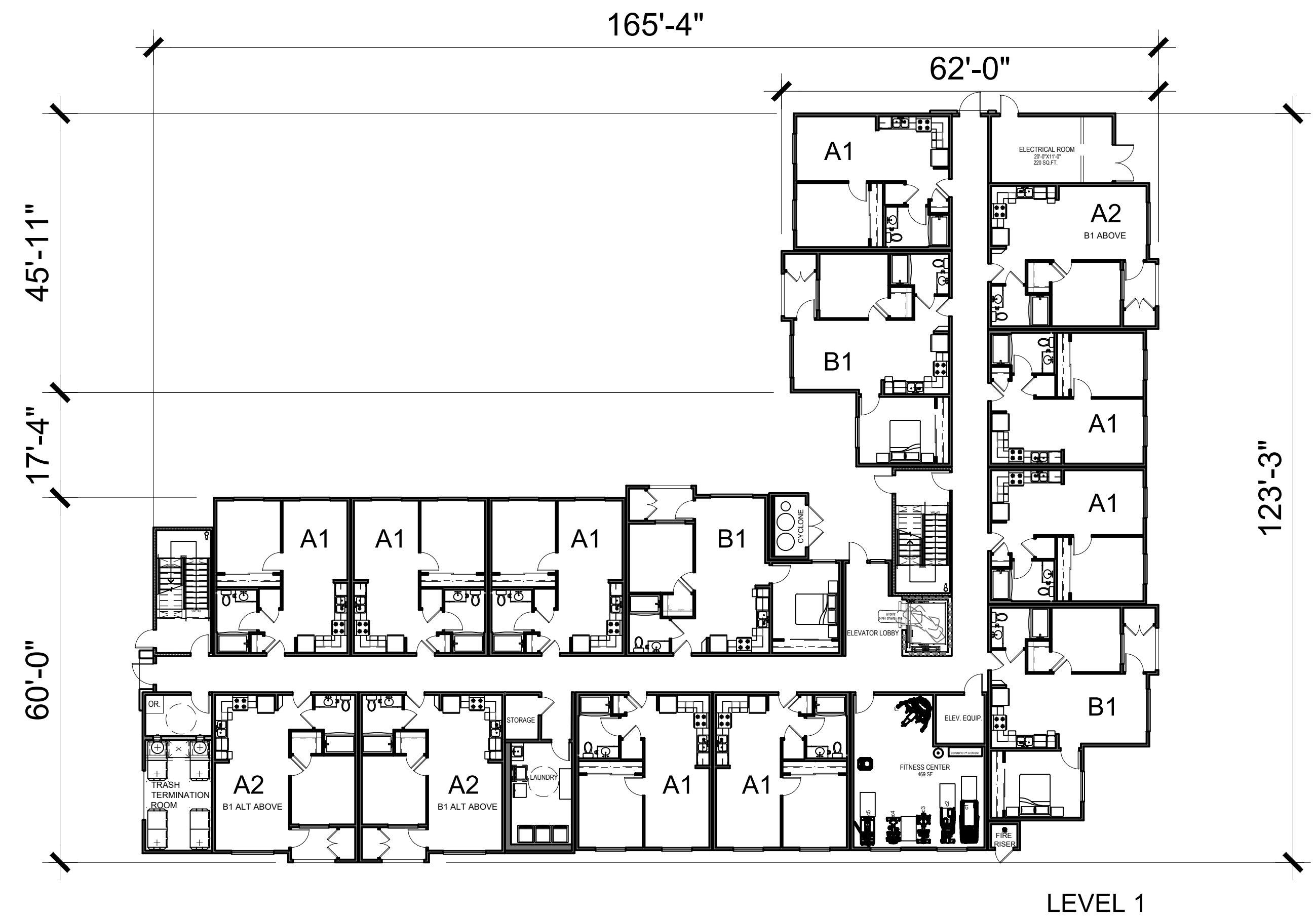
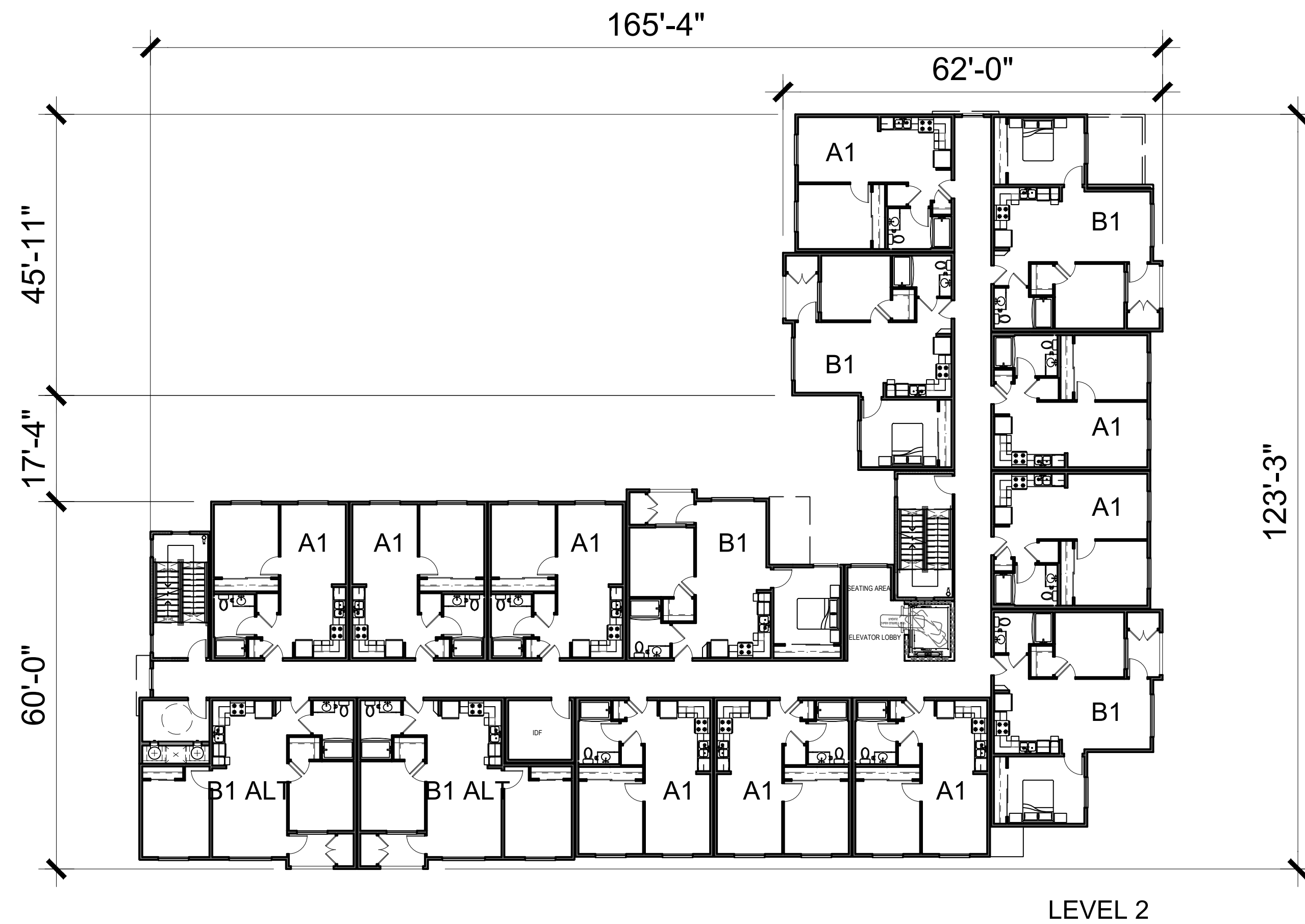


AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A2.7



Tuesday, January 04, 2022 9:11:48 AM
\\FILES\321\DFS\RESIDENTIAL\2020\2020-009 RCC ORION AFFORDABLE ORANGE\03 DESIGNS\SCHEM\AUTOCAD\20-009_A2.8 - A2.9 BUILDING #3 COMPOSITE PLAN.DWG



THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



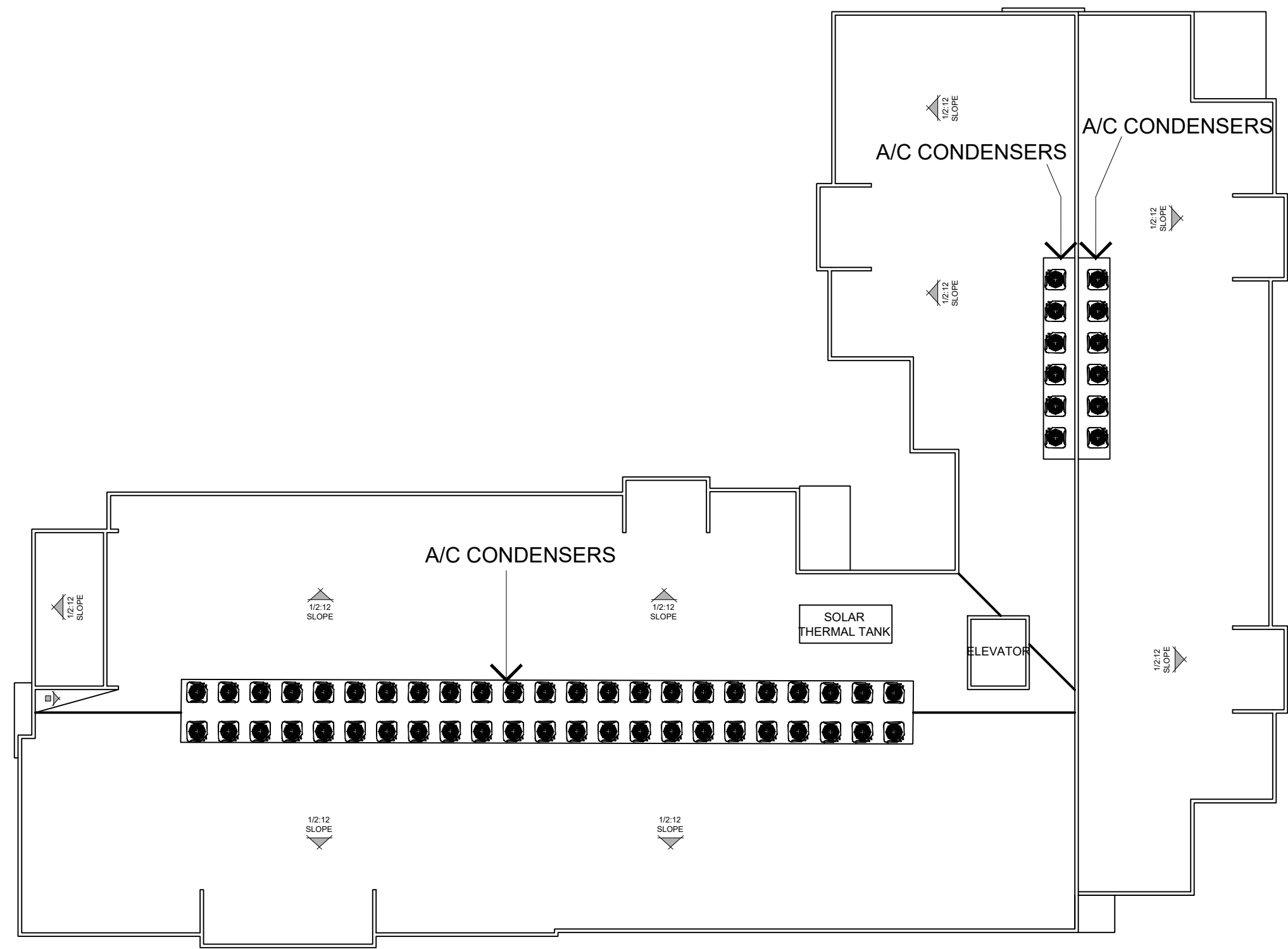
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

BUILDING 3 COMPOSITE PLAN

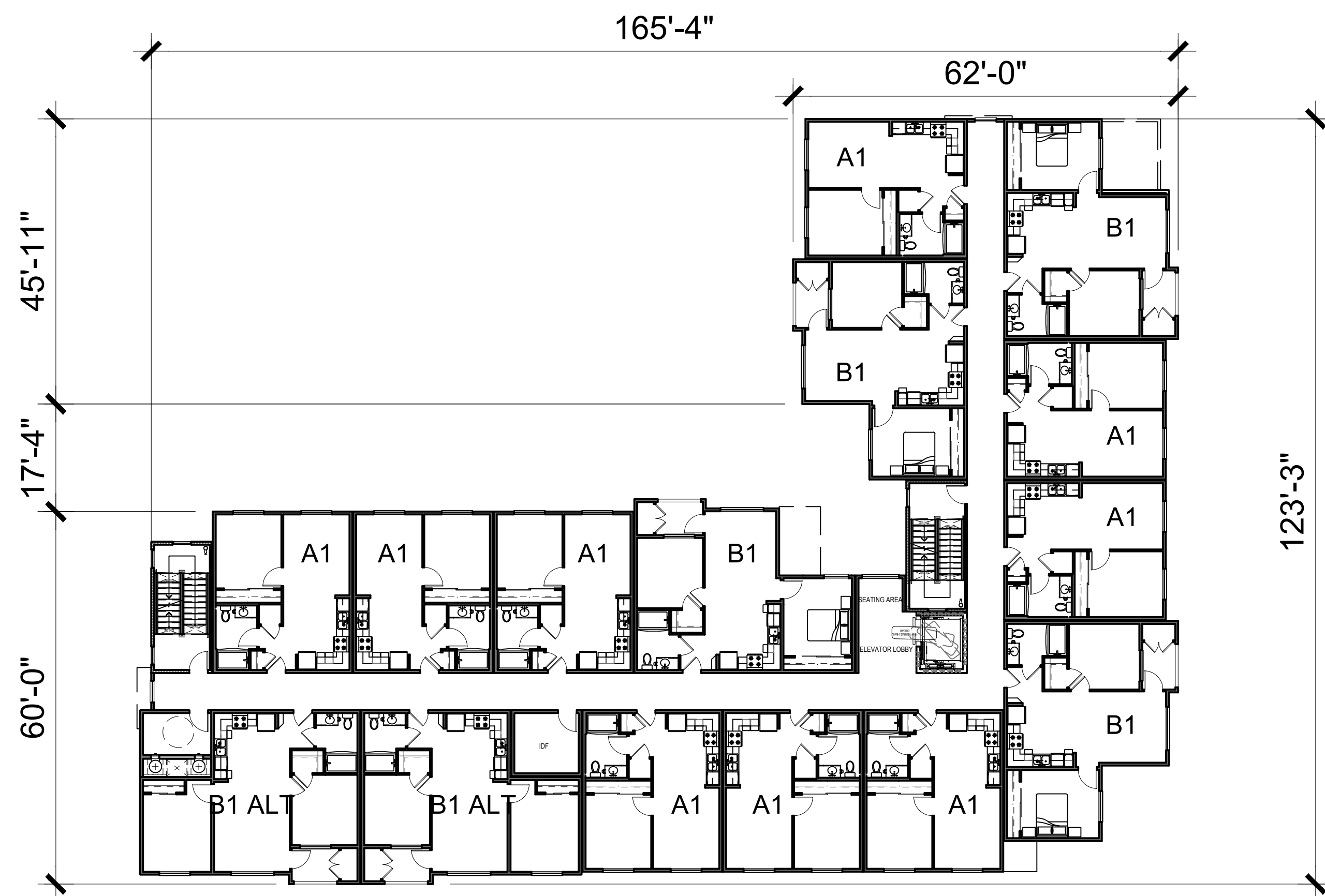
A2.8

DATE: 12-27-21
JOB NO.: 2020-009

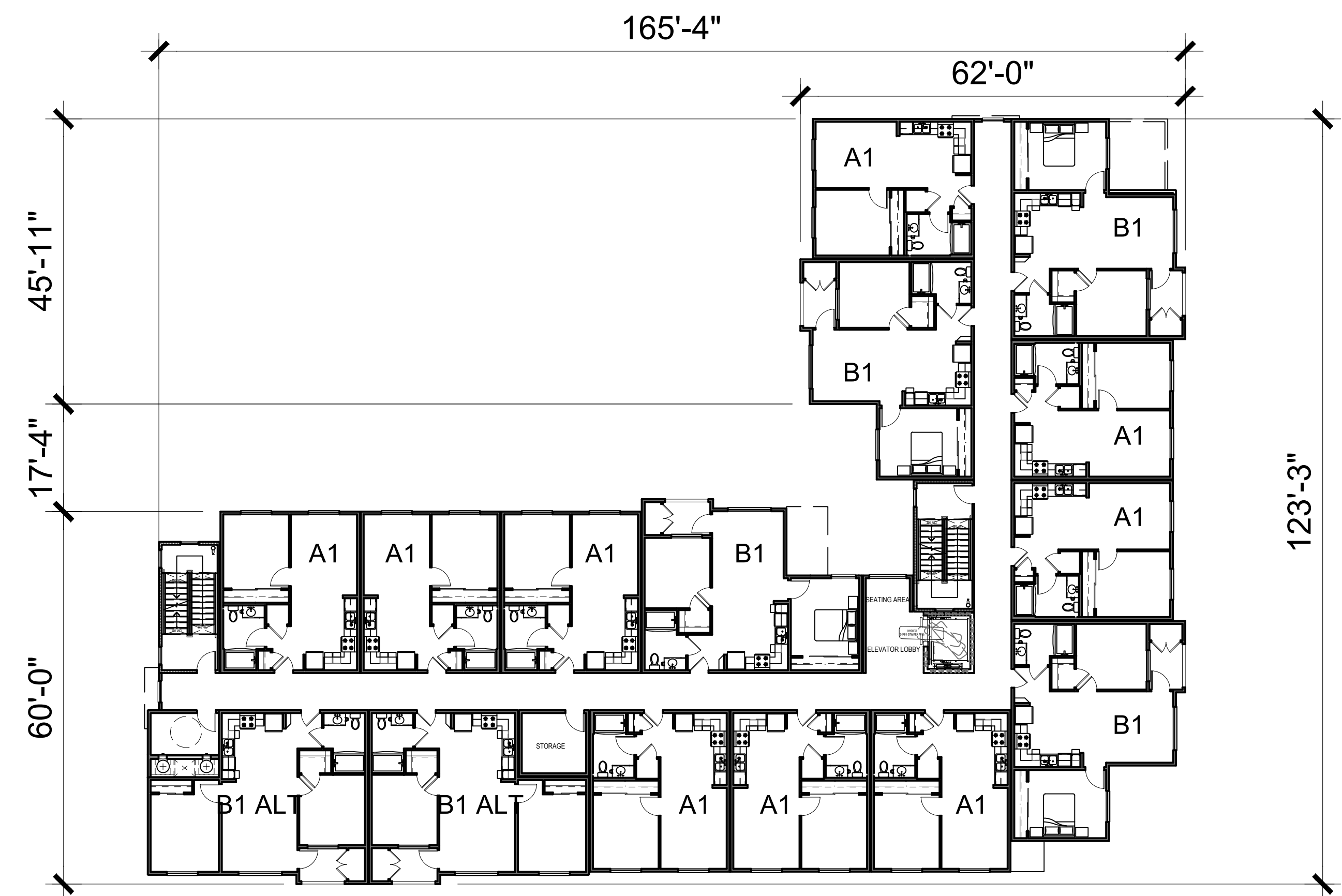




ROOF



LEVEL 4



LEVEL 3

BUILDING 3 COMPOSITE PLAN

A2.9

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 12-27-21
JOB NO.: 2020-009



MATERIAL / COLOR LEGEND

- | | | | |
|---|-------------------------------------|---|---------------------|
| 1 | LIGHT SAND FINISH STUCCO | A | SW 6355 TRUE PENNY |
| 2 | VINYL WINDOWS | B | SW 7076 CYBERSPACE |
| 3 | METAL RAILING | C | SW 7647 CRUSHED ICE |
| 4 | METAL AWINING | | |
| 5 | 1" METAL SCREED CHANNEL | | |
| 6 | ALUMINUM STOREFRONT | | |
| 7 | EXTERIOR WALL MOUNTED LIGHT FIXTURE | | |
| 8 | BUILDING NUMBER SIGNAGE | | |

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

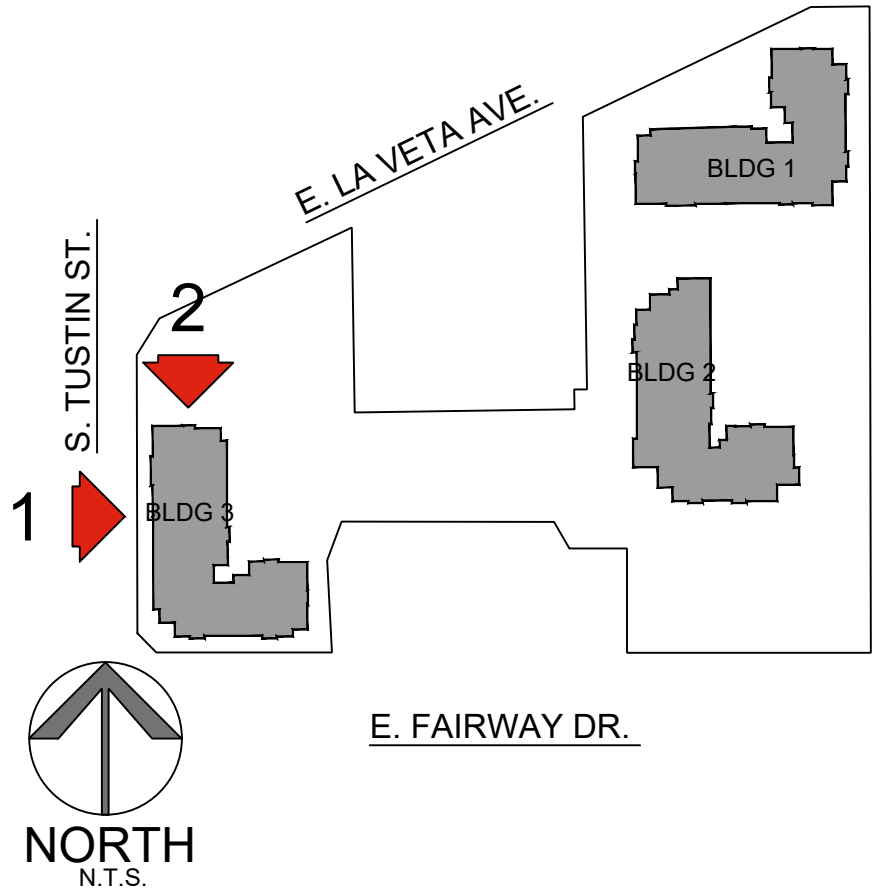


LEFT ELEVATION 2



FRONT ELEVATION 1

KEY MAP



BUILDING 3 ELEVATIONS

1"=10'-0"

DATE: 12-27-21

JOB NO.: 2020-009

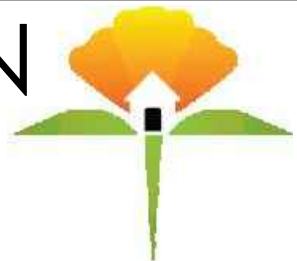
THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A2.10



MATERIAL / COLOR LEGEND

- | | | | |
|---|-------------------------------------|---|---------------------|
| 1 | LIGHT SAND FINISH STUCCO | A | SW 6355 TRUE PENNY |
| 2 | VINYL WINDOWS | B | SW 7076 CYBERSPACE |
| 3 | METAL RAILING | C | SW 7647 CRUSHED ICE |
| 4 | METAL AWINING | | |
| 5 | 1" METAL SCREED CHANNEL | | |
| 6 | ALUMINUM STOREFRONT | | |
| 7 | EXTERIOR WALL MOUNTED LIGHT FIXTURE | | |
| 8 | BUILDING NUMBER SIGNAGE | | |

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

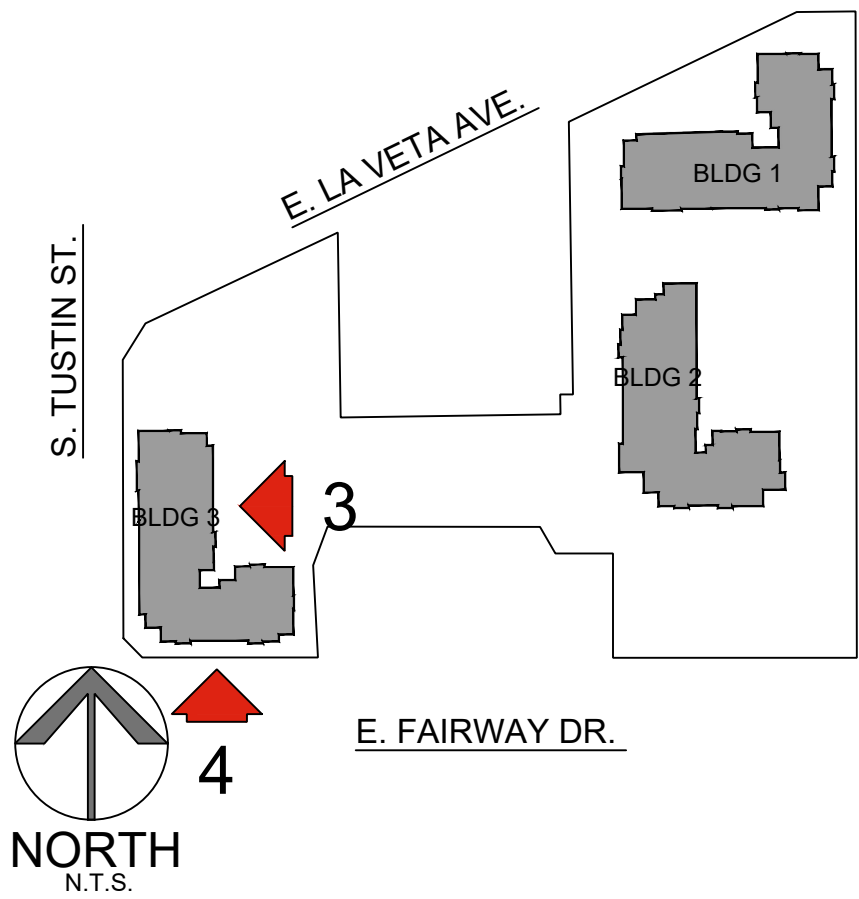


RIGHT ELEVATION 4



REAR ELEVATION 3

KEY MAP



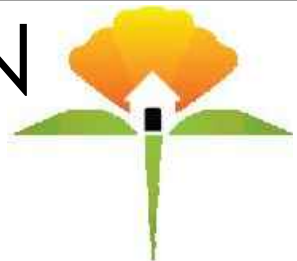
THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

BUILDING 3 ELEVATIONS

1"=10'-0" 0 5' 10' 20' 30'

DATE: 12-27-21
JOB NO.: 2020-009

A2.11





ORIGINAL ELEVATION (RIGHT) 4



REVISED ELEVATION (RIGHT) 4

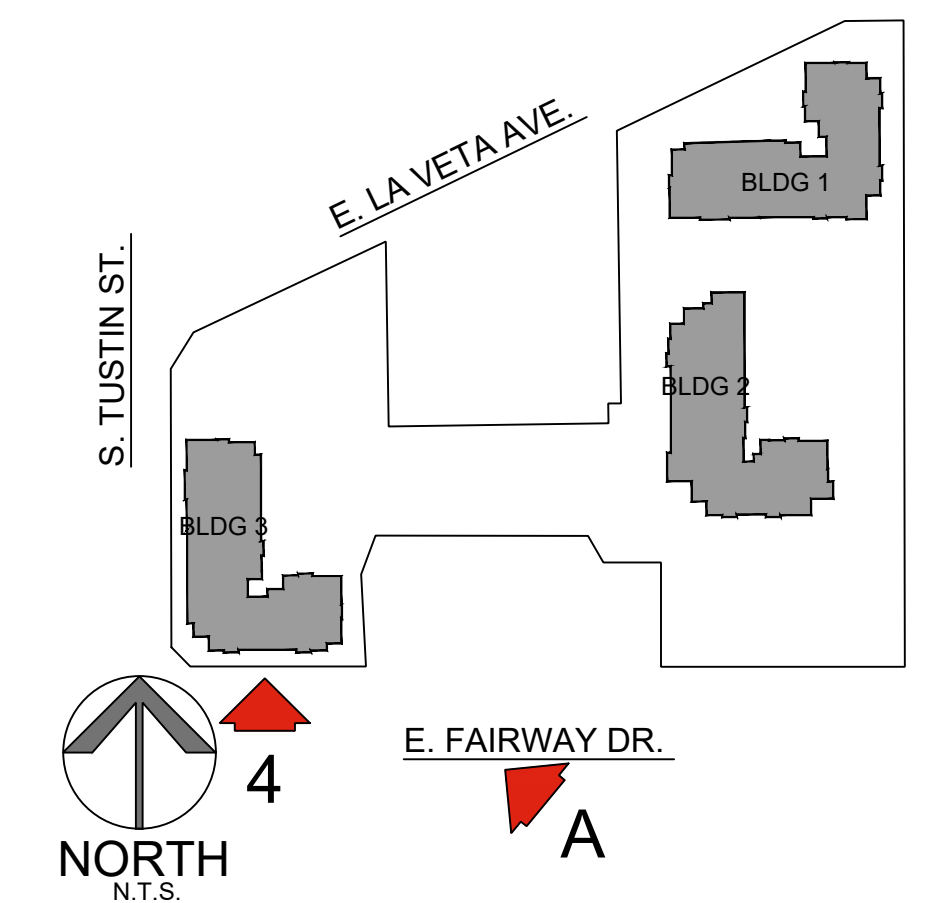


ORIGINAL PERSPECTIVE A



REVISED PERSPECTIVE A

KEY MAP



BUILDING 3 ELEVATION COMPARISON

1"=10'-0"

DATE: 12-27-21

JOB NO.: 2020-009

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.

3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION

14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200

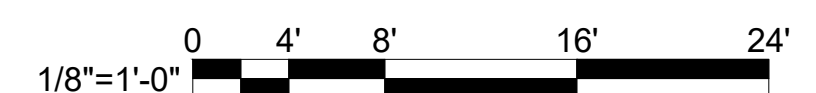
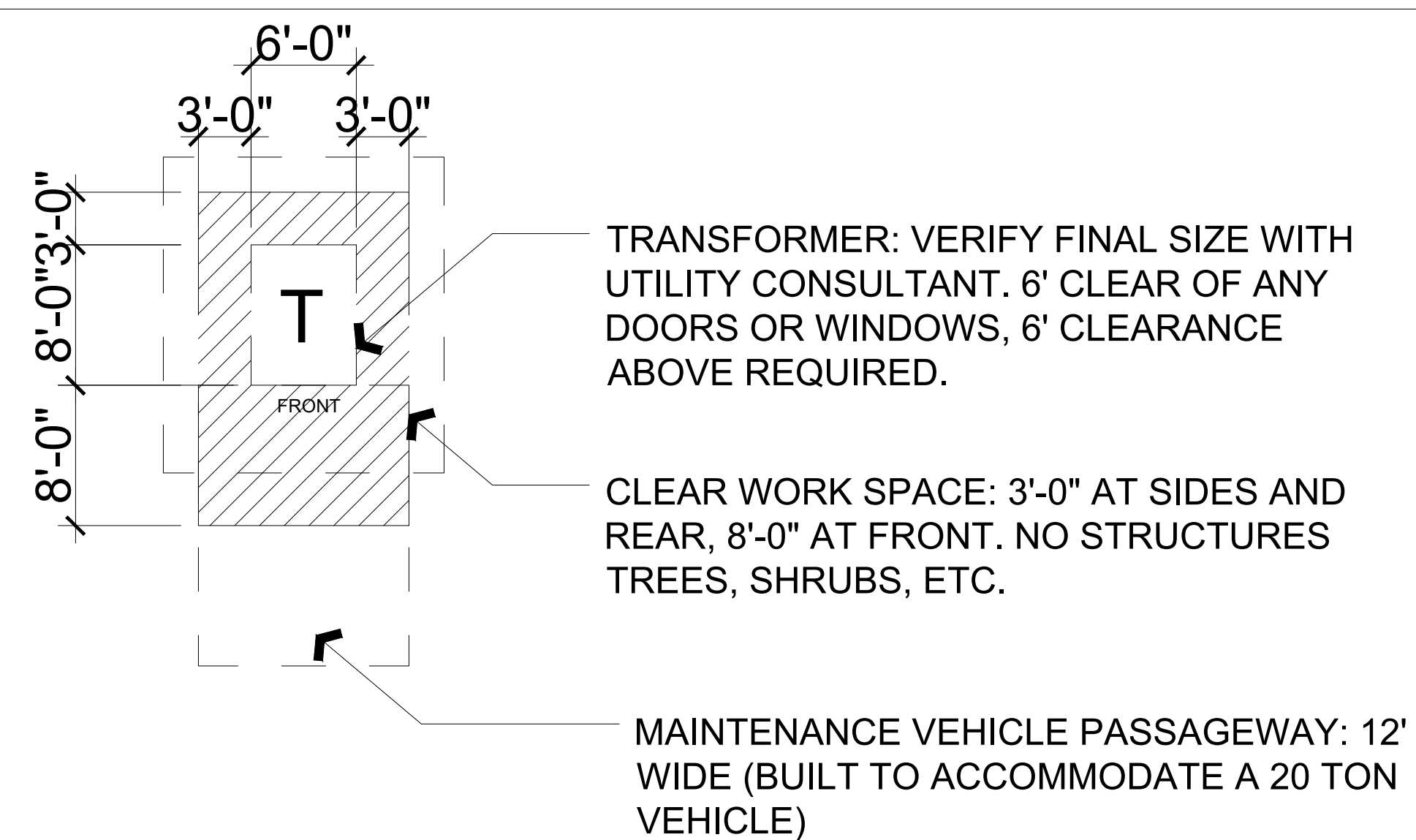
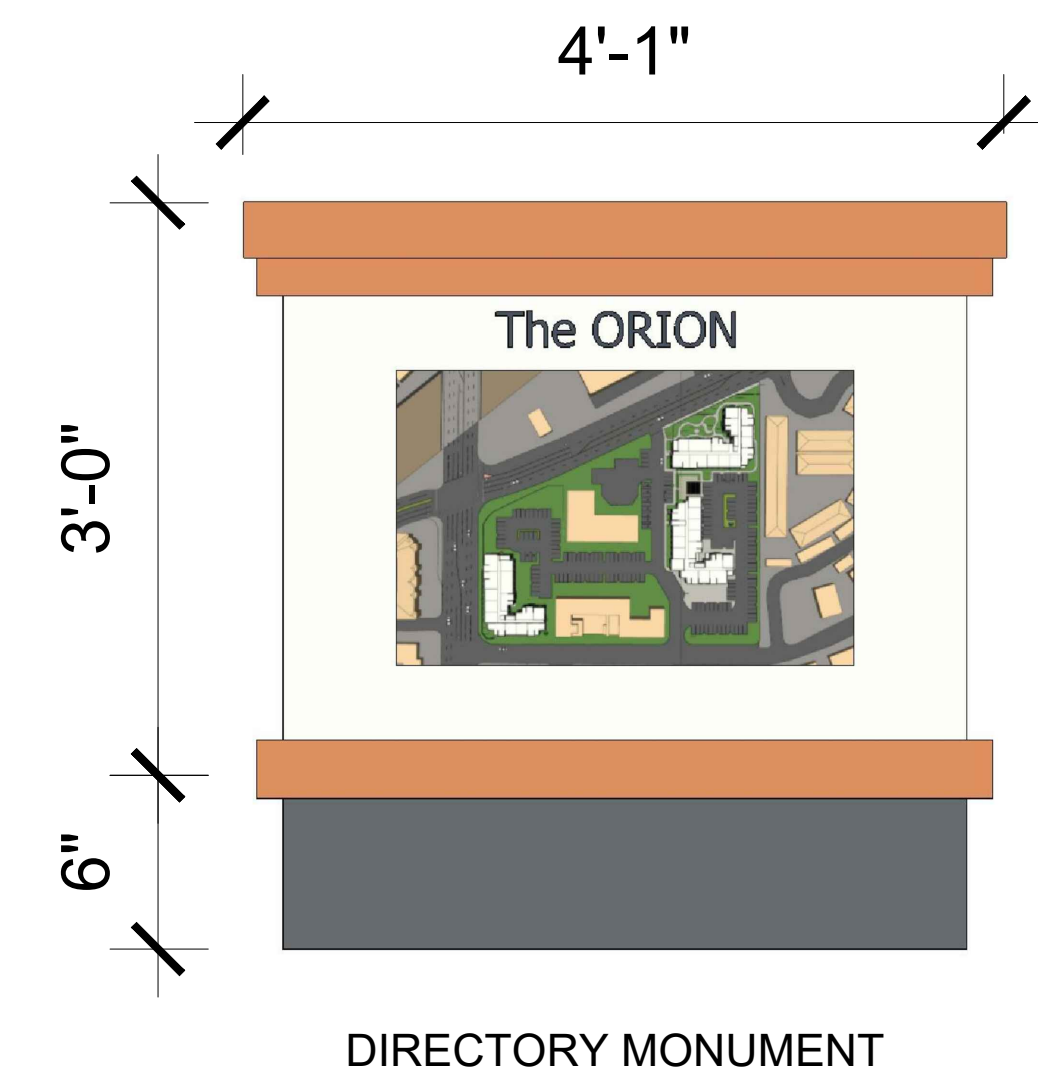
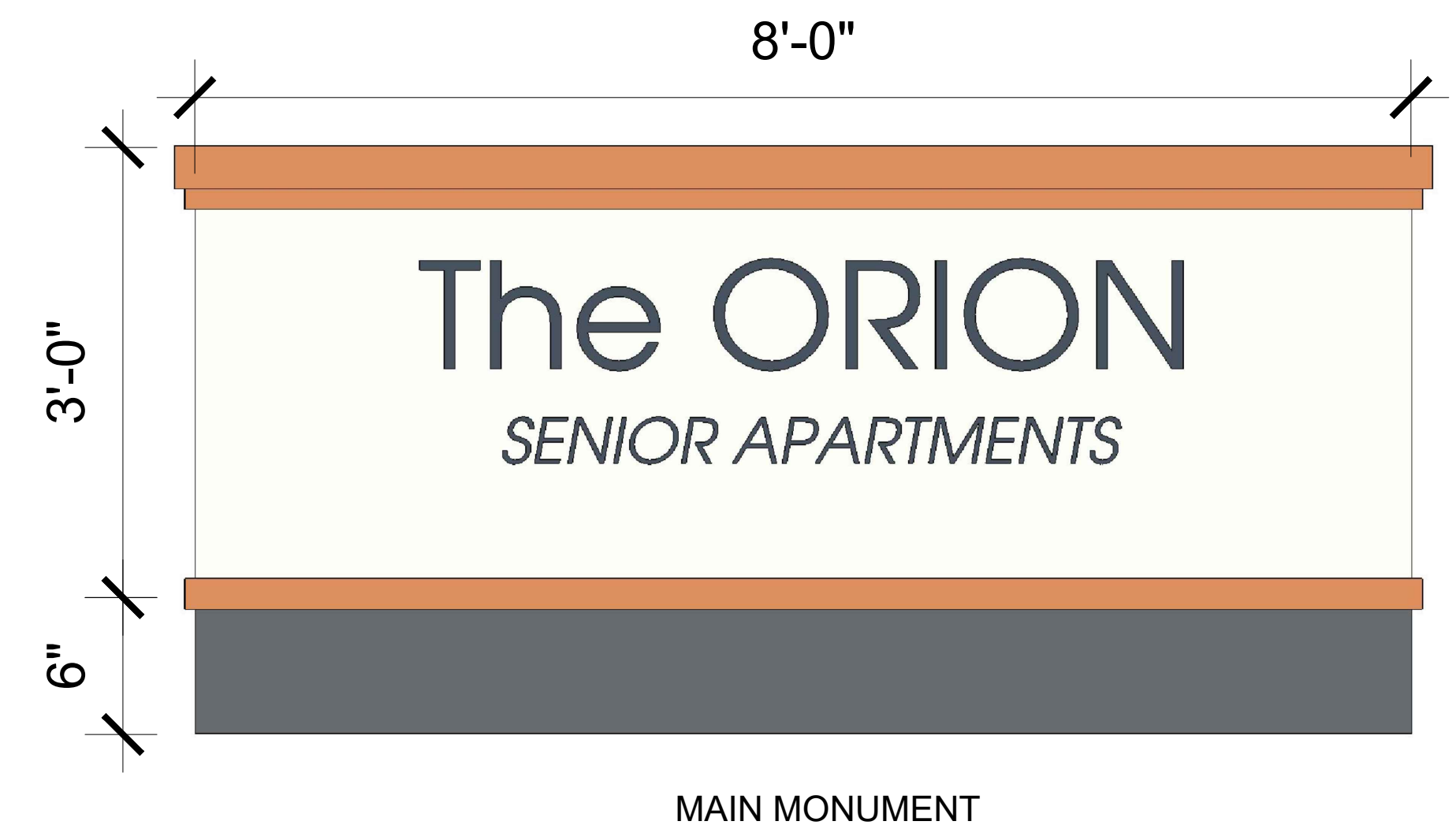
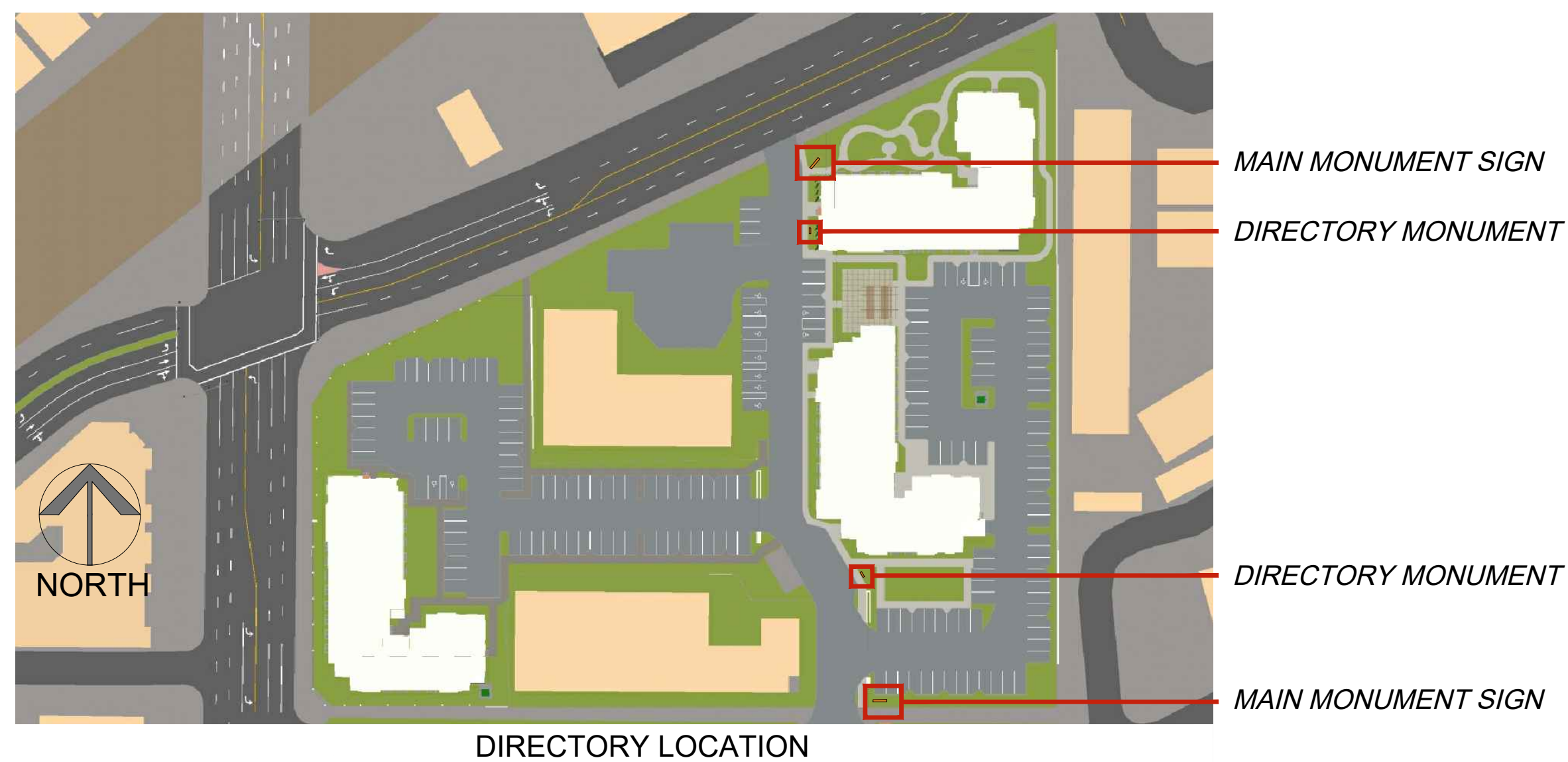
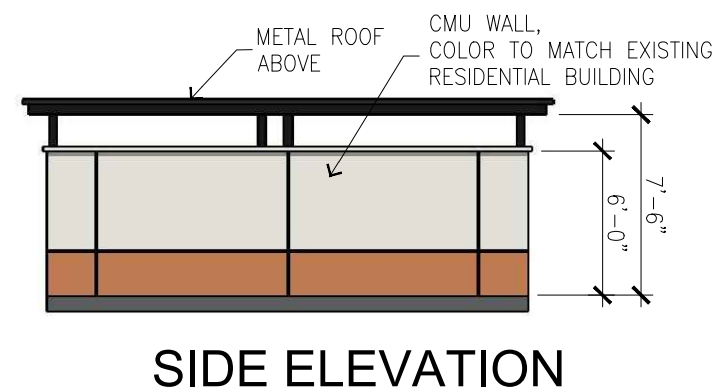
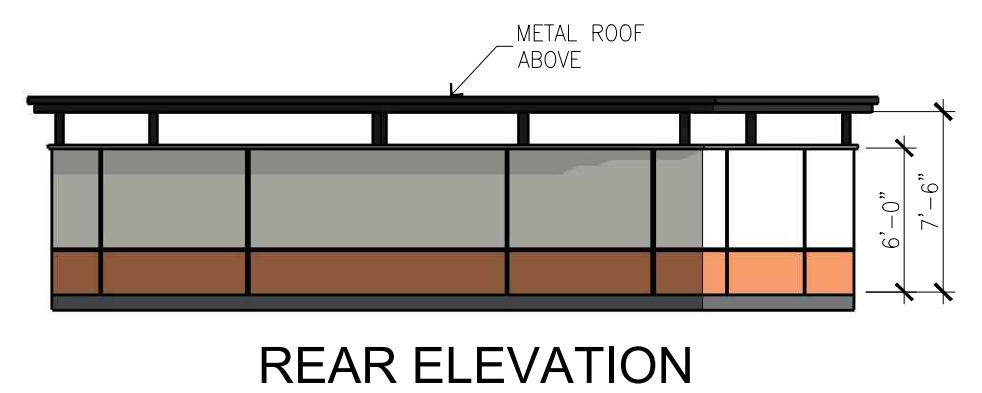
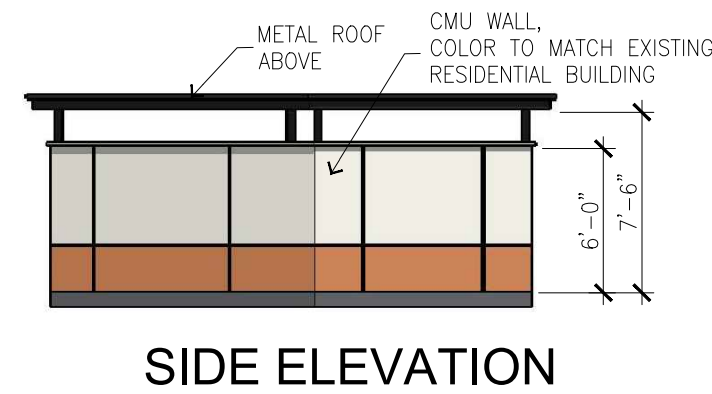
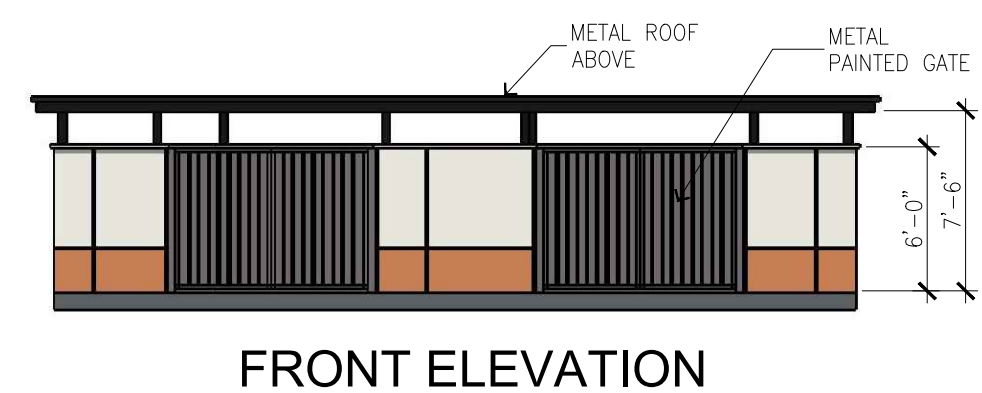
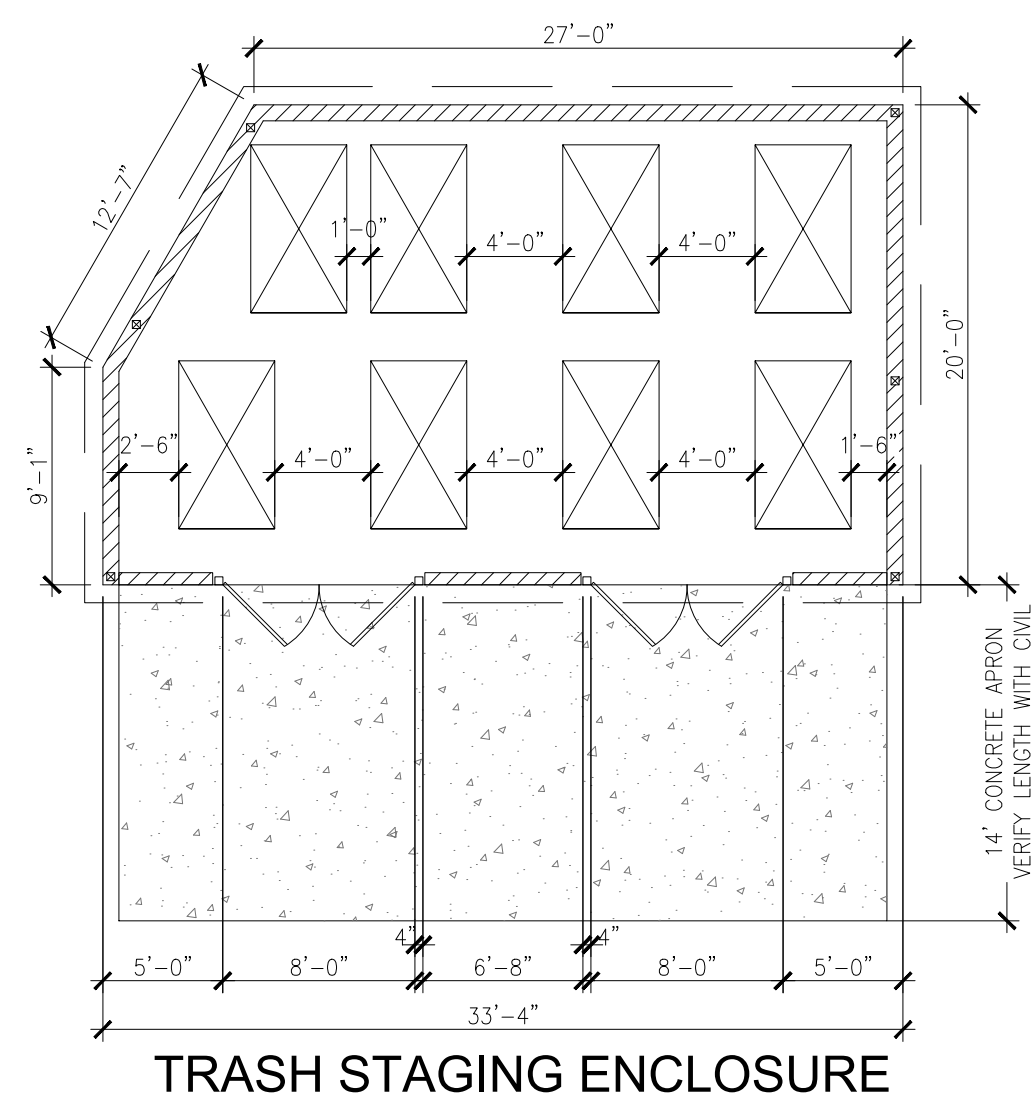


144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

AO ARCHITECTS

A2.11 B





THE ORION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

BUILDING DETAILS

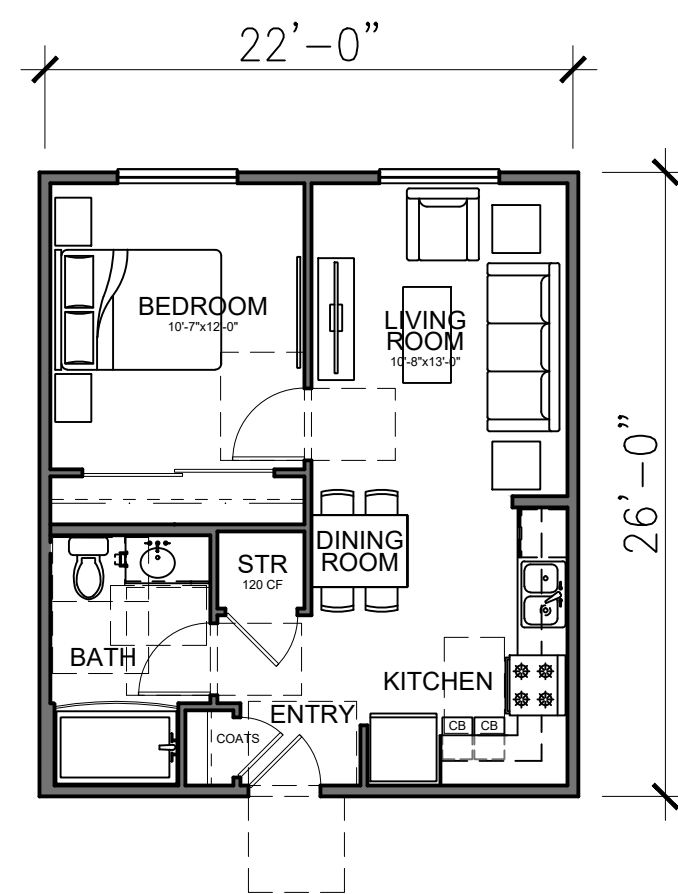
A2.12

DATE: 12-27-21
JOB NO.: 2020-009

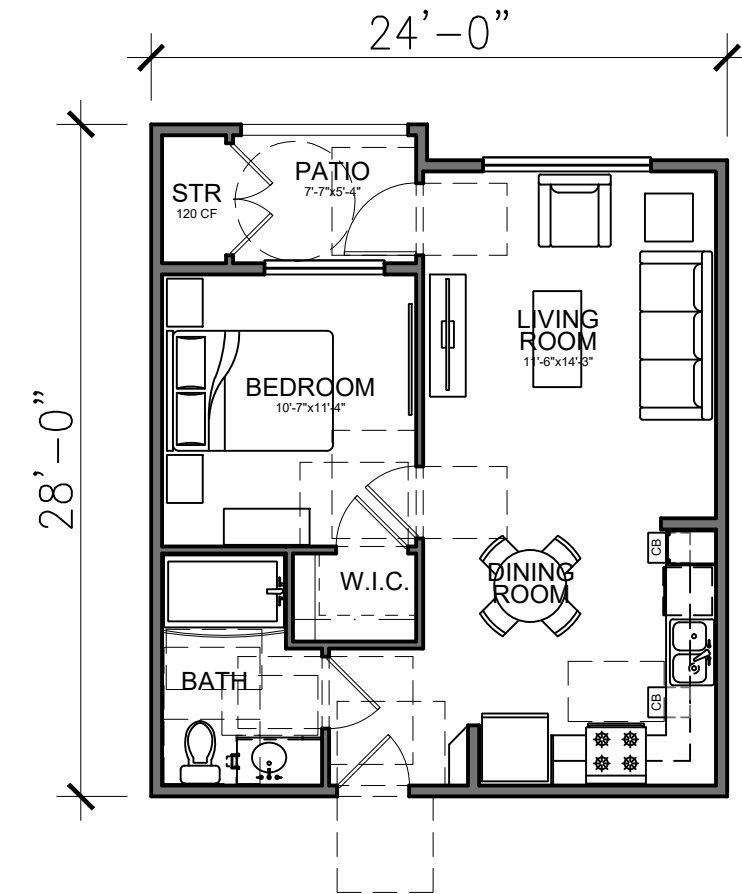
AO ARCHITECTS
5 E ST., ORANGE, CA 92866
(714) 639-9860



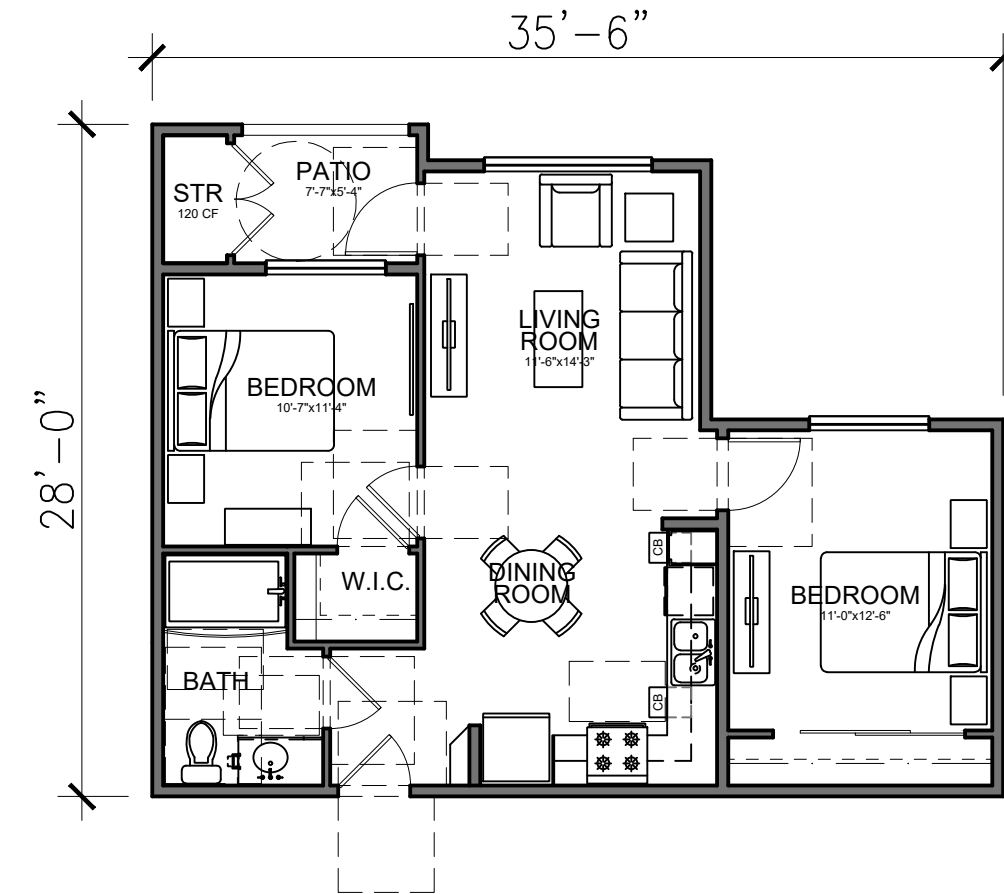
Tuesday, January 04, 2022 9:14:32 AM
\\FILES\3271DFS\RESIDENTIAL\2020\2020-009 RCC ORION AFFORDABLE ORANGE\03 DESIGNSCHEM\AUTOCAD\20-009_A3.0 UNIT PLANS.DWG



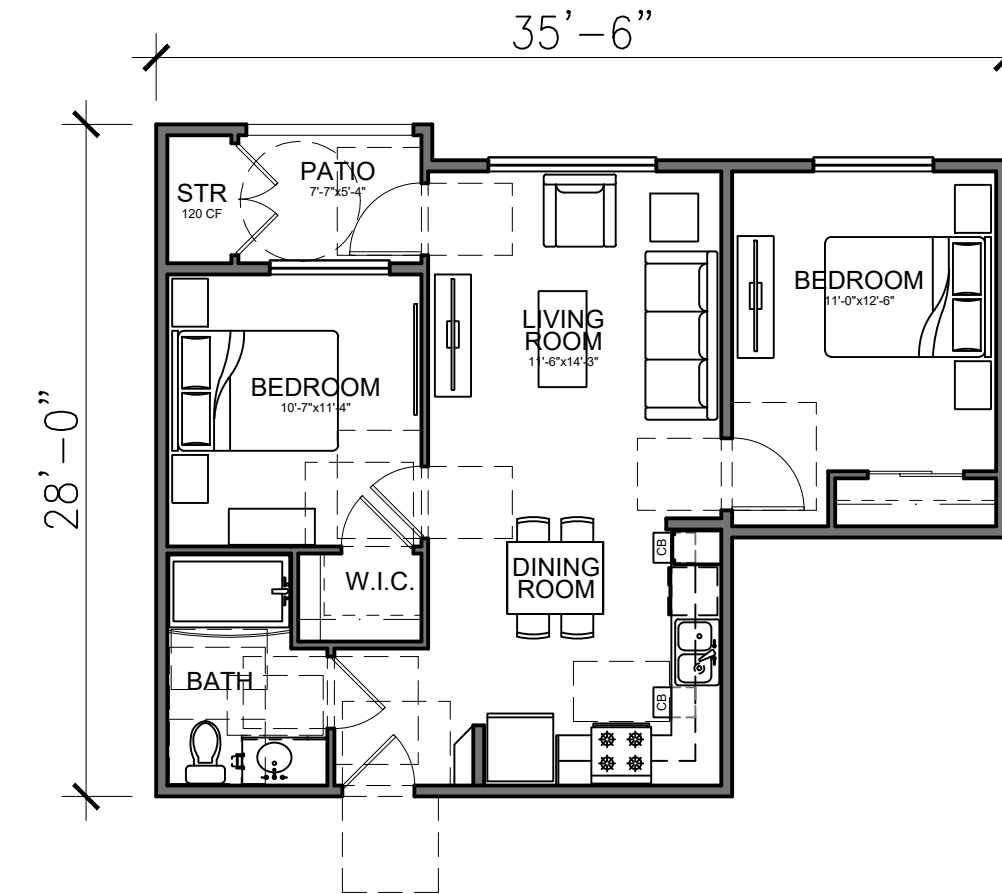
UNIT A1: 1 BEDROOM / 1BATH
LIVABLE AREA: 584 SQ. FT.
PATIO/BALCONY: 0
STORAGE: 120 CU.FT.



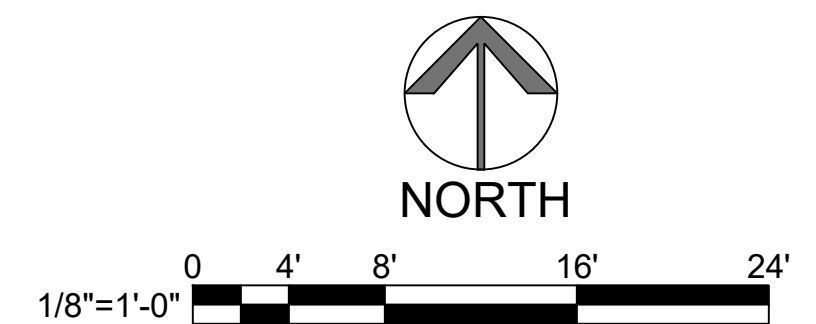
UNIT A2: 1 BEDROOM / 1BATH
LIVABLE AREA: 589 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.
STORAGE: 120 CU.FT.



UNIT B1: 2 BEDROOM / 1BATH
LIVABLE AREA: 761 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.
STORAGE: 120 CU.FT.



UNIT B1 ALT: 2 BEDROOM / 1BATH
LIVABLE AREA: 769 SQ. FT.
PATIO/BALCONY: 41 SQ. FT.
STORAGE: 120 CU.FT.



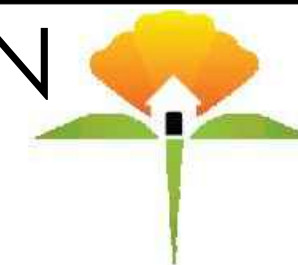
THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



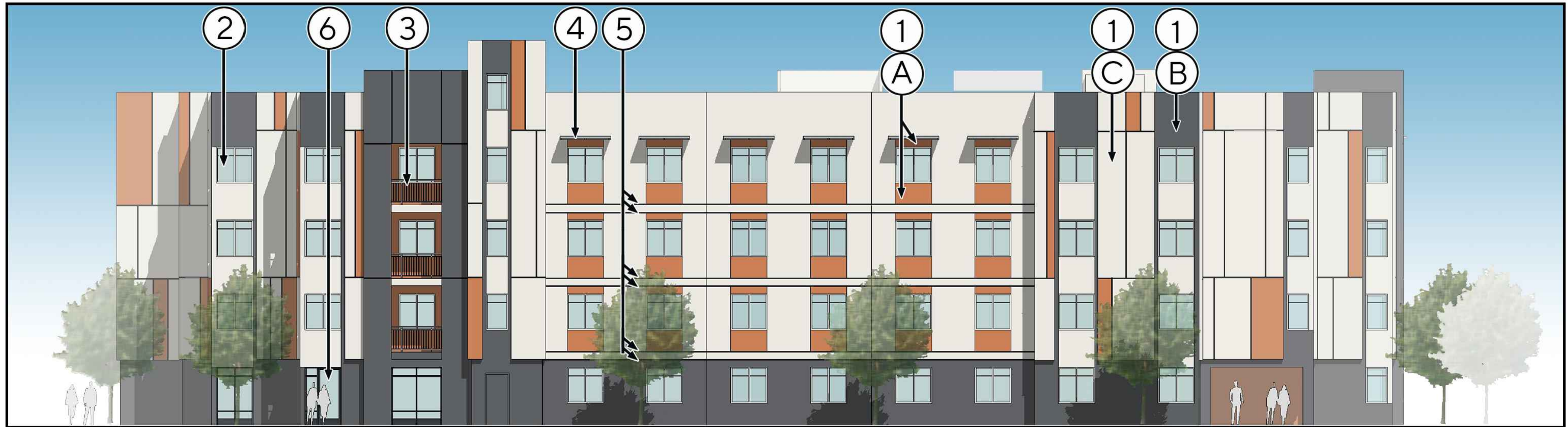
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

UNIT PLANS

A3.0

DATE: 12-27-21
JOB NO.: 2020-009





Front Elevation



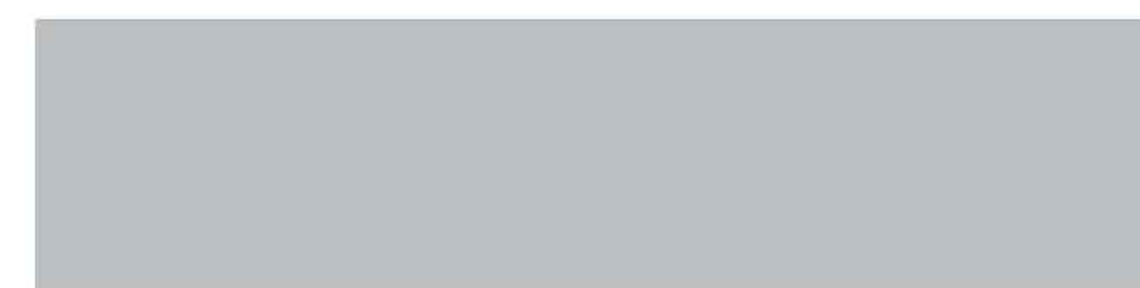
(A) SW 6355 True Penny
Sherwin Williams



(B) SW 7076 Cyberspace
Sherwin Williams



(C) SW 7647 Crushed Ice
Sherwin Williams



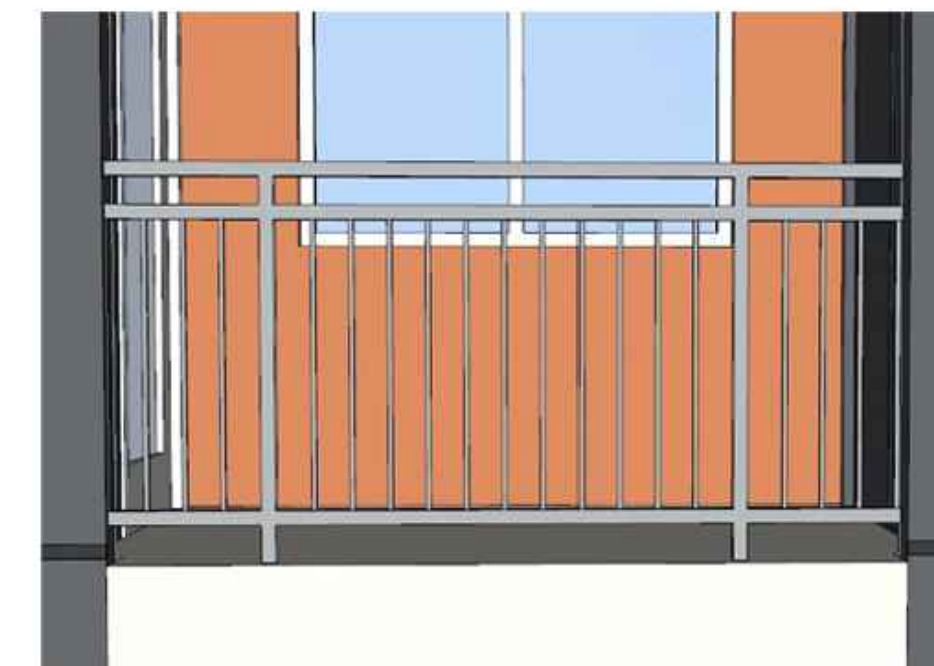
(D) SW 6254 Lazy Gray
Sherwin Williams



(1) Stucco - Light Sand
20/30 Finish
To match paint specs



(2) Vinyl Windows
White



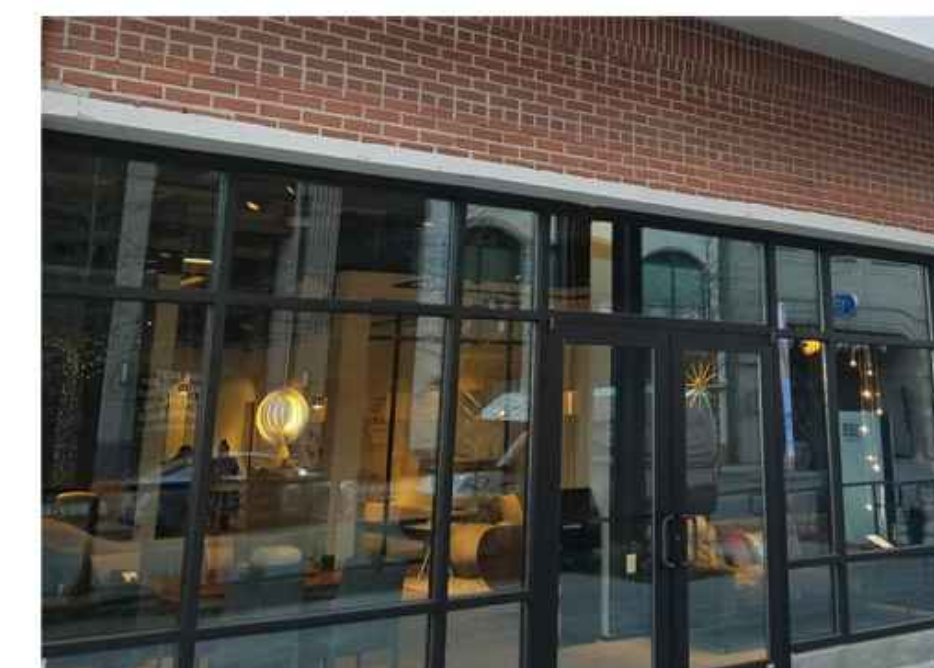
(3) Metal Railing
To match paint spec D



(4) Metal Awning
To match paint spec D



(5) Fry Reglet Metal Screed
Channel - 1.5"W x 1.5"D
Black



(6) Aluminum Storefront System
Black
(*at community areas only)

MATERIAL BOARD

A4.0

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION
14131 YORBA ST. TUSTIN, CA 92780
(714) 803-7200



144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

AO ARCHITECTS

DATE: 12-27-21
JOB NO.: 2020-009



LEGEND

- 1

CENTRAL COMMUNITY COURTYARD (SEE ENLARGEMENT)
 - (2) BBQS WITH COUNTERTOP
 - LARGE SHADE COVER
 - VARIETY OF TABLES & LOUNGE SEATING
- 2

STROLLING GARDEN
 - MEANDERING PATHS
 - VARIETY OF SEATING NODES
 - LUSH MOUNDED GARDEN
- 3

PROJECT IDENTITY SIGNAGE
- 4

FLAG POLE
- 5

EXISTING TREES ANTICIPATED TO REMAIN (TYP.)
- 6

DROP OFF / PICK UP AREA WITH DECORATIVE PAVING & SEATING
- 7

GATED VEHICULAR ENTRY
- 8

DOG PARK
 - ENCLOSED SPACE W/ DOUBLE TRAP ENTRY
 - SYNTHETIC TURF
 - BENCH SEATING W/ UMBRELLA
- 9

ICONIC PALM GROUPING AT CORNER
- 10

ENTERTAINMENT COURTYARD (SEE ENLARGEMENT)
 - (2) BBQS WITH COUNTERTOP
 - OPEN & COVERED SEATING OPPORTUNITIES
- 11

COMMUNITY GARDEN AREA (SEE ENLARGEMENT)
- 12

BIKE RACK LOCATIONS
 - (5) BIKES AT EACH LOCATION
- 13

EXISTING BUS STOP
- 14

PROPOSED IRRIGATION BACKFLOW PREVENTER LOCATION
- 15

SITE DIRECTORY
- 16

6' HT. MONUMENT SIGN

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	W/H	SIZE	QTY.	WUCOLS
	Tristania conferta	Brisbane Box	8' x 20'	24"B	30	M
	Magnolia grandiflora 'Little Gem'	Southern Magnolia	8' x 15'	24"B	4	M
	Bauhinia purpurea	Orchid Tree	15' x 18'	36"B	1	M
	Arbutus 'Marina'	Marina Strawberry Tree	10' x 12'	24"B	17	L
	Lagerstroemia i. "Watermelon"	Crape Myrtle (Red)	10' x 12'	24"B	M	
	Platanus acerifolia	London Plane Tree	20' x 25'	36"B	16	M
	Ulmus parvifolia	Chinese Elm	25' x 30'	36"B	M	
	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia	10' x 25'	24"B	4	M
	Pinus canariensis	Canary Island Pine	15' x 30'	24"B	1	L
	Melaleuca quinquenervia	Paperbark Tea Tree	15' x 25'	24"B	4	L
	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	8' x 15'	24"B	3	L
	Strelitzia nicolai	Giant Bird Of Paradise	5' x 8'	15 Gal.	14	M
	Cinnamomum camphora	Camphor Tree	30' x 60'	36"B	3	M
	Citrus x sinensis	Orange Tree	6' x 10'	15 Gal.	11	M
	Pyrus calleryana	Ornamental Pear	10' x 15'	24"B	2	M
	Koelreuteria paniculata	Goldenrain Tree	15' x 25'	24"B	5	M
PALMS						
	Chamaecyparis humilis	Mediterranean Fan Palm	24"B	1	L	
	Phoenix Dactylifera	Date Palm	18" BTH	5	L	
	Washingtonia robusta	Mexican Fan Palm	18" BTH	10	L	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	W/H	SIZE	QTY.	WUCOLS
	Agave 'Blue Flame'	Blue Flame Agave	3' x 3'	5 G	100	L
	Agave attenuata	Foxtail Agave	3' x 3'	5 G	90	L
	Agave desmetiana 'Variegata'	Variegated Dwarf Century Plant	3' x 3'	5 G	70	L
	Arbutus unedo 'Elfin King'	Elfin King Strawberry King	3' x 3'	5 G	26	M
	Buxus microphylla japonica	Japanese Boxwood	2' x 2'	5 G	120	M
	Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush	2' x 2'	5 G	80	M
	Carex tumulicola	Foothill Sedge	18" x 18"	1 G	100	L
	Chondropetalum tectorum	Cape Rush	3' x 3'	5 G	150	M
	Dianella revoluta 'DR5000'	Little Rev Flax Lily	18" x 18"	1 G	300	M
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	2' x 3'	5 G	300	M
	Ilex crenata 'Sky Pencil'	Sky Pencil Ilex	2' x 4'	5 G	18	L
	Ilex vomitoria 'Stokes'	Stokes Holly	2' x 2'	1 G	20	L
	Lantana hybrids 'New Gold'	New Gold Lantana	2' x 4'	5 G	5	L
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	3' x 4'	5 G	500	M
	Lomandra longifolia 'LM300'	Breeze Dwarf Mat Rush	2' x 2'	5 G	30	M
	Moraea bicolor	Fortnight Lily	2' x 4'	5 G	90	M
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly	3' x 3'	5 G	270	M
	Olea europaea 'Montra'	Little Ollie Dwarf Olive	3' x 2'	5 G	500	L
	Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass	2' x 2'	1 G	180	M
	Pittosporum tobira	Tobira	3' x 3'	5 G	111	M
	Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood	2' x 6'	5 G	38	M
	Raphiolepis indica 'Clara'	Indian Hawthorne	3' x 3'	5 G	500	M
	Rosa 'Flower Carpet var. No trauma'	Pink Carpet Rose	4' x 2'	5 G	20	M
	Rosa f. 'Ice Berg'	White Shrub Rose	3' x 3'	5 G	60	M
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Rosemary Carpet	3' x 18"	1 G	4	L
	Strelitzia reginae	Bird-of-Paradise	3' x 3'	5 G	300	M
	Stipa tenuissima	Mexican Feather Grass	2' x 2'	1 G	90	M
	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	3' x 4'	5 G	8	L

EXISTING TREE LEGEND TO REMAIN

TAG	BOTANICAL NAME	COMMON NAME
T-5	Pinus pinea	Italian Stone Pine
T-35	Melaleuca quinquenervia	Paperbark
T-47	Pinus pinea	Italian Stone Pine
T-69	Eucalyptus sideroxylon	Red Ironbark
T-84	Pinus halepensis	Aleppo Pine
T-85	Pinus halepensis	Aleppo Pine
T-86	Pinus halepensis	Aleppo Pine

- *Spacing distance shown is intended to be maximum spacing for each plant. Plants may be located closer together if design criteria requires it.
- NOTES:
- Landscape/Irrigation plans shall comply with the City of Orange Landscape Standards and Specifications and Water Efficient Landscape Guidelines.
 - A fully automated irrigation system shall be provided.
 - All parking visible from the streets, including front and side yard areas is to be screened with 5 gallon minimum shrubs at 3 ft. on center.
 - Shrub areas at the foundation lines of all building and 4 ft. minimum width planters at all elevations seen from the street, shall be planted with 5 gallon materials at 3 ft. on center.
 - All shrubs material in parking areas shall be 30" ht. Max. For ease of visibility into site for police monitoring.



NORTH

1"=30'-0"

OVERALL LANDSCAPE PLAN

L1

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION

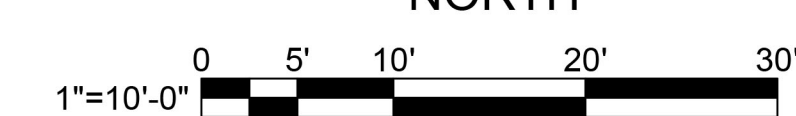


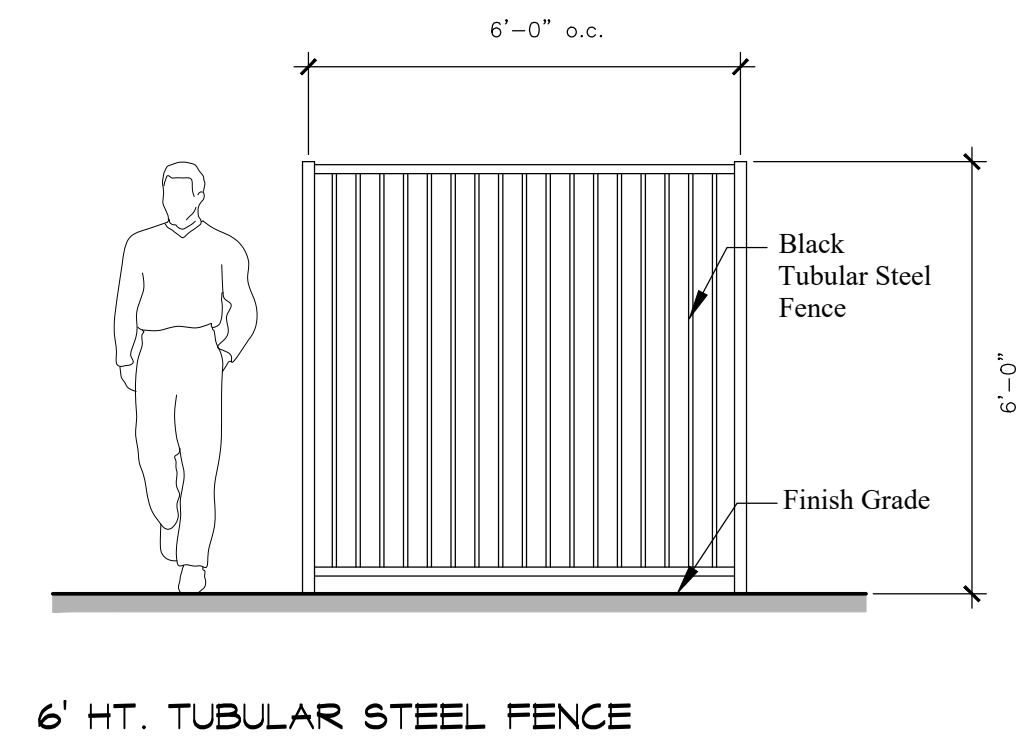
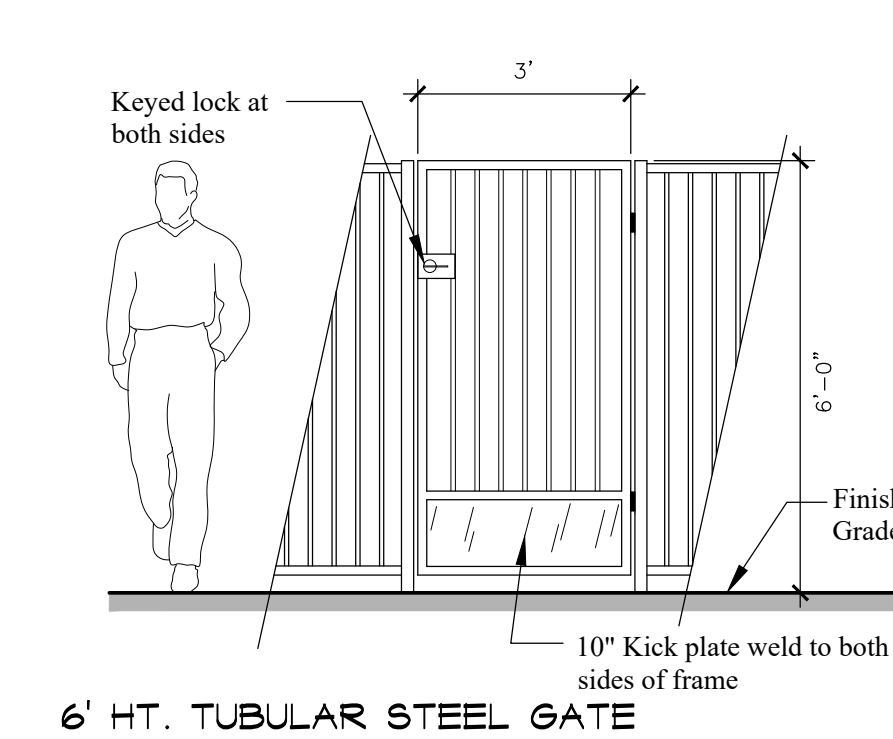
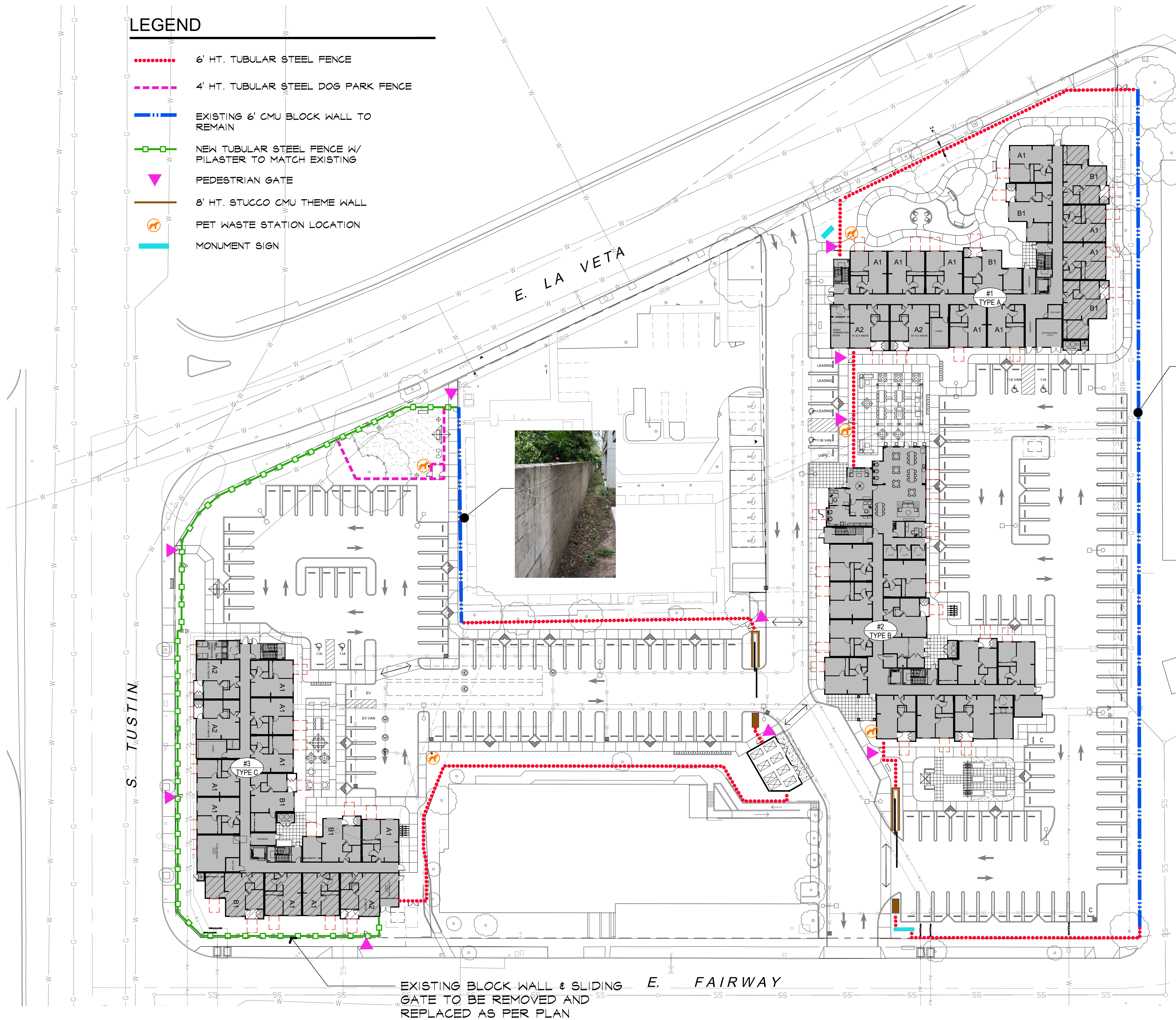
SITE SCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Robert Robinson, Owner # 2782
(949) 644-9370 FAX (714) 310-3140

AO ARCHITECTS

144 NORTH ORANGE ST., ORANGE, CA 92686
(714) 639-9860

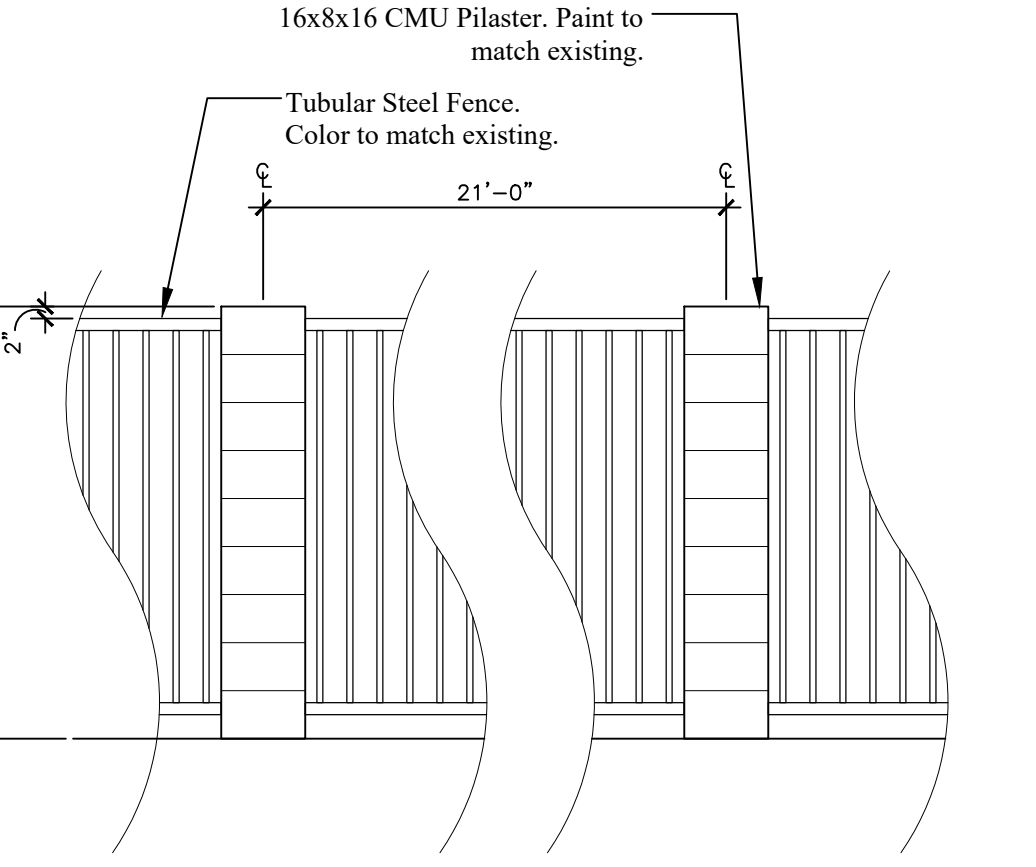




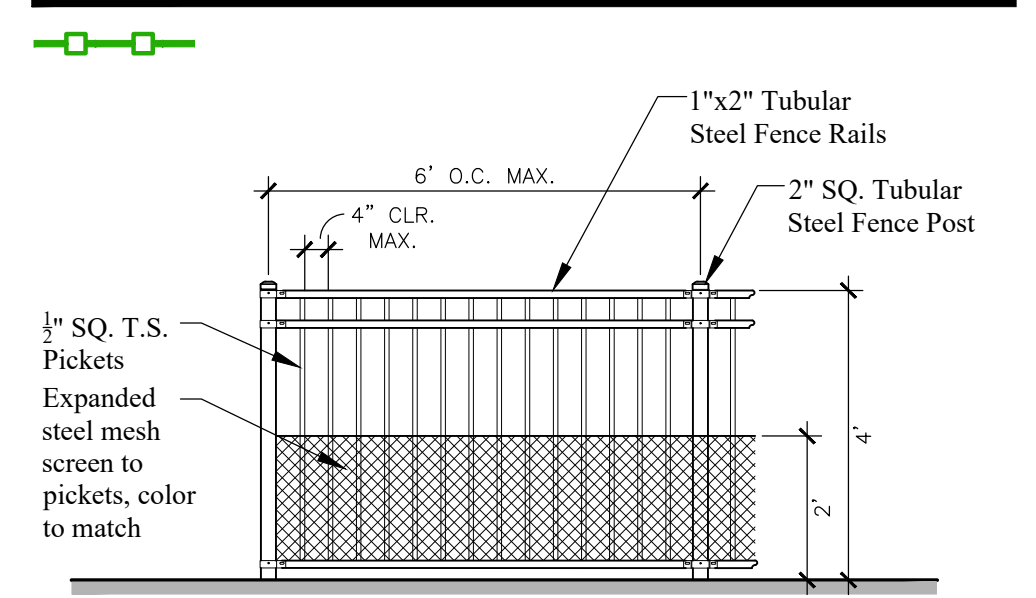


6' HT. TUBULAR STEEL GATE

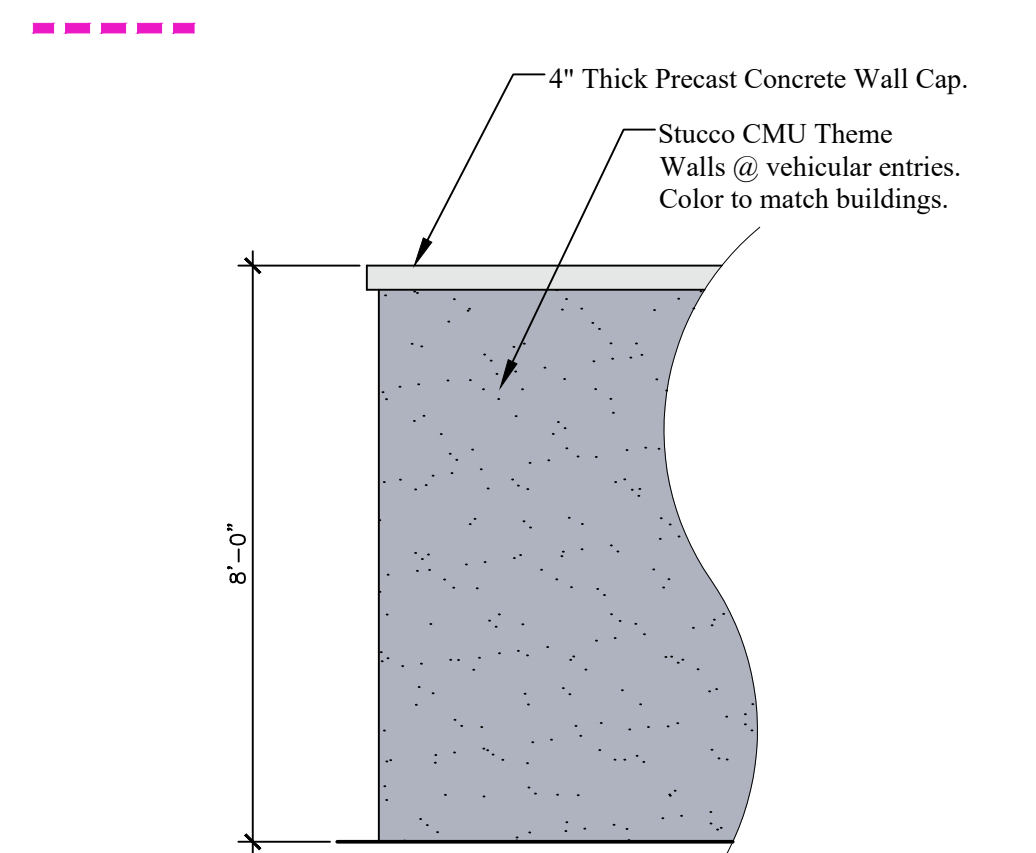
6' HT. TUBULAR STEEL FENCE



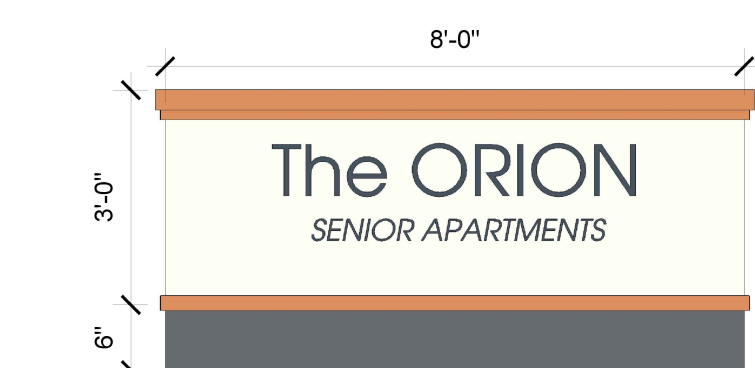
NEW TUBULAR STEEL FENCE W/ PILASTERS



4' HT. TUBULAR STEEL DOG PARK FENCE



8' HT. STUCCO CMU THEME WALL



MONUMENT SIGN



1"=30'-0"
0 15' 30' 60' 90'
FENCE AND WALL PLAN

L3

THE ORION

ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



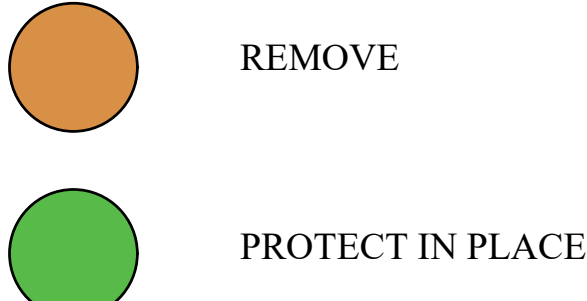
SITE SCAPES
Landscape Architecture & Planning
3180-B2 Airport Loop Drive
Costa Mesa, CA 92626
Robert P. Harris, License # 2782
(949) 644-9370 FAX (714) 310-3140

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 02-14-22
JOB NO.: 20-023



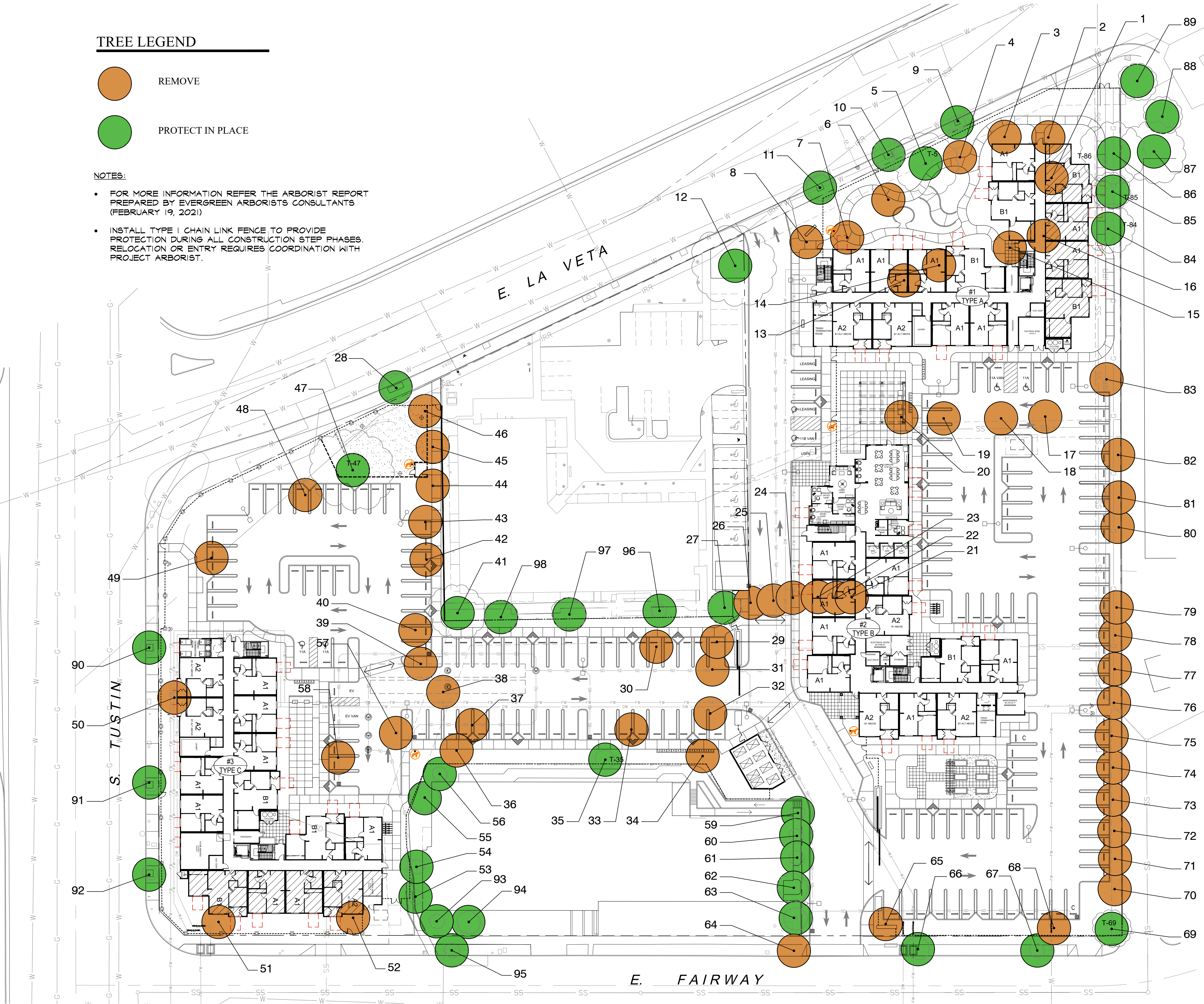
TREE LEGEND



- NOTES:
- FOR MORE INFORMATION REFER THE ARBORIST REPORT PREPARED BY EVERGREEN ARBORISTS CONSULTANTS (FEBRUARY 19, 2021)
 - INSTALL TYPE I CHAIN LINK FENCE TO PROVIDE PROTECTION DURING ALL CONSTRUCTION STEP PHASES. RELOCATION OR ENTRY REQUIRES COORDINATION WITH PROJECT ARBORIST.

TREE MATRIX

Tree #	Common Name	Species Name	DBH (Inches)	Width (Feet)	Height (Feet)	Health
1	Aleppo pine	<i>Pinus halepensis</i>	38"	50 x 60	70'	Good
2	Aleppo pine	<i>Pinus halepensis</i>	26"	30 x 32	70'	Fair
3	Aleppo pine	<i>Pinus halepensis</i>	38"	38 x 40	70'	Good
4	Italian stone pine	<i>Pinus pinea</i>	32"	45 x 47	60'	Good
5	Italian stone pine	<i>Pinus pinea</i>	35"	42 x 44	60'	Good
6	Aleppo pine	<i>Pinus halepensis</i>	21"/13"/11"	48 x 50	70'	Good
7	Aleppo pine	<i>Pinus halepensis</i>	19"	40 x 45	70'	Good
8	Italian stone pine	<i>Pinus pinea</i>	32"	42 x 44	65'	Good
9	Ornamental pear	<i>Pyrus calleryana</i>	6"	10 x 10	14'	Good
10	Ornamental pear	<i>Pyrus calleryana</i>	22"	20 x 22	35'	Good
11	Ornamental pear	<i>Pyrus calleryana</i>	13"	16 x 16	28'	Good
12	Blue gum	<i>Eucalyptus globulus</i>	37"/42"	50 x 52	65'	Poor
13	Carrotwood	<i>Cupaniopsis anacardioides</i>	16"	25 x 23	24'	Good
14	Carrotwood	<i>Cupaniopsis anacardioides</i>	12"	22 x 20	24'	Good
15	Carrotwood	<i>Cupaniopsis anacardioides</i>	12"	22 x 20	24'	Good
16	Carrotwood	<i>Cupaniopsis anacardioides</i>	16"	22 x 24	26'	Good
17	Carrotwood	<i>Cupaniopsis anacardioides</i>	9"	16 x 19	22'	Fair
18	Carrotwood	<i>Cupaniopsis anacardioides</i>	16"	22 x 24	28'	Good
19	Carrotwood	<i>Cupaniopsis anacardioides</i>	16"	21 x 24	24'	Good
20	Carrotwood	<i>Cupaniopsis anacardioides</i>	12"	17 x 17	22'	Good
21	Canary Island pine	<i>Pinus canariensis</i>	19"	16x 18	70'	Dedining
22	Canary Island pine	<i>Pinus canariensis</i>	12"	8 x 10	70'	Dedining
23	Canary Island pine	<i>Pinus canariensis</i>	13"	14 x 14	60'	Poor
24	Canary Island pine	<i>Pinus canariensis</i>	16"	11 x 14	60'	Good
25	Canary Island pine	<i>Pinus canariensis</i>	14"	14 x 14	70'	Good
26	Canary Island pine	<i>Pinus canariensis</i>	14"	10 x 10	70'	Good
27	Carrotwood	<i>Cupaniopsis anacardioides</i>	9.5"/7.5"/11.5"	25 x 26	36'	Good
28	Ornamental pear	<i>Pyrus calleryana</i>	16.5"	21 X 23	30'	Fair
29	Chinese flame tree	<i>Koeleruteria bipinnata</i>	12"	25 x 28	38'	Poor
30	Chinese flame tree	<i>Koeleruteria bipinnata</i>	16"	28 x 30	38'	Poor
31	Chinese flame tree	<i>Koeleruteria bipinnata</i>	14"	28 x 32	38'	Poor
32	Chinese flame tree	<i>Koeleruteria bipinnata</i>	15"	35 x 35	38'	Poor
33	Chinese flame tree	<i>Koeleruteria bipinnata</i>	22"	38 x 38	40'	Poor
34	African fern pine	<i>Afrocarpus falcatus</i>	7.5"	10 x 13	15'	Poor
35	Paperbark	<i>Melaleuca quinquenervia</i>	8"/9"/5"	12 x 12	32'	Good
36	White mulberry	<i>Morus alba</i>	17"	25 x 27	34'	Poor
37	Peppermint tree	<i>Agonis flexuosa</i>	29"	28 x 30	36'	Good
38	Aleppo pine	<i>Pinus halepensis</i>	34"	45 x 47	70'	Good
39	Avocado	<i>Persea sp.</i>	15"	24 x 24	18'	Good
40	Aleppo pine	<i>Pinus halepensis</i>	16"	20 x 20	34'	Dead
41	Indian laurel fig	<i>Ficus microcarpa</i>	26"	35 x 37	34'	Good
42	Peppermint tree	<i>Agonis flexuosa</i>	18"/36"	30 X 40	40'	Fair
43	Peppermint tree	<i>Agonis flexuosa</i>	35"	29 x 31	40'	Fair
44	Peppermint tree	<i>Agonis flexuosa</i>	23"	23 x 25	38'	Fair
45	Aleppo pine	<i>Pinus halepensis</i>	23"	30 x 32	46'	Fair
46	Brazilian pepper	<i>Schinus terebinthifolia</i>	11"/11"	30 x 30	28'	Fair
47	Italian stone pine	<i>Pinus pinea</i>	34"	50 x 54	55'	Good
48	Japanese black pine	<i>Pinus thunbergii</i>	20"	30 x 25	30'	Fair
49	Italian stone pine	<i>Pinus pinea</i>	48"	60 x 70	46'	Fair
50	Brazilian pepper	<i>Schinus terebinthifolia</i>	7"/6"/8"	25 x 23	20'	Fair
51	Indian laurel fig	<i>Ficus microcarpa</i>	8"	20 x 18	16'	Poor
52	Evergreen ash	<i>Fraxinus uhdei</i>	52"	65 x 60	75'	Good
53	Paperbark	<i>Melaleuca quinquenervia</i>	9"/9"/8"	8 x 10	46'	Good
54	Paperbark	<i>Melaleuca quinquenervia</i>	8"/8"	8 x 10	44'	Good
55	Paperbark	<i>Melaleuca quinquenervia</i>	8"/9"/6"/6"	20 x 22	42'	Good
56	Paperbark	<i>Melaleuca quinquenervia</i>	5"/5"/7"/5"	8 x 10	36'	Good
57	Evergreen ash	<i>Fraxinus uhdei</i>	42"	58 x 48	65'	Good
58	Chinese pistache	<i>Pistacia chinensis</i>	10.5"	25 x 25	15'	Poor
59	Paperbark	<i>Melaleuca quinquenervia</i>	5"/5"/6"	8 x 10	34'	Fair
60	Paperbark	<i>Melaleuca quinquenervia</i>	5.5"/4.5"	8 x 10	30'	Good
61	Paperbark	<i>Melaleuca quinquenervia</i>	6"/5"/5"	8 x 10	30'	Good
62	Canary Island pine	<i>Pinus canariensis</i>	16"	17 x 19	50'	Good
63	Canary Island pine	<i>Pinus canariensis</i>	12"	12 x 14	50'	Good
64	Ornamental pear	<i>Pyrus calleryana</i>	6"	6 x 6	16'	Good
65	Red ironbark	<i>Eucalyptus sideroxylon</i>	30"	35 x 37	50'	Fair
66	Ornamental pear	<i>Pyrus calleryana</i>	7"	14 x 14	15'	Good
67	Ornamental pear	<i>Pyrus calleryana</i>	5.5"	8 x 8	20'	Fair
68	African fern pine	<i>Afrocarpus falcatus</i>	18"/16"	40 x 30	40'	Good
69	Red ironbark	<i>Eucalyptus sideroxylon</i>	17"	25 x 25	22'	Fair
70	Carrotwood	<i>Cupaniopsis anacardioides</i>	9.5"	13 x 11	16'	Poor
71	Carrotwood	<i>Cupaniopsis anacardioides</i>	17"	16 x 16	18'	Poor
72	Carrotwood	<i>Cupaniopsis anacardioides</i>	15"	16 x 16	18'	Poor
73	Carrotwood	<i>Cupaniopsis anacardioides</i>	14"	15 x 15	18'	Poor
74	Carrotwood	<i>Cupaniopsis anacardioides</i>	9"	15 x 15	16'	Poor
75	Carrotwood	<i>Cupaniopsis anacardioides</i>	15"	18 x 18	18'	Poor
76	Carrotwood	<i>Cupaniopsis anacardioides</i>	6"	9 x 9	14'	Poor
77	Carrotwood	<i>Cupaniopsis anacardioides</i>	14"	13 x 13	16'	Poor
78	Carrotwood	<i>Cupaniopsis anacardioides</i>	13"	11 x 11	16'	Poor
79	Carrotwood	<i>Cupaniopsis anacardioides</i>	10"	13 x 13	12'	Poor
80	Carrotwood	<i>Cupaniopsis anacardioides</i>	10"	13 x 13	14'	Poor
81	Carrotwood	<i>Cupaniopsis anacardioides</i>	9"	10 x 10	14'	Poor
82	Carrotwood	<i>Cupaniopsis anacardioides</i>	13"	18 x 18	20'	Poor
83	Eucalyptus	<i>Eucalyptus spp.</i>	29"	32 x 34	45'	Fair
84	Aleppo pine	<i>Pinus halepensis</i>	23"	35 x 37	60'	Fair
85	Aleppo pine	<i>Pinus halepensis</i>	18"	22 x 24	35'	Fair
86	Aleppo pine	<i>Pinus halepensis</i>	23"	48 x 50	60'	Good
87	Aleppo pine	<i>Pinus halepensis</i>	25"	42 x 44	60'	Good
88	Eucalyptus silver dollar	<i>Eucalyptus cinerea</i>	28"	22 x 24	60'	Poor
89	Eucalyptus silver dollar	<i>Eucalyptus cinerea</i>	18"/9"	24 x 22	25'	Poor
90	King palm	<i>Archontophoenix cunninghamiana</i>	BTH-8"	10 x 10	16'	Good
91	Briarbane box	<i>Lophostemon confertus</i>	3/4"	3 x 3	8'	Good
92	Sweet bay	<i>Laurus nobilis</i>	3/4"	3 x 3	8'	Good
93	Canary Island pine	<i>Pinus canariensis</i>	14"	10 x 10	50'	Good
94	Canary Island pine	<i>Pinus canariensis</i>	19"	15 x 15	50'	Good
95	Ornamental pear	<i>Pyrus calleryana</i>	4.5"	6 x 6	14'	Good
96	Ornamental pear	<i>Pyrus calleryana</i>	6"	8 x 8	18'	Good
97	Ornamental pear	<i>Pyrus calleryana</i>	10"	20 x 20	20'	Good
98	Ornamental pear	<i>Pyrus calleryana</i>	8"	18 x 18	20'	Good



1"=30'-0"

EXISTING TREE INVENTORY

L4

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION



AO ARCHITECTS

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

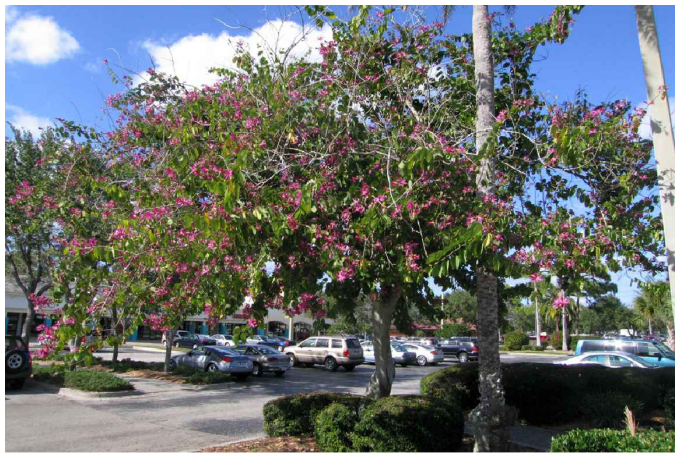




Tristania conferta
Brisbane Box



Southern Magnolia
Magnolia grandiflora 'Little Gem'



Orchid Tree
Bauhinia purpurea



Marina Strawberry Tree
Arbutus 'Marina'



Crape Myrtle (Red)
Lagerstroemia i. "Watermelon"



London Plane Tree
Platanus acerifolia



Chinese Elm
Ulmus parvifolia



D.D. Blanchard Magnolia
Magnolia grandiflora 'D.D. Blanchard'



Canary Island Pine
Pinus canariensis



Paperbark Tea Tree
Melaleuca quinquenervia



Pink Dawn Chitalpa
Chitalpa tashkentensis 'Pink Dawn'



Giant Bird Of Paradise
Strelitzia nicolai



Camphor Tree
Cinnamomum camphora



Orange Tree
Citrus x sinensis



Ornamental Pear
Pyrus calleryana



Mediterranean Fan Palm
Chamaerops humilis



Date Palm
Phoenix Dactylifera



Mexican Fan Palm
Washingtonia robusta



Blue Flame Agave
Agave 'Blue Flame'



Foxtail Agave
Agave attenuata



Variegated Dwarf Century Plant
Agave desmettiana ' Variegata'



Elfin King Strawberry King
Arbutus unedo 'Elfin King'



Japanese Boxwood
Buxus microphylla japonica



Dwarf Bottlebrush
Callistemon viminalis 'LittleJohn'



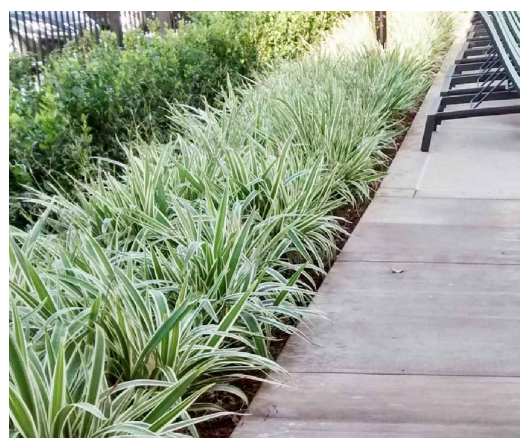
Foothill Sedge
Carex tumulicola



Cape Rush
Chondropetalum tectorum



Little Rev Flax Lily
Dianella revoluta 'DR5000'



Silver Streak Flax Lily
Dianella tasmanica 'Silver Streak'



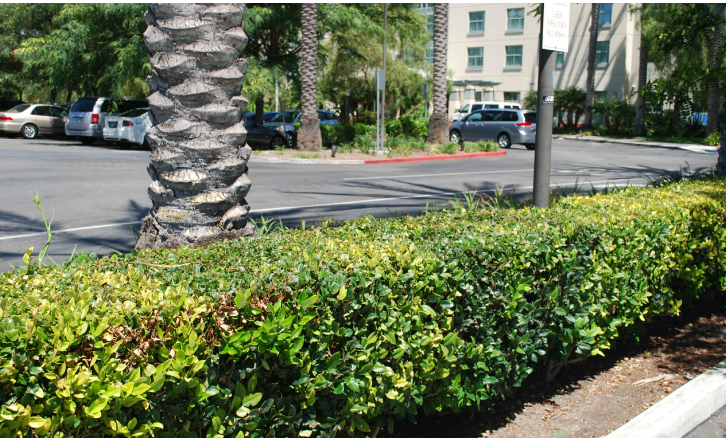
Sky Pencil Ilex
Ilex crenata 'Sky Pencil'



Stokes Holly
Ilex vomitoria 'Stokes'



New Gold Lantana
Lantana hybrids 'New Gold'



Wax Leaf Privet
Ligustrum japonicum 'Texanum'



Breeze Dwarf Mat Rush
Lomandra longifolia 'LM300'



Fortnight Lily
Moraea bicolor



Regal Mist Muhly
Muhlenbergia capillaris 'Regal Mist'



Little Ollie Dwarf Olive
Olea europaea 'Montra'



Fairy Tails Fountain Grass
Pennisetum 'Fairy Tails'



Tobira
Pittosporum tobira



Icee Blue Yellow-Wood
Podocarpus elongatus 'Monmal'



Indian Hawthorne
Raphiolepis indica 'Clara'



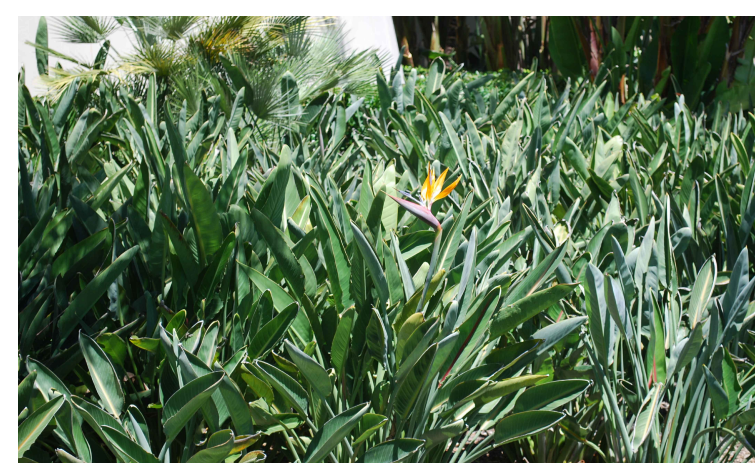
Pink Carpet Rose
Rosa 'Flower Carpet var. Noatraum'



White Shrub Rose
Rosa f. 'Ice Berg'



Huntington Rosemary Carpet
Rosmarinus officinalis 'Huntington Carpet'



Bird-of-Paradise
Strelitzia reginae



Mexican Feather Grass
Stipa tenuissima



Golden Sword Yucca
Yucca filamentosa 'Golden Sword'

THE ORION

ORANGE, CA

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



RIVERSIDE CHARITABLE CORPORATION



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

PLANT MATERIAL

L5

DATE: 02-14-22
JOB NO.: 20-023





FOR REFERENCE ONLY

NOT TO SCALE

NOTES:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

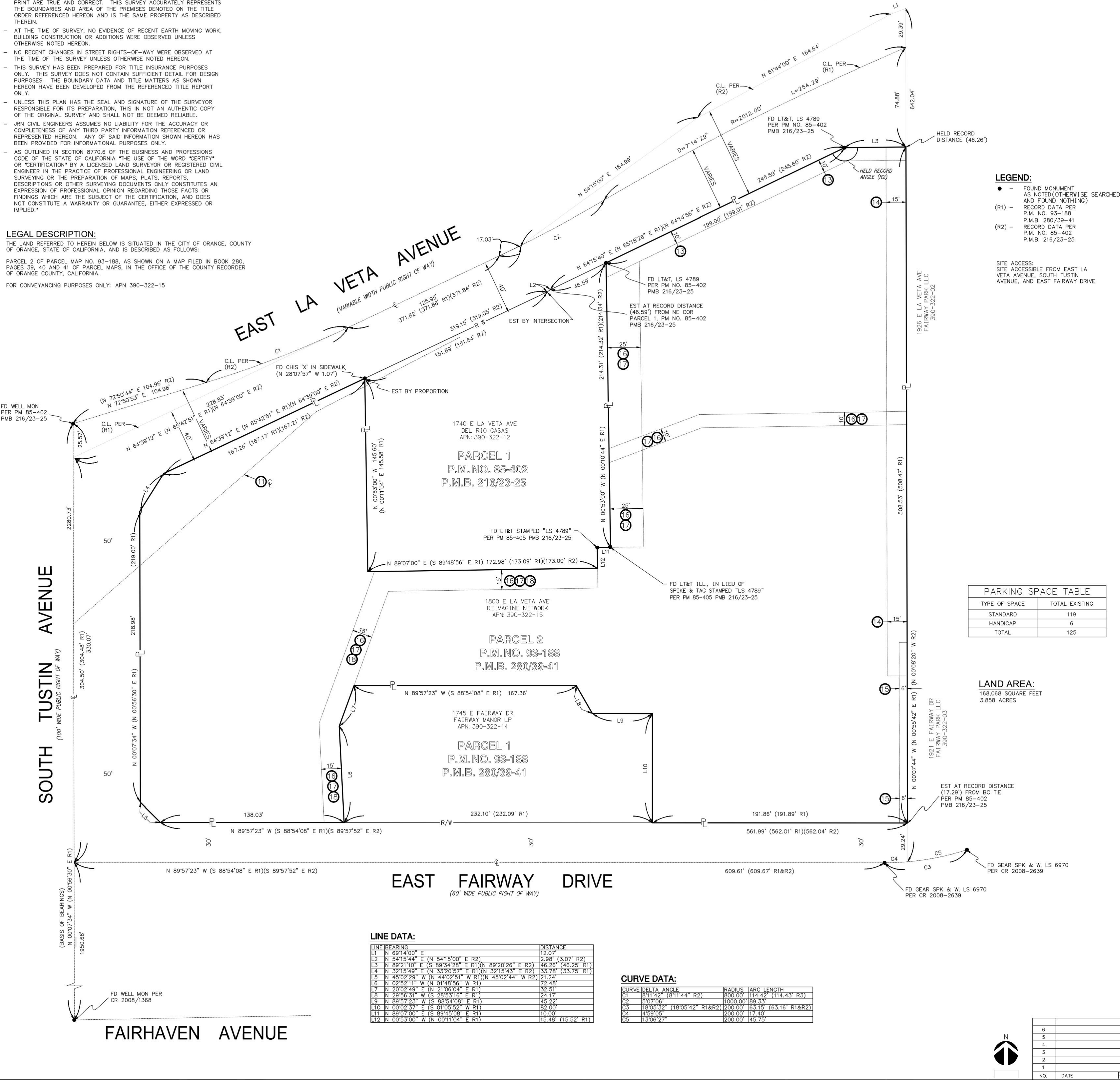
LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 2 OF PARCEL MAP NO. 93-186, AS SHOWN ON A MAP FILED IN BOOK 280, PAGES 39, 40 AND 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

FOR CONVEYANCING PURPOSES ONLY: APN 390-322-15

ALTA/NSPS LAND TITLE SURVEY

1800 E LA VETA AVENUE
ORANGE, CA 92866



DATE OF SURVEY

APRIL 20TH-22ST, MAY 11TH, & AUGUST 31ST, 2021

ZONING

R-3 (RESIDENTIAL MULTIPLE FAMILY) ZONING AREA. INFORMATION RETRIEVED FROM CITY OF ORANGE WEBSITE ON 9/22/2021
THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM NO. (60).

GROSS LAND AREA

216681.95 SQ. FT. (4.974 ACRES)

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: NCS-976982-A-LA2
777 SOUTH FIGUEROA STREET, SUITE 400 TITLE OFFICER: BRIAN SERKANG/JENNIFER LEWIS
LOS ANGELES, CA 90017 DATED: APRIL 14, 2021
PHONE: (213) 271-1700

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
1. THE RIGHT OF WAY FOR PIPE LINES OF THE SANTA ANA VALLEY IRRIGATION COMPANY, AS DESCRIBED IN THE DEED FROM OTTO K. O. RISTOW AND OTHERS, RECORDED FEBRUARY 28, 1925, IN BOOK 565, PAGE 182 OF DEEDS. - THE EFFECT OF A CORPORATION QUILTALAM DEED DATED APRIL 17, 1987, EXECUTED BY THE CITY OF ORANGE, A MUNICIPAL CORPORATION TO REHABILITATION INSTITUTE OF SOUTHERN CALIFORNIA, A CORPORATION, RECORDED APRIL 10, 1987 AS INSTRUMENT NO. 87-241809 OF OFFICIAL RECORDS. THIS ITEM IS QUILTALAM.

2. A RIGHT OF WAY FOR PIPE LINE AND INCIDENTAL PURPOSES OF THE SANTA ANA VALLEY IRRIGATION COMPANY AS SHOWN ON A MAP FILED DECEMBER 6, 1955 IN BOOK 31, PAGES 1 TO 62 INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND THE CENTERLINE OF SAID EASEMENT IS PLOTTED HEREON.

3. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED AS BOOK 485, PAGE 381 OF OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE THE EXACT LOCATION OF SAID ITEM CAN NOT BE DETERMINED FROM THE DESCRIPTION OF RECORD.

4. AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 26, 1980 AS BOOK 5432, PAGE 26 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

5. AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2396, PAGE 251 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

6. AN EASEMENT FOR POLE LINES, CONDUITS, CONVEYANCE OF WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 7446, PAGE 74 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

7. AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE PURPOSES INCLUDING MAINTENANCE, REPAIR, REPLACEMENT AND USE, DRAINAGE PURPOSES, INCLUDING INSTALLATION, REPAIR, REPLACEMENT AND USE, DRAINAGE PURPOSES, INCLUDING MAINTENANCE, REPAIR AND INCIDENTAL PURPOSES, RECORDED JANUARY 20, 1987 AS INSTRUMENT NO. 87-031073 OF OFFICIAL RECORDS, IN FAVOR OF CASAS DEL RIO, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

8. AN EASEMENT FOR DRAINAGE, INCLUDING MAINTENANCE AND REPAIR AND INCIDENTAL PURPOSES, RECORDED DECEMBER 22, 1993 AS INSTRUMENT NO. 93-089817 OF OFFICIAL RECORDS, IN FAVOR OF CASAS DEL RIO, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

9. AN EASEMENT FOR NON-EXCLUSIVE INGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 22, 1993 AS INSTRUMENT NO. 93-089818 OF OFFICIAL RECORDS, IN FAVOR OF FAIRWAY VENTURES, A CALIFORNIA JOINT VENTURE. THIS ITEM AFFECTS THE SUBJECT PROPERTY LOCATION CANNOT BE DETERMINED.

ITEMS #7'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

UTILITY NOTE:

THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CURBS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE. THE SUBJECT PROPERTY APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATION.

BASIS OF BEARINGS:

THE BEARING OF N 000734° W BEING THE CENTERLINE OF TUSTIN AVENUE AS SHOWN ON PARCEL MAP NO. 85-402, FILED IN BOOK 216, PAGES 23 TO 25 OF PARCEL MAPS IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

OC: PUBLIC WORKS BENCHMARK: SA-270-70 DESCRIBED BY OCS 2001 - FOUND 3.314" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-270-70", SET IN THE TOP OF A CONCRETE RETAINING MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF TUSTIN AVENUE AND LA VETA, 31 FT. EASTERLY OF THE CENTERLINE OF TUSTIN AVENUE AND 7 FT. EASTERLY OF THE SOUTHEAST CORNER OF THE BRIDGE CROSSING MONUMENT IS SET LEVEL WITH THE SIDEWALK ELEVATION: 229.379 NAVD83 YEAR LEVELLED: 2010

FLOOD NOTE:

ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06050C01643, EFFECTIVE ON 12-3-2009

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SURVEYOR'S NOTES

NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON SUBJECT PROPERTY.

NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. SITE IS USED FOR CAR REPAIR, THERE IS EVIDENCE OF SURFACE OIL FROM PARKED CARS, SITE CONTAINS HAZARDOUS WASTE STORAGE CONTAINERS OF UNKNOWN TYPE AND QUANTITY.

NO OBSERVABLE EVIDENCE OF STREAMS OR TRAILS ON SUBJECT PROPERTY.

THERE WERE NOT ANY DEMARCATIONS OF WETLAND AREAS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE:

TO: USA PROPERTIES AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(G), 7(G), 7(G), 8, 9, 11(G), 13, 14, 16, 17, 18, AND 19 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2021

PREPARED UNDER THE DIRECTION OF:

Robert S. Rogers, PLS 8348
buck_rogers@kpff.com

DATE OF PLAT OR MAP: JULY 21, 2021



NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT #	2100081
DATE PREPARED	9/22/2021
DRAWN BY	DGS
CHECKED BY	BR

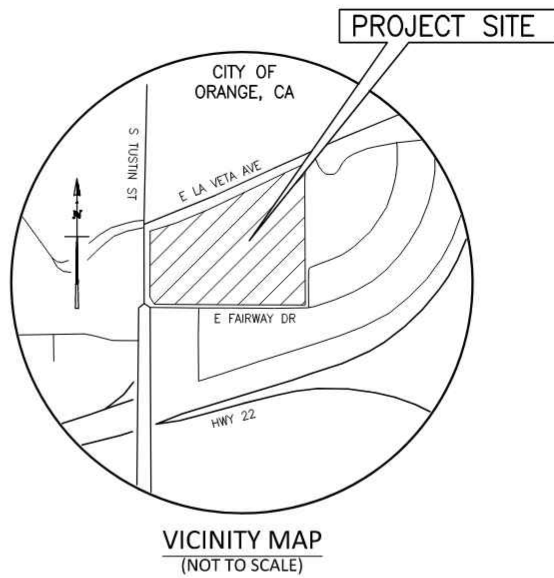


ORION ORANGE
PREPARED FOR:
MS. LEATHA CLARK
USA PROPERTIES FUND, INC.
3200 DOUGLAS BOULEVARD, SUITE 200
ROSEVILLE, CA 95661



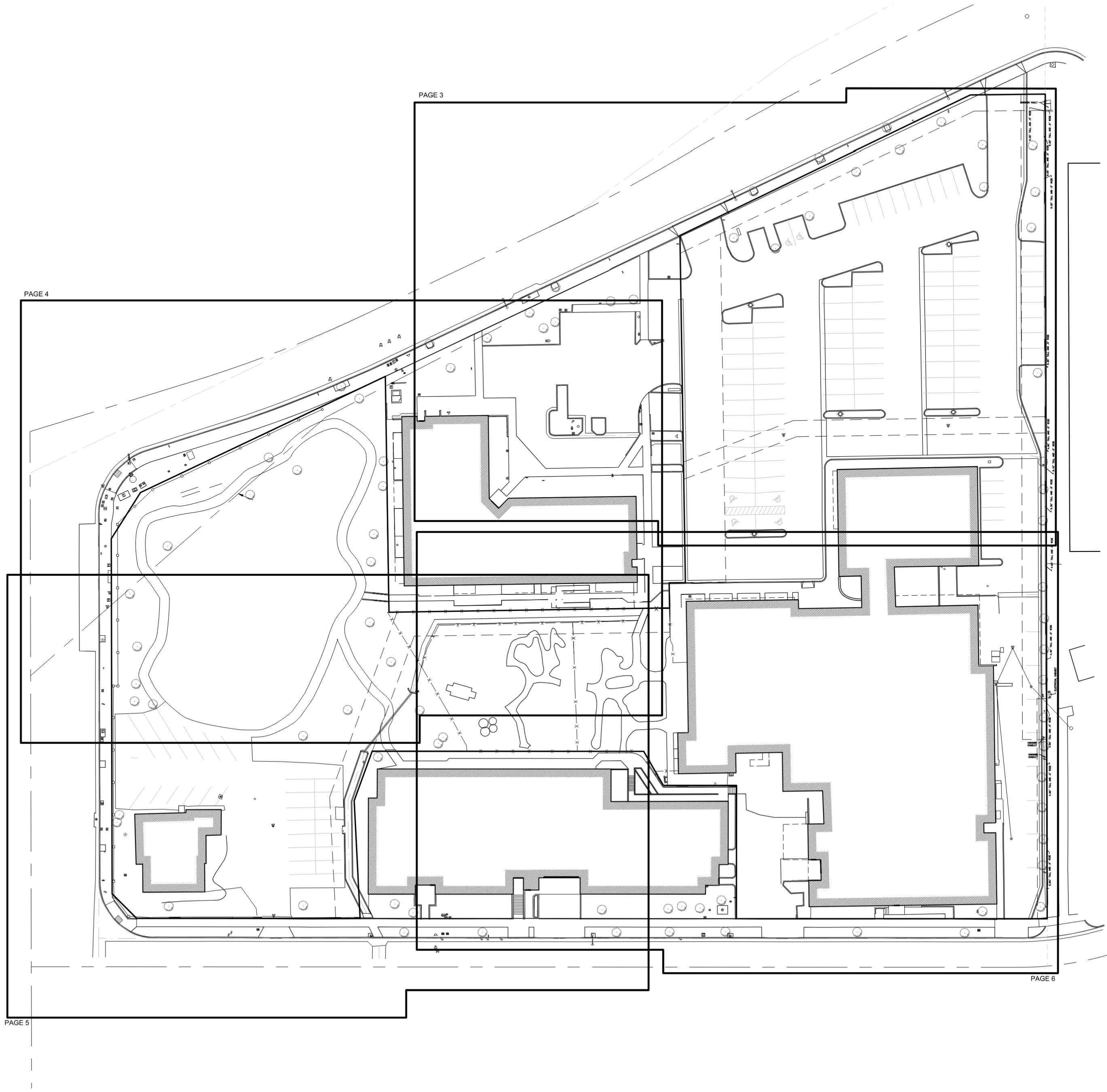
SHEET 1 OF 7

ALTA/NSPS LAND TITLE SURVEY



LINETYPES	
[Symbol]	BUILDING LINE/HATCH
[Symbol]	BUILDING OVERHANG
[Symbol]	BRICK LINE/HATCH
[Symbol]	CONC LINE/HATCH
[Symbol]	CHAINLINK FENCE
[Symbol]	CURB FACE WITH BACK OF CURB (0.5' 0/5)
[Symbol]	FLOWLINE
[Symbol]	GRADEBREAK
[Symbol]	WALL
[Symbol]	WIRE FENCE
[Symbol]	WROUGHT IRON FENCE
[Symbol]	PROPERTY LINE
[Symbol]	LOT LINE
[Symbol]	RIGHT OF WAY LINE
[Symbol]	POTENTIAL RIGHT OF WAY LINE
[Symbol]	CENTERLINE
[Symbol]	EASEMENT LINE
[Symbol]	OVERHEAD UTILITY LINES
[Symbol]	FIBER OPTIC LINE
[Symbol]	ELECTRICAL LINE
[Symbol]	TRAFFIC SIGNAL LINE
[Symbol]	TELECOMMUNICATIONS LINE
[Symbol]	STORM DRAIN LINE
[Symbol]	SANITARY SEWER LINE
[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	CATV LINE

LEGEND	
[Symbol]	AERIAL TARGET
[Symbol]	ARE RELEASE VALVE
[Symbol]	AREA DRAIN (SQUARE)
[Symbol]	AREA DRAIN (CIRCLE)
[Symbol]	BACKFLOW PREVENTER
[Symbol]	BOLLARD
[Symbol]	BENCHMARK
[Symbol]	BLOW-OFF VALVE
[Symbol]	CURB DRAIN
[Symbol]	CONTROL POINT
[Symbol]	CABLE TV PULLBOX
[Symbol]	COMMUNICATIONS PULLBOX
[Symbol]	ELECTRONIC TEST STATION
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	FIRE HYDRANT
[Symbol]	FLAG POLE
[Symbol]	FIBER OPTIC PULLBOX
[Symbol]	GROUND LIGHT
[Symbol]	GAS MANHOLE
[Symbol]	GAS VALVE
[Symbol]	GAS METER
[Symbol]	GUY WIRE
[Symbol]	GREASE INTERCEPTOR
[Symbol]	HOSE BIB
[Symbol]	IRRIGATION CONTROL BOX
[Symbol]	IRRIGATION VALVE
[Symbol]	AREA LIGHT
[Symbol]	MAILBOX
[Symbol]	MONITORING WELL
[Symbol]	PALM
[Symbol]	PARKING METER POST
[Symbol]	INDICATOR VALVE
[Symbol]	ELECTRIC CABINET
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC METER
[Symbol]	UTILITY POLE
[Symbol]	ELECTRIC PULLBOX
[Symbol]	ROOF DRAIN
[Symbol]	SEWER CLEAN OUT
[Symbol]	SEWER MANHOLE
[Symbol]	HANDICAP PARKING SIGN
[Symbol]	SPRINKLER
[Symbol]	STORM DRAIN MANHOLE STREET LIGHT
[Symbol]	STREET LIGHT
[Symbol]	STREET LIGHT PULLBOX
[Symbol]	TELEPHONE BOX
[Symbol]	TELEPHONE CABINET
[Symbol]	TELEPHONE MANHOLE
[Symbol]	TRAFFIC PULLBOX
[Symbol]	TRAFFIC SIGNAL CABINET
[Symbol]	TRAFFIC SIGNAL
[Symbol]	TREE
[Symbol]	UNIDENTIFIED PULLBOX
[Symbol]	UNIDENTIFIED CABINET
[Symbol]	UNIDENTIFIED CLEAN OUT
[Symbol]	UNIDENTIFIED MANHOLE
[Symbol]	UNIDENTIFIED CONTROL VALVE
[Symbol]	VENT
[Symbol]	WATER MANHOLE
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	RISER
[Symbol]	DETECTOR CHECK VALVE
[Symbol]	DRINKING FOUNTAIN



6			PROJECT #	2100261	ORION ORANGE	kpff <small>700 South Flower Street Suite 2100 Los Angeles, CA 90017 O: 213.418.0201 F: 213.266.5294 www.kpff.com</small>
5			DATE PREPARED	7/23/2021	PREPARED FOR:	
4			DRAWN BY	DG	MS. LEATHA CLARK	
3			CHECKED BY	BR	USA PROPERTIES FUND, INC. 3200 DOUGLAS BLVD., SUITE 200 ROSEVILLE, CA 95661	
2						
1						
NO.	DATE	REVISIONS				

FOR REFERENCE ONLY

NOT TO SCALE

THE ORION **kpff** 700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



SURVEY (FOR REFERENCE ONLY)

C1.01



DATE: 07-12-21
JOB NO.: 2020-009

ALTA/NSPS LAND TITLE SURVEY

E LA VETA AVENUE (PUBLIC)

DRIVEWAY 12'

CONC WALK

GRASS

AC

LA

CONC

12" TREE

14" TREE

20" TREE

23" TREE

21" TREE

16" TREE

13" TREE

12" TREE

14" TREE

16" TREE

17" TREE

18" TREE

19" TREE

20" TREE

21" TREE

22" TREE

23" TREE

24" TREE

25" TREE

26" TREE

27" TREE

28" TREE

29" TREE

30" TREE

31" TREE

32" TREE

33" TREE

34" TREE

35" TREE

36" TREE

37" TREE

38" TREE

39" TREE

40" TREE

41" TREE

42" TREE

43" TREE

44" TREE

45" TREE

46" TREE

47" TREE

48" TREE

49" TREE

50" TREE

51" TREE

52" TREE

53" TREE

54" TREE

55" TREE

56" TREE

57" TREE

58" TREE

59" TREE

60" TREE

61" TREE

62" TREE

63" TREE

64" TREE

65" TREE

66" TREE

67" TREE

68" TREE

69" TREE

70" TREE

71" TREE

72" TREE

73" TREE

74" TREE

75" TREE

76" TREE

77" TREE

78" TREE

79" TREE

80" TREE

81" TREE

82" TREE

83" TREE

84" TREE

85" TREE

86" TREE

87" TREE

88" TREE

89" TREE

90" TREE

91" TREE

92" TREE

93" TREE

94" TREE

95" TREE

96" TREE

97" TREE

98" TREE

99" TREE

100" TREE

101" TREE

102" TREE

103" TREE

104" TREE

105" TREE

106" TREE

107" TREE

108" TREE

109" TREE

110" TREE

111" TREE

112" TREE

113" TREE

114" TREE

115" TREE

116" TREE

117" TREE

118" TREE

119" TREE

120" TREE

121" TREE

122" TREE

123" TREE

124" TREE

125" TREE

126" TREE

127" TREE

128" TREE

129" TREE

130" TREE

131" TREE

132" TREE

133" TREE

134" TREE

135" TREE

136" TREE

137" TREE

138" TREE

139" TREE

140" TREE

141" TREE

142" TREE

143" TREE

144" TREE

145" TREE

146" TREE

147" TREE

148" TREE

149" TREE

150" TREE

151" TREE

152" TREE

153" TREE

154" TREE

155" TREE

156" TREE

157" TREE

158" TREE

159" TREE

160" TREE

161" TREE

162" TREE

163" TREE

164" TREE

165" TREE

166" TREE

167" TREE

168" TREE

169" TREE

170" TREE

171" TREE

172" TREE

173" TREE

174" TREE

175" TREE

176" TREE

177" TREE

178" TREE

179" TREE

180" TREE

181" TREE

182" TREE

183" TREE

184" TREE

185" TREE

186" TREE

187" TREE

188" TREE

189" TREE

190" TREE

191" TREE

192" TREE

193" TREE

194" TREE

195" TREE

196" TREE

197" TREE

198" TREE

199" TREE

200" TREE

201" TREE

202" TREE

203" TREE

204" TREE

205" TREE

206" TREE

207" TREE

208" TREE

209" TREE

210" TREE

211" TREE

212" TREE

213" TREE

214" TREE

215" TREE

216" TREE

217" TREE

218" TREE

219" TREE

220" TREE

221" TREE

222" TREE

223" TREE

224" TREE

225" TREE

226" TREE

227" TREE

228" TREE

229" TREE

230" TREE

231" TREE

232" TREE

233" TREE

234" TREE

235" TREE

236" TREE

237" TREE

238" TREE

239" TREE

240" TREE

241" TREE

242" TREE

243" TREE

244" TREE

245" TREE

246" TREE

247" TREE

248" TREE

249" TREE

250" TREE

251" TREE

252" TREE

253" TREE

254" TREE

255" TREE

256" TREE

257" TREE

258" TREE

259" TREE

260" TREE

261" TREE

262" TREE

263" TREE

264" TREE

265" TREE

266" TREE

267" TREE

268" TREE

269" TREE

270" TREE

THE ORION

kpf

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpf.com

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

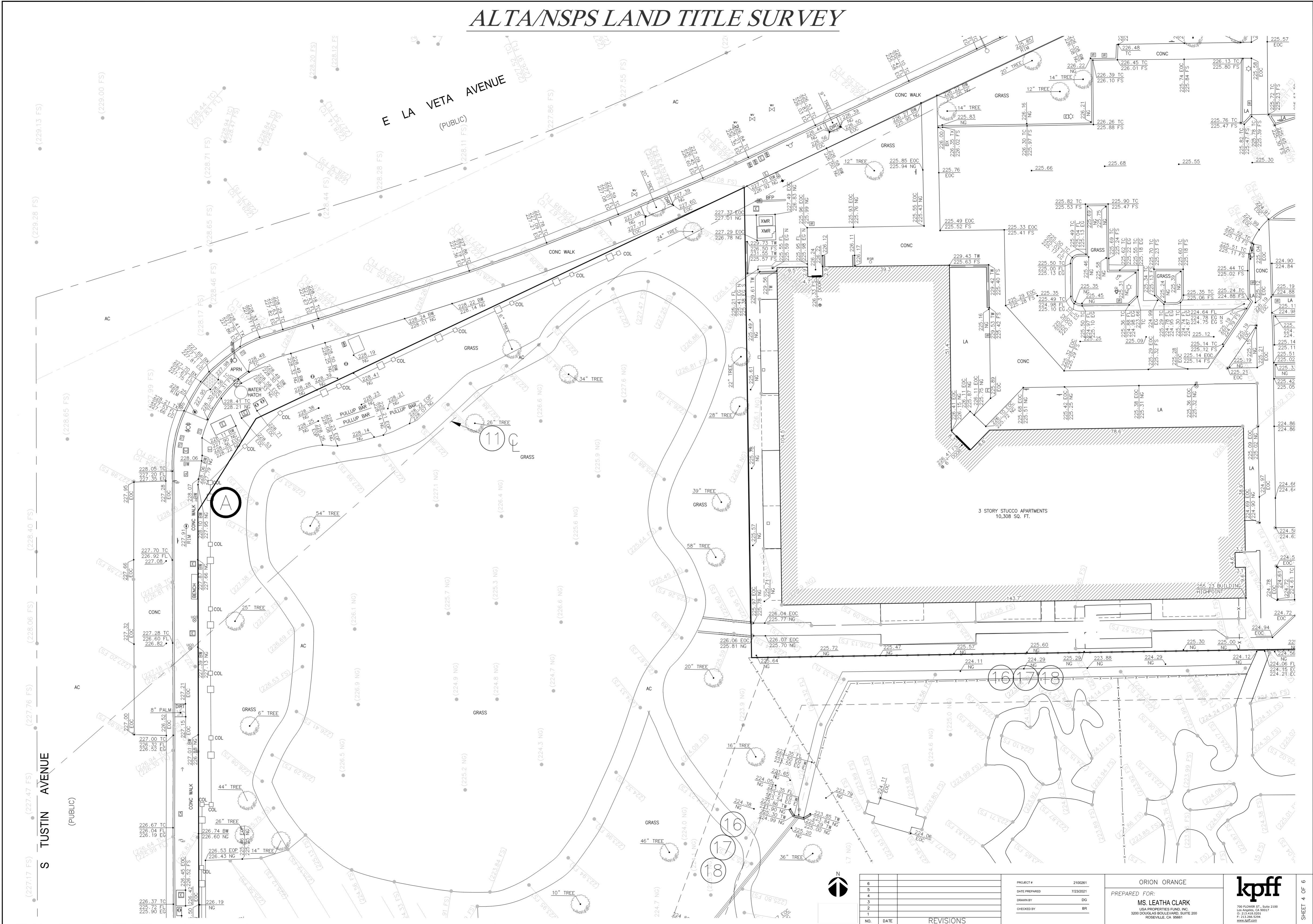
RIVERSIDE CHARITABLE CORPORATION



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 07-12-21
JOB NO.: 2020-009

ALTA/NSPS LAND TITLE SURVEY



FOR REFERENCE ONLY

NOT TO SCALE

SURVEY (FOR
REFERENCE ONLY)

C1.03



THE ORION **kpff**

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION



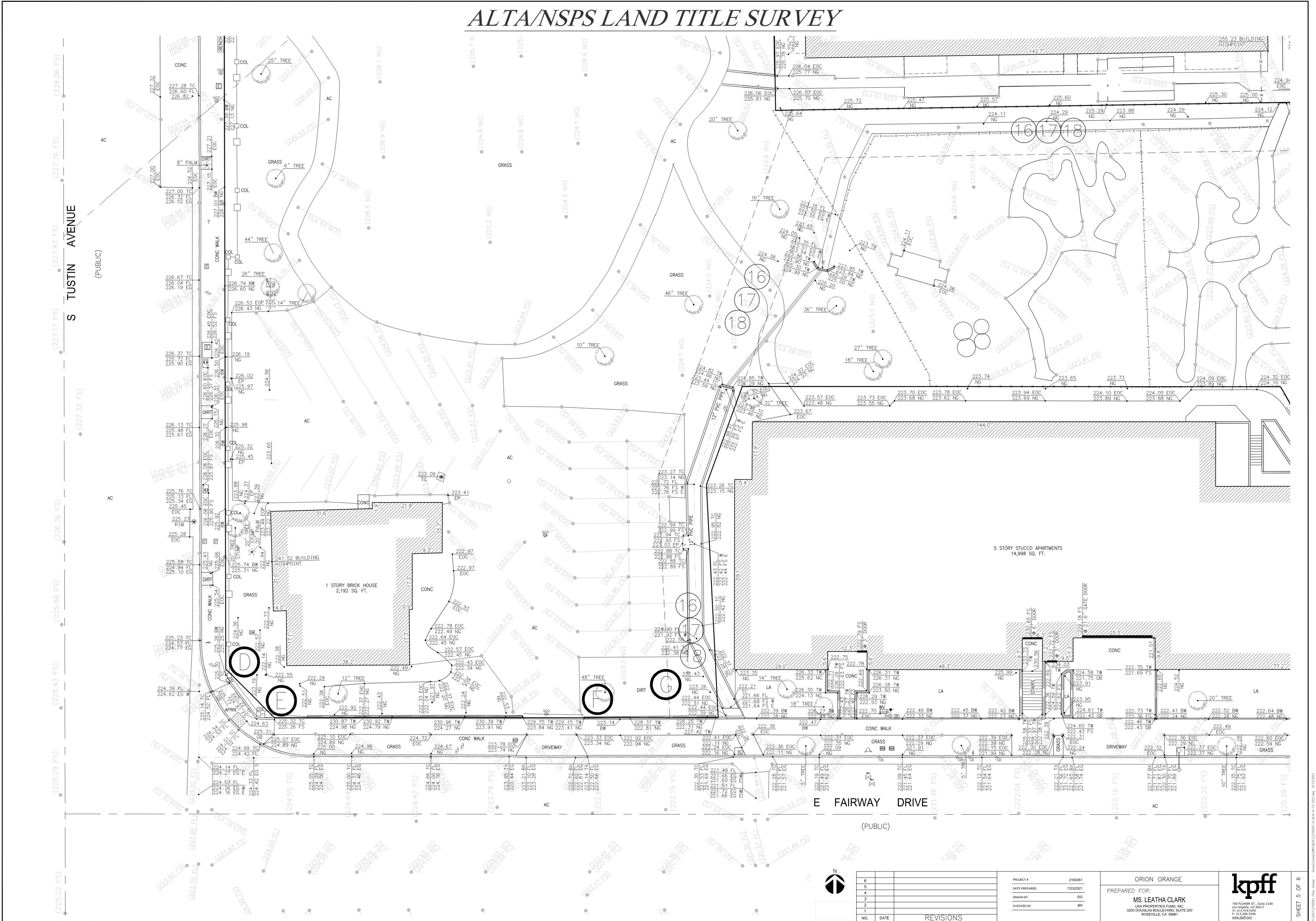
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

DATE: 07-12-21
JOB NO.: 2020-009

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ALTA/NSPS LAND TITLE SURVEY



FOR REFERENCE ONLY

NOT TO SCALE

SURVEY (FOR REFERENCE ONLY)

C1.04



THE ORION kpff

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

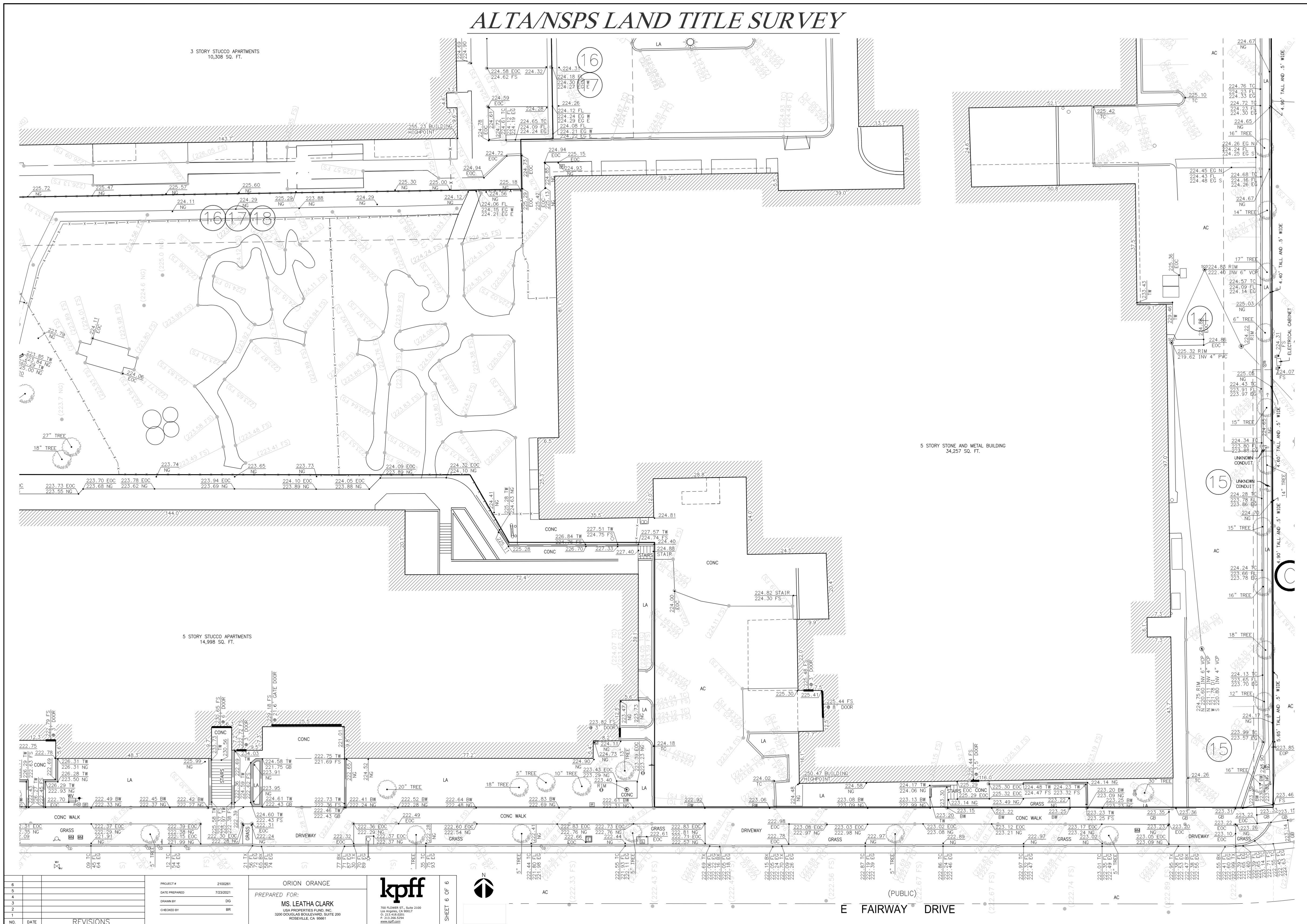
RIVERSIDE CHARITABLE CORPORATION



144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

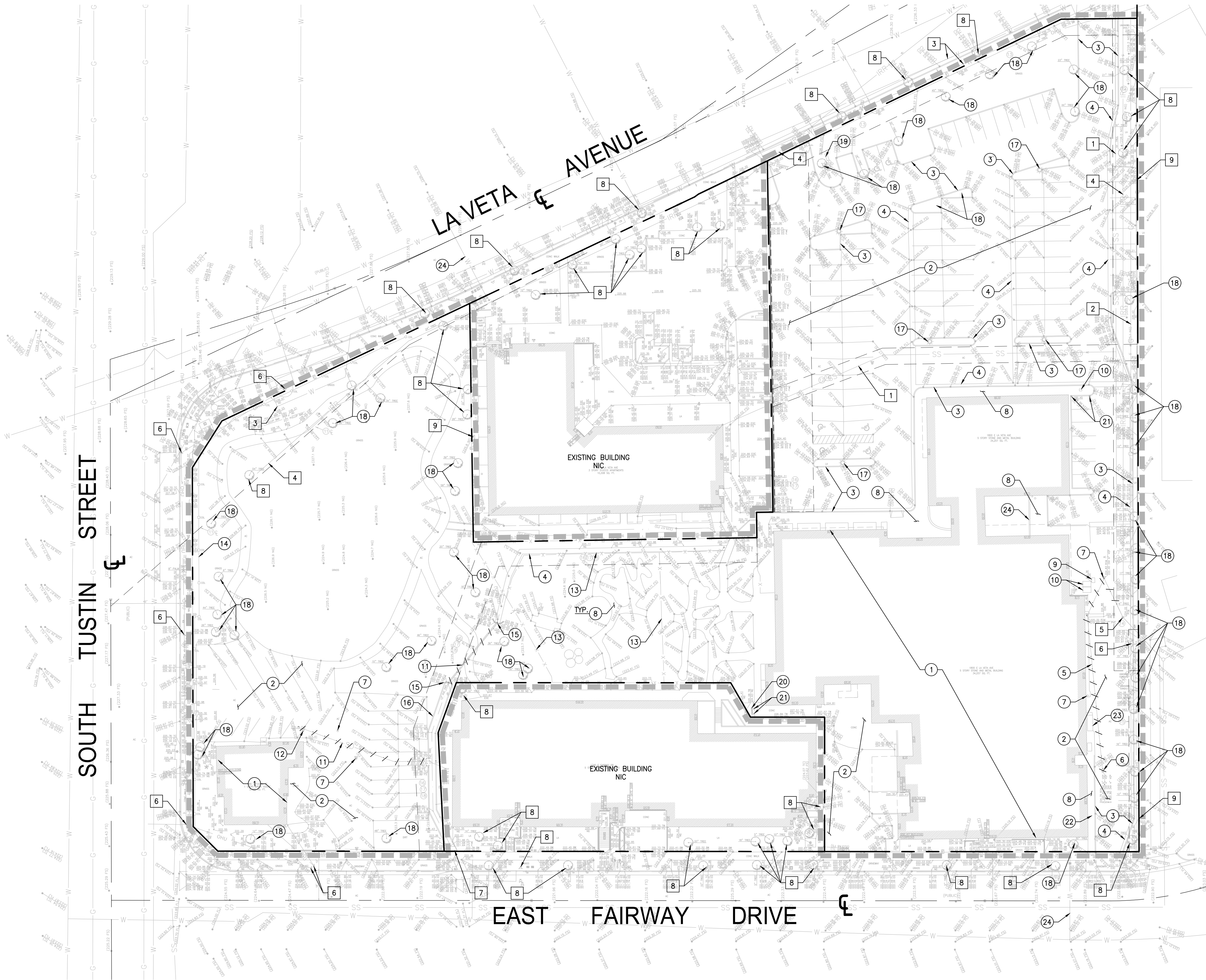
AO ARCHITECTS

DATE: 07-12-21
JOB NO.: 2020-009



FOR REFERENCE ONLY

NOT TO SCALE



DEMOLITION NOTES:

PROTECT-IN-PLACE

- 1 SEWER LINE
- 2 GAS LINE
- 3 WATER LINE
- 4 IRRIGATION LINE
- 5 SEWER MANHOLE
- 6 POWER POLE
- 7 RECTANGULAR CURB DRAIN
- 8 TREE, SEE NOTE 12
- 9 CMU BLOCK WALL
- 10 FIRE HYDRANT

DEMOLISH & REMOVE

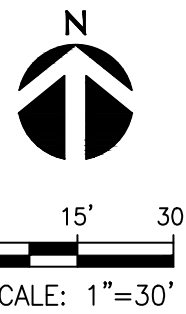
- 1 BUILDING WITH SLAB AND FOOTINGS
- 2 ASPHALT PAVEMENT AND BASE
- 3 CURB CONCRETE CURB
- 4 CONCRETE VALLEY GUTTER
- 5 SEWER LINE
- 6 SEWER MANHOLE
- 7 SEWER CLEANOUT
- 8 CONCRETE PAVEMENT AND BASE
- 9 GAS METER
- 10 ELECTRICAL VAULT
- 11 STORM DRAIN LINE
- 12 CATCH BASIN
- 13 CHAINLINK FENCE
- 14 IRON GATE WITH MASONRY POSTS
- 15 CULVERT W/ CONCRETE HEADWALL
- 16 CONCRETE CHANNEL
- 17 LIGHT POLE AND FOOTING
- 18 TREE, SEE NOTE 12
- 19 MONUMENT SIGN
- 20 BACKFLOW PREVENTER
- 21 BOLLARD
- 22 WATER VALVE
- 23 ELECTRICAL CABINET
- 24 BLOCK WALL
- 24 WATER LINE

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.
12. REFER TO LANDSCAPING PLANS FOR DETAILED DESCRIPTION OF THE EXISTING TREES TO BE PROTECTED OR DEMOLISHED.

LEGEND:

- LIMIT LINE OF DEMOLITION
- - - PROPERTY LINE
- / - / - / - DEMOLITION LINE
- SAWCUT AND JOIN



DEMOLITION PLAN

C1.20
AO
Architecture.
Design.
Relationships.

DATE: 07-12-21
JOB NO.: 2020-009

THE ORION **kpff**
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

ORANGE, CA

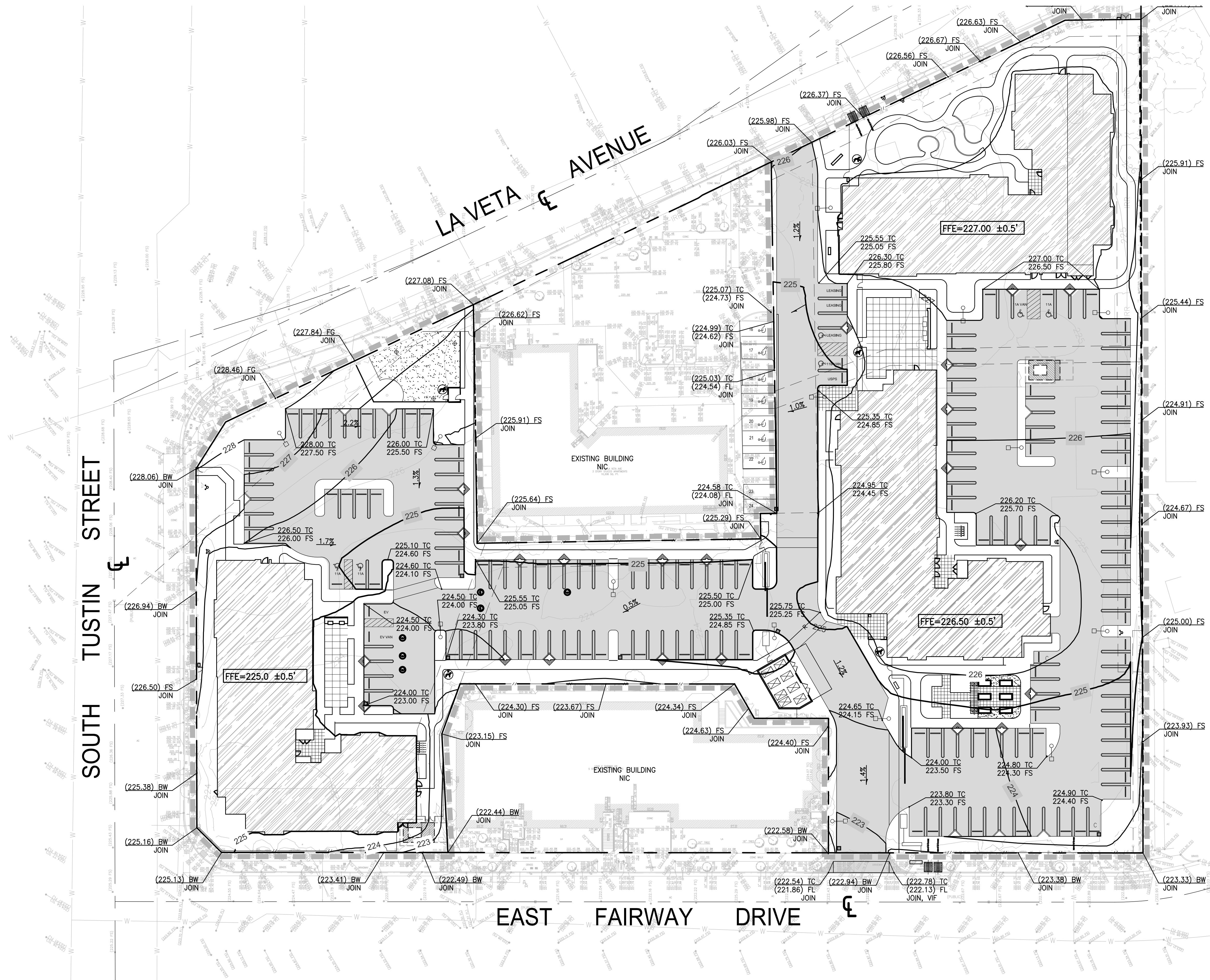
RIVERSIDE CHARITABLE CORPORATION



AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060





ESTIMATED EARTHWORK QUANTITIES	
CUT:	850 CUBIC YARDS
FILL:	4,300 CUBIC YARDS
NET (FILL):	3,450 CUBIC YARDS
NOTES:	
1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.	
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.	
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.	
4. THE CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES NECESSARY FOR THEIR BID AND WORK.	
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.	

- LEGEND**
- LIMIT OF WORK
 - - - PROPERTY LINE
 - - - FLOW LINE
 - FLOW ARROW
 - ASPHALT PAVEMENT
 - ▨ PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

THE ORION **kpff**

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
(916) 773-6060



ORANGE, CA

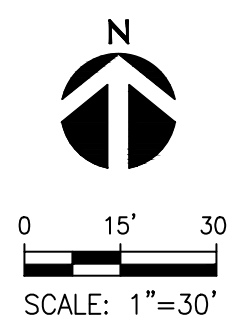
RIVERSIDE CHARITABLE CORPORATION



144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

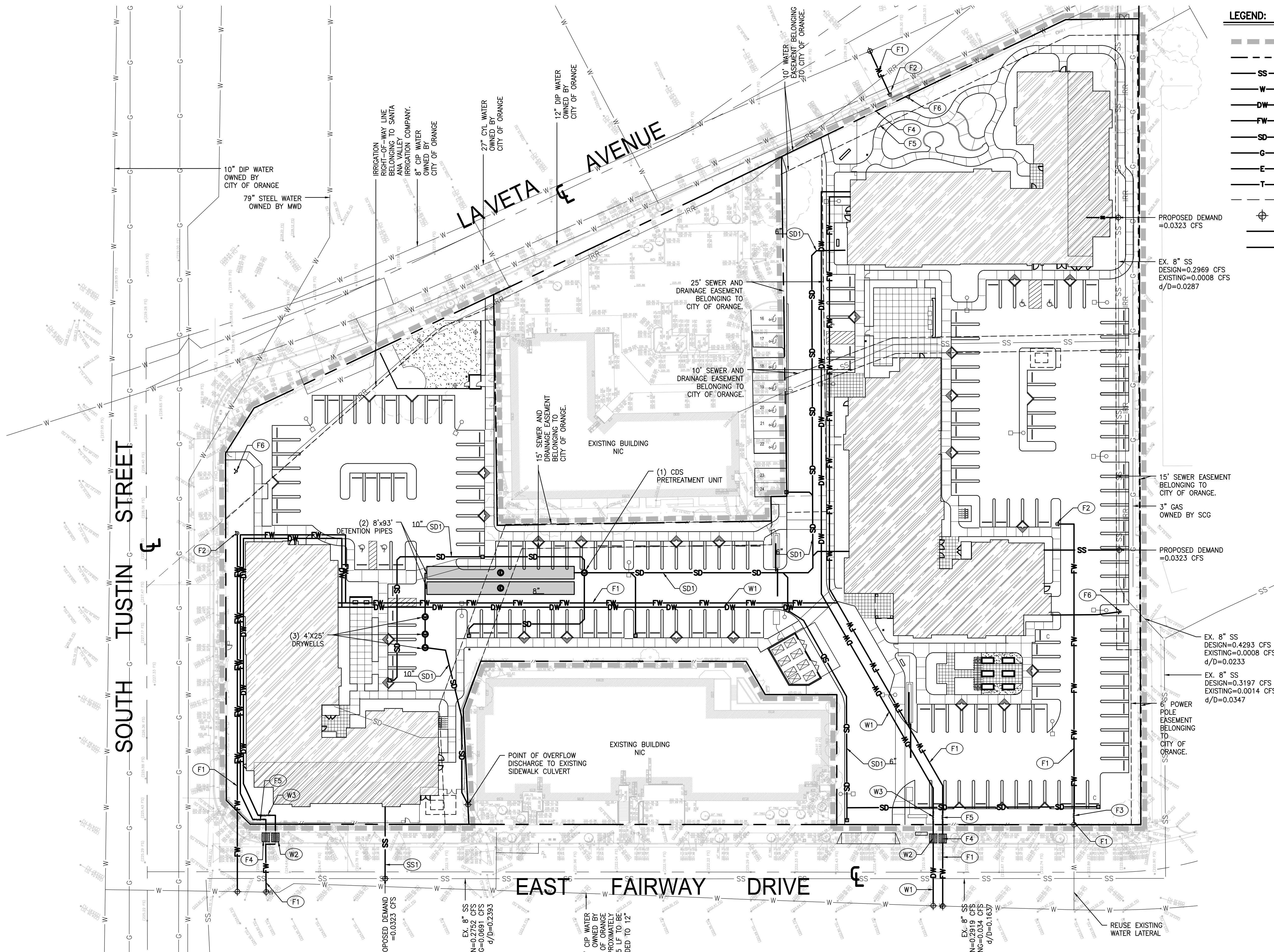
AO ARCHITECTS

GRADING PLAN



DATE: 07-12-21
JOB NO.: 2020-009

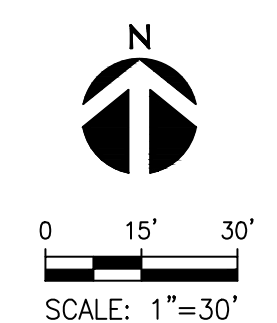
C1.30
AO
Architecture.
Design.
Relationships.



LEGEND:

--- LIMIT OF WORK	⊙ UTILITY MANHOLE
- - - PROPERTY LINE	⊙ UTILITY CLEANOUT
SS SANITARY SEWER	⊙ STORM DRAIN INLET
W WATER	⊙ AREA DRAIN/PLANTER DRAIN
DW DOMESTIC WATER	--- TRENCH DRAIN
FW FIRE WATER	⊙ FIRE HYDRANT
SD STORM DRAIN	⊙ THRUST BLOCK
G GAS	⊙ FIRE DEPARTMENT CONNECTION (FDC)
E ELECTRIC	⊙ POST INDICATOR VALVE (PIV)
T TELEPHONE	⊙ WATER VALVE
--- EASEMENT	--- BACKFLOW ASSEMBLY
⊙ POINT OF CONNECTION	⊙ UTILITY METER VAULT
⊙ COORDINATION POINT	
⊙ CAP OR PLUG	

- UTILITY CONSTRUCTION NOTES:**
- STORM DRAIN**
 (SD1) PVC STORM DRAIN. SIZE PER PLAN.
- SANITARY SEWER**
 (SS1) 8" VCP SANITARY SEWER PER STD PLAN NO 206.
- DOMESTIC WATER**
 (W1) 6" DUCTILE IRON DOMESTIC WATER PER OWD-211.
 (W2) WATER METER PER OWD-211.
 (W3) BACKFLOW PREVENTER PER OWD-305.
- FIRE WATER**
 (F1) 6" DUCTILE IRON FIRE WATER PER OWD-211.
 (F2) FIRE HYDRANT PER OWD-102.
 (F3) HYDRANT BACKFLOW PREVENTER PER OWD-305.
 (F4) FIRE WATER METER PER OWD-211.
 (F5) FIRE WATER BACKFLOW PREVENTER PER OWD-305.
 (F6) FIRE DEPARTMENT CONNECTION.



UTILITY PLAN

C1.50

AO

Architecture.
Design.
Relationships.

THE ORION **kpff**

700 South Flower Street
 Suite 2100
 Los Angeles, CA 90017
 O: 213.418.0201
 F: 213.266.5294
 www.kpff.com

ORANGE, CA

RIVERSIDE CHARITABLE CORPORATION



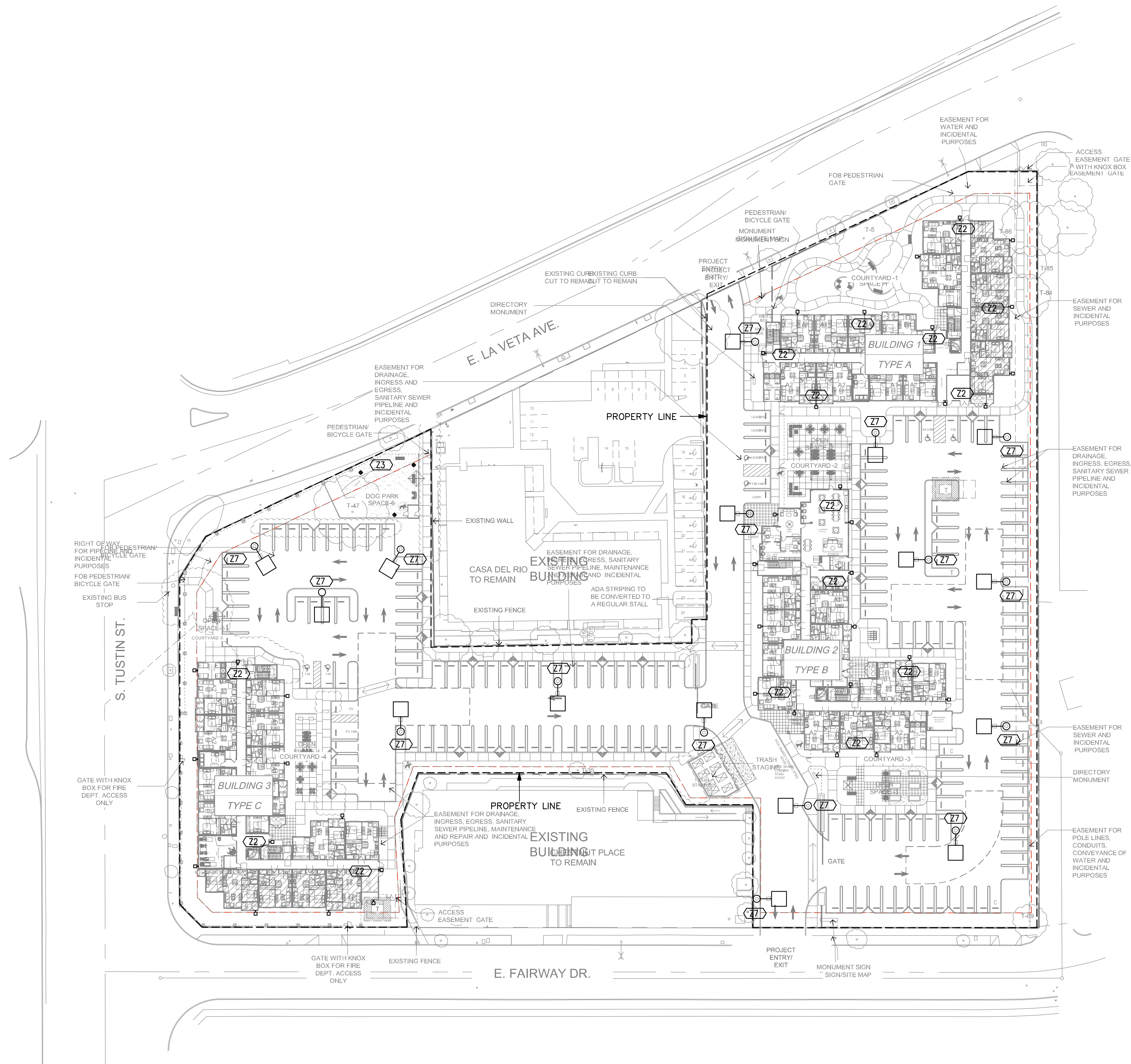
144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860

AO ARCHITECTS

USA PROPERTIES FUND INC.
 3200 DOUGLAS BLVD. SUITE 200, ROSEVILLE, CA 95661
 (916) 773-6060



DATE: 01-17-21
 JOB NO.: 2020-009

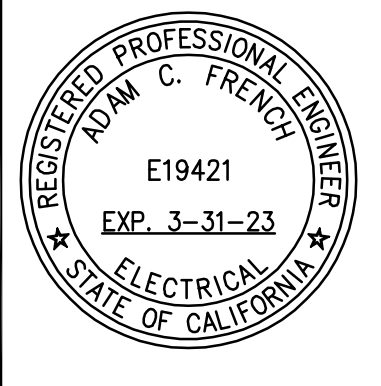


SITE LIGHTING
SCALE: 1" = 40'

SHEET NOTES:

- PER ORANGE CITY MUNICIPAL CODE 17.12.030: LIGHT SOURCE SHALL NOT BE A NUISANCE TO ANY POINT BEYOND THE EXTERIOR BOUNDARIES OF THE PROPERTY OR CAUSE ILLUMINATION IN RESIDENTIAL DISTRICTS IN EXCESS OF 0.5 FOOTCANDLES.

NO.	DATE	DESCRIPTION	REVISIONS



DRAWN:	TH
DESIGNED:	AF
CHECKED:	AF
APPROVED:	

21705 Highway 99
Lynnwood, WA 98036
TEL: 425-741-1200

EMERALD CITY ENGINEERS, INC

PROJECT:

THE ORION
1800 E. LA VETA
ORANGE, CA
92866

DATE:
10/13/21

SHEET TITLE:
SITE LIGHTING

SHEET NO.
E1.0

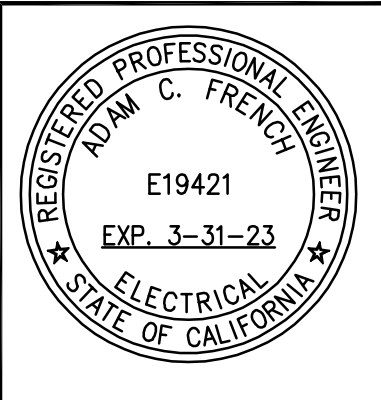


SITE PHOTOMETRICS
SCALE: 1" = 40'

SHEET NOTES:

- PER ORANGE CITY MUNICIPAL CODE 17.12.030: LIGHT SOURCE SHALL NOT BE A NUISANCE TO ANY POINT BEYOND THE EXTERIOR BOUNDARIES OF THE PROPERTY OR CAUSE ILLUMINATION IN RESIDENTIAL DISTRICTS IN EXCESS OF 0.5 FOOTCANDLES.

REVISIONS	
NO.	DESCRIPTION



DRAWN:	TH
DESIGNED:	AF
CHECKED:	AF
APPROVED:	

21705 Highway 99
Lynwood, WA 98036
TEL: 425-741-1200

EMERALD CITY ENGINEERS, INC

PROJECT:

THE ORION
1800 E. LA VETA
ORANGE, CA
92866

DATE:
10/13/21

SHEET TITLE:

SITE
PHOTOMETRICS

SHEET NO.

E1.1



Agenda Item

Planning Commission

Item #: 3.3.

2/5/2024

File #: 24-0050

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Approval of a new self-storage facility (Batavia Self Storage) located at 630 N. Batavia Street and related CEQA determination (adoption of Mitigated Negative Declaration and associated Mitigation Monitoring Program).

2. SUMMARY

A proposal to redevelop a 3.22-acre industrial site with a new self-storage facility and associated on-site improvements and infrastructure at 630 N. Batavia Street.

3. RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 04-24 approving Major Site Plan Review No. 1089-22, Design Review No. 5072-22, and Mitigated Negative Declaration 1884-22, to redevelop a 3.22-acre industrial site with a new self-storage facility and associated on-site improvements and infrastructure at 630 N. Batavia Street.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Sections 17.08.020 and 17.10.060.E authorize the Planning Commission to review and take action on the subject applications. Table 17.08.020 - Reviewing Bodies of the OMC states that when more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. Therefore, the Planning Commission is acting as the final approving body on both applications for the project, and the related environmental determination.

5. PROJECT BACKGROUND

<i>Property Owner & Applicant:</i>	SCIND Batavia Point, LLC
<i>Property Location</i>	630 N. Batavia Street
<i>Existing General Plan Land Use Element Designation</i>	Light Industrial (Max 1.0 Floor Area Ratio (FAR))
<i>Existing Zoning Classification</i>	Industrial Manufacturing (M-2)

<i>Site Size</i>	133,453 square feet (3.22 acres)
<i>Circulation</i>	Vehicular access to the site would be provided via two driveways at the site's eastern border along N. Batavia Street.
<i>Existing Conditions</i>	47,932 SF manufacturing facility and covered storage area.
<i>Surrounding Land Uses and Zoning</i>	North: The Atchison, Topeka, and Santa Fe Railway is located directly north of the site followed by light industrial buildings. West: An industrial facility occupied by ReadyRefresh Contactless Delivery is located directly west of the site. East: Batavia Street is located directly east of the site followed by an industrial building occupied by Show Fleet. South: A business park with tenants such as Bridge Associates and Site One Landscape Supply is located south of the Project site.
<i>Previous Applications/Entitlements</i>	None.

6. PROJECT DESCRIPTION

The project involves the demolition of two vacant light industrial structures, totaling 47,932 square-feet (SF) and constructing three new self-storage buildings totaling 133,372 SF, measuring a maximum of 41-feet-4-inches in height resulting in a floor area ratio (FAR) of 0.99. The project includes the construction of associated parking, landscaping, and utility improvements to serve the site, as shown on the preliminary site plan (Attachment 4 - Sheet A 1.1a). The proposed development would be consistent with the existing Light Industrial (LI) General Plan Land Use Element designation and Industrial Manufacturing (M-2) zoning designation.

The project would enhance the existing industrial character of the site and surrounding area with a new modern tilt-up concrete building, landscaping, hardscaping, and other site and street frontage improvements. Additional details about the architectural and landscape design can be found in the Design Review Committee (DRC) staff report and development plans (Attachments 3 and 4).

The three buildings total 133,372 SF: Building A would be 8,693 SF, Building B would be 105,711 SF inclusive of 1,044 SF of office space, and Building C would be 18,968 SF. The buildings are proposed to operate 24 hours a day, seven days a week.

Building A would be one story and located along the northern end of the site. Building B would be three stories and located at the center of the site. The office would be attached to the eastern end of Building B. Building C would be one story and located along the southern and western ends of the site. As shown on the preliminary exterior elevations, Buildings A and C would measure a maximum height of 15-feet-2-inches and Building B would measure a maximum height of 41-feet-4-inches (Attachment 4: Sheets A 3.0 - A 3.8).

Each building would contain a mix of non-climate-controlled and climate-controlled storage units ranging from five feet by four feet to 20 feet by 21 feet and lockers ranging from five feet by five feet to five feet by seven feet.

As shown on the preliminary site plan, an approximately 45-foot minimum setback would be provided along Batavia Street, which exceeds the 20-foot minimum setback. The Municipal Code does not

require the proposed buildings to be set back from the rear and interior property lines, though the proposed buildings would be set back three feet from the north property line, one-foot-nine-inches from the south property line, and one-foot from the west property line.

Decorative architectural lighting would be installed to accent building entries as focal points throughout the site. Additional exterior lighting would be installed on-site for safety and security, as necessary.

A six-foot-high CMU block wall would enclose the site along the perimeter in areas where the proposed self-storage buildings do not act as a perimeter wall. Additionally, seven-foot-high metal swing gates would be located near the eastern ends of Buildings A and C. The gates would include a Knox padlock to allow access for emergency vehicles. The perimeter block wall serves as a safety feature for the site and patrons, given the continuous operational characteristics of the use.

Development Standards

	Required	Proposed	Code Section
<i>Building Height</i>	45 feet	41 feet-4 inches	17.20.080
<i>Fence height</i>	Front yard setback: • 42 inches solid fence. 6 feet along non- arterials open fence.	None proposed in front yard setback.	17.12.070.E
<i>Floor Area Ratio (FAR)</i>	1.0 FAR	1.0 FAR	General Plan, Land Use Element

<i>Landscaping (non-residential)</i>	<ul style="list-style-type: none"> • Interior side and rear yards - 4 feet or, when adjacent to perpendicular parking, 6 feet. • Parking area screening from a public street with 5-gallon shrubs, 3 feet on center. • 146 trees required throughout the site, 25 percent of required trees need to be 24-inch box and 75 percent need to be in 15 gallon containers. • Trash Enclosures require a 4-foot wide landscaped planter on at least two sides. • Landscape the front yards of all buildings facing a street, entire setback area or 10-foot minimum planter width, whichever is greater. Car overhangs shall not be included in the 10 feet. • Street trees required as determined by the design review process. 	<ul style="list-style-type: none"> • Parking areas screened from public streets with a mix of 1, 5, and 15-gallon shrubs and 24-inch and 36-inch box size streets. • Does not meet standards but may be waived by the Planning Commission • 11 trees provided with 7 as 24-inch box and 4 as 36-inch box trees. • The trash enclosure is completely enclosed within Building B. • 30 feet along Batavia Street. • Not required by Public Works Department due to the lack of right-of-way area and planting of trees along the property frontage on private property. 	City of Orange Landscape Standards and Specifications (Note: landscape criteria from the City's Landscape Standards and Specifications is "used as a benchmark for review, unless otherwise approved by the reviewing body.")
<i>Loading area (non-residential)</i>	10 feet by 60 feet.	Six 12 feet by 25 feet parking stalls are provided as loading areas.	17.34.160 and 17.34-180
<i>Parking (non-residential)</i>	44 off-street parking spaces	49 off-street parking spaces including loading area spaces.	Table 17.34.060.B
<i>Setback, Front</i>	20 feet (when adjacent to an arterial street)	47 feet-10 inches along Batavia Street	17.20.090
<i>Setback, Rear</i>	0 feet	Building C - 1-foot	17.20.090
<i>Setback, Street Side</i>	Not Applicable	Not Applicable	17.20.090

Setback, Interior Side	0 feet	Building A - 3 feet Building C - 1-foot-9 inches	17.20.090
------------------------	--------	--	-----------

7. ANALYSIS AND STATEMENT OF THE ISSUES

The project site is located in an urbanized area of the city surrounded by industrial uses. The architectural design and use would be compatible with the surrounding uses and would not result in alteration or modification of the existing public street or sidewalk patterns in the area. The simple contemporary architectural design of the proposed self-storage facility buildings would be compatible with the existing industrial buildings in the vicinity of the project site. The proposed project would be consistent with the city's General Plan goals by integrating the proposed project and existing development with nearby existing transit corridors, and industrial uses in the surrounding area.

Overall, the project would enhance and strengthen the character of the site and its surroundings through new landscaping, hardscaping, and other improvements on-site and along the street edge. The proposed architectural and landscape elements would ensure that development of the project is not detrimental to the surrounding area or uses. Additionally, project implementation would be similar and compatible uses to those existing adjacent to and surrounding the project site.

Staff believes the proposed architecture, materials, and scale of development are appropriate for the site and improve the visual quality of the project environs.

Issue 1: Landscaping

The proposed project's landscaping plan includes a variety of trees, shrubs, and ground cover along street front areas, and the northwest corner of the site. Based on the city's benchmark calculation for tree quantity, 146 trees are required for the project. Staff concluded that the benchmark number of trees would overwhelm the site, due to the need to dedicate much of the site for buildings, and the movement and parking of trucks due to the nature of the self-storage use. The proposal includes seven trees of 24-inch box size and four trees of 36-inch box size. Landscaping is not proposed along the north, west, and south perimeters, except for the northwest corner between buildings A and C. Staff believes the frontage landscaping is appropriate for the site and has provided conditions of approval related to tree maintenance in the attached resolution (Attachment 2).

8. PUBLIC NOTICE

A Notice of Intent for Mitigated Negative Declaration 1884-22 was sent to the property owners and tenants within a 400-foot radius of the project site and to all responsible agencies on November 17, 2023. Additionally, a notice of public hearing was sent on January 23, 2024, to all property owners and tenants within a 400-foot radius of the project site. Staff has not received any written comments as of February 1, 2024, regarding the project.

9. ENVIRONMENTAL REVIEW

Initial Study/Mitigated Negative Declaration No. 1884-22 was prepared to evaluate the potential impacts of the proposed project in accordance with the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15072, the project Site is not listed on the state's EnviroStor database for a recognized hazardous waste environmental condition. Initial Study/Mitigated Negative Declaration No. 1884-22 is based on the finding that, by implementing the identified Project Design Features and Mitigation Measures, the project's potentially significant environmental effects would be reduced to levels that are less than significant.

On November 17, 2023, the Notice of Intent (NOI) to adopt the environmental document was mailed to residents, property owners, and tenants within 400' of the subject property. The public review period began on November 17, 2023, and ended on December 7, 2023.

The MND analyzes the contaminated soil (PCBs) within the Hazards section of the document. Mitigation Measure (MM) HAZ-1 through MM HAZ-3 are included for remediation for the PBCs and MM HAZ-4 is included to implement a Health and Safety plan during construction. Impacts are less than significant after mitigation.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The city's inter-departmental Staff Review Committee (SRC) conducted reviews of the project on July 20, 2022, March 1, 2023, July 12, 2023, September 13, 2023, and October 18, 2023. On November 1, 2023, the SRC recommended that the project proceed to the DRC.

Design Review Committee:

On December 6, 2023, the DRC reviewed the revised proposal and recommended approval to the Planning Commission with conditions. The DRC recommended the addition of two conditions of approval related to landscaping. Specifically, Coffee Berry shrub species is to be substituted for the proposed Ceanothus shrub species and add an additional four 36-inch box size Brisbane trees to the site. These conditions of approval are included in the attached Planning Commission Resolution (Attachment 2) and would be required prior to building plan check submittal.

11. ATTACHMENTS

- Attachment 1 Project Vicinity Map
- Attachment 2 Planning Commission Resolution No. PC 04-24
- Attachment 3 Design Review Committee Staff Report dated December 6, 2023
- Attachment 4 Development Plans
- Attachment 5 Final Mitigated Negative Declaration No. 1884-22
- Attachment 6 Site Photographs
- Attachment 7 Applicant Project Description Letter
- Attachment 8 Color and Material Board (photograph provided, actual board to be provided at meeting)



Agenda Item

Planning Commission

Item #: 3.3.

2/5/2024

File #: 24-0050

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Major Site Plan 1089-22, Design Review 5072-22, and Mitigated Negative Declaration 1884-22, for a self-storage facility (Batavia Self Storage), located at 630 N. Batavia Street and related CEQA determination (adoption of Mitigated Negative Declaration and associated Mitigation Monitoring Program).

2. SUMMARY

A proposal to redevelop a 3.22-acre industrial site with a new self-storage facility and associated on-site improvements and infrastructure at 630 N. Batavia Street.

3. RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 04-24 approving Major Site Plan Review No. 1089-22, Design Review No. 5072-22, and Mitigated Negative Declaration 1884-22, to redevelop a 3.22-acre industrial site with a new self-storage facility and associated on-site improvements and infrastructure at 630 N. Batavia Street.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Sections 17.08.020 and 17.10.060.E authorize the Planning Commission to review and take action on the subject applications. Table 17.08.020 - Reviewing Bodies of the OMC states that when more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. Therefore, the Planning Commission is acting as the final approving body on both applications for the project, and the related environmental determination.

5. PROJECT BACKGROUND

<i>Property Owner & Applicant:</i>	SCIND Batavia Point, LLC
<i>Property Location</i>	630 N. Batavia Street
<i>Existing General Plan Land Use Element Designation</i>	Light Industrial (Max 1.0 Floor Area Ratio (FAR))
<i>Existing Zoning Classification</i>	Industrial Manufacturing (M-2)

<i>Site Size</i>	133,453 square feet (3.22 acres)
<i>Circulation</i>	Vehicular access to the site would be provided via two driveways at the site's eastern border along N. Batavia Street.
<i>Existing Conditions</i>	47,932 SF manufacturing facility and covered storage area.
<i>Surrounding Land Uses and Zoning</i>	North: The Atchison, Topeka, and Santa Fe Railway is located directly north of the site followed by light industrial buildings. West: An industrial facility occupied by ReadyRefresh Contactless Delivery is located directly west of the site. East: Batavia Street is located directly east of the site followed by an industrial building occupied by Show Fleet. South: A business park with tenants such as Bridge Associates and Site One Landscape Supply is located south of the Project site.
<i>Previous Applications/Entitlements</i>	None.

6. PROJECT DESCRIPTION

The project involves the demolition of two vacant light industrial structures, totaling 47,932 square-foot (SF) and constructing three new self-storage buildings totaling 133,372 SF, measuring a maximum of 41-feet-4-inches in height resulting in a floor area ratio (FAR) of 0.99. The project includes the construction of associated parking, landscaping, and utility improvements to serve the site, as shown on the preliminary site plan (Attachment 4 - Sheet A 1.1a). The proposed development would be consistent with the existing Light Industrial (LI) General Plan Land Use Element designation and Industrial Manufacturing (M-2) zoning designation.

The project would enhance the existing industrial character of the site and surrounding area with a new modern tilt-up concrete building, landscaping, hardscaping, and other site and street frontage improvements. Additional details about the architectural and landscape design can be found in the Design Review Committee (DRC) staff report and development plans (Attachments 3 and 4).

The three buildings total 133,372 SF: Building A would be 8,693 SF, Building B would be 105,711 SF inclusive of 1,044 SF of office space, and Building C would be 18,968 SF. The buildings are proposed to operate 24 hours a day, seven days a week.

Building A would be one story and located along the northern end of the site. Building B would be three stories and located at the center of the site. The office would be attached to the eastern end of Building B. Building C would be one story and located along the southern and western ends of the site. As shown on the preliminary exterior elevations, Buildings A and C would measure a maximum height of 15-feet-2-inches and Building B would measure a maximum height of 41-feet-4-inches (Attachment 4: Sheets A 3.0 - A 3.8).

Each building would contain a mix of non-climate-controlled and climate-controlled storage units ranging from five feet by four feet to 20 feet by 21 feet and lockers ranging from five feet by five feet to five feet by seven feet.

As shown on the preliminary site plan, an approximately 45-foot minimum setback would be provided along Batavia Street, which exceeds the 20-foot minimum setback. The Municipal Code does not

require the proposed buildings to be set back from the rear and interior property lines, though the proposed buildings would be set back three feet from the north property line, one-foot-nine-inches from the south property line, and one-foot from the west property line.

Decorative architectural lighting would be installed to accent building entries as focal points throughout the site. Additional exterior lighting would be installed on-site for safety and security, as necessary.

A six-foot-high CMU block wall would enclose the site along the perimeter in areas where the proposed self-storage buildings do not act as a perimeter wall. Additionally, seven-foot-high metal swing gates would be located near the eastern ends of Buildings A and C. The gates would include a Knox padlock to allow access for emergency vehicles. The perimeter block wall serves as a safety feature for the site and patrons, given the continuous operational characteristics of the use.

Development Standards

	Required	Proposed	Code Section
<i>Building Height</i>	45 feet	41 feet-4 inches	17.20.080
<i>Fence height</i>	Front yard setback: • 42 inches solid fence. 6 feet along non- arterials open fence.	None proposed in front yard setback.	17.12.070.E
<i>Floor Area Ratio (FAR)</i>	1.0 FAR	1.0 FAR	General Plan, Land Use Element

<i>Landscaping (non-residential)</i>	<ul style="list-style-type: none"> • Interior side and rear yards - 4 feet or, when adjacent to perpendicular parking, 6 feet. • Parking area screening from a public street with 5-gallon shrubs, 3 feet on center. • 146 trees required throughout the site, 25 percent of required trees need to be 24-inch box and 75 percent need to be in 15 gallon containers. • Trash Enclosures require a 4-foot wide landscaped planter on at least two sides. • Landscape the front yards of all buildings facing a street, entire setback area or 10-foot minimum planter width, whichever is greater. Car overhangs shall not be included in the 10 feet. • Street trees required as determined by the design review process. 	<ul style="list-style-type: none"> • Parking areas screened from public streets with a mix of 1, 5, and 15-gallon shrubs and 24-inch and 36-inch box size streets. • Does not meet standards but may be waived by the Planning Commission • 11 trees provided with 7 as 24-inch box and 4 as 36-inch box trees. • The trash enclosure is completely enclosed within Building B. • 30 feet along Batavia Street. • Not required by Public Works Department due to the lack of right-of-way area and planting of trees along the property frontage on private property. 	City of Orange Landscape Standards and Specifications (Note: landscape criteria from the City's Landscape Standards and Specifications is "used as a benchmark for review, unless otherwise approved by the reviewing body.")
<i>Loading area (non-residential)</i>	10 feet by 60 feet.	Six 12 feet by 25 feet parking stalls are provided as loading areas.	17.34.160 and 17.34-180
<i>Parking (non-residential)</i>	44 off-street parking spaces	49 off-street parking spaces including loading area spaces.	Table 17.34.060.B
<i>Setback, Front</i>	20 feet (when adjacent to an arterial street)	47 feet-10 inches along Batavia Street	17.20.090
<i>Setback, Rear</i>	0 feet	Building C - 1-foot	17.20.090
<i>Setback, Street Side</i>	Not Applicable	Not Applicable	17.20.090

Setback, Interior Side	0 feet	Building A - 3 feet Building C - 1-foot-9 inches	17.20.090
------------------------	--------	--	-----------

7. ANALYSIS AND STATEMENT OF THE ISSUES

The project site is located in an urbanized area of the city surrounded by industrial uses. The architectural design and use would be compatible with the surrounding uses and would not result in alteration or modification of the existing public street or sidewalk patterns in the area. The simple contemporary architectural design of the proposed self-storage facility buildings would be compatible with the existing industrial buildings in the vicinity of the project site. The proposed project would be consistent with the city's General Plan goals by integrating the proposed project and existing development with nearby existing transit corridors, and industrial uses in the surrounding area.

Overall, the project would enhance and strengthen the character of the site and its surroundings through new landscaping, hardscaping, and other improvements on-site and along the street edge. The proposed architectural and landscape elements would ensure that development of the project is not detrimental to the surrounding area or uses. Additionally, project implementation would be similar and compatible uses to those existing adjacent to and surrounding the project site.

Staff believes the proposed architecture, materials, and scale of development are appropriate for the site and improve the visual quality of the project environs.

Issue 1: Landscaping

The proposed project's landscaping plan includes a variety of trees, shrubs, and ground cover along street front areas, and the northwest corner of the site. Based on the city's benchmark calculation for tree quantity, 146 trees are required for the project. Staff concluded that the benchmark number of trees would overwhelm the site, due to the need to dedicate much of the site for buildings, and the movement and parking of trucks due to the nature of the self-storage use. The proposal includes seven trees of 24-inch box size and four trees of 36-inch box size. Landscaping is not proposed along the north, west, and south perimeters, except for the northwest corner between buildings A and C. Staff believes the frontage landscaping is appropriate for the site and has provided conditions of approval related to tree maintenance in the attached resolution (Attachment 2).

8. PUBLIC NOTICE

A Notice of Intent for Mitigated Negative Declaration 1884-22 was sent to the property owners and tenants within a 400-foot radius of the project site and to all responsible agencies on November 17, 2023. Additionally, a notice of public hearing was sent on January 23, 2024, to all property owners and tenants within a 400-foot radius of the project site. Staff has not received any written comments as of February 1, 2024, regarding the project.

9. ENVIRONMENTAL REVIEW

Initial Study/Mitigated Negative Declaration No. 1884-22 was prepared to evaluate the potential impacts of the proposed project in accordance with the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15072, the project Site is not listed on the state's EnviroStor database for a recognized hazardous waste environmental condition. Initial Study/Mitigated Negative Declaration No. 1884-22 is based on the finding that, by implementing the identified Project Design Features and Mitigation Measures, the project's potentially significant environmental effects would be reduced to levels that are less than significant.

On November 17, 2023, the Notice of Intent (NOI) to adopt the environmental document was mailed to residents, property owners, and tenants within 400' of the subject property. The public review period began on November 17, 2023, and ended on December 7, 2023.

The MND analyzes the contaminated soil (PCBs) within the Hazards section of the document. Mitigation Measure (MM) HAZ-1 through MM HAZ-3 are included for remediation for the PBCs and MM HAZ-4 is included to implement a Health and Safety plan during construction. Impacts are less than significant after mitigation.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The city's inter-departmental Staff Review Committee (SRC) conducted reviews of the project on July 20, 2022, March 1, 2023, July 12, 2023, September 13, 2023, and October 18, 2023. On November 1, 2023, the SRC recommended that the project proceed to the DRC.

Design Review Committee:

On December 6, 2023, the DRC reviewed the revised proposal and recommended approval to the Planning Commission with conditions. The DRC recommended the addition of two conditions of approval related to landscaping. Specifically, Coffee Berry shrub species is to be substituted for the proposed Ceanothus shrub species and add an additional four 36-inch box size Brisbane trees to the site. These conditions of approval are included in the attached Planning Commission Resolution (Attachment 2) and would be required prior to building plan check submittal.

11. ATTACHMENTS

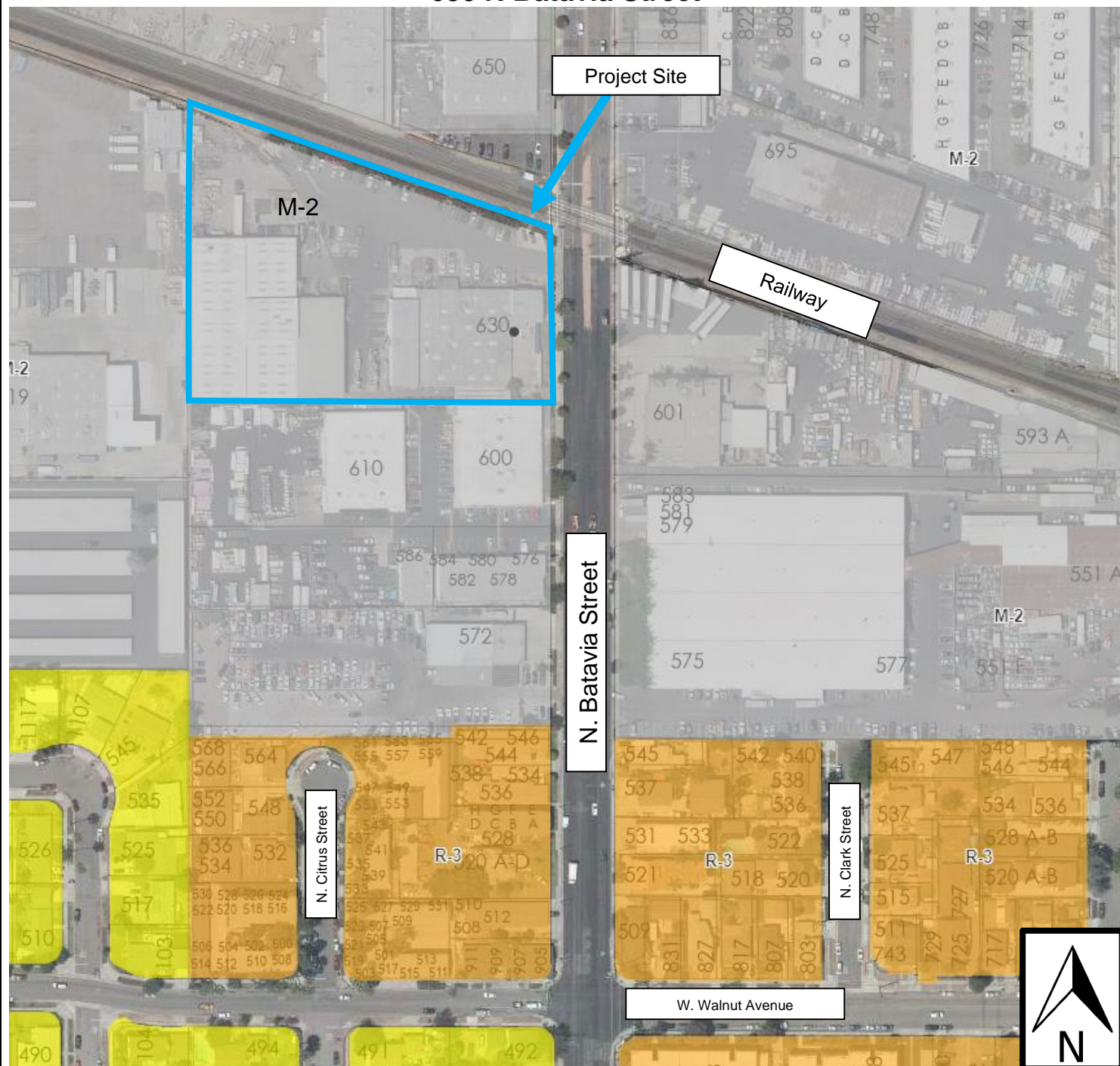
- Attachment 1 Project Vicinity Map
- Attachment 2 Planning Commission Resolution No. PC 04-24
- Attachment 3 Design Review Committee Staff Report dated December 6, 2023
- Attachment 4 Development Plans
- Attachment 5 Final Mitigated Negative Declaration No. 1884-22
- Attachment 6 Site Photographs
- Attachment 7 Applicant Project Description Letter
- Attachment 8 Color and Material Board (photograph provided, actual board to be provided at meeting)

VICINITY MAP

Design Review No. 5072-22

Batavia Self Storage

630 N Batavia Street



City of Orange

Community Development Department

**MAJOR SITE PLAN REVIEW (MJSP) NO. 1089-22
DESIGN REVIEW (DRC) NO. 5072-22
MITIGATED NEGATIVE DECLARATION (MND) NO. 1884-22**

RESOLUTION NO. PC 04-24

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ORANGE APPROVING MAJOR SITE
PLAN REVIEW NO. 1089-22, DESIGN REVIEW NO.
5072-22, AND MITIGATED NEGATIVE DECLARATION
NO. 1884-22, TO REDEVELOP AND EXISTING 3.22-
ACRE INDUSTRIAL SITE WITH A NEW SELF
STORAGE FACILITY AND ASSOCIATED ONSITE
IMPROVEMENTS AND INFRASTRUCTURE,
LOCATED AT 630 NORTH BATAVIA STREET**

APPLICANT: STALEY POINT CAPITAL, RICARDO RIVAS

WHEREAS, the Planning Commission has authority per Orange Municipal Code (“OMC”) Sections 17.08.020, and 17.10.060.E to review and take action on, Major Site Plan Review No. 1089-22, Design Review No. 5072-22, and Mitigated Negative Declaration 1884-22 to redevelop an existing 3.22-acre industrial site with a new self-storage facility and associated onsite improvements and infrastructure, located at 630 N. Batavia Street, as described in Exhibit “A” to this Resolution, attached and incorporated herein by this reference (“Project”); and

WHEREAS, applications for Major Site Plan Review No. 1089-22 and Design Review No. 5072-22, were filed, and Mitigated Negative Declaration No. 1884-22 was prepared and submitted, by Staley Point Capital in accordance with the provisions of the OMC; and

WHEREAS, Major Site Plan Review No. 1089-22, Design Review No. 5072-22, and Mitigated Negative Declaration No. 1884-22 were processed in the time and manner prescribed by state and local law; and

WHEREAS, Mitigated Negative Declaration No. 1884-22 (California State Clearinghouse (SCH) No. 2023110464) was prepared to evaluate the physical environmental impacts of the project, in conformance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 and in conformance with the Local CEQA Guidelines; and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on February 5, 2024, at which time interested persons had an opportunity to testify either in support of or opposition to the Project;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Major Site Plan Review No. 1089-22, Design Review No. 5072-22, and Mitigated Negative Declaration No. 1884-22 based on the following findings:

SECTION 1 – FINDINGS

General Plan Finding:

1. *The project must be consistent with the goals and policies stated within the City's General Plan.*

The Project is consistent with the goals and policies stated within the City's General Plan Land Use and Economic Development Elements in that the proposed self-storage development helps to provide a service that contributes to a diversified mix of land uses in the surrounding community. The Project involves the demolition of two existing vacant light industrial structures, totaling 47,932 SF and redevelopment of the existing site will re-establish the economic viability of the property through aesthetic enhancement and the elimination of physical deterioration. The City seeks to encourage intensification and/or redevelopment of underutilized parcels.

Major Site Plan Review Findings:

1. *The project design is compatible with surrounding development and neighborhoods (OMC 17.10.060.H.1).*

The Project has been designed to comply with the development standards of the M-2 zone and to be compatible with the adjacent surrounding development and uses. The proposed contemporary building design and scale complement the character of the area and the landscaping provides the project frontages with a hierarchy of plant material that soften the building mass and scale. Overall, the proposed Project presents an integrated design that provides a renewed, updated, and improved appearance to the site and to the surrounding industrial district.

Development of the Project would enhance the existing industrial character of the site and surrounding area with new modern building elevations, new landscaping, hardscape, other on-site improvements, and street frontage improvements. A landscape plan which includes a variety of new trees, shrubs, and groundcover has been provided. The Project will incorporate an ample spacing of trees and ornamental landscaping at the site's frontage.

2. *Major Site Plan approval shall be granted if the project conforms to City development standards and any applicable special design guidelines or specific plan requirements (OMC 17.10.060.H.2).*

The Project as proposed conforms to City development standards for the M-2 zoning district. There are no special design guidelines or specific plans affecting the property. The site would

provide 49 on-site parking spaces, which exceeds the OMC requirements of 44 parking spaces based on the proposed use.

3. *Major Site Plan approval shall be granted if the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site (OMC 17.10.060.H.3).*

The Project provides safe and adequate access and circulation for vehicles and pedestrians from North Batavia Street. The on-site circulation has been designed to accommodate all access needs to parking spaces and for emergency vehicles. Disabled parking and access have been designed to accommodate building code requirements. The site would provide 49 on-site parking spaces, which exceeds the OMC requirements of 44 parking spaces based on the proposed use.

4. *Major Site Plan approval shall be granted if City services are available and adequate to serve the project (OMC 17.10.060.H.4).*

A review of the Project with all City Departments concludes that City services will be available and adequate to serve this site, including water, sewer, police, and fire services.

5. *Major Site Plan approval shall be granted if the project has been designed to fully mitigate or substantially minimize adverse environmental effects (OMC 17.10.060.H.5).*

Any potentially significant environmental effects have been evaluated in Mitigated Negative Declaration No. 1884-22 and mitigated to a less than significant level. Project conditions, mitigation measures, and the OMC will adequately manage construction and use regulation needs of the project.

Design Review Finding:

1. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.070.G.3).*

There are no specific plans or specific design standards applicable to this site. The Project site is designated Light Industrial in the City of Orange General Plan. The Light Industrial designation allows for the manufacturing, processing, and distribution of goods. The exterior design, including colors and materials, and landscape palette provides an internally consistent and integrated design theme that upholds community aesthetics. The project as proposed will generally provide positive improvements to the site conditions.

SECTION 2 – ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was prepared for the proposed project. On November 17, 2023, the City circulated a Notice of Intent to Adopt Mitigated Negative Declaration No. 1884-22 for the Project. The MND was circulated for public review from November 17, 2023, to December 7, 2023. Staff received two written comment letter(s) during the public review period.

The City prepared a Response to Comments to address environmental comments received during the public review period.

The MND analyzes the contaminated soil (PCBs) within the Hazards section of the document. MM HAZ-1 through MM HAZ-3 are included for remediation for the PBCs and MM HAZ-4 is included which would implement a Health and Safety plan during construction. Impacts are less than significant after mitigation.

SECTION 3– CONDITIONS OF APPROVAL

BE IT FURTHER RESOLVED that the following conditions are imposed:

The recommendation for approval of this Project is subject to the following conditions:

1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits date labeled as November 1, 2023, in the staff report, including modifications required by the conditions of approval, and as recommended for approval by the Planning Commission.
2. Except as otherwise provided herein, this Project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan administratively.
3. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed by the Design Review Committee.
4. The applicant agrees, as a condition of City's approval of Design Review No. 5072-22, Major Site Plan Review No. 1089-22, and Environmental Review 1884-22, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole

discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

5. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
6. Building permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Prior to building permit issuance, the applicant shall obtain approval from the Planning Division for any and all signage associated with the proposed project and/or business.
8. If no use or construction has occurred, Project approval expires twenty-four months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060.
9. All construction activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
10. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
11. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
12. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.
13. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.

14. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
15. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
16. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plans, site plans, and the conceptual landscaping plan as proposed for the project for the review and approval of the Director of Community Development and Community Services Director.
17. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.
18. Within two (2) days of final approval of this project, the applicant shall deliver to the Planning Division a cashier's check payable to the Orange County Clerk in an amount required to fulfill the fee requirements of Fish and Game Code Section 711.4(d)(2) and the County Administrative fee, to enable the City to file the Notice of Determination required under Public Resources Code 21152, & Cal Code Regulations 15075
19. The Project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions or requirements constitute written notice of the fees and/or exactions. The applicant is hereby notified that the ninety (90) day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
20. The applicant shall comply with all conditions of approval contained within Planning Commission Resolution No. PC 04-24 associated with Major Site Plan Review No. 1089-22, Design Review No. 5072-22, Mitigated Negative Declaration No. 1884-22, and associated Mitigation Monitoring Program.
21. Any future expansion in area or in the nature and operation of the approved use by Major Site Plan Review No. 1089-22, and Design Review No. 5072-22, shall require new or amended applications.
22. Prior to any grading/construction permit issuance by the City of Orange, the Project proponent shall coordinate with the Southern California Regional Rail Authority (SCRRA) and the Orange County Transit Authority (OCTA) on any potential modifications to the rail crossing including adjacent development which may require a diagnostic in accordance with California Public Utilities Commission and the Federal Railroad Administration requirements at the onset of the final design phase.
23. Prior to approval of the final landscape plan, the applicant shall coordinate with the City and OCTA with respect to the type and location of trees at the northeast corner and along the

northern boundary of the Project site to ensure consistency with Metrolink SCRRA's Design Criteria Manual.

24. The applicant will contact and coordinate with SCRRA should a Right of Way Encroachment Agreement be necessary.
25. Grading operations shall be restricted to Monday through Friday between the hours of 7:30 a.m. and 5:00 p.m., with limited grading as necessary permitted on Saturdays between the hours of 8:00 a.m. and 4:30 p.m. Mechanics may service the equipment up to two hours after each shift.
26. All other construction activities shall conform to the City's Noise Ordinance, Orange Municipal Code Chapter 8.24, and shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
27. Prior to building permits, the final landscape plans shall be revised to show four, 36" box size Brisbane Box trees throughout the site, in addition to the proposed 11 trees on the Preliminary Planting Plan.
28. Prior to building permits, the landscape plans shall be revised to show that the proposed Ceanothus shrub species be replaced with the Coffee Berry shrub species.
29. Prior to building permits, all required parking spaces shall be shown on construction documents as doubled striped to City standards.
30. Prior to building permits, the applicant shall pay any outstanding monies due to the City for Planning Division entitlement activities related to this project.
31. In conjunction with the operation of the business(es), the property owner shall be responsible to maintain the property to a level deemed adequate by the Community Development Director. This includes, but is not limited to, the buildings, on-site landscaping, trash areas, signage, utilities, property walls, and gates (if applicable).
32. In conjunction with the operation of the business(es), all loading and trash enclosure areas shall be maintained and kept clean and free of debris.
33. Construction equipment shall be properly maintained per manufacturers specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc).
34. Construction equipment shall not idle for extended periods of time in the vicinity of sensitive receptors.
35. Fixed and/or stationary construction equipment shall be located as far as possible from sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment.
36. Prior to grading permits, the construction contractor shall prepare a traffic control plan for the Public Works Director approval detailing the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations to minimize impacts to sensitive receptors.

37. In conjunction with the operation of the business(es), should parking or queuing issues arise on the site, the applicant shall work with the Community Development Department to resolve any issues. If such issues are not resolved to the City's satisfaction, the Major Site Plan Review application shall be presented to the Planning Commission for its consideration of further conditions and modifications.
41. All landscape areas shall be maintained in a neat and healthy condition. Should the plant material die, the property owner/operator shall replace it with similar new plant material.
42. Prior to certificate of occupancy, all parking lot and landscaping improvements shall be completed according to the approved plans and to the satisfaction of the Community Development Director.
43. Prior to building permits, payment of Transportation System Improvement Program fees is required.
44. Truck trips generated by the project shall utilize the City's existing truck routes to travel to and from the project vicinity.
45. Prior to grading permits, the property owner shall maintain in good condition, all on-site driveways where heavy-duty trucks would travel.
46. Prior to certificate of occupancy, the address number of each commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background. In addition, any business which affords vehicular access to the rear through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building.
47. The applicant shall comply with all procedural requirements listed in Exhibit B of Planning Commission Resolution No. PC 04-24.

Mitigation Measures

48. All Project Mitigation Measures and Project Design Features shall be complied with and implemented as stated in the Mitigation Monitoring and Report Program located in Mitigated Negative Declaration No. 1884-22.

In addition to the above conditions, procedural requirements are contained herein as Exhibit B to this Resolution.

ADOPTED this 5th day of February 2024.

David Vazquez, Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 5th day of February 2024, by the following vote:

AYES:

NOES:

RECUSED:

ABSENT:

Anna Pehoushek
Assistant Community Development Director

EXHIBIT "A"

LEGAL DESCRIPTION

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

BEGINNING AT A POINT IN THE EAST LINE OF THE MARY C. THOMAS TRACT, AS SHOWN ON A MAP RECORDED IN [BOOK 5, PAGE 168](#) OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, SAID POINT BEING DISTANT NORTH 0° 06' 40" WEST 342.79 FEET FROM THE NORTHWEST CORNER OF TRACT NO. 1450, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN [BOOK 62, PAGE 17](#) OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTH 0° 06' 40" WEST 779.18 FEET TO A POINT IN THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILWAY, NOW THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTH 70° 44' 00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 532.03 FEET TO A POINT IN THE CENTERLINE OF BATAVIA STREET

66.00 FEET WIDE; THENCE SOUTH 0° 06' 30" WEST ALONG SAID CENTERLINE 600.13 FEET TO A POINT DISTANT NORTH 0° 06' 30" EAST 347.45 FEET FROM THE NORTHWEST CORNER OF RICHLAND FARM LOT NO. 27 AS SHOWN ON A MAP RECORDED IN [BOOK 5, PAGE 123](#) OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE SOUTH 89° 35' 55" WEST 499.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 407.54 FEET, SAID SOUTH 407.54 FEET BEING MEASURED ALONG BATAVIA STREET.

ALSO EXCEPTING THEREFROM THE WEST 7.00 FEET OF THE EAST 40 FEET AS DESCRIBED IN A DEED TO THE CITY OF ORANGE, RECORDED MARCH 1, 1965, IN [BOOK 7429, PAGE 411](#), OFFICIAL RECORDS.

[APN: 386-542-01](#)

EXHIBIT B PROCEDURAL REQUIREMENTS

General

1. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
2. Construction permits, including building permits and grading permits, as required by the City, shall be obtained in advance of any site demolition, clearing and grubbing, and grading and for all construction work, as required by the Community Development Department's Building Division and Public Works Grading Division. Failure to obtain the required building permits may be cause for revocation of this entitlement.
3. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for building permits.
4. Prior to the operation of the business, the applicant shall file for, or if applicable, amend a business license with the Business License Division. Failure to obtain the required business license will be cause for revocation of this approval.
5. Prior to building permits, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.

Landscaping

6. Prior to building permits, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement (Appendix B of the City of Orange Landscape Standards and Specifications) for review and approval by the Community Development Director or designee in coordination with the Public Works Director or designee.
7. Prior to certificate of occupancy, all landscaping improvements shall be completed according to the approved plans, the City of Orange Water Efficient Landscape Guidelines, and City of Orange Landscape Standards and Specifications. The project landscape architect shall submit documentation certifying compliance with this requirement (Appendix E of the City of Orange Landscape Standards and Specifications) for review and approval by the Community Development Director or designee, in coordination with the Public Works Director or designee.
8. Prior to building permits, City required irrigation and landscape inspection notes, in accordance with the City of Orange Landscape Standards and Specifications, shall be placed on the final landscape plan, to the satisfaction of the Community Development Director or designee, in coordination with the Public Works Director or designee.

9. Prior to building permits, the final landscape plan shall be reviewed and approved by the Public Works Director when landscaping is proposed within the public right-of-way and/or the project is constructing Storm Water Quality Best Management Practices (BMPs) in landscaped areas.
10. Prior to building permits, the final landscape plan shall include a note that a fully automated irrigation system will be provided.
11. Prior to building permits, landscape plans shall include landscape area calculations needed for State landscape water use reporting.
12. Prior to building permits, all landscaping located within public areas shall be shown on the landscape plans and shall include the installation of root barriers acceptable to the Public Works Department on the sidewalk side of the tree, or where conditions warrant, the installation of a Deep Root box as directed by the Public Works Director.

Police:

13. Prior to building permits, the project shall comply with the requirements of OMC Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. Approved structural drawings, if any, shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
14. Security and design measures that employ Defensible Space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves consideration such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing and landscaping.
15. Prior to building permits, a photometric study shall be reviewed and approved by the Police Department. A minimum of one foot candle shall be maintained on all surfaces of the parking lot, from dusk until the termination of business every operating day. The applicant shall ensure that lighting on the site shall be directed, controlled, and screened in such a manner so as to refrain from shining directly on surrounding properties.
16. Prior to certificate of occupancy, the applicant shall schedule a light reading inspection with the Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for the areas beyond the property's exterior boundaries; light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.

Subdivision:

17. Prior to grading permits all works within public right-of-way and public utility easements will require Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions.
18. Prior to grading permits all public infrastructures, including street sections, sidewalk, driveway apron, and utilities shall comply with City of Orange Standard Plans and Specifications.
19. Prior to certificate of occupancy, utilities serving the development, such as electric, cable television, street lighting and communication shall be installed underground, completed and approved by the appropriate utility provider.

20. Prior to certificate of occupancy, the applicant shall remove unused driveway approaches and restored them to full height curb and gutter, including any sidewalk restoration at the driveway apron.
21. Prior to certificate of occupancy, the applicant shall remove unused driveway approaches and restore them to full height curb and gutter, including any sidewalk restoration at the driveway apron.
22. Prior to grading permits, driveway aprons shall conform to Public Works Standard Plan 115 for commercial driveways with ADA accessibility.
23. Prior to grading permits, all driveway approaches shall conform to ADA standards for wheelchair access and to Public Works Standard Plans 115 and 116.
24. Prior to certificate of occupancy, the developer shall be required to construct sidewalks to meet current standard along Struck Avenue per City of Orange Engineering Standard Plan 118.
25. Prior to certificate of occupancy, the applicant shall provide adequate wheelchair accessibility around driveway aprons that do not conform to current ADA standards.
26. Prior to certificate of occupancy, the applicant shall repair any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontages.
27. Prior to certificate of occupancy, all landscaping shall include the installation of root barriers on the sidewalk side of tree, or where conditions warrant the installation of Deep Root box as directed by the Community Services Department.
28. Prior to certificate of occupancy, the sanitary sewer system connecting from the buildings to the public mainline shall be private and maintained by the property owner.
29. Prior to grading permits, the applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan.
30. Prior to grading permits, plans preparation and submittals shall be per Development Services Plan Preparation Guidelines and Checklist, and Checklist for Submittal Packages.
31. Prior to grading permits, a geotechnical report shall accompany the grading plan review.
32. A Hydrology Study/Report shall be submitted for review and approval by the Public Works Department. The Hydrology Study/Report shall comply with the Orange County Hydrology Manual and Addenda (OCHM). Design Storm Frequency at a minimum, shall be 10-year storm (25-year in a sump condition), and a 100-year storm event. Proposed improvements shall comply with freeboard requirements per OCHM and County Local Drainage Manuals.
33. Prior to grading permits, site grading shall conform to the latest California building Code Section 1804. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of 5% for previous surfaces, and 2% for impervious surfaces, at a minimum distance of 10 feet.

34. Prior to grading permits, the applicant shall obtain a grading permit from the Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
35. Prior to grading permits, any soil imported or exported shall require a transportation permit from the Public Works Department Traffic Division.
36. Prior to grading permits, upon submittal of grading plan for plan check, the applicant shall make a deposit to cover plan check and inspection services related to the grading activities.
37. Prior to grading permits, the grading plan shall detail all of the locations where retaining walls will be constructed. Geometric detail of retaining walls shall be shown on the grading plan, including material type, dimensions, backfill, and subdrains. A building permit is also required for retaining walls over 4 feet in height as measured from the bottom of the footing to the top of the wall prior to construction. Structural details and design calculations shall be submitted as a separate document and will be reviewed and permitted by the City Building Division.
38. Prior to grading permits, any grading outside of the owner's property boundary shall require the applicant to either obtain a temporary construction easement or permission by adjacent property owners in a form suitable to the Public Works Director.
39. Prior to grading permits, trash receptacle locations and details shall be included on the grading plan. The trash storage area shall be constructed per Public Works Department Standard Plan 409.
40. Prior to grading permits, the applicant shall show all sewer and storm drain lines on the grading plan. Other utility lines, such as water lines, may also be shown on the grading plan for reference.
41. Prior to grading permits, the applicant shall show all structural BMPs for water quality purposes on the grading plan. Water quality features shown on the grading plan shall match the Water Quality Management Plan (WQMP).
42. Prior to grading permits, any direct storm water discharge into the Orange County Flood Control (OCFD) channels shall require a permit from OCFD.
43. Prior to building permits, and prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan.

Water Quality:

44. Prior to grading permits the applicant shall submit a Priority Project WQMP for review and approval to the Public Works Department that:
 - a. Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable,
 - b. Incorporates the applicable Site Design, Routine Source, Structural Control and Low Impact BMPs as defined in the Model Water Quality Management Plan and Technical Guidance Document,

- c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume and hydrograph for a 2-year storm event,
 - d. Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat,
 - e. Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs,
 - f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs,
 - g. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs,
 - h. Includes a copy of the forms to be used in conducting maintenance and inspection activities,
 - i. Meets recordkeeping requirements (forms to be kept for 5 years).
 - j. Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP.
45. Prior to the certificates for use of occupancy, the applicant shall demonstrate the following to the Public Works Department:
- a. That all structural and treatment control BMPs described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications,
 - b. That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP,
 - c. That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
46. Prior to the certificates of occupancy or final signoff by the Public Works Department, the applicant shall demonstrate to the satisfaction of Public Works, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
47. Prior to building permits, the applicant shall review the approved WQMP and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans specifically showing the downspouts and drainage outlets shall be submitted to the Public Works Department for review.
48. The project applicant shall maintain all structural, treatment and low impact development BMPs at the frequency specified in the approved WQMP. Upon transfer of ownership or management responsibilities for the project site, the applicant shall notify the City of Orange Public Works Department of the new person(s) or entity responsible for maintenance of the BMPs.

49. Prior to the grading permits (including, as appropriate: *clearing, grubbing, surface mining, or paving permits*), the applicant shall demonstrate that coverage has been obtained under the State's General Permit for Stormwater Discharges Associated with Construction Activity (Construction General Permit) by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing. A copy of the SWPPP required by the General Permit shall be kept at the project site and be available for review by City representatives upon request.
50. For those projects requiring coverage by the State of California's General Industrial Permit: Prior to certificates for use and occupancy, the applicant shall demonstrate that coverage under the State's General Permit for Stormwater Discharges Associated with Industrial Activity has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing.
51. Prior to City approval of the landscape plans, the applicant shall review the approved WQMP and ensure the proposed landscape plans are consistent with the project grading plans. The plans must show any proposed storm water treatment BMPs such as bioretention planters, drywells, permeable pavers, or any other proposed surface water quality BMPs.

Water Division:

52. Prior to building permits, the applicant shall submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities.
53. Prior to certificate of occupancy, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
54. Prior to building permits, the Water Division shall approve the type and location of landscaping and fire service (backflow prevention) device for proposed City services.
55. Prior to building permits, construction documents shall show that a six foot minimum horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division shall review and approve the construction documents.
56. Prior to building permits, construction documents shall show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division shall review and approve the construction documents.
57. Prior to building permits, construction documents shall show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.
58. Prior to building permits for the first phase of work, the applicant shall be responsible for obtaining approval all of the necessary encroachment permits from affected agencies for all public water construction work.

59. Prior to approval of a water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.
60. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
61. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans shall coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that their designs are consistent.
62. At least 14 calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange General Water Construction Notes for review and approval.
63. Prior to certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.



Agenda Item

Design Review Committee

Item #: 4.1.

12/6/2023

File #: 23-0806

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Batavia Self Storage, located at 630 N Batavia Street (Design Review No. 5072-22).

2. SUMMARY

A proposal to redevelop an existing 3.22-acre industrial site with a new self-storage facility and associated onsite improvements and infrastructure.

3. RECOMMENDED ACTION

Recommendation of approval to the Planning Commission.

4. BACKGROUND INFORMATION

Applicant/Owner: SCIND Batavia Point, LLC

Property Location: 630 N Batavia Street

General Plan Designation: Light Industrial (Max 1.0 Floor Area Ratio (FAR))

Zoning Classification: Industrial Manufacturing (M-2)

Existing Development: 47,932 SF manufacturing facility and covered storage area

Associated Applications: Major Site Plan Review No. 1089-22, and Mitigated Negative Declaration (MND) No. 1884-22

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The project involves the demolition of two existing vacant light industrial structures, totaling 47,932 SF and constructing three new self-storage buildings totaling 133,372 SF, measuring a maximum of 41-feet-4-inches in height resulting with a floor area ratio (FAR) of 1.0. The project includes the construction of associated parking, landscaping, and utility improvements to serve the site, as shown on the preliminary site plan provided on sheet A 1.1a of the attached development plans. The proposed development would be consistent with the existing Light Industrial (LI) General Plan land use designation and Industrial Manufacturing (M-2) zoning designation.

The three self-storage buildings total 133,372 SF. Building A would be 8,693 SF, Building B would be 105,711 SF inclusive of 1,044 SF of office space, and Building C would be 18,968 SF. The proposed

operation would be 24 hours a day, 7 days a week.

Building A would be located along the northern end of the site and would be single-story. Building B would be located at the center of the site and would be a 3-story building. The office would be attached to the eastern end of Building B. Building C would be located along the southern and western ends of the site and would also be single-story. As shown on the preliminary exterior elevations on sheets A 3.0 to A 3.8 of the attached development plans, Buildings A and C would measure a maximum height of 15'-2" and Building B would measure a maximum height of 41'-4".

Each building would contain a mix of non-climate-controlled and climate-controlled storage units ranging from 5' by 4' to 20' by 21' and lockers ranging from 5' by 5' to 5' by 7'.

As shown on the preliminary site plan provided on sheet A 1.1a of the attached development plans, an approximately 45' minimum setback would be provided along Batavia Street, which exceeds the 20' minimum setback. The Municipal Code does not require the proposed buildings to be set back from the rear and interior property lines, though the proposed buildings would be set back from the 3' from the north property line, 1'-9" from the south property line, and 1' from the west property line.

Architecture

The buildings would establish an architectural presence through an emphasis on building materials and color scheme. The finished materials incorporate brick veneer, stucco, and concrete masonry walls, faux windows, and metal roll up doors as key elements. The colors would be tan and grey with red brick, black canopies, and green accents.

Parking and Loading

The Project would provide a total of 50 vehicle parking spaces. The Project would also include 6 loading zone stalls, 14 RV parking stalls, and 6 bike parking spaces. The 14 RV parking stalls could also be utilized as vehicle parking stalls for additional onsite parking when not in use for RV parking. All proposed parking would be surface parking.

Landscaping

The Project would include ornamental landscaping along the street frontage and along the northern perimeter of the site. As depicted on the landscape plan provided on sheets L 1.0 to L 4.0 of the attached development plans, landscaping would include 11 trees total with seven 24-inch box trees and four 36-inch box trees, 1 to 15-gallon shrubs, and groundcover. The Project would include a minimum of 20 feet of landscaping setback along the Batavia Street frontage and a total of 8,307 SF of landscaping on the site.

Fencing and Walls

The Project would include a 6-foot-high concrete masonry unit (CMU) wall with masonry decorative block from Orco block along the northwest corner of the site around the drainage equipment. To secure the storage units, 7-foot-high metal swing gates would be located near the eastern ends of Buildings A and C. The gates would include a Knox padlock to allow access for emergency vehicles. There are no other walls or fences proposed on the site. The back side of buildings A and C will act as perimeter walls for the site.

Lighting

Exterior lighting would be installed on-site, as necessary, for safety and security. Exterior lighting on

the Project site shall conform to the regulations within Municipal Code Section 17.12.030. Lighting on any premises shall be directed, controlled, screened or shaded in such a manner as not to shine directly on surrounding premises. There are a total of 30 light fixtures proposed to provide adequate lighting throughout the entire site. Twenty-eight of the proposed fixtures are “pack” lights that will be affixed to the outside of the proposed buildings at varying elevations from 10 feet to up to 20 feet, in addition, there are two freestanding pole lights proposed at the parking area at the southeast corner of the site. The proposed pole lights will have a height of 22 feet. Additional lighting details may be found on the Exterior Photometrics and Proposed Fixtures sheets of the attached development plans.

6. EXISTING SITE

The Project site encompasses a single parcel totaling approximately 3.22 acres. The site is relatively flat with limited landscaping located along the northern and eastern perimeters of the site. The site is currently developed with two vacant light manufacturing buildings and a covered storage area. The existing buildings are 26,078 SF and 21,854 SF with a combined total of 47,932 SF. The 26,078 SF westernmost building is two-stories with metal wall panels. The 21,854 SF eastern most building has a brick and white stucco façade along the street frontage and is largely single-story with two-stories at the northeast corner. The buildings are located on the south end of the property and the northern portion of the property is paved, generally flat, and is striped for parking. Access to the site is provided via a single driveway at the northeast corner of the site along Batavia Street. Existing site conditions are shown in the attached existing site photographs.

7. EXISTING AREA CONTEXT

The Project site is an urban infill site located within a developed industrial area. The surrounding land uses are described in the following table.

	Existing Land Use
North	The Atchison, Topeka, and Santa Fe Railway is located directly north of the site followed by light industrial buildings.
West	An industrial facility occupied by ReadyRefresh Contactless Delivery is located directly west of the site.
South	A business park with tenants such as Bridge Associates and Site One Landscape Supply is located south of the Project site.
East	Batavia Street is located directly east of the site followed by an industrial building occupied by Show Fleet.

8. ANALYSIS AND STATEMENT OF THE ISSUES

The project site is located in an urbanized area of the City surrounded by industrial uses. The project architectural design and use would be compatible with the surrounding uses and would not result in alteration or modification of the existing public street or sidewalk systems and patterns in the area. The simple contemporary architectural design of the proposed self-storage facility buildings would be compatible with the existing industrial buildings in the vicinity of the project site. The simple architecture would also blend in with the existing industrial buildings. The proposed project would be consistent with the City of Orange General Plan goals by integrating the proposed project and existing development with nearby existing transit corridors, and industrial uses in the surrounding

area.

Overall, development of the proposed project would enhance and strengthen the character of the site and its surroundings through new landscaping, hardscape, and other improvements on-site and along the street edge. The proposed architectural and landscape elements and design would ensure that development of the proposed project is not detrimental to the surrounding area or uses. Additionally, project implementation would provide similar and compatible uses to those existing adjacent to and surrounding the project site.

Staff believes the proposed architecture, materials, and scale of development are appropriate for the site and improve the visual quality of the project environs.

Issue 1: Landscaping

The proposed project's landscaping plan provides a variety of trees, shrubs, and ground cover along front yard areas, and the northwest corner of the site. Based on the City's benchmark calculation for tree quantity, 170 trees are required for the project. Planning staff concluded that the benchmark number of trees would overwhelm the site, due to the need to dedicate much of the site for buildings, and the movement and parking of trucks due to the nature of the self-storage use. The project has provided seven trees of 24-inch box size and four trees of 36-inch box size. Landscaping is not proposed along the north, west, and south perimeter, except for the northwest corner between buildings A and C. Staff believes the frontage landscaping is appropriate for the site and has provided Condition 19 related to tree maintenance.

9. ADVISORY BOARD RECOMMENDATION

The City's inter-departmental staff review committee (SRC) conducted reviews of the project on July 20, 2022, March 1, 2023, July 12, 2023, September 13, 2023, and October 18, 2023. On November 1, 2023, SRC recommended that the project proceed to the Design Review Committee (DRC).

10. PUBLIC NOTICE

A Notice of Intent was sent to the property owners and tenants within a 400-foot radius of the project site and to all responsible agencies on November 17, 2023. Additionally, a notice of public hearing was sent on November 22, 2023, to all property owners and tenants within a 400-foot radius of the project site.

11. ENVIRONMENTAL REVIEW

Initial Study/Mitigated Negative Declaration No. 1884-22 was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15072, the Project Site is not listed on the state's EnviroStor database for a recognized hazardous waste environmental condition. Initial Study/Mitigated Negative Declaration No. 1884-22 is based on the finding that, by implementing the identified Project Design Features and Mitigation Measures, the project's potentially significant environmental effects would be reduced to levels that are less than significant.

The role of the DRC is to provide a recommendation to the PC on this project and the DRC's comments may include any of the environmental impacts associated with the proposal. Comments provided by the DRC will be included in the PC staff report.

On November 17, 2023, the Notice of Intent (NOI) to adopt the environmental document was mailed

to residents, property owners, and tenants within 400' of the subject property. The public review period began on November 17, 2023 and ends on December 7, 2023.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC recommend approval of the project to the Planning Commission with recommended conditions.

- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

The project site is designated Light Industrial in the City of Orange General Plan. The Light Industrial designation allows for the manufacturing, processing, and distribution of goods. The exterior design, including colors and materials, and landscape palette provides an internally consistent and integrated design theme that upholds community aesthetics. The project as proposed will generally provide positive improvements to the vacant and degraded site conditions. The proposed development meets and/or exceeds the development standards for the M-2 Zoning District.

The exterior design, including colors and materials, and landscape palette provides an internally consistent and integrated design theme that upholds community aesthetics. The project as proposed will generally provide positive improvements to the vacant and degraded site conditions.

13. CONDITIONS

The recommendation for approval of this project is subject to the following conditions:

1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits date labeled as November 1, 2023, in the staff report, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee.
2. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan administratively.
3. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed by the Design

Review Committee.

4. The applicant agrees, as a condition of City's approval of Design Review No. 5072-22, Major Site Plan Review No. 1089-22, and Environmental Review 1884-22, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
5. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
6. Building permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Final sign plans shall be approved by the Community Development Director prior to building permit issuance.
8. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060.
9. All construction activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
10. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
11. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
12. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a

nuisance to any point beyond the exterior boundaries of the property.

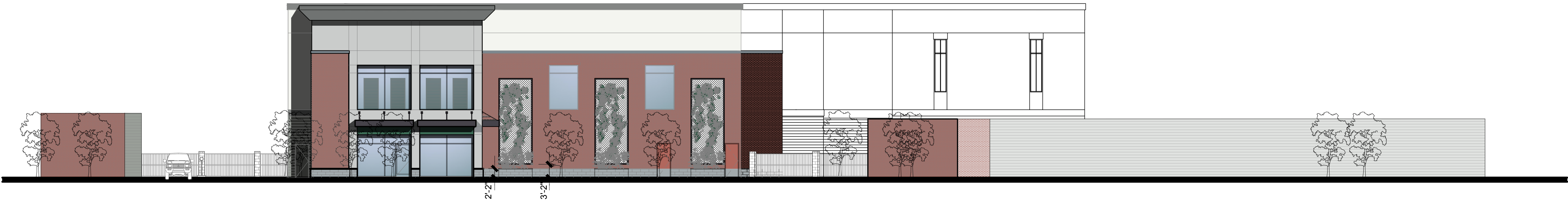
13. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for areas beyond the property's exterior boundaries; light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.
14. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.
15. Prior to building permit issuance, the applicant shall obtain approval from the Planning Division for any and all signage associated with the proposed project and/or business.
16. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
17. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
18. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plans, site plans, and the conceptual landscaping plan as proposed for the project for the review and approval of the Director of Community Development and Community Services Director.
19. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.

14. ATTACHMENTS

- Attachment 1- Project Vicinity Map
- Attachment 2 - Existing Site Photographs
- Attachment 3 - Development Standards Reference Table
- Attachment 4 - Applicant Project Justification Letter
- Attachment 5 - Development Plans
- Attachment 6 - Mitigated Negative Declaration No. 1884-22
- Attachment 7 - Color and Material Board (photograph provided, actual board to be provided at meeting)

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864



SHEET INDEX

ARCHITECTURAL

- A1.0 COVER SHEET
- A1.1a SITE PLAN
- A1.1b DEMO PLAN
- A1.2 FIRE PLAN
- A1.3 ENLARGED ENTRY PLAN AND GATE
- A1.4 ROOF PLAN
- A2.0 FIRST FLOOR PLAN - BLDG A, B & C
- A2.1 FIRST FLOOR PLAN - BLDG B LOCKERS
- A2.2 SECOND FLOOR PLAN - BLDG B
- A2.3 THIRD FLOOR PLAN - BLDG B
- A2.4 OFFICE FLOOR PLAN
- A2.5 UNIT MIX TABULATION
- A3.0 ELEVATIONS - BUILDING A, B & C
- A3.1 ELEVATIONS - BUILDING B
- A3.2 ELEVATIONS - BUILDING B
- A3.3 ELEVATIONS - BUILDING C
- A3.4 ELEVATIONS COLOR - BUILDING A, B & C
- A3.5 ELEVATIONS COLOR - BUILDING B
- A3.6 ELEVATIONS COLOR - BUILDING B
- A3.7 ELEVATIONS COLOR - BUILDING C
- A3.8 ELEVATIONS COLOR - OFFICE
- A3.9 MATERIAL AND COLOR BOARD

ELECTRICAL

EXTERIOR PHOTOMETRICS

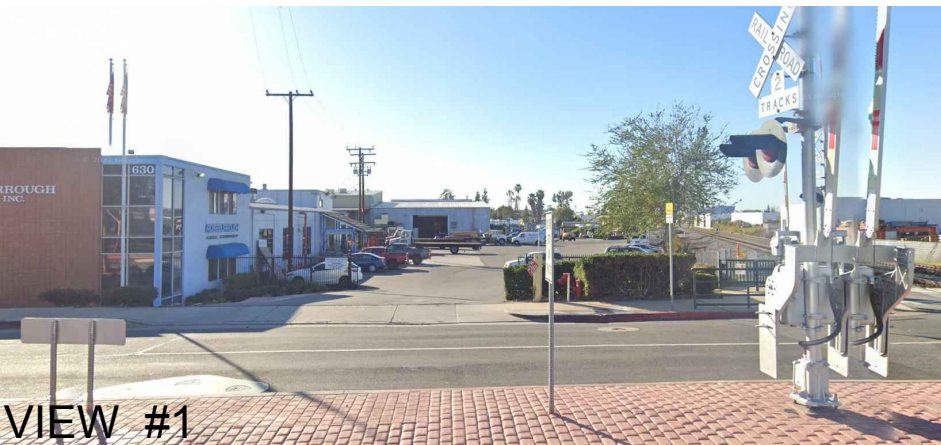
CIVIL

- C-1 TITLE SHEET
- C-2 CONCEPTUAL GRADING PLAN
- C-3 DMA MAP
- C-4 CONSTRAINTS MAP
- C-5 SECTIONS

LANDSCAPE

- L1 PRELIMINARY PLANTING PLAN
- L2 PRELIMINARY IRRIGATION PLAN
- L3 HYDROZONES PLAN
- L4 HYDROZONES CALCS.

SITE PHOTO

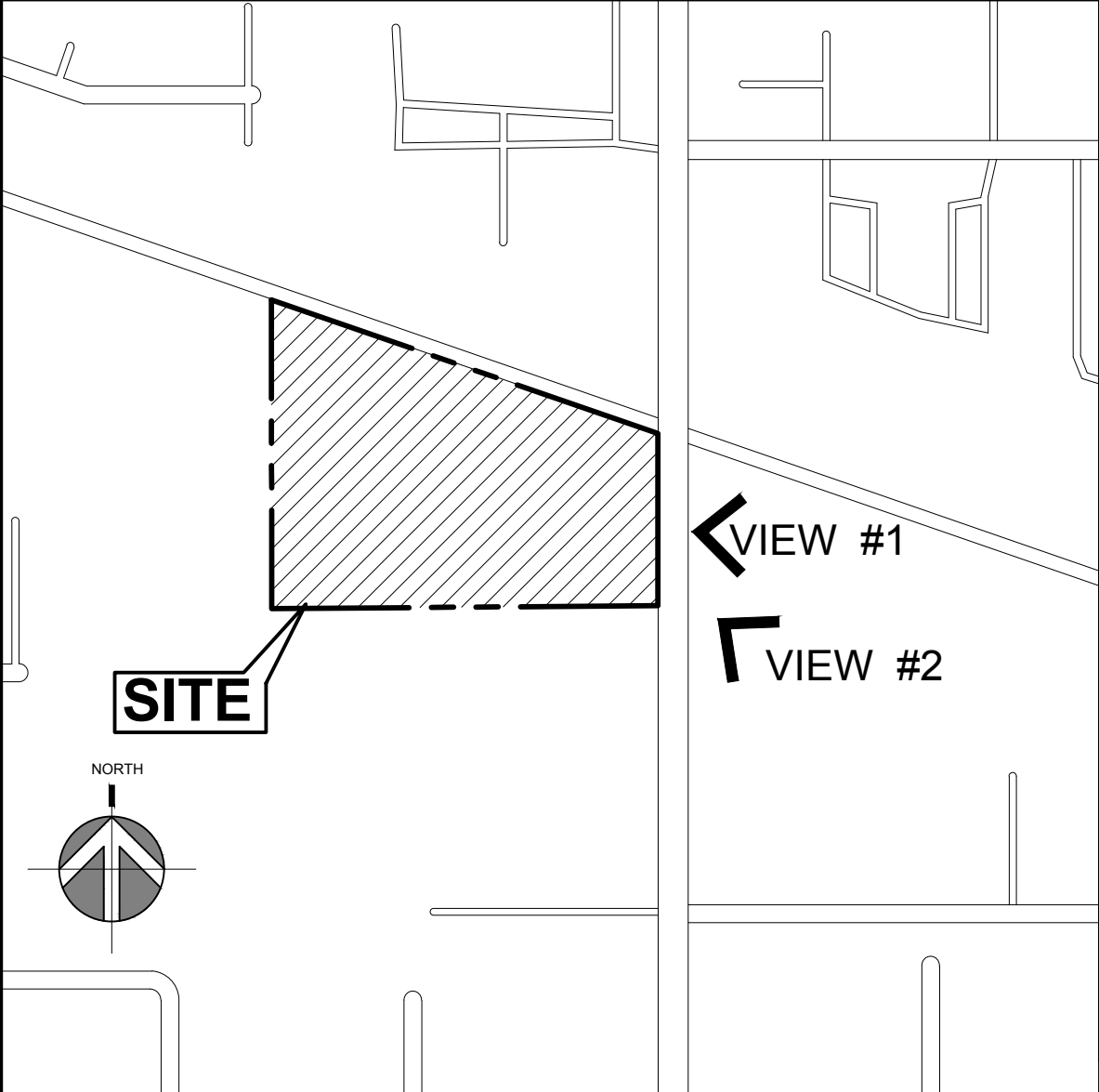


VIEW #1



VIEW #2

VICINITY MAP



PROJECT DATA

SITE DATA		
DESCRIPTION	REQUIRED	PROPOSED
ZONING DESIGNATION	M-2	M-2
PRIMARY LAND USE	LIGHT INDUSTRIAL	SELF-STORAGE AND OFFICE
SITE AREA	133,453 SQ. FT. (LOT SIZE)	

FLOOR AREA RATIO	0.99 (133,453 SQ. FT.)	133,372
PARKING REQ. FOR STORAGE: 0.3 SPACES PER 1,000-GROSS FLOOR AREA	40	46
PARKING REQUIRED FOR OFFICE: 3 SPACES PER 1,000 GROSS FLOOR AREA	4	4
STANDARD PARKING		4
VAN ACCESSIBLE		1
ADA		1
CLEAN AIR		2
EVCS		1
LOADING ZONE		6
TOTAL		15
PARALLEL PARKING		20
RV PARKING		14
MOTORCYCLE PARKING	300 SQ. FT. MIN.	301 SQ. FT.
BIKE RACKS	2	6
MAXIMUM LOT COVERAGE	N/A	N/A

MAXIMUM BUILDING HEIGHT	45'	BLDG. A: 15'-2" BLDG. B: 41'-4" BLDG. C: 15'-2"
MINIMUM SETBACKS		
FRONT	20'	47'-10"
SIDE	0'	1'-9"&7'-3"
REAR	0'	1'-0"&1'-10"

BUILDING AREA TABULATION (Square Feet)

BUILDING	SELF-STORAGE	OFFICE	GROSS BUILDING AREA
BUILDING A	8,693		8,693
BUILDING B	104,667	1044	105,711
BUILDING C	18,968		18,968
SELF STORAGE GROSS SQ. FT.			
TOTAL	132,328	1,044	133,372

ESTIMATED NET RENTABLE @84.68% = 112,053 SQ. FT.

TOTAL NUMBER OF UNITS (BLDG A/B/C) = 1,266

DEFERRED SUBMITTAL

DEFERRED PLAN SUBMITTALS, INCLUDING BUT NOT LIMITED TO, ANY OF THE FOLLOWING AS APPLICABLE:

- FIRE SPRINKLERS, UNDERGROUND FIRE LINE SERVICE, FIRE SPRINKLER MONITORING/ALARM SYSTEM, AND EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM.
- Emergency Responder Digital Radio
- SIGNAGE

SCOPE OF WORK

NEW SELF-STORAGE FACILITY, OFFICE AND MANAGER'S OFFICE. WITH SITE HARDSCAPE & LANDSCAPE IMPROVEMENTS.

BUILDING CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY CODE

STATEMENT OF OPERATION

MANAGEMENT AND HOURS OF OPERATION

PROFESSIONAL MANAGEMENT PERSONNEL WILL BE ON SITE DURING REGULAR BUSINESS HOURS. OFFICE HOURS ARE TENTATIVELY SCHEDULED FROM 9:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 10:00 A.M. TO 4:00 P.M. SATURDAYS AND SUNDAYS. THE SECURITY GATE ACCESS FOR ESTABLISHED SELF STORAGE CUSTOMERS WITH CURRENT ACCOUNT STATUS WILL BE FROM 6:00 A.M. TO 9:00 P.M., 7 DAYS-A-WEEK.

SERVICES PROPOSED

TO PROVIDE SERVICES FOR SELF STORAGE INCLUDES LEASABLE STORAGE SPACE AND SALES OF ITEMS FOR STORAGE. REQUIRED EMPLOYEES TWO STAFF MEMBERS DURING DAY TIMES HOURS, SECURITY SYSTEM WILL BE IN PLACE DURING EVENING HOURS.

FIRE NOTES

- MONITORED FIRE SPRINKLER SYSTEM(S) ARE REQUIRED FOR THE PROPOSED BUILDINGS. PLANS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION. INTERIOR/EXTERIOR FIRE DEPARTMENT ACCESS ROADWAY/FIRE LANES SHALL BE REQUIRED PER FIRE DEPARTMENT STANDARD. FIRE DEPARTMENT ACCESS ROADWAYS PROVIDING ACCESS TO THE BUILDINGS IN THIS PROJECT SHALL BE A MINIMUM OF 26 FEET WIDE. IF GATES INSTALLED, MUST COMPLY WITH FIRE DEPARTMENT STANDARDS 14'-0" MIN. WIDTH FOR DIVIDED ACCESS. KNOX BOX/KEY BOX IS REQUIRED, AND SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS. ACCESS GATES SHALL BE PROVIDED WITH AN "OPTICOM" RECEIVER CAPABLE OF OPENING GATES VIA DECODING OF THE "OPTICOM" STROBE SIGNAL TRANSMITTED BY FIRE, POLICE, AND AMBULANCE UNIT. ALL ACCESS GATES SHALL REQUIRE MECHANICAL MEANS FOR OPENING IN EVENT OF POWER FAILURE, SHALL NOT IMPINGE ON REQUIRED CLEAR WIDTH WHEN FULLY OPEN, AND SHALL BE EQUIPPED WITH KNOX BOX LOCK ACTUATION DEVICES.
- AN APPROVED WATER SUPPLY SYSTEM, COMPLETE WITH STREET FIRE HYDRANTS COMPLYING WITH FIRE DEPARTMENT STANDARDS SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- KNOX BOX / KEY BOX IS REQUIRED, AND SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE FIRE DEPARTMENT STANDARDS.
- ACCESS GATES SHALL BE PROVIDED WITH AN "OPTICOM" RECEIVER CAPABLE OF OPENING GATES VIA DECODING OF "OPTICOM" STROBE SIGNAL TRANSMITTED BY FIRE, POLICE AND AMBULANCE UNITS. ALL ACCESS GATES SHALL REQUIRE MECHANICAL MEANS FOR OPENING IN THE EVENT OF POWER FAILURE, GATE SHALL IMPINGE ON REQUIRED CLEAR WIDTH WHEN FULLY OPEN, AND SHALL BE EQUIPPED WITH KNOX BOX LOCK ACTUATION DEVICES.

BUILDING A - FULLY SPRINKLERED
BUILDING B - FULLY SPRINKLERED
BUILDING C - FULLY SPRINKLERED

BUILDING OCCUPANCY & CONSTRUCTION TYPE:
S-1 IIB
B IIB

DIRECTORY

OWNER

SCIND BATAVIA POINT, LLC
11150 SANTA MONICA BLVD, SUITE 700,
LOS ANGELES, CA 90025
TELEPHONE: (310) 277-8337 EXT. 110
CONTACT: Kevin Staley

ARCHITECT

BRUCE JORDAN ARCHITECT

131 CALLE IGLESIA, SUITE 100,
SAN CLEMENTE, CA 92673
TELEPHONE: (949) 388-8090
FACSIMILE: (949) 388-8290
CONTACT: David Meinecke
E-MAIL: dmeinecke@jordanarchitects.com

CIVIL

OMEGA CIVIL ENGINEERS

131 Calle Iglesia, Suite 200
San Clemente, CA 92672
TEL.: (949) 369-6141
CONTACT: Kevin B. Colson
EMAIL: kcolson@lgcgeotechnical.com

SOILS

LGC - GEOTECHNICAL, Inc.

131 Calle Iglesia, Suite 200
San Clemente, CA 92672
TEL.: (949) 369-6141
CONTACT: Kevin B. Colson
EMAIL: kcolson@lgcgeotechnical.com

LANDSCAPE

DMLA

TEL.: (949) 388-3369
CONTACT: David Miertschin
EMAIL: david@dmlaonline.com

ELECTRICAL

IGNISIO STUDIOS

15141 WOOLAWN AVE.,
TUSTIN, CA 92780
TEL.: (657) 231-6247
CONTACT: Tony Vu, P.E.

2nd PLAN CHECK COMMENTS RESPONSES



BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A1.0 COVER

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: N/A
DATE: 10/05/2023

KEYNOTES:

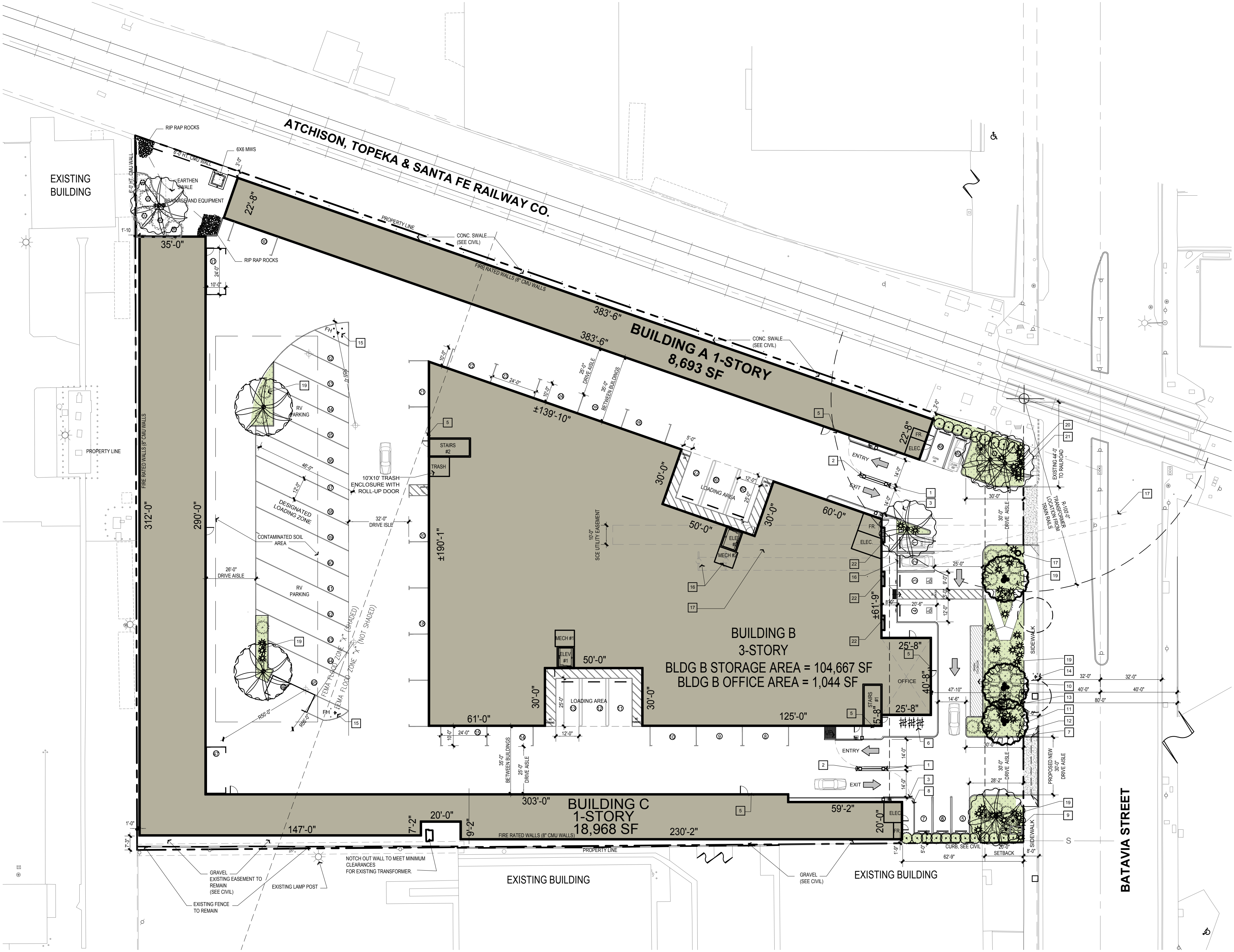
- 1 CLICK2 ENTER TRANSPONDER LOCATION (#15/A7.2). ALSO, WITH KNOX KEY BOX.
- 2 EXIT KEY PAD.
- 3 14'-0" CLEAR ENTRY/EXIT METAL SWING GATE
- 4 FIRE HYDRANT LOCATIONS, VERIFY WITH CIVIL DRAWINGS.
- 5 KNOX BOX & SPRINKLER MONITORING SYSTEM
- 6 LOCKABLE BIKE RACKS
- 7 CONCRETE CURB AT LANDSCAPE.
- 8 CONCRETE CURB AT HARDSCAPE.
- 9 6X4 TRANSFORMER. SEE CIVIL.
- 10 MOTORCYCLE PARKING
- 11 FIRE LANE ENTRANCE SIGN.
- 12 PARKING ENTRANCE SIGN.
- 13 FDC
- 14 EXISTING FIRE HYDRANT
- 15 NEW FIRE HYDRANT & BOLLARD
- 16 EXISTING SCE POWER POLE
- 17 EXISTING SCE OVERHEAD POWER LINES
- 18 NEW SCE POWER POLE LOCATION
- 19 LANDSCAPE, SEE LANDSCAPE PLAN FOR MORE INFORMATION.
- 20 IRR. BFP. SEE CIVIL FOR MORE INFO.
- 21 FIRE SERVICE TO REMAIN
- 22 PLANTER FOR THE CLIMBING PLANT TO TRELLIS

SITE PLAN NOTES:

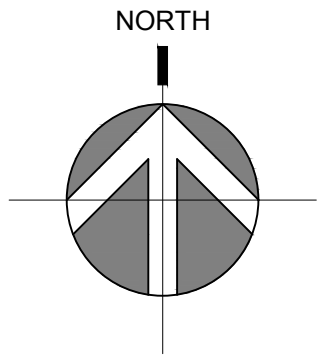
- 1. Parking lot lighting shall be provided. All lighting must be shielded, screened, or oriented so that the light will not be seen from any point beyond the exterior boundaries of the property per Section 17.12.030. See Photometrics plan.
- 2. The North side of Building A will have anti-graffiti pain/coating.

POLICE AND CRIME PREVENTION NOTES:

- 1. BUILDING MATERIALS THAT PREVENT OF DETER TUNNELING FROM ADJACENT UNITS SHOULD BE USED ON WALL AND CEILING OF INDIVIDUAL STORAGE UNITS.
- 2. IF APPLICABLE, SECURITY MESH OF WIRE MESH AT CEILING OF STORAGE UNITS SHALL COMPLY WITH THE FOLLOWING:
 - A. SECURITY MESH TO BE OF HEAVY GAUGE MATERIAL, 8-12 GAUGE.
 - B. SECURITY MESH OPENINGS SHOULD BE NO MORE THAN ONE INCH.
 - C. SECURITY MESH MUST BE SECURELY FASTENED TO PREVENT REMOVAL FROM STORAGE UNIT EXTERIOR.
- 3. NORTH WALLS AND BUILDING A WILL HAVE ANTI-GRAFFITI FINISH APPLICATION TO PREVENT GRAFFITI. AS AND ALTERNATE, LANDSCAPING LIGHTING AND SE THROUGH TYPE FENCING.



BUILDING A, B & C
1" = 30' ①



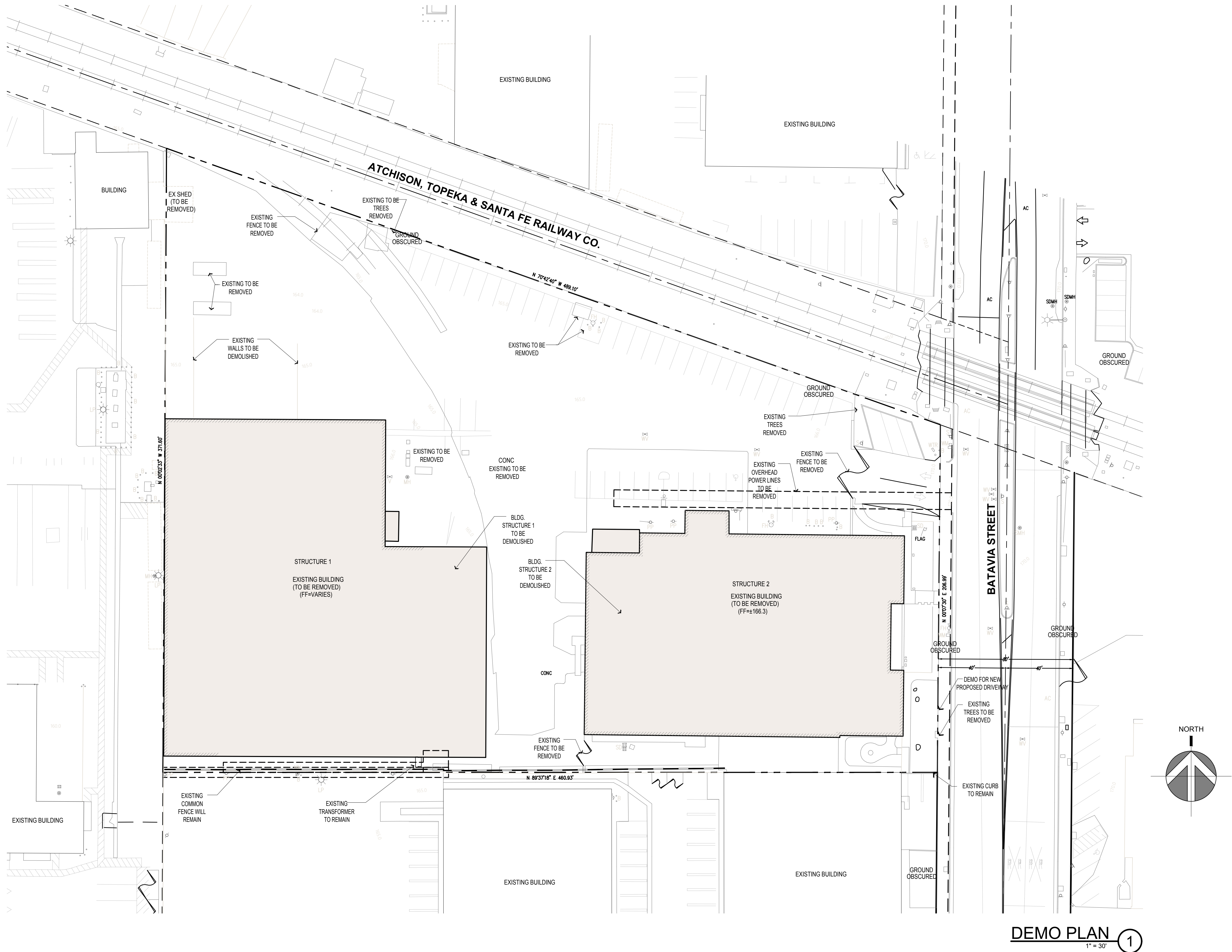
BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A1.1a
PRELIMINARY SITE PLAN

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1" = 30'
DATE: 10/05/2023

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



GENERAL DEMOLITION NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE ARCHITECT IMMEDIATELY. MINOR CHANGES IN THE SCOPE OF THE DEMOLITION WORK SHALL NOT JUSTIFY AN ADDITIONAL COST.
2. REMOVAL OF EXISTING FIXTURES AND EQUIPMENT WILL REQUIRE ISOLATING THE PIPING RISERS OR MAINS VIA SHUT-OFF VALVES. INSTALL NEW ISOLATION VALVES WHERE REQUIRED FOR COMPLETION OF WORK.
3. REMOVAL OF EXISTING PLUMBING FIXTURES AND EQUIPMENT, ETC. WILL REQUIRE CAPPING AND SEALING EXISTING MAINS OR BRANCHES AS NECESSARY AND REQUIRED TO ALLOW THE REMAINING SYSTEMS TO FULLY OPERATE WITHOUT DEGRADATION. CONTRACTOR SHALL PROVIDE PROTECTIVE PLASTIC DROP CLOTHS TO PROTECT THE EXISTING OCCUPIED AREAS AND EQUIPMENT FROM DUST AND DEBRIS DURING THE CONSTRUCTION WORK, AND SHALL CLEAN THE AREAS OF ALL CONSTRUCTION DIRT DAILY, AND UPON COMPLETION OF THE WORK, REFER TO GENERAL CONDITIONS AND DIVISION 1 SECTIONS IN THE SPECIFICATIONS.
4. VERIFY JOB SITE CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK. PLANS ARE SCHEMATIC IN NATURE. LAYOUT IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXACT LOCATION, CONFIGURATION AND ROUTING OF EXISTING SYSTEMS REQUIRED TO REMAIN IN OPERATION DURING THE PROJECT TO PREVENT DAMAGE DURING DEMOLITION AND PHASING.
6. REMOVE ALL EXISTING EQUIPMENT, DUCTWORK AND PIPING THAT IS NOT REQUIRED FOR A WORKING INSTALLATION.
7. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
8. ALL CUTTING AND PATCHING SHALL BE CLOSELY COORDINATED WITH THE G.C. EXISTING PIPING, FIXTURES AND EQUIPMENT THAT ARE NOT TO BE REUSED SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE OWNER IF THEY WISH TO RETAIN OWNERSHIP OF SAME. IF NOT, EQUIPMENT SHALL BECOME THE PROPERTY OF THIS CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.
9. WHERE EXISTING PIPING AND EQUIPMENT, ETC., THAT ARE TO BE UTILIZED IN THE COMPLETED PROGRAM CONFLICT WITH NEW CONSTRUCTION AND THE REQUIRED DEMOLITION, THEY SHALL BE RELOCATED AND RECONNECTED TO MAINTAIN THE DESIRED SERVICE.
10. ALL WORK MUST BE COORDINATED AND SCHEDULED WITH THE OWNER AND OCCUPANTS OF THIS BUILDING SO AS TO PROVIDE THE LEAST AMOUNT OF DISRUPTION OF BUILDING ACTIVITIES AS POSSIBLE.
11. ALL ACCESSIBLE ABANDONED PIPING AND DUCTWORK SHALL BE REMOVED AND PROPERLY DISPOSED OF.

DEMO PLAN ①
1" = 30'

BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

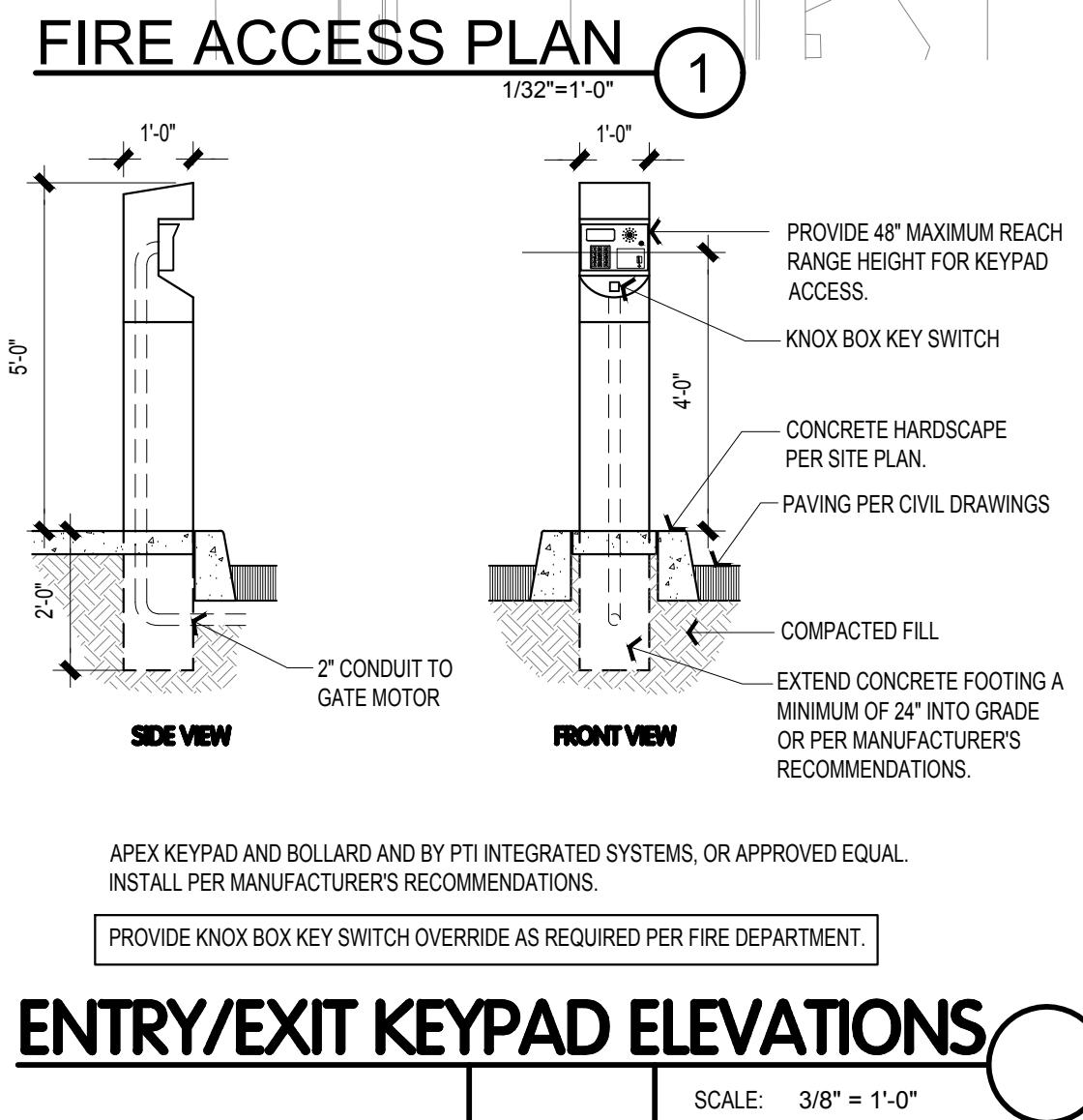
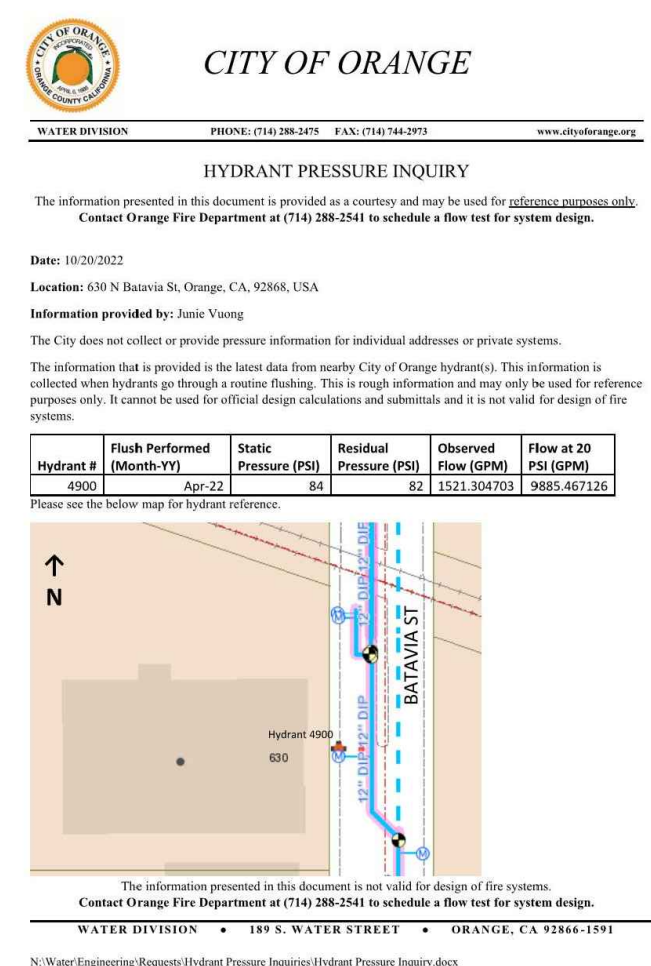
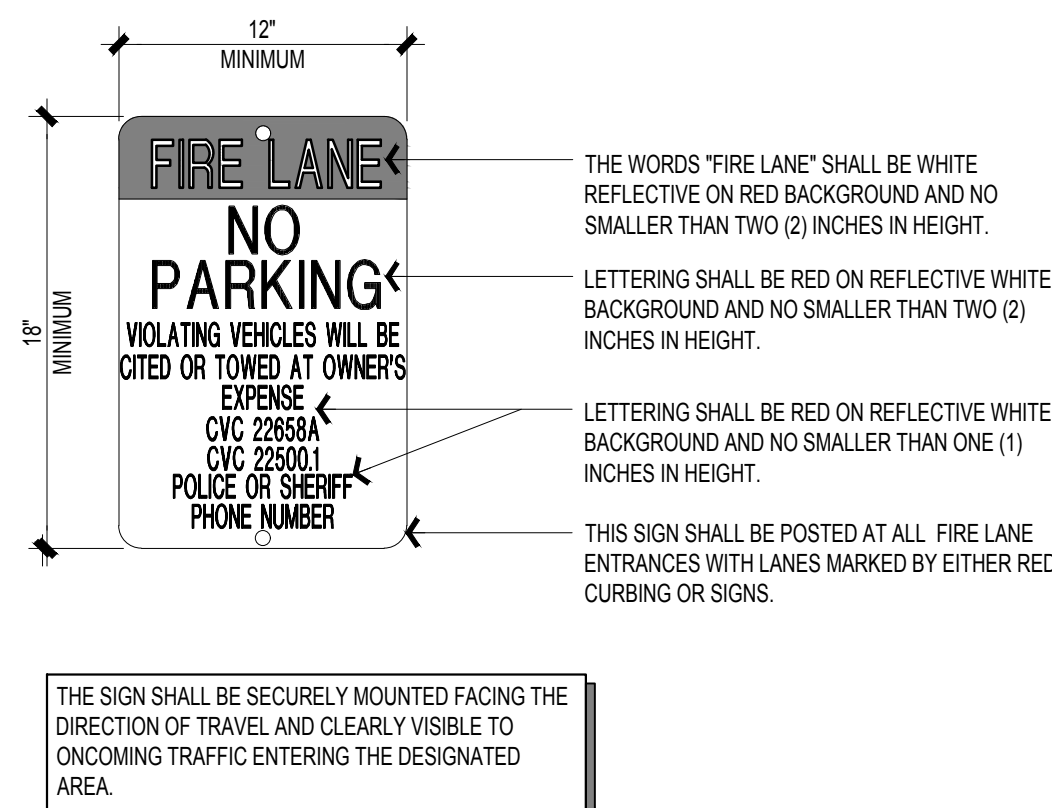
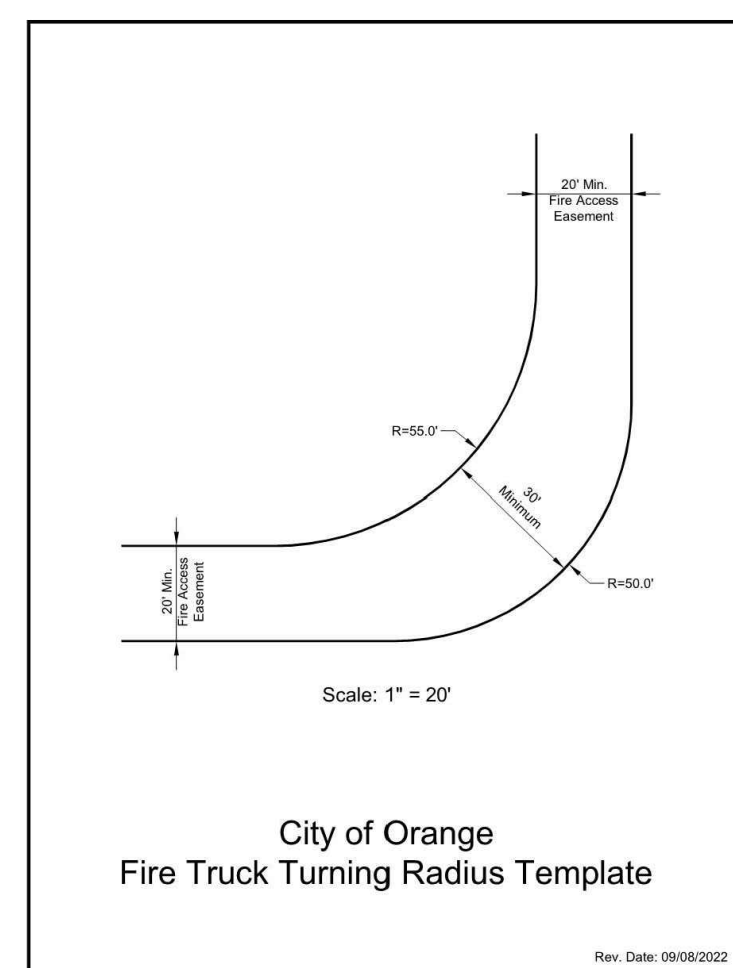
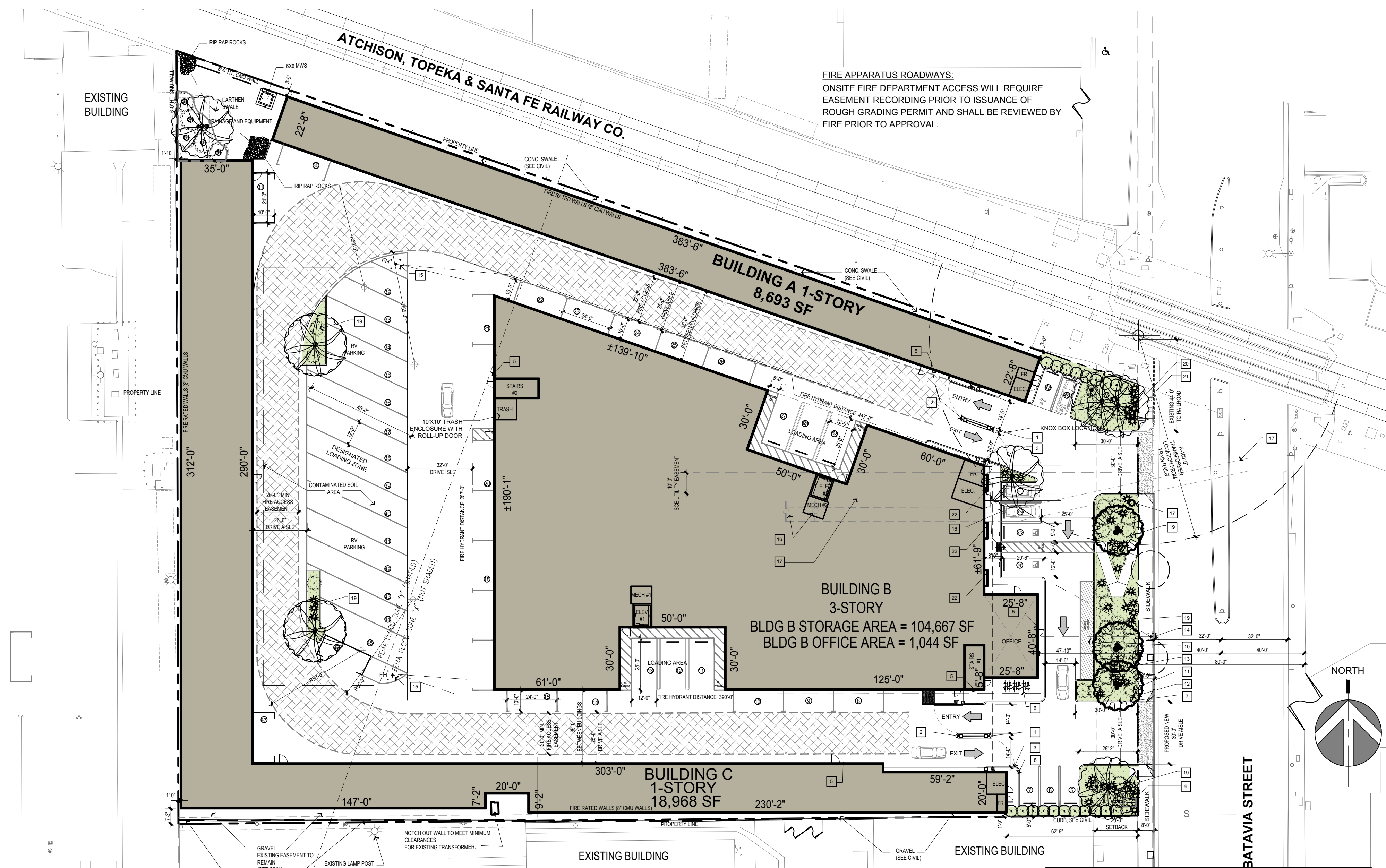
SCHEME L A1.1b
PRELIMINARY DEMO PLAN

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1" = 30'
DATE: 10/05/2023



JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



FIRE NOTES

1. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
2. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans shall coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that their designs are consistent.
3. At least fourteen calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange General Water Construction Notes for review and approval.
4. Prior to issuance of certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.
5. The fire access roadways shall be designed to support the imposed loads of the Orange Fire Department fire apparatus with a total load of 68,000 pounds. The fire apparatus is distributed as 46,000 pounds on the tandem rear axles and 22,000 pounds on the front axle. The fire access roadway shall be designed, constructed and maintained to provide all-weather driving capabilities.
6. Provide a letter or statement, wet-stamped and signed by a registered engineer on the plans certifying that any new roadway meets the 68,000 pound all weather requirement or denote that the design letter meeting these conditions will be provided at rough grading plan submittal.
7. The proposed buildings are required to be protected by an automatic fire sprinkler system installed in accordance with NFPA 13. A fire department connection will be part of the fire sprinkler system design for each building. The following requirements are applicable to the new structures and must be considered relative to the installation of the fire sprinkler system. Additionally, the specifications must be shown on the Fire Master Plan:
 - a. The fire department connection shall not be affixed to the building;
 - b. The fire department connection shall be located at least 40 feet away from the building;
 - c. The fire department connection shall be located on the address side of the building;
 - d. The fire department connection shall be located within 40 feet of a hydrant on the same side of the street as the hydrant;
 - e. The fire department connection shall not provide pressure to an on-site hydrant.
 - f. The location of the fire department connection shall be approved by the Fire Department.
 - g. Show the location of the double-check backflow prevention assembly.
8. Key boxes and key switches (Knox devices) shall be provided where necessary to ensure that immediate access for firefighting, rescue and other emergency purposes is possible. At a minimum Knox devices shall be provided for the following locations:
 - a. The main entry to buildings equipped throughout with a fire alarm or sprinkler monitoring system.
 - b. Doors, perimeter pedestrian gates and other areas identified by the Fire Department. At least one pedestrian gate is required on perimeter gates.
 - c. Vehicular gates on driver side approach.
9. In accordance with the 2019 CFC Chapter 5, Section 510.1, and local ordinance 9-19, all new buildings meeting the criteria shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. The emergency responder radio coverage system shall be installed in accordance with the City of Orange Emergency Responder Digital Radio Guideline under separate submittal.
10. Trees planted along the fire access roadway and/or firefighter required walkway shall not impede the required minimum 5'0" walkway width or the required fire apparatus vertical clearance of 13'-6". The trees should be a type that the natural growth pattern would allow the required vertical clearance without reliance on regular maintenance of the tree canopies.
11. The architectural, civil and landscape drawings shall be coordinated such that information relative to fire access roadway widths, required vertical clearances and location of fire protection devices (FDC's, BFD's and fire hydrants) are shown in a similar manner.
12. Elevator dimensions are required to meet Section 3002.4.3a as locally amended by OMC 15.04.
13. Onsite fire department access will require easement recording prior to issuance of Rough Grading Permit and shall be reviewed by Fire prior to approval.
14. A Knox box shall be installed at Main Entry to building equipped with a Fire Alarm or Sprinkler monitoring system.

FIRE-FLOW REQUIREMENTS

BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SFA 13

BUILDING A

*STORAGE:

BUILDING CONSTRUCTION TYPE: IIB
OCCUPANCY CLASSIFICATION: S-1

PER REFERENCE TABLE B105.1(2)

FLOOR AREA = 8,693 SF
FIRE-FLOW (gallons per minute) = 2,000
FLOW DURATION (hours) = 2

PER REFERENCE TABLE B105.2

SECTION 903.3.1.1 OF THE CALIFORNIA FIRE CODE - 25% OF THE VALUE IN TABLE B105.1(2)
FIRE-FLOW (gallons per minute) = 2,000 x 25% = 500 gallons per minute.
MINIMUM FIRE-FLOW REQUIRED = 1,500 GPM

BUILDING B

*STORAGE:

BUILDING CONSTRUCTION TYPE: IIB
OCCUPANCY CLASSIFICATION: S-1

PER REFERENCE TABLE B105.1(2)

FLOOR AREA = 104,667 SF
FIRE-FLOW (gallons per minute) = 7,000
FLOW DURATION (hours) = 4

PER REFERENCE TABLE B105.2

SECTION 903.3.1.1 OF THE CALIFORNIA FIRE CODE - 25% OF THE VALUE IN TABLE B105.1(2)
FIRE-FLOW (gallons per minute) = 7,000 x 25% = 1,750 gallons per minute.
MINIMUM FIRE-FLOW REQUIRED = 1,500 GPM

BUILDING C

BUILDING CONSTRUCTION TYPE: VB
OCCUPANCY CLASSIFICATION: B

PER REFERENCE TABLE B105.1(2)
FLOOR AREA = 1,044 SF
FIRE-FLOW (gallons per minute) = 1,500
FLOW DURATION (hours) = 2

PER REFERENCE TABLE B105.2
SECTION 903.3.1.1 OF THE CALIFORNIA FIRE CODE - 25% OF THE VALUE IN TABLE B105.1(2)
FIRE-FLOW (gallons per minute) = 1,500 x 25% = 375 gallons per minute.
MINIMUM FIRE-FLOW REQUIRED = 1,500 GPM

BUILDING C

*STORAGE:
BUILDING CONSTRUCTION TYPE: IIB
OCCUPANCY CLASSIFICATION: S-1.

PER REFERENCE TABLE B105.1(2)
FLOOR AREA = 18,961 SF
FIRE-FLOW (gallons per minute) = 2,750
FLOW DURATION (hours) = 2

PER REFERENCE TABLE B105.2
SECTION 903.3.1.1 OF THE CALIFORNIA FIRE CODE - 25% OF THE VALUE IN TABLE B105.1(2)
FIRE-FLOW (gallons per minute) = 2,750 x 25% = 688 gallons per minute.
MINIMUM FIRE-FLOW REQUIRED = 1,500 GPM

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS ARE AS FOLLOWS:

1. FIRE SPRINKLERS
2. UNDERGROUND FIRE SERVICE
3. FIRE SPRINKLER MONITORING / ALARM SYSTEM
4. EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM

KEYNOTES:

1	CLICK2 ENTER TRANSponder LOCATION (#15/A7.2)
2	EXIT, WITH KNOX KEY BOX.
3	EXIT KEY PAD.
4	14'-0" CLEAR ENTRY/EXIT METAL SWING GATE
5	FIRE HYDRANT LOCATIONS, VERIFY WITH CIVIL DRAWINGS.
6	KNOX BOX & SPRINKLER MONITORING SYSTEM
7	LOCKABLE BIKE RACKS
8	CONCRETE CURB @ LANDSCAPE.
9	CONCRETE CURB @ HARDSCAPE.
10	6X4 TRANSFORMER. SEE CIVIL.
11	MOTORCYCLE PARKING
12	FIRE LANE ENTRANCE SIGN.
13	PARKING ENTRANCE SIGN.
14	FDC
15	EXISTING FIRE HYDRANT
16	NEW FIRE HYDRANT & BOLLARD
17	EXISTING SCE POWER POLE
18	EXISTING SCE OVERHEAD POWER LINES
19	NEW SCE POWER POLE LOCATION
20	LANDSCAPE. SEE LANDSCAPE PLAN FOR MORE INFORMATION
21	IRR. BFP. SEE CIVIL FOR MORE INFO.
22	FIRE SERVICE TO REMAIN
23	PLANTER FOR THE CLIMBING PLANT TO TRELLIS

FIRE CODES:
PLANS SUBMITTED FOR BUILDING PLAN CHECK SHALL COMPLY WITH THE CALIFORNIA FIRE CODE AS AMENDED BY THE CITY OF ORANGE. REFER TO CITY OF ORANGE FIRE DEPARTMENT'S FIRE MASTER PLAN GUIDELINES AND THE CALIFORNIA FIRE CODE CHAPTER 5FOR REQUIREMENTS RELATED TO FIRE APPARATUS.ACCESS ROADWAYS AND WATER SUPPLY.

HYDRANT PRESSURE INQUIRY

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

PRELIMINARY FIRE PLAN

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020, JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/32"=1'-0"
DATE: 10/05/2023

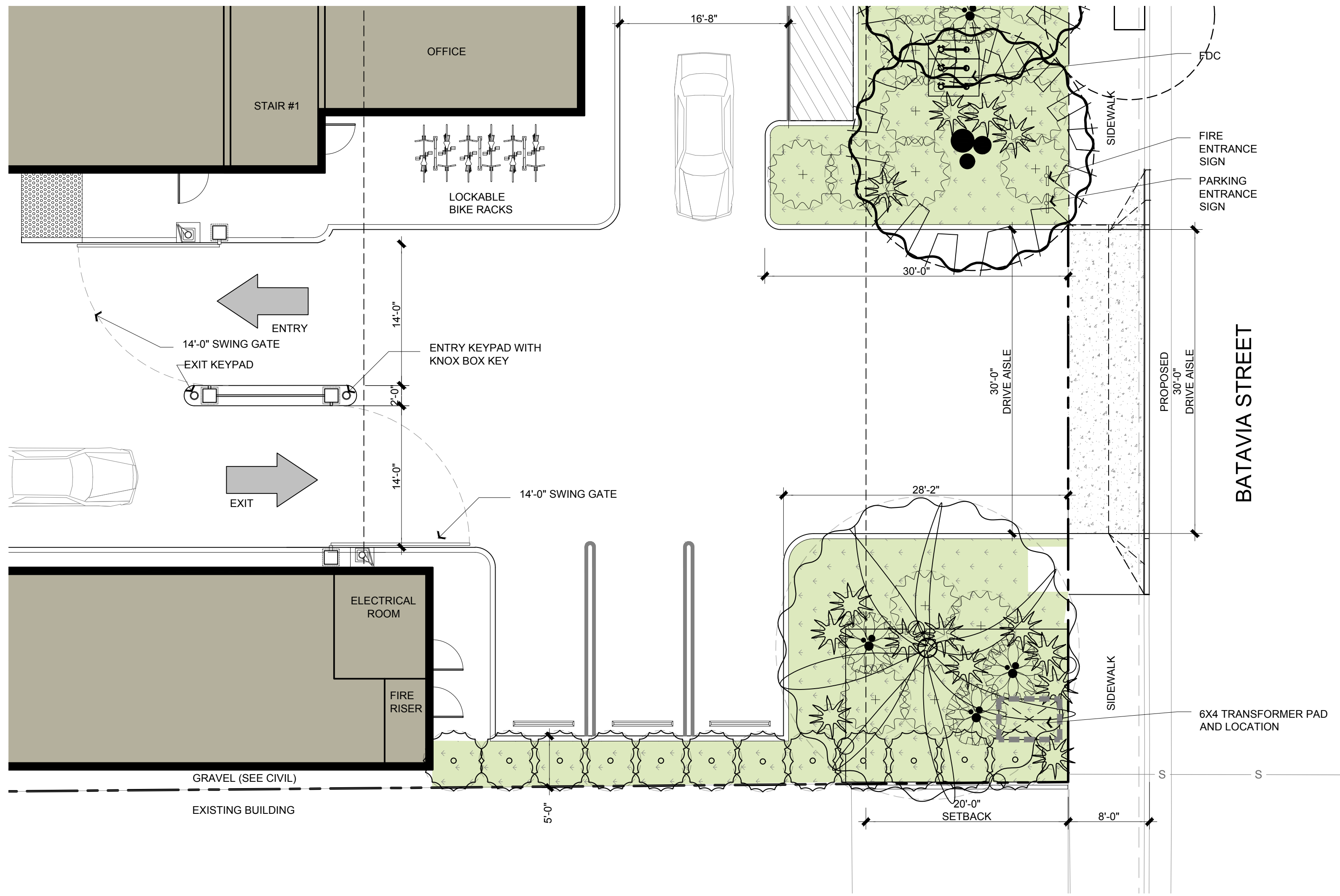


A1.2
AN

JORDAN
ARCHITECTS

131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

BER: 21-710
1/32"=1'-0"
10/05/2023



ENLARGED ENTRY AT BLDG B/C ②
1/8"=1'-0"



ENLARGED ENTRY AT BLDG A/B ①
1/8"=1'-0"



ENTRY GATE AT BLDG B/C ④
1/8"=1'-0"

ENTRY GATE AT BLDG A/B ③
1/8"=1'-0"

BATAVIA SELF-STORAGE PRELIMINARY ENLARGED ENTRY

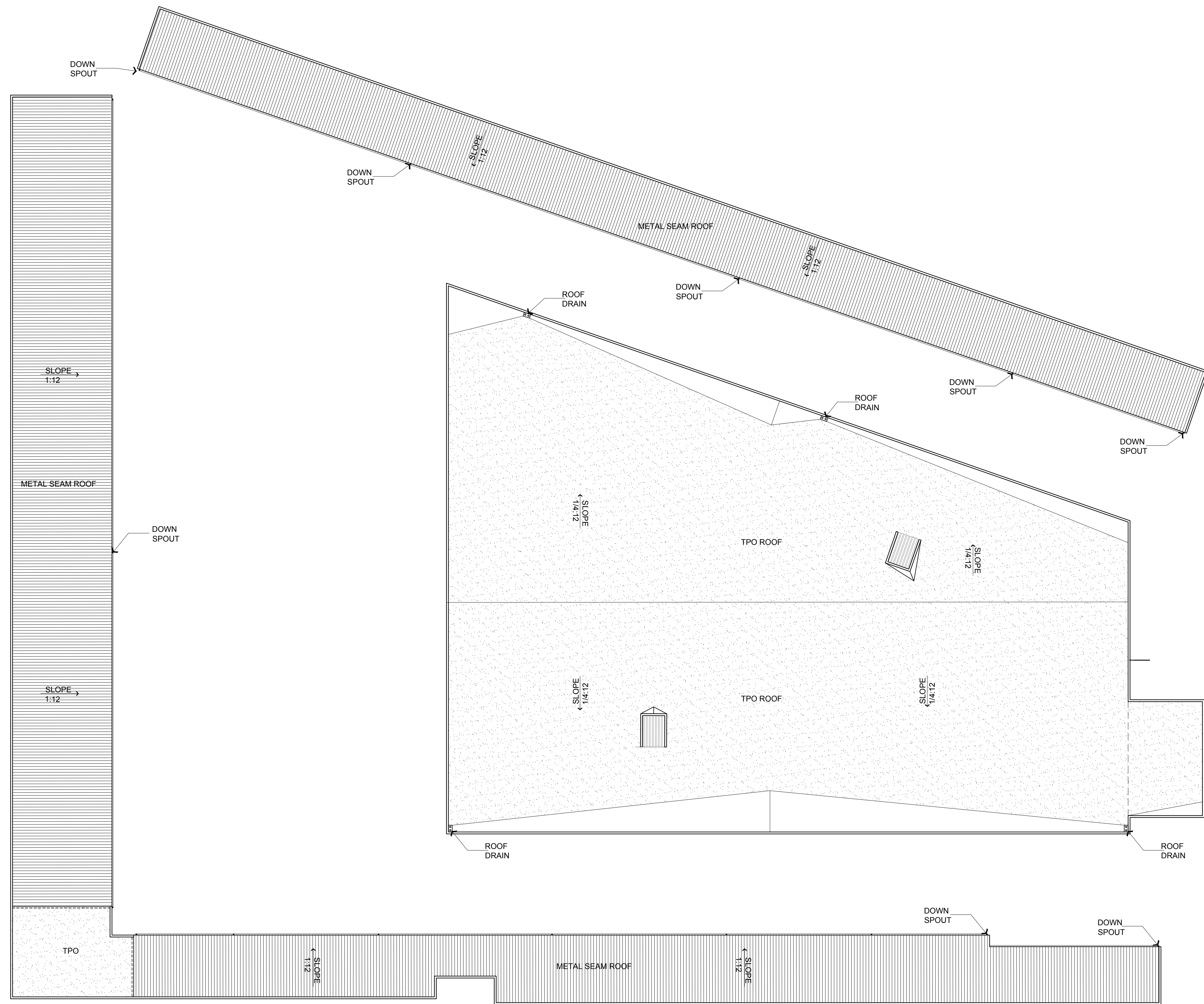
630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A1.3

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/8" = 1'-0"
DATE: 10/05/2023

ja
JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



BLDG A and B ROOF PLAN ①
1" = 20'

BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

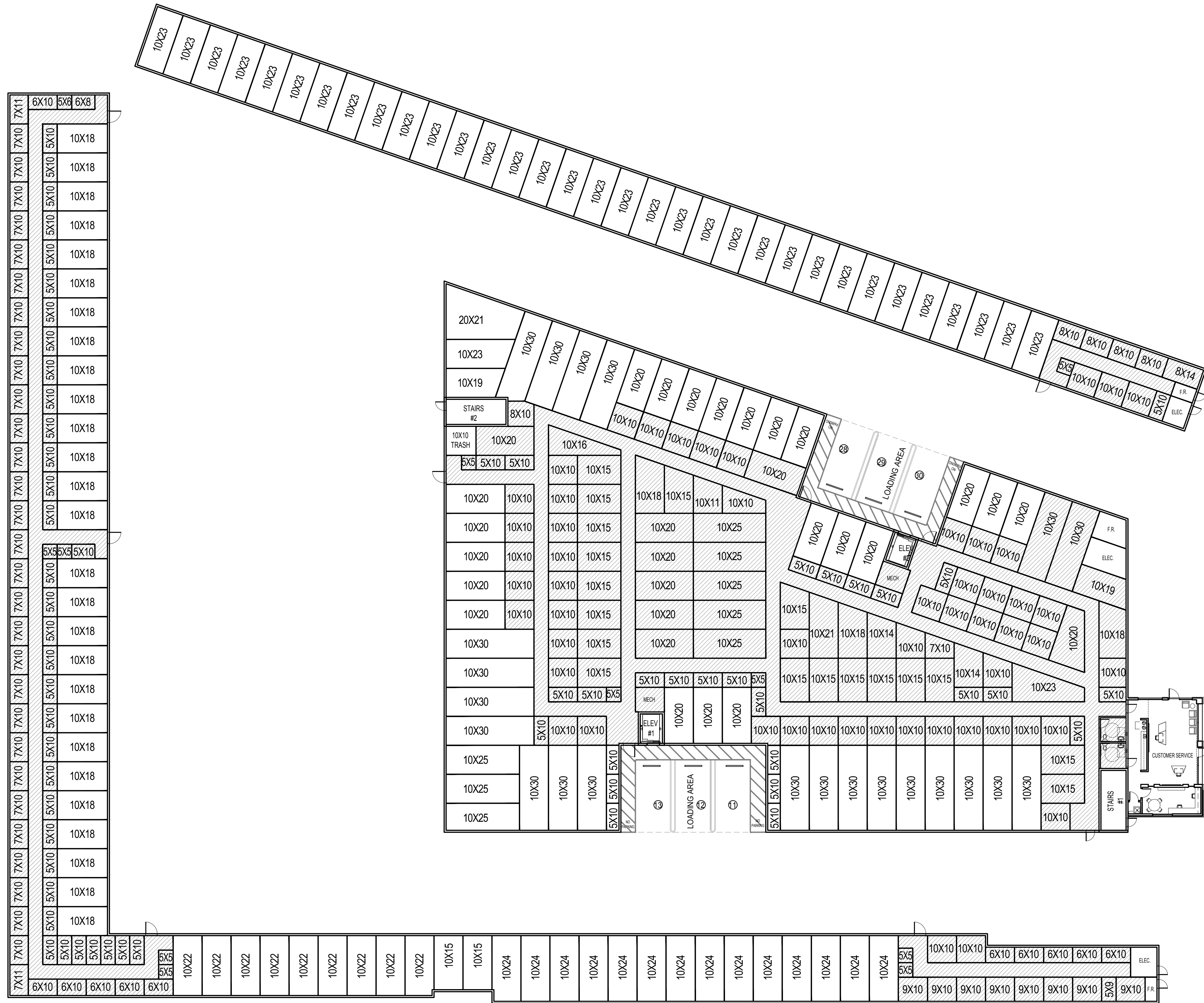
SCHEME L A1.4 PRELIMINARY ROOF PLAN

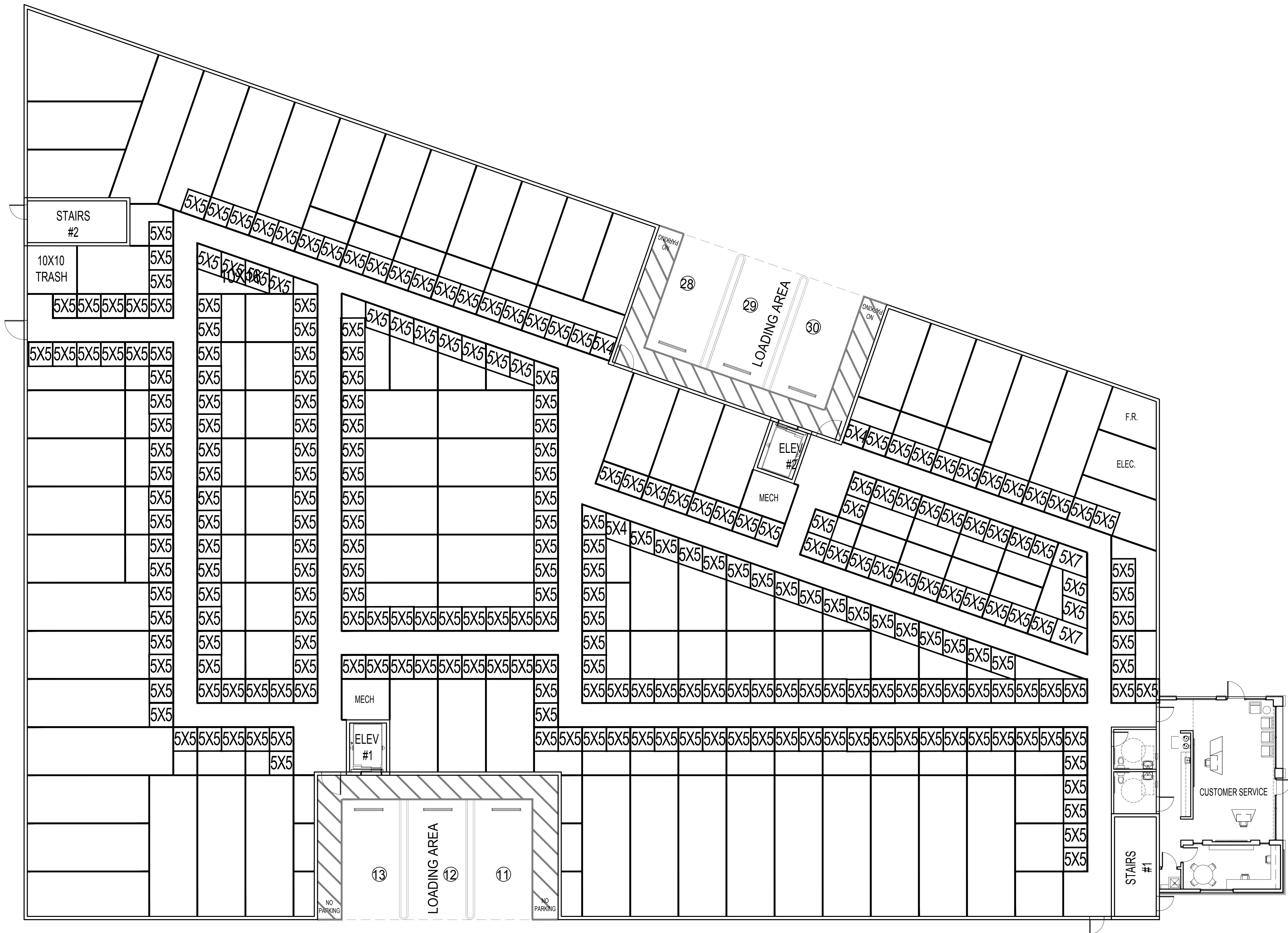
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1" = 20'
DATE: 10/05/2023



**JORDAN
ARCHITECTS**
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090





BLDG B - 1ST FLOOR PLAN LOCKERS ①
3/32"=1'-0"

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

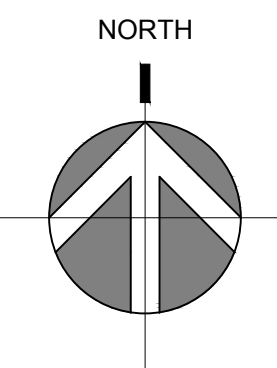
SCHEME L A2.1 PRELIMINARY UNIT MIX

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 3/32" = 1'-0"
DATE: 10/05/2023



JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

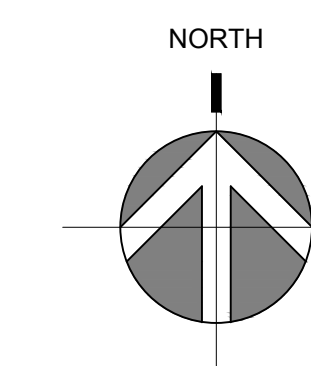
BLDG B - SECOND FLOOR PLAN ① SCHEME L A2.2 PRELIMINARY UNIT MIX

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 3/32"=1'-0"
DATE: 10/05/2023



JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

BLDG B - THIRD FLOOR PLAN 1

G B - THIRD FLOOR PLAN 1 SCHEME L A2.3
 PRELIMINARY UNIT MIX

SCHEME L A2.3

ARY UNIT MIX

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION: 2020, JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 3/32"=1'-0"
DATE: 10/05/2023

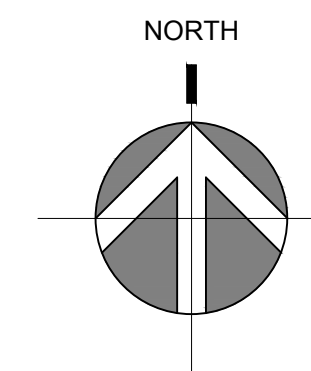
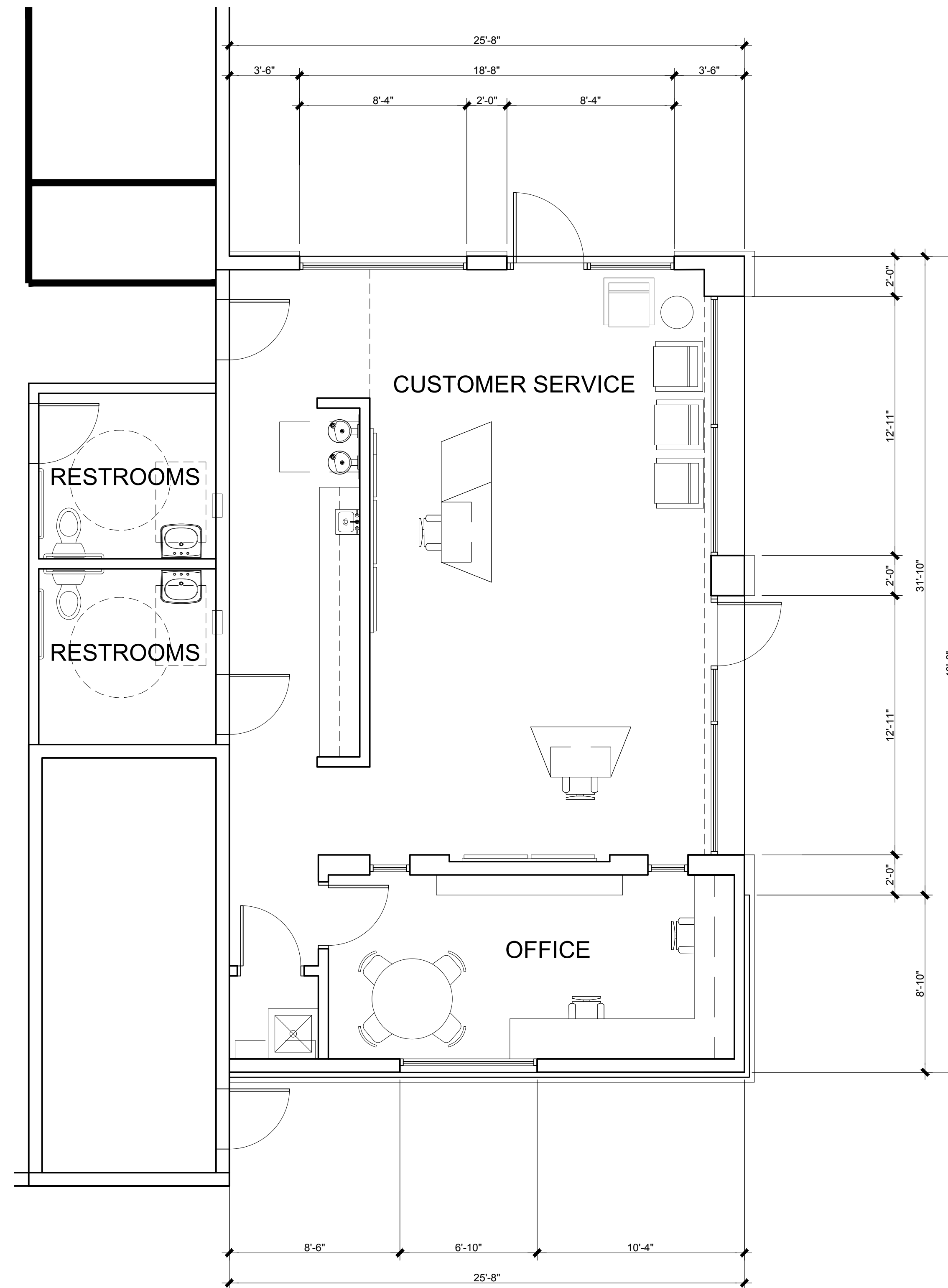


A2.3
MIX

JORDAN
ARCHITECTS

131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

NUMBER: 21-710



BLDG B - ENLARGED OFFICE FLOOR PLAN ①
1/4"=1'-0"

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

ENLARGED OFFICE FLOOR PLAN

SCHEME L A2.4

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/4"=1'-0"
DATE: 10/05/2023

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

BATAVIA SELF-STORAGE CONCEPTUAL UNIT MIX TABULATION_scheme L PREPARED ONJANUARY 17th, 2023																								
		BUILDING A				BUILDING B - 1st FLOOR				BUILDING B - 2nd FLOOR				BUILDING B - 3rd FLOOR				BUILDING C				TOTAL		
		NON-CLIMATE		CLIMATE CONTROL		NON-CLIMATE		CLIMATE CONTROL		NON-CLIMATE		CLIMATE CONTROL		NON-CLIMATE		CLIMATE CONTROL		NON-CLIMATE		CLIMATE CONTROL				
UNIT SIZE	UNIT AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA	AREA RATIO
(in feet)	(in sq. ft)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq. ft)	(%)
5 X 4	20	0	0	0	0	0	0	0	0	0	0	6	120	0	0	6	120	0	0	0	0	12	240	0.2%
5 X 5	25	0	0	1	25	0	0	3	75	0	0	45	1,125	0	0	45	1,125	0	0	6	150	100	2,500	2.2%
5 X 6	30	0	0	0	0	0	0	0	0	0	0	2	60	0	0	2	60	0	0	1	30	5	150	0.1%
5 X 9	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
4 X 10	40	0	0	0	0	0	0	0	0	0	0	3	120	0	0	3	120	0	0	0	0	6	240	0.2%
5 X 10	50	0	0	1	50	6	300	19	950	0	0	91	4,550	0	0	91	4,550	0	0	35	1,750	243	12,150	10.8%
5 X 16	80	0	0	0	0	0	0	0	0	0	0	1	80	0	0	1	80	0	0	0	0	2	160	0.1%
6 X 8	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	48	1	48	0.0%
6 X 10	60	0	0	0	0	0	0	0	0	0	0	13	780	0	0	13	780	0	0	11	660	37	2,220	2.0%
7 X 10	70	0	0	0	0	0	0	1	70	0	0	0	0	0	0	0	0	0	0	29	2,030	30	2,100	1.9%
7 X 11	77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	154	2	154	0.1%
8 X 10	80	0	0	4	320	0	0	1	80	0	0	1	80	0	0	1	80	0	0	0	0	7	560	0.5%
8 X 14	112	0	0	1	112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	112	0.1%
9 X 10	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	720	8	720	0.6%
9 X 15	135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
10 X 10	100	0	0	3	300	0	0	50	5,000	0	0	107	10,700	0	0	107	10,700	0	0	2	200	269	26,900	24.0%
10 X 11	110	0	0	0	0	0	0	1	110	0	0	1	110	0	0	1	110	0	0	0	0	3	330	0.3%
10 X 12	120	0	0	0	0	0	0	0	0	0	0	1	120	0	0	1	120	0	0	0	0	2	240	0.2%
10 X 13	130	0	0	0	0	0	0	0	0	0	0	2	260	0	0	2	260	0	0	0	0	4	520	0.5%
10 X 14	140	0	0	0	0	0	0	2	280	0	0	3	420	0	0	3	420	0	0	0	0	8	1,120	1.0%
10 X 15	150	0	0	0	0	0	0	18	2,700	0	0	7	1,050	0	0	7	1,050	2	300	0	0	34	5,100	4.6%
10 X 16	160	0	0	0	0	0	0	1	160	0	0	2	320	0	0	2	320	0	0	0	0	5	800	0.7%
10 X 17	170	0	0	0	0	0	0	0	0	0	0	2	340	0	0	2	340	0	0	0	0	4	680	0.6%
10 X 18	180	0	0	0	0	0	0	3	540	0	0	2	360	0	0	2	360	27	4,860	0	0	34	6,120	5.5%
10 X 19	190	0	0	0	0	1	190	1	190	0	0	1	190	0	0	1	190	0	0	0	0	4	760	0.7%
10 X 20	200	0	0	0	0	22	4,400	7	1,400	0	0	23	4,600	0	0	23	4,600	0	0	0	0	75	15,000	13.4%
10 X 21	210	0	0	0	0	0	0	1	210	0	0	2	420	0	0	2	420	0	0	0	0	5	1,050	0.9%
10 X 22	220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1,980	0	0	9	1,980	1.8%
10 X 23	230	0	0	0	0	1	230	1	230	0	0	0	0	0	0	0	0	0	0	0	0	2	460	0.4%
10 X 24	240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	3,360	0	0	14	3,360	3.0%
10 X 25	250	0	0	0	0	3	750	5	1,250	0	0	0	0	0	0	0	0	0	0	0	0	8	2,000	1.8%
10 X 28	280	0	0	0	0	0	0	0	0	0	0	1	280	0	0	1	280	0	0	0	0	2	560	0.5%
10 X 30	300	0	0	0	0	20	6,000	2	600	0	0	0	0	0	0	0	0	0	0	0	0	22	6,600	5.9%
11 X 19	209	0	0	0	0	0	0	0	0	0	0	2	418	0	0	2	418	0	0	0	0	4	836	0.7%
11 X 21	231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
12 X 23	276	33	9,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	9,108	8.1%
20 X 21	420	0	0	0	0	1	420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	420	0.4%
LOCKERS 5 X 5	25	0	0	0	0	0	0	265	6,625	0	0	0	0	0	0	0	0	0	0	0	0	265	6,625	5.9%
LOCKERS 5 X 4	20	0	0	0	0	0	0	3	60	0	0	0	0	0	0	0	0	0	0	0	0	3	60	0.1%
LOCKERS 5 X 7	35	0	0	0	0	0	0	2	70	0	0	0	0	0	0	0	0	0	0	0	0	2	70	0.1%
LOCKERS 5 X 8	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
TOTAL		33	9108	10	807	54	12290	386	20600	0	0	318	26503	0	0	318	26503	52	10500	95	5742	1266	112,053	100.0%
PERCENTAGE (%)		3%	8%	1%	1%	4%	11%	30%	18%	0%	0%	25%	24%	0%	0%	25%	24%	4%	9%	8%	5%	100%	100%	
NON CLIMATE CONTROL (REGULAR UNITS)																						139	31,898	28.5%
CLIMATE CONTROL UNITS																						1127	80,155	71.5%
TOTAL																						1266	112,053	100.0%
UNIT AVERAGE (in sf /unit) =		89																						
NET RENTABLE =		112,053																			TOTAL GROSS STORAGE AREA=		132,328.00	84.68%

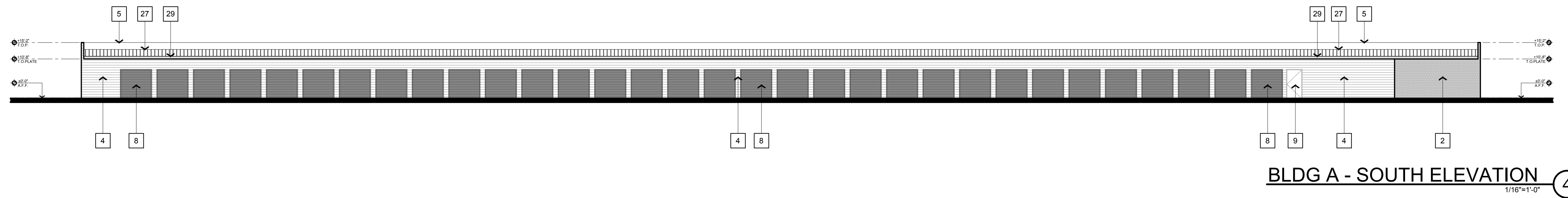
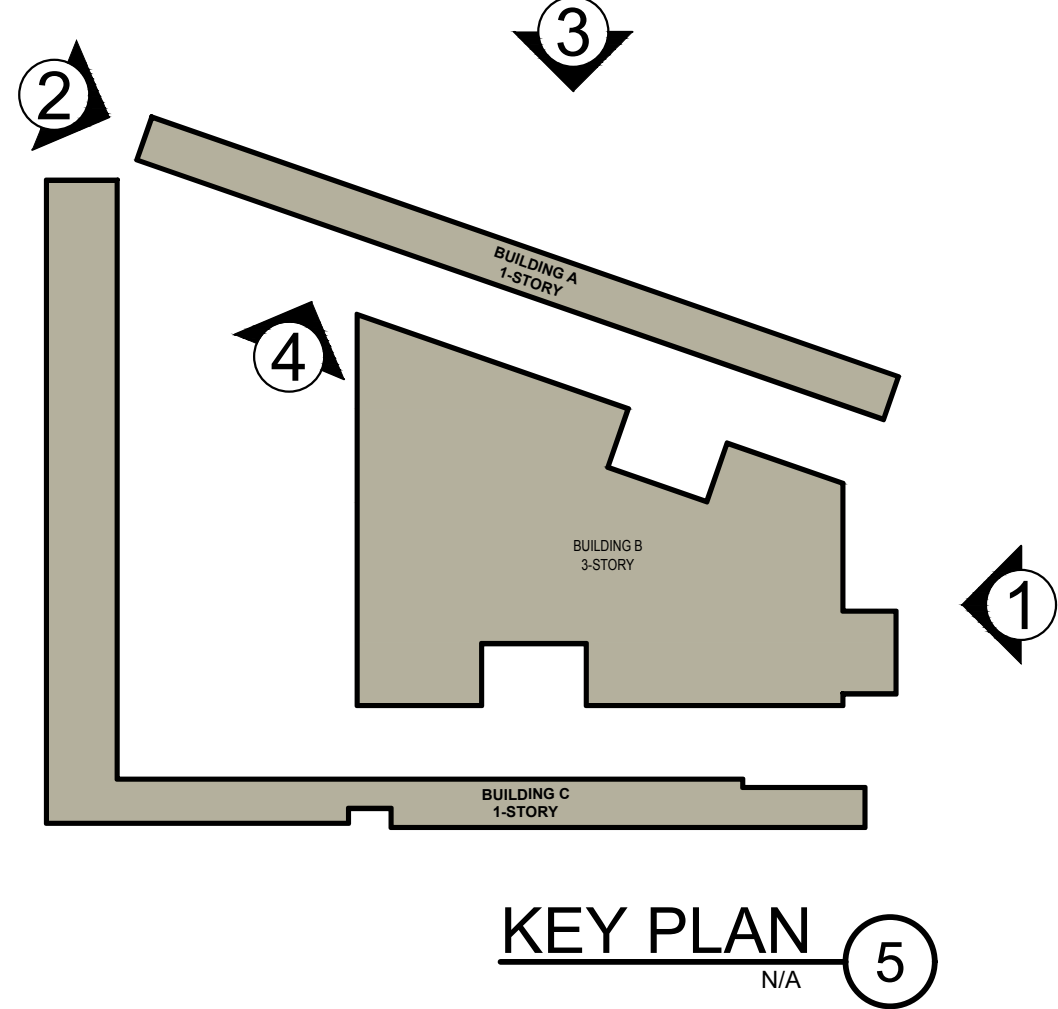
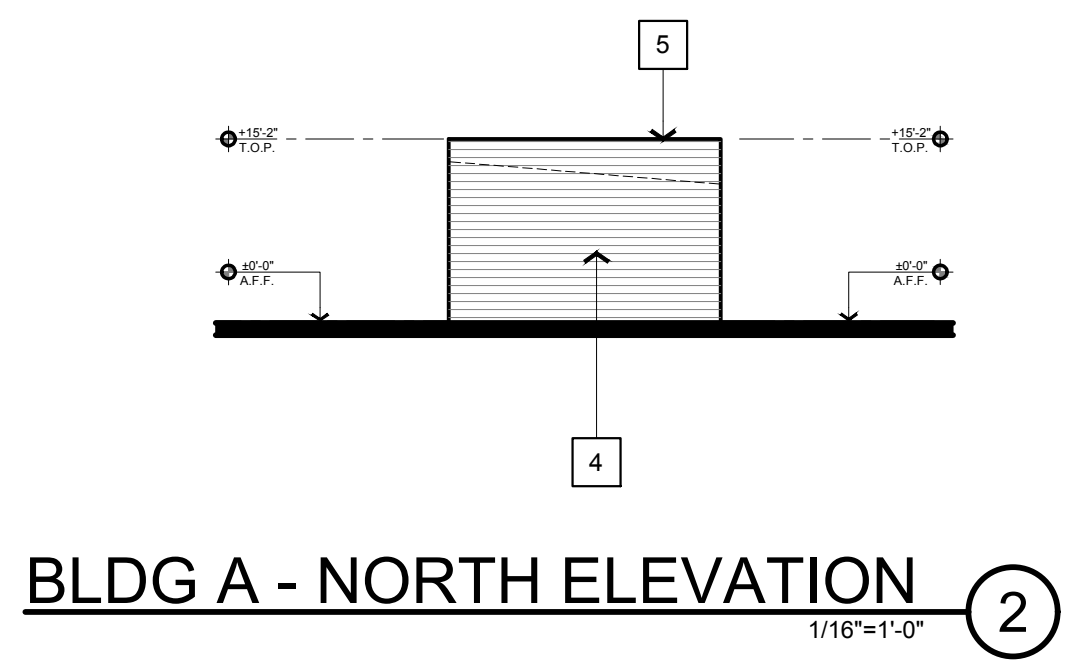
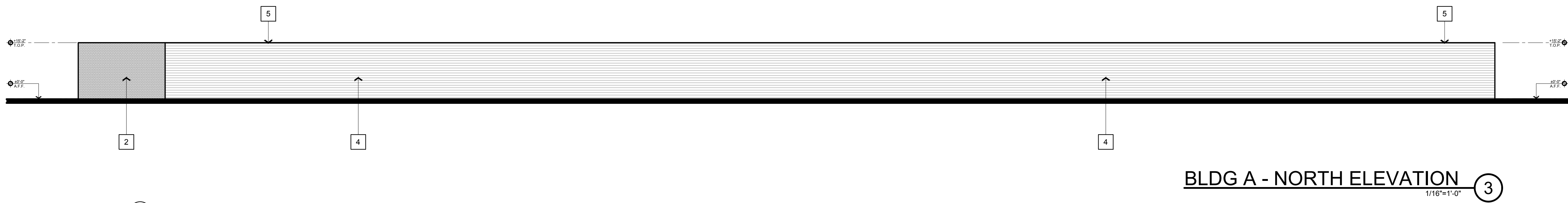
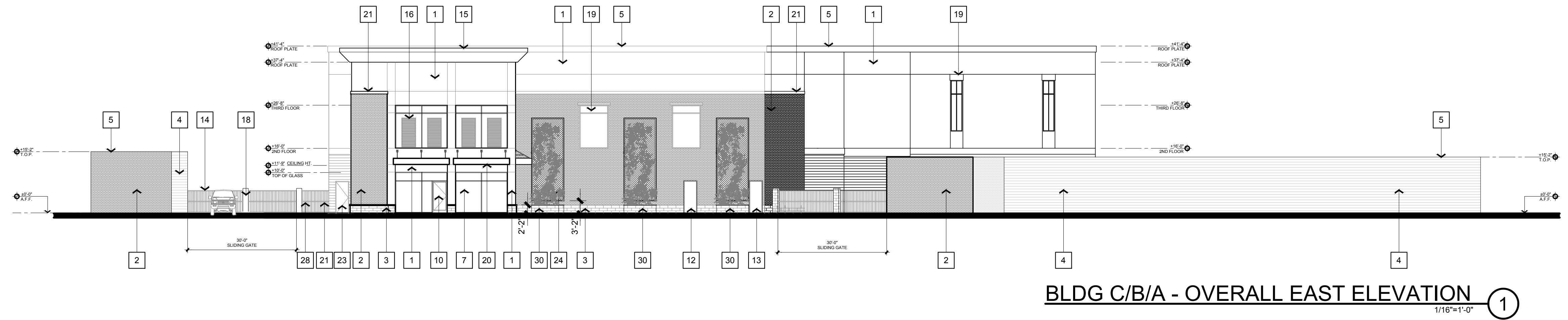
BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A2.5
PRELIMINARY UNIT MX TAB.

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: N/A
DATE: 10/05/2023





NOTES:

- . WALL PACKS WILL BE PROVIDED BY ELECTRICAL ENGINEER CALCULATIONS FOR LIGHTING REQUIREMENTS.
- . NO AWNINGS. CANOPIES AS DESIGNED WILL BE METAL STRUCTURES WITH CONNECTING RODS. THIS WILL NEED TO BE DESIGNED BY STRUCTURAL ENGINEER CONSULTANT. A PROCESS TYPICALLY COMPLETE AT CONSTRUCTION DRAWINGS PHASE.
- . VINES DETAILS, WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS.

KEYNOTES:

- | | | | | | |
|----|---|----|--|----|---|
| 1 | 20/30 SAND FINISH STUCCO WITH GALV. EXPANSION METAL | 11 | N/A | 21 | PEDESTRIAN ACCESS |
| 2 | BRICK | 12 | ELECTRICAL ROOM | 22 | BREAK METAL |
| 3 | LIME STONE | 13 | FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. | 23 | STAIR ACCESS |
| 4 | DECORATIVE CMU BLOCK | 14 | 14'-0" CLEAR ENTRY/EXIT METAL SWING GATE | 24 | GALV. WIRE TRELLIS WITH METAL FRAMING FOR CLIMBING PLANTS |
| 5 | PARAPET. | 15 | PARAPET RIGID FOAM WITH STUCCO FINISH | 25 | WINDOWS |
| 6 | COVERED LOADING AREA. | 16 | FAUX DOORS | 26 | ELEVATOR DOOR ACCESS |
| 7 | STOREFRONT WINDOWS | 17 | TRASH | 27 | STANDING SEAM METAL ROOF |
| 8 | STORAGE UNIT ROLL-UP DOOR | 18 | CLICK2 ENTER TRANSPONDER LOCATION WITH KNOX KEY BOX. | 28 | SECURITY FENCING |
| 9 | DOOR ACCESS TO STORAGE UNITS | 19 | FAUX WINDOW | 29 | METAL GUTTER |
| 10 | OFFICE ENTRANCE | 20 | METAL CANOPY | 30 | PLANTER |

BATAVIA SELF-STORAGE PRELIMINARY EXT. ELEVATIONS

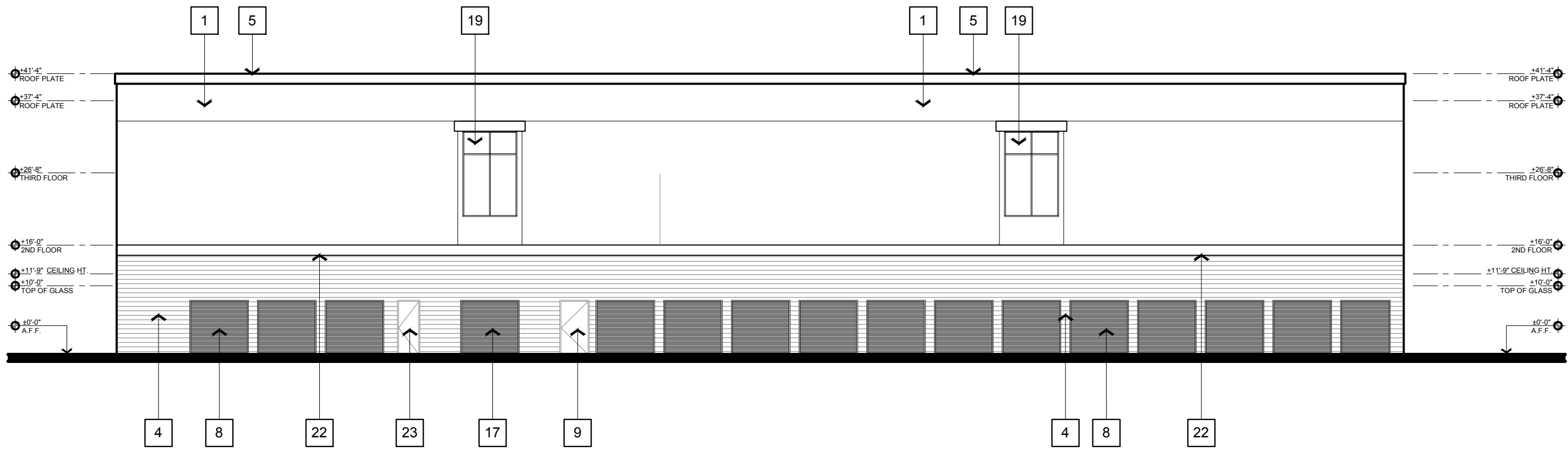
630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A3.0

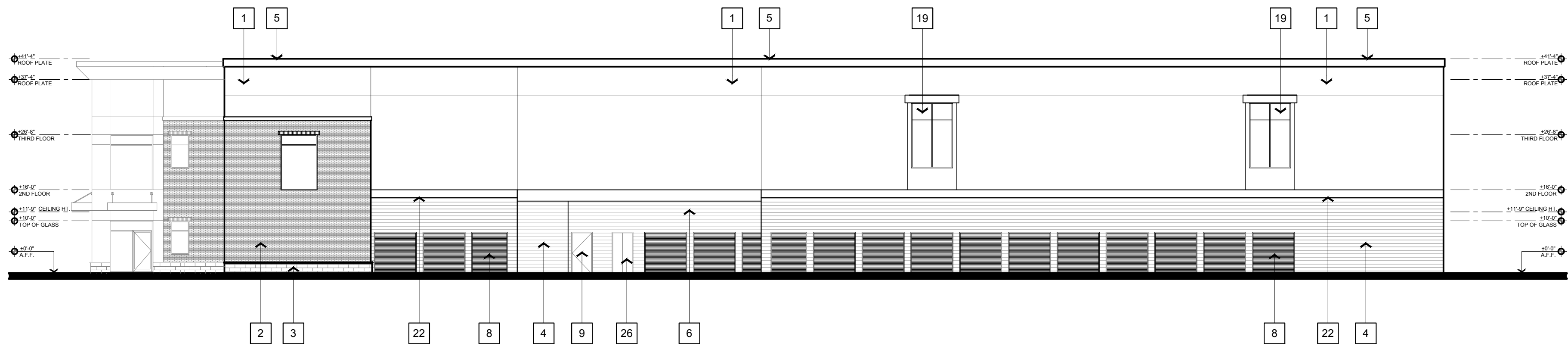
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023

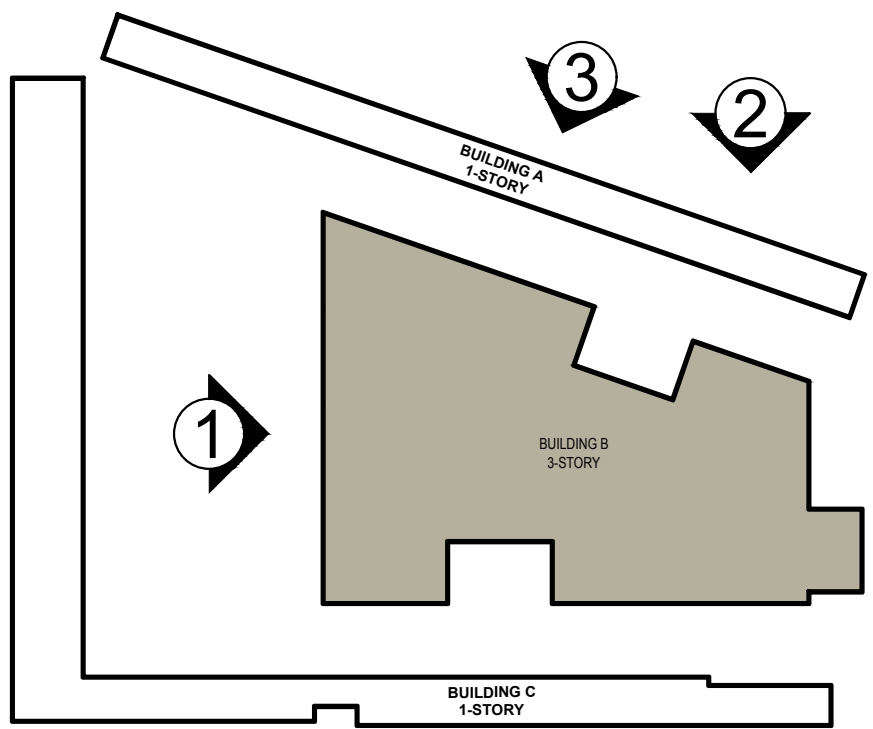




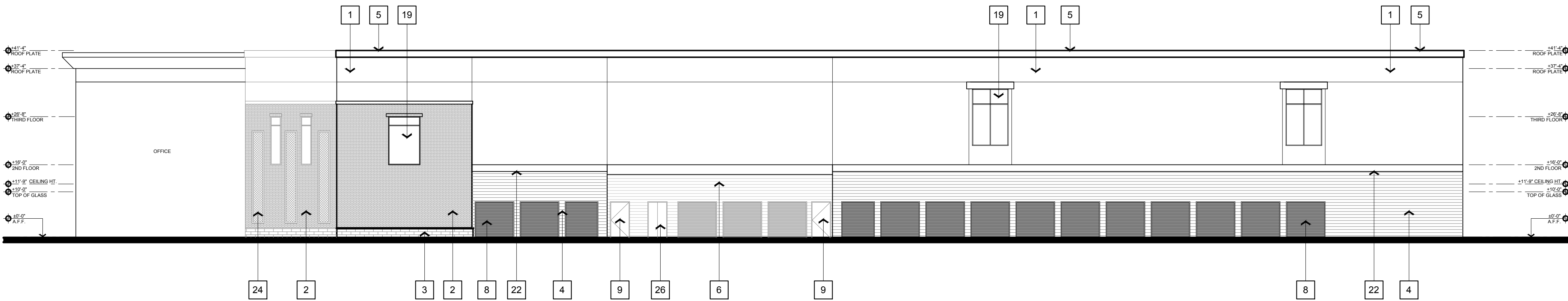
BLDG B - WEST ELEVATION 1
1/16"=1'-0"



BLDG B - TRUE NORTH ELEVATION 2
1/16"=1'-0"



KEY PLAN 4
N/A



BLDG B - NORTH ELEVATION 3
1/16"=1'-0"

NOTES:
. WALL PACKS WILL BE PROVIDED BY ELECTRICAL ENGINEER CALCULATIONS FOR LIGHTING REQUIREMENTS.
. NO AWNINGS. CANOPIES AS DESIGNED WILL BE METAL STRUCTURES WITH CONNECTING RODS. THIS WILL NEED TO BE DESIGNED BY STRUCTURAL ENGINEER CONSULTANT. A PROCESS TYPICALLY COMPLETE AT CONSTRUCTION DRAWINGS PHASE.
. VINES DETAILS, WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS.

KEYNOTES:

20/30 SAND FINISH STUCCO WITH GALV. EXPANSION METAL	11	N/A	21	PEDESTRIAN ACCESS
BRICK	12	ELECTRICAL ROOM	22	BREAK METAL
LIME STONE	13	FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED.	23	STAIR ACCESS
DECORATIVE CMU BLOCK	14	14'-0" CLEAR ENTRY/EXIT METAL SWING GATE	24	GALV. WIRE TRELLIS WITH METAL FRAMING FOR CLIMBING PLANTS
PARAPET.	15	PARAPET RIGID FOAM WITH STUCCO FINISH	25	WINDOWS
COVERED LOADING AREA.	16	FAUX DOORS	26	ELEVATOR DOOR ACCESS
STOREFRONT WINDOWS	17	TRASH	27	STANDING SEAM METAL ROOF
STORAGE UNIT ROLL-UP DOOR	18	CLICK2 ENTER TRANSPONDER LOCATION WITH KNOX KEY BOX.	28	SECURITY FENCING
DOOR ACCESS TO STORAGE UNITS	19	FAUX WINDOW	29	METAL GUTTER
OFFICE ENTRANCE	20	METAL CANOPY	30	PLANTER

BATAVIA SELF-STORAGE PRELIMINARY EXT. ELEVATIONS

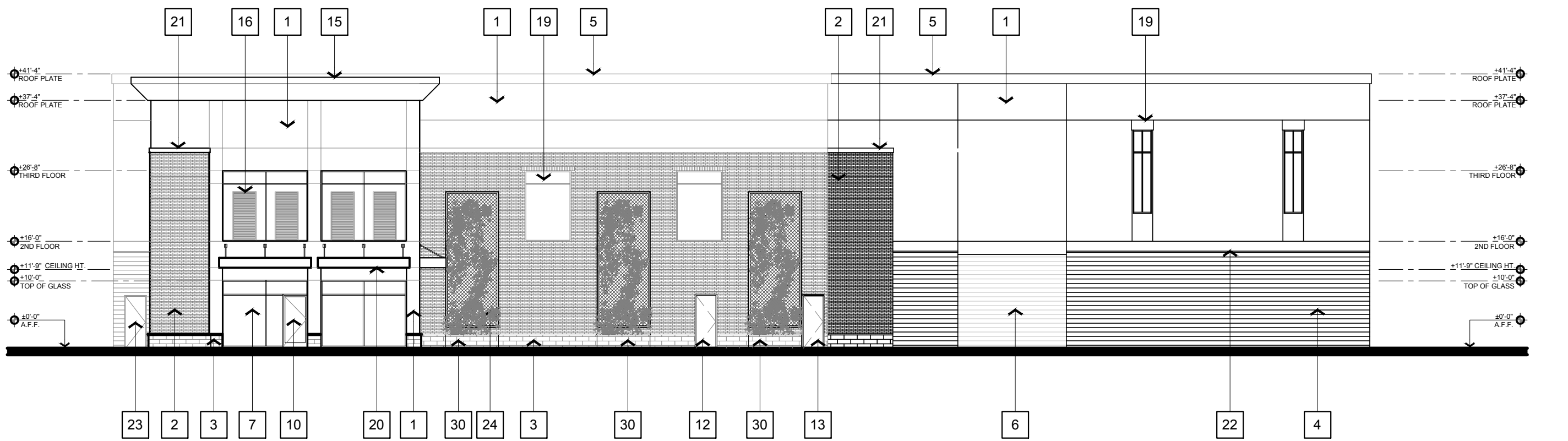
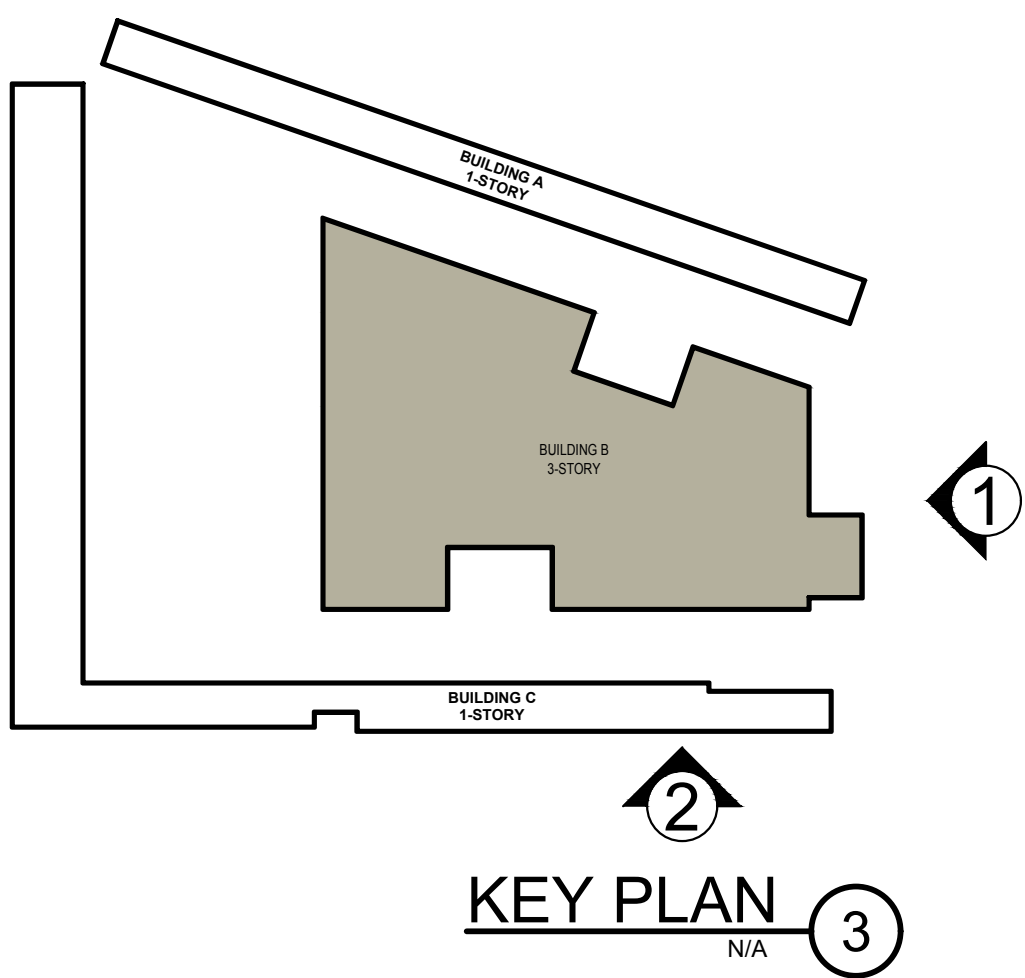
630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A3.1

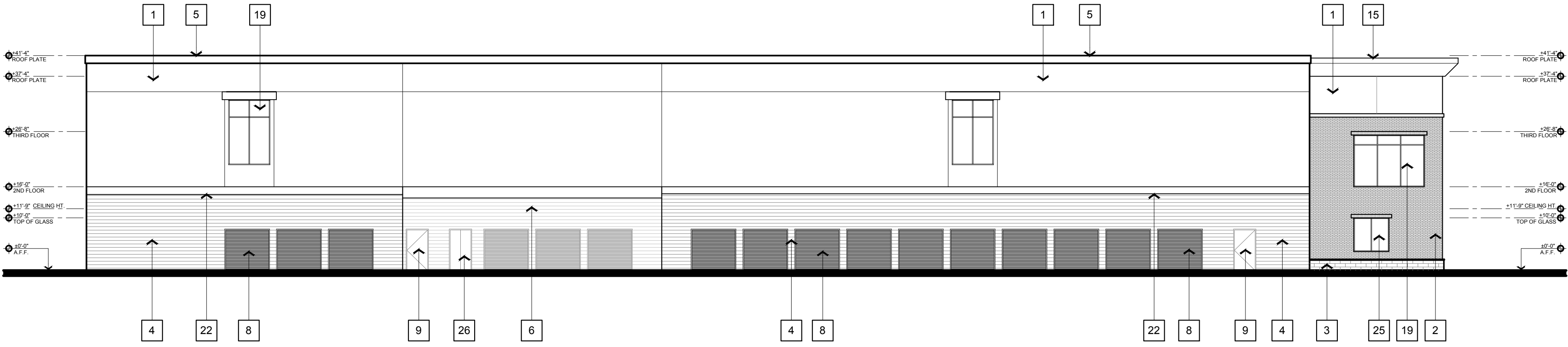
JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.



BLDG B - WEST ELEVATION 1
1/16"=1'-0"



BLDG B - SOUTH ELEVATION 2
1/16"=1'-0"

NOTES:

- . WALL PACKS WILL BE PROVIDED BY ELECTRICAL ENGINEER CALCULATIONS FOR LIGHTING REQUIREMENTS.
- . NO AWNINGS. CANOPIES AS DESIGNED WILL BE METAL STRUCTURES WITH CONNECTING RODS. THIS WILL NEED TO BE DESIGNED BY STRUCTURAL ENGINEER CONSULTANT. A PROCESS TYPICALLY COMPLETE AT CONSTRUCTION DRAWINGS PHASE.
- . VINES DETAILS, WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS.

KEYNOTES:

- | | | | | | |
|----|---|----|--|----|---|
| 1 | 20/30 SAND FINISH STUCCO WITH GALV. EXPANSION METAL | 11 | N/A | 21 | PEDESTRIAN ACCESS |
| 2 | BRICK | 12 | ELECTRICAL ROOM | 22 | BREAK METAL |
| 3 | LIME STONE | 13 | FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. | 23 | STAIR ACCESS |
| 4 | DECORATIVE CMU BLOCK | 14 | 14'-0" CLEAR ENTRY/EXIT METAL SWING GATE | 24 | GALV. WIRE TRELLIS WITH METAL FRAMING FOR CLIMBING PLANTS |
| 5 | PARAPET. | 15 | PARAPET RIGID FOAM WITH STUCCO FINISH | 25 | WINDOWS |
| 6 | COVERED LOADING AREA. | 16 | FAUX DOORS | 26 | ELEVATOR DOOR ACCESS |
| 7 | STOREFRONT WINDOWS | 17 | TRASH | 27 | STANDING SEAM METAL ROOF |
| 8 | STORAGE UNIT ROLL-UP DOOR | 18 | CLICK2 ENTER TRANSPONDER LOCATION WITH KNOX KEY BOX. | 28 | SECURITY FENCING |
| 9 | DOOR ACCESS TO STORAGE UNITS | 19 | FAUX WINDOW | 29 | METAL GUTTER |
| 10 | OFFICE ENTRANCE | 20 | METAL CANOPY | 30 | PLANTER |

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

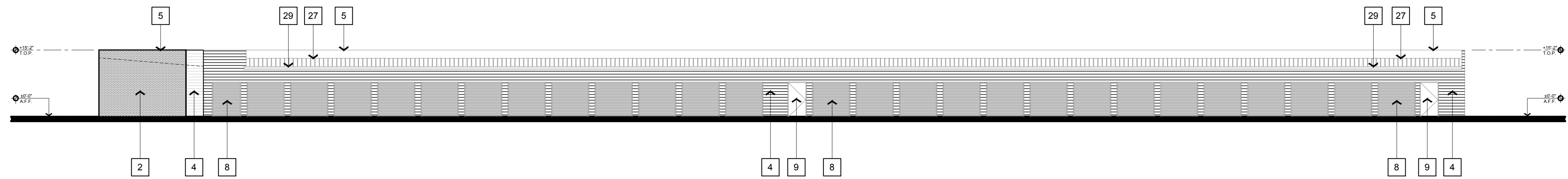
PRELIMINARY EXT. ELEVATIONS

SCHEME L A3.2

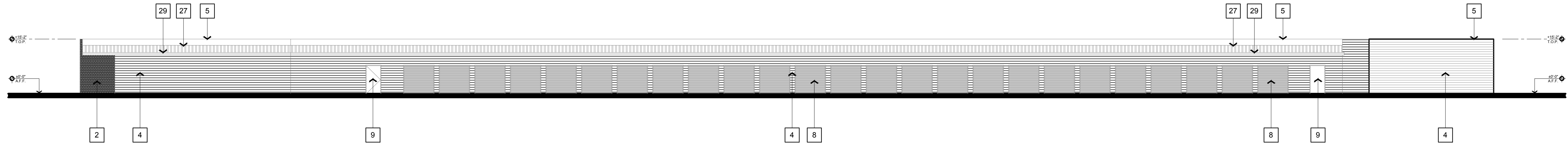
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023

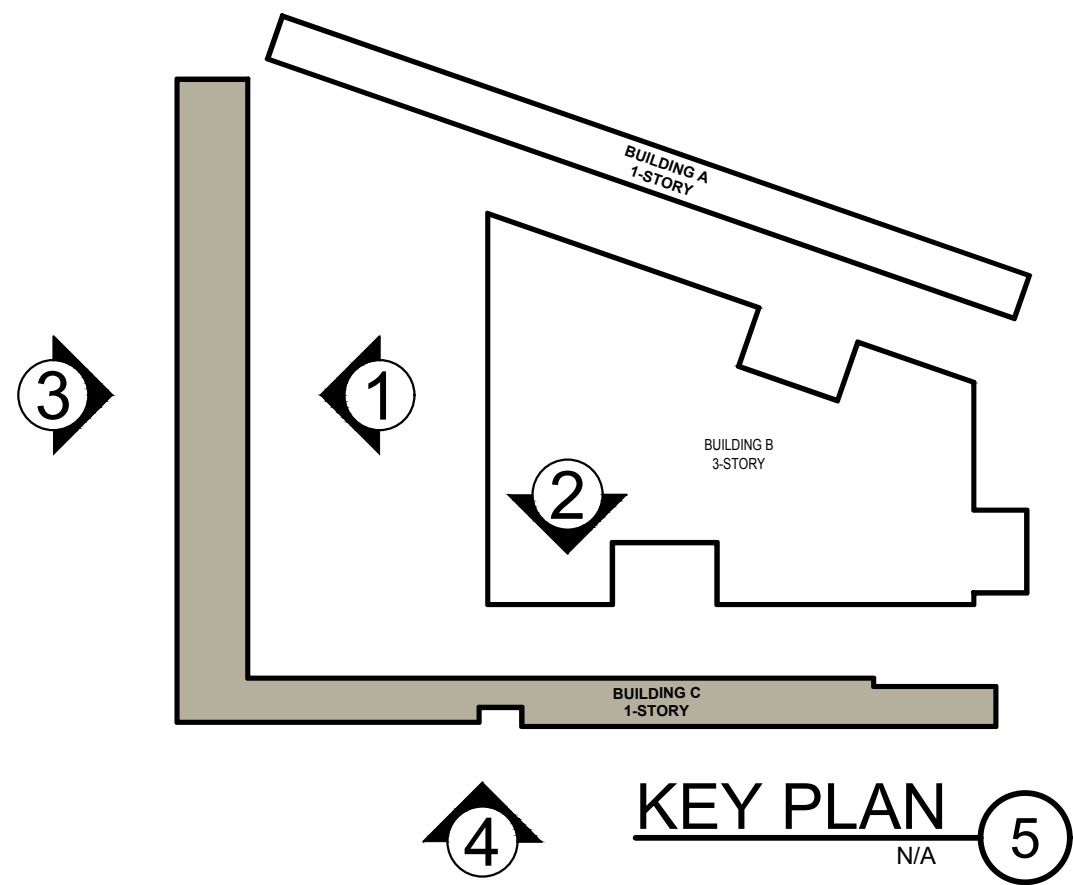




BLDG C - WEST ELEVATION 1
1/16"=1'-0"



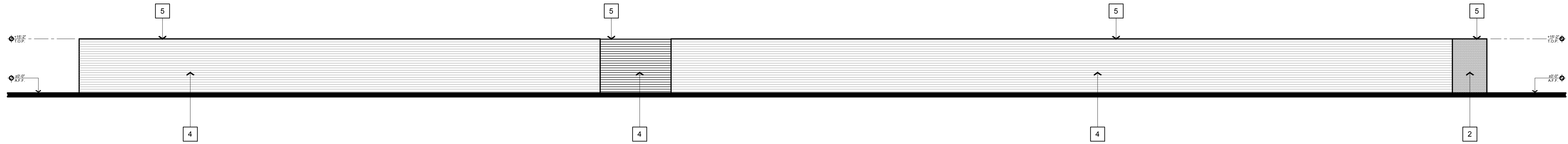
BLDG C - NORTH ELEVATION 2
1/16"=1'-0"



KEY PLAN 5
N/A



BLDG C - EAST ELEVATION 3
1/16"=1'-0"



BLDG C - SOUTH ELEVATION 4
1/16"=1'-0"

NOTES:

- WALL PACKS WILL BE PROVIDED BY ELECTRICAL ENGINEER CALCULATIONS FOR LIGHTING REQUIREMENTS.
- NO AWNINGS. CANOPIES AS DESIGNED WILL BE METAL STRUCTURES WITH CONNECTING RODS. THIS WILL NEED TO BE DESIGNED BY STRUCTURAL ENGINEER CONSULTANT. A PROCESS TYPICALLY COMPLETE AT CONSTRUCTION DRAWINGS PHASE.
- VINES DETAILS, WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS.

KEYNOTES:

- | | | | | | |
|----|---|----|--|----|---|
| 1 | 20/30 SAND FINISH STUCCO WITH GALV. EXPANSION METAL | 11 | N/A | 21 | PEDESTRIAN ACCESS |
| 2 | BRICK | 12 | ELECTRICAL ROOM | 22 | BREAK METAL |
| 3 | LIME STONE | 13 | FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. | 23 | STAIR ACCESS |
| 4 | DECORATIVE CMU BLOCK | 14 | 14'-0" CLEAR ENTRY/EXIT METAL SWING GATE | 24 | GALV. WIRE TRELLIS WITH METAL FRAMING FOR CLIMBING PLANTS |
| 5 | PARAPET. | 15 | PARAPET RIGID FOAM WITH STUCCO FINISH | 25 | WINDOWS |
| 6 | COVERED LOADING AREA. | 16 | FAUX DOORS | 26 | ELEVATOR DOOR ACCESS |
| 7 | STOREFRONT WINDOWS | 17 | TRASH | 27 | STANDING SEAM METAL ROOF |
| 8 | STORAGE UNIT ROLL-UP DOOR | 18 | CLICK2 ENTER TRANSPONDER LOCATION WITH KNOX KEY BOX. | 28 | SECURITY FENCING |
| 9 | DOOR ACCESS TO STORAGE UNITS | 19 | FAUX WINDOW | 29 | METAL GUTTER |
| 10 | OFFICE ENTRANCE | 20 | METAL CANOPY | 30 | PLANTER |

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

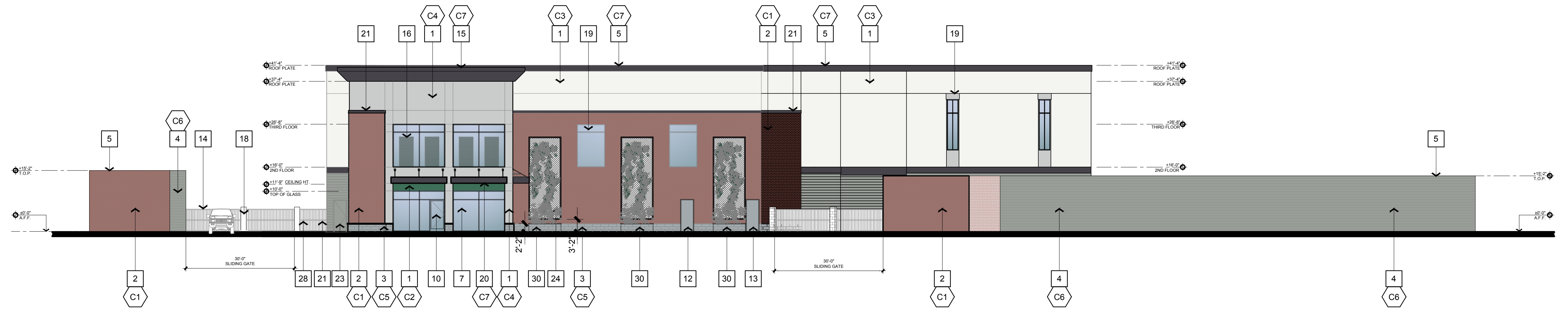
PRELIMINARY EXT. ELEVATIONS

SCHEME L A3.3

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023

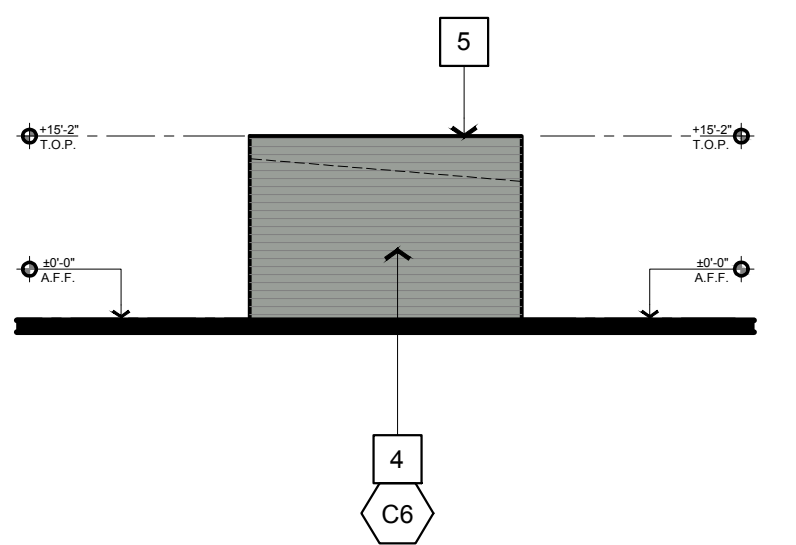




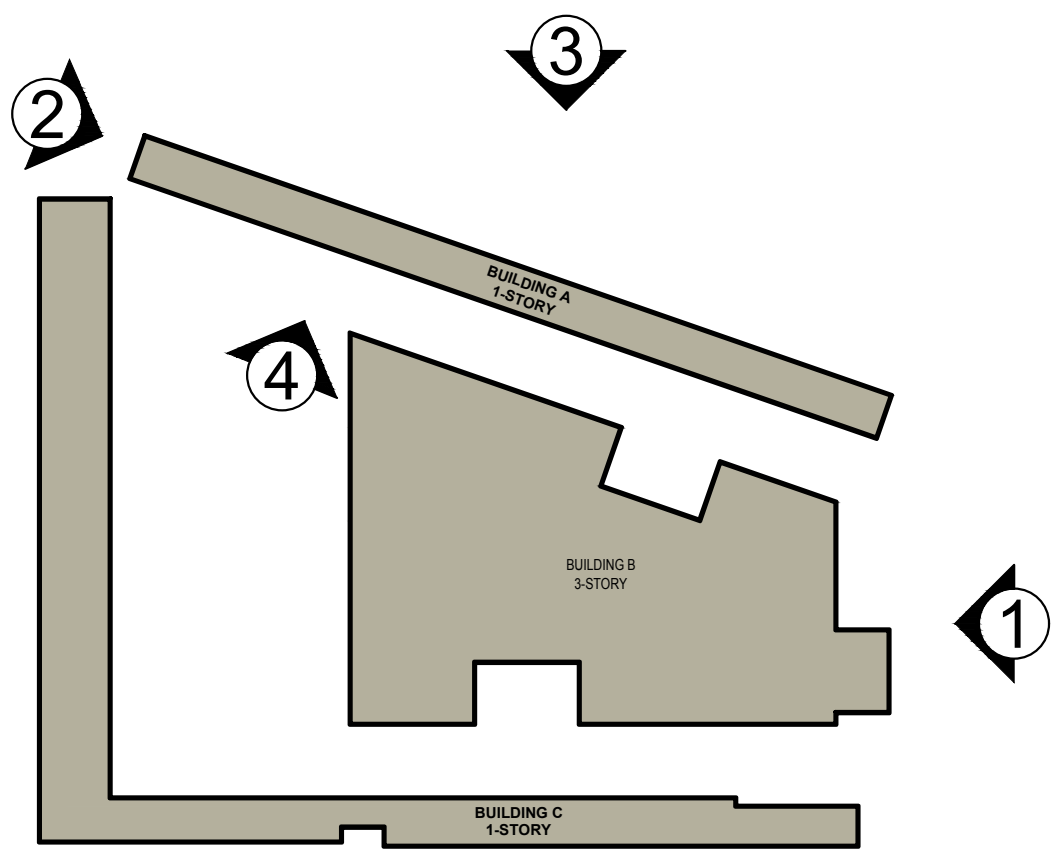
BLDG C/B/A - OVERALL EAST ELEVATION ①
1/16"=1'-0"



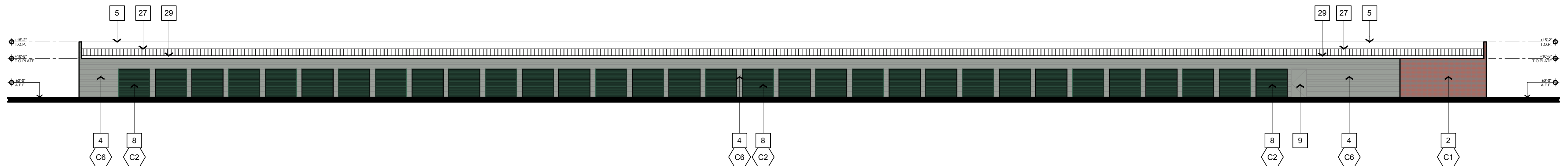
BLDG A - NORTH ELEVATION ③
1/16"=1'-0"



BLDG A - WEST ELEVATION ②
1/16"=1'-0"



KEY PLAN ⑤
N/A



BLDG A - SOUTH ELEVATION ④
1/16"=1'-0"

KEYNOTES:

- | | | |
|---|---|--|
| 1 20/30 SAND FINISH STUCCO WITH GALV. EXPANSION METAL | 11 N/A | 21 PEDESTRIAN ACCESS |
| 2 BRICK | 12 ELECTRICAL ROOM | 22 BREAK METAL |
| 3 LIME STONE | 13 FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. | 23 STAIR ACCESS |
| 4 DECORATIVE CMU BLOCK | 14 14'-0" CLEAR ENTRY/EXIT METAL SWING GATE | 24 GALV. WIRE TRELLIS WITH METAL FRAMING FOR CLIMBING PLANTS |
| 5 PARAPET. | 15 PARAPET RIGID FOAM WITH STUCCO FINISH | 25 WINDOWS |
| 6 COVERED LOADING AREA. | 16 FAUX DOORS | 26 ELEVATOR DOOR ACCESS |
| 7 STOREFRONT WINDOWS | 17 TRASH | 27 STANDING SEAM METAL ROOF |
| 8 STORAGE UNIT ROLL-UP DOOR | 18 CLICK2 ENTER TRANSPONDER LOCATION WITH KNOX KEY BOX. | 28 SECURITY FENCING |
| 9 DOOR ACCESS TO STORAGE UNITS | 19 FAUX WINDOW | 29 METAL GUTTER |
| 10 OFFICE ENTRANCE | 20 METAL CANOPY | 30 PLANTER |

COLOR LEGEND:

- | | | |
|--|--|--|
| C1 USED BRICK
MANUFACTURER: ORCO BLOCK
COLOR: USED BRICK
(LRV 62) | C4 STUCCO
MANUFACTURER: OMEGA
35-CLOUD | C7 PAINT
MANUFACTURER: DUNN EDWARDS
DE 6385-BLACK BEAN |
| C2 PAINT
MANUFACTURER: DUNN EDWARDS
DEFD 36-VERDIGRIS GREEN | C5 STONE
MANUFACTURER: EL DORADO STONE
NICKEL-ZEN 24 | |
| C3 STUCCO
MANUFACTURER: OMEGA
242-MIST | C6 MASONRY DECORATIVE BLOCK
MANUFACTURER: ORCO BLOCK
STERLING MW-PRECISION | |

NOTES:

- WALL PACKS WILL BE PROVIDED BY ELECTRICAL ENGINEER CALCULATIONS FOR LIGHTING REQUIREMENTS.
- NO AWNINGS. CANOPIES AS DESIGNED WILL BE METAL STRUCTURES WITH CONNECTING RODS. THIS WILL NEED TO BE DESIGNED BY STRUCTURAL ENGINEER CONSULTANT. A PROCESS TYPICALLY COMPLETE AT CONSTRUCTION DRAWINGS PHASE.
- VINES DETAILS, WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS.

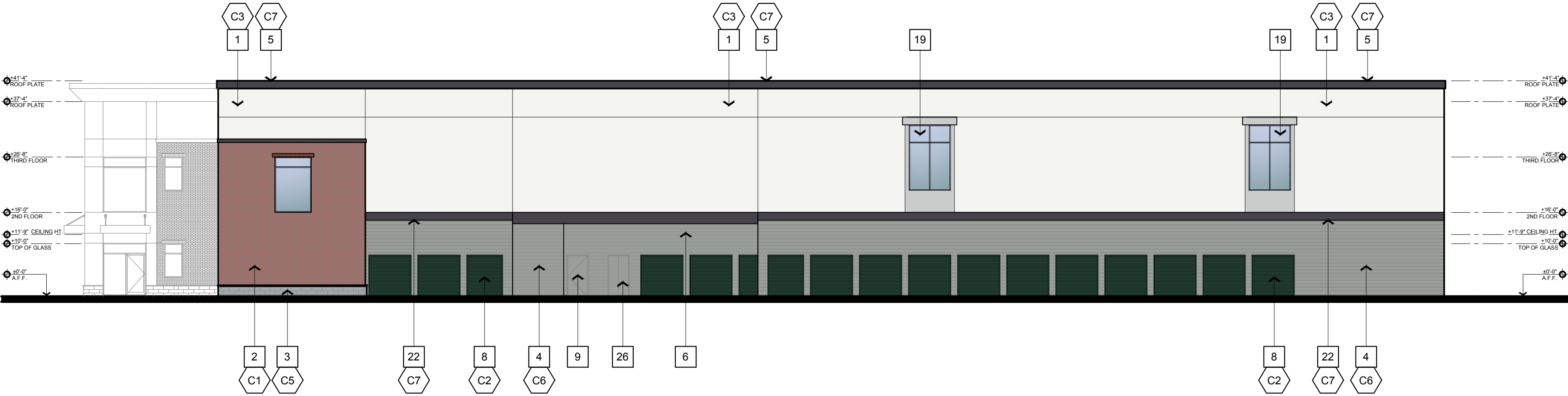
BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A3.4
COLOR EXT. ELEVATIONS

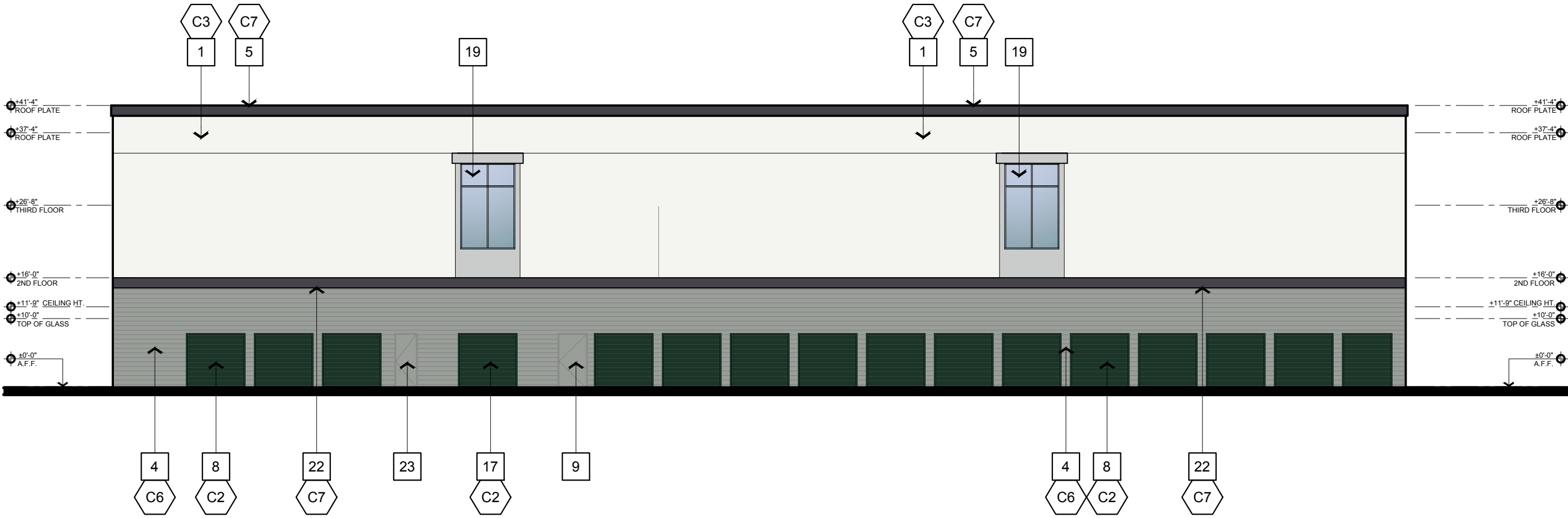
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023

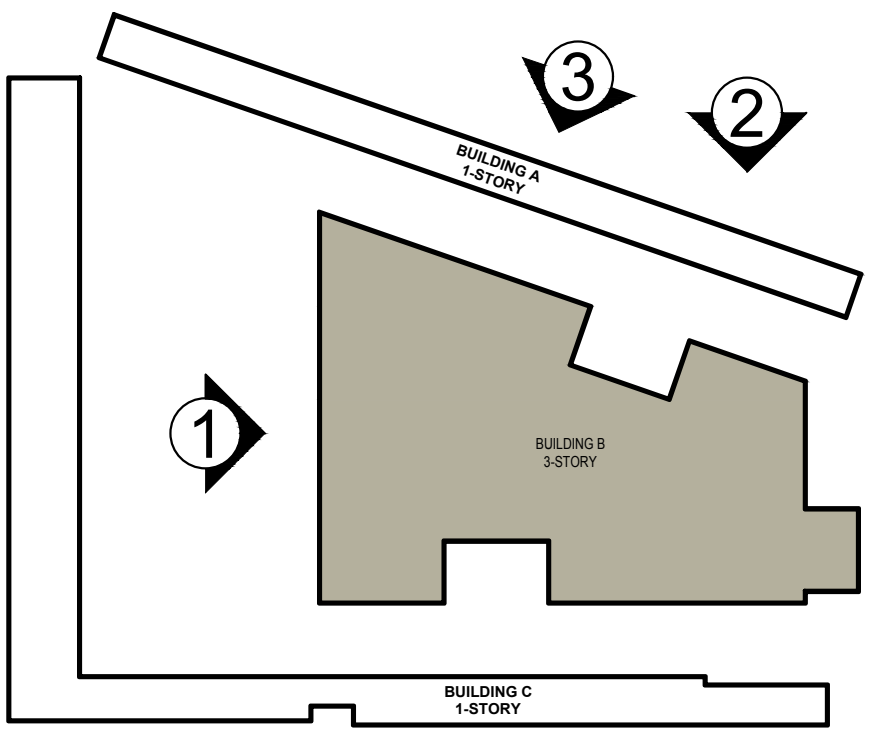




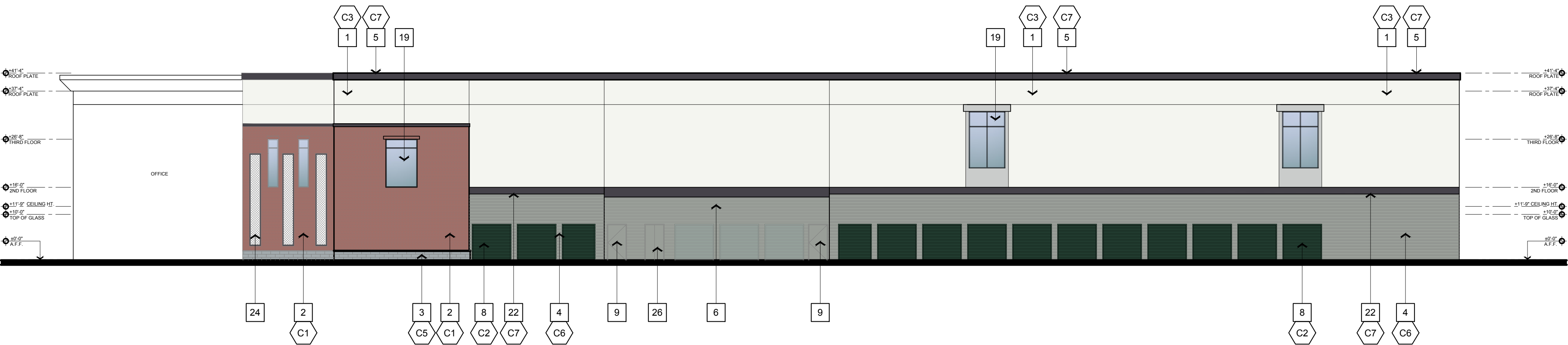
BLDG B - TRUE NORTH ELEVATION ②
1/16"=1'-0"



BLDG B - EAST ELEVATION ①
1/16"=1'-0"



KEY PLAN ④
N/A



BLDG B - NORTH ELEVATION ③
1/16"=1'-0"

KEYNOTES:

- | | | |
|---|---|--|
| 1 20/30 SAND FINISH STUCCO WITH GALV. EXPANSION METAL | 11 N/A | 21 PEDESTRIAN ACCESS |
| 2 BRICK | 12 ELECTRICAL ROOM | 22 BREAK METAL |
| 3 LIME STONE | 13 FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. | 23 STAIR ACCESS |
| 4 DECORATIVE CMU BLOCK | 14 14'-0" CLEAR ENTRY/EXIT METAL SWING GATE | 24 GALV. WIRE TRELLIS WITH METAL FRAMING FOR CLIMBING PLANTS |
| 5 PARAPET. | 15 PARAPET RIGID FOAM WITH STUCCO FINISH | 25 WINDOWS |
| 6 COVERED LOADING AREA. | 16 FAUX DOORS | 26 ELEVATOR DOOR ACCESS |
| 7 STOREFRONT WINDOWS | 17 TRASH | 27 STANDING SEAM METAL ROOF |
| 8 STORAGE UNIT ROLL-UP DOOR | 18 CLICK2 ENTER TRANSPONDER LOCATION WITH KNOX KEY BOX. | 28 SECURITY FENCING |
| 9 DOOR ACCESS TO STORAGE UNITS | 19 FAUX WINDOW | 29 METAL GUTTER |
| 10 OFFICE ENTRANCE | 20 METAL CANOPY | 30 PLANTER |

COLOR LEGEND:

- | | | |
|--|--|--|
| C1 USED BRICK
MANUFACTURER: ORCO BLOCK
COLOR: USED BRICK
(LRV 62) | C4 STUCCO
MANUFACTURER: OMEGA
35-CLOUD | C7 PAINT
MANUFACTURER: DUNN EDWARDS
DE 6385-BLACK BEAN |
| C2 PAINT
MANUFACTURER: DUNN EDWARDS
DEFD 36-VERDIGRIS GREEN | C5 STONE
MANUFACTURER: EL DORADO STONE
NICKEL-ZEN 24 | |
| C3 STUCCO
MANUFACTURER: OMEGA
242-MIST | C6 MASONRY DECORATIVE BLOCK
MANUFACTURER: ORCO BLOCK
STERLING MW-PRECISION | |

NOTES:

- WALL PACKS WILL BE PROVIDED BY ELECTRICAL ENGINEER CALCULATIONS FOR LIGHTING REQUIREMENTS.
- NO AWNINGS. CANOPIES AS DESIGNED WILL BE METAL STRUCTURES WITH CONNECTING RODS. THIS WILL NEED TO BE DESIGNED BY STRUCTURAL ENGINEER CONSULTANT. A PROCESS TYPICALLY COMPLETE AT CONSTRUCTION DRAWINGS PHASE.
- VINES DETAILS, WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS.

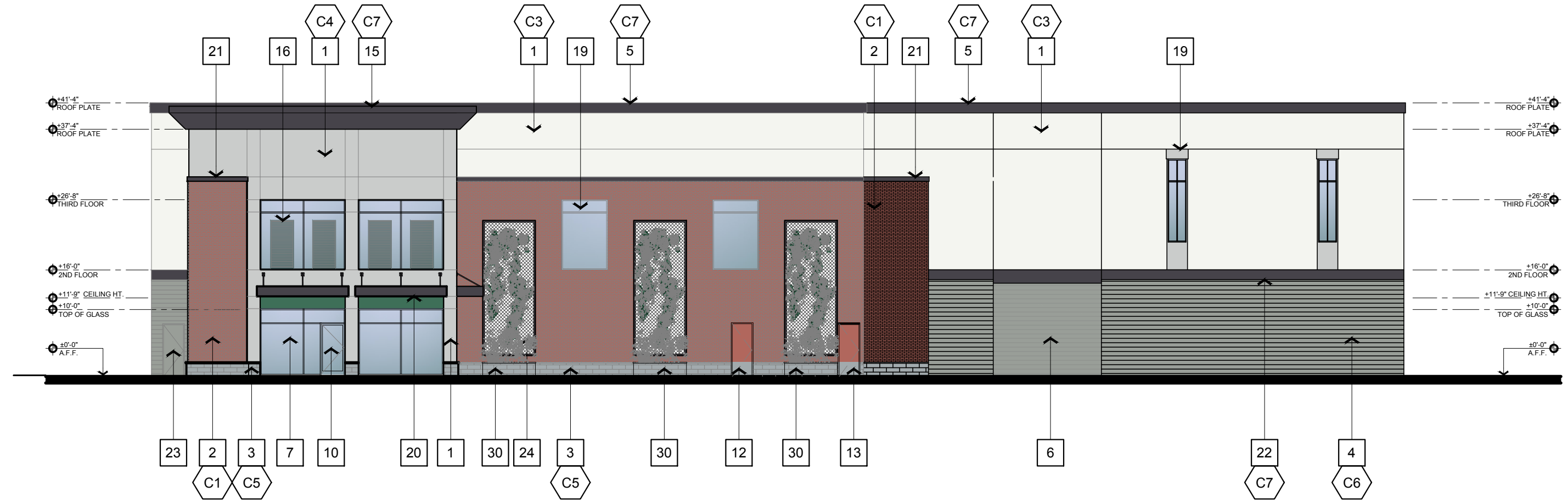
BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A3.5
COLOR EXT. ELEVATIONS

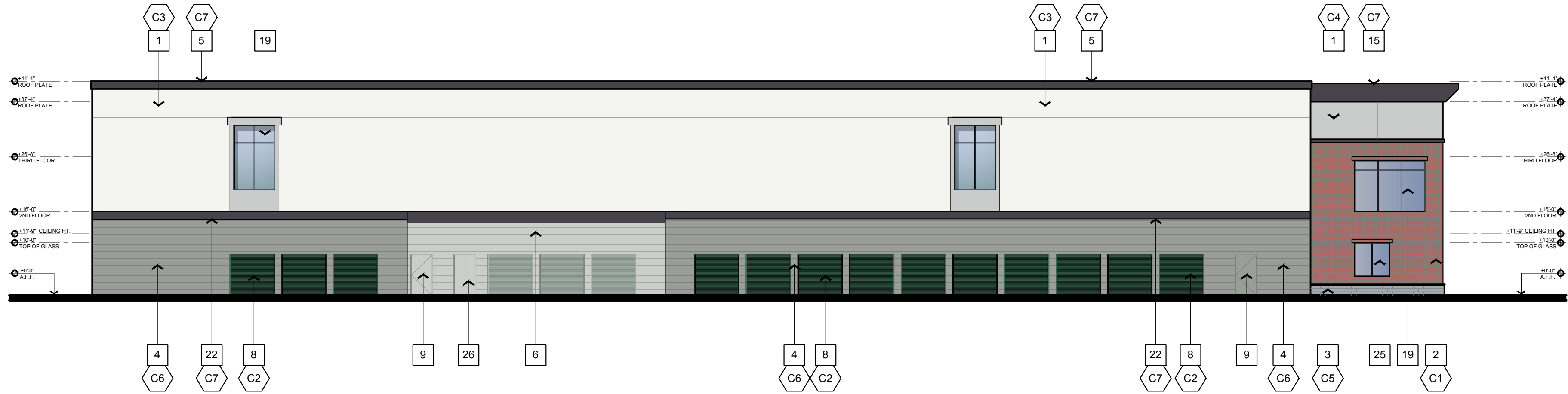
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023

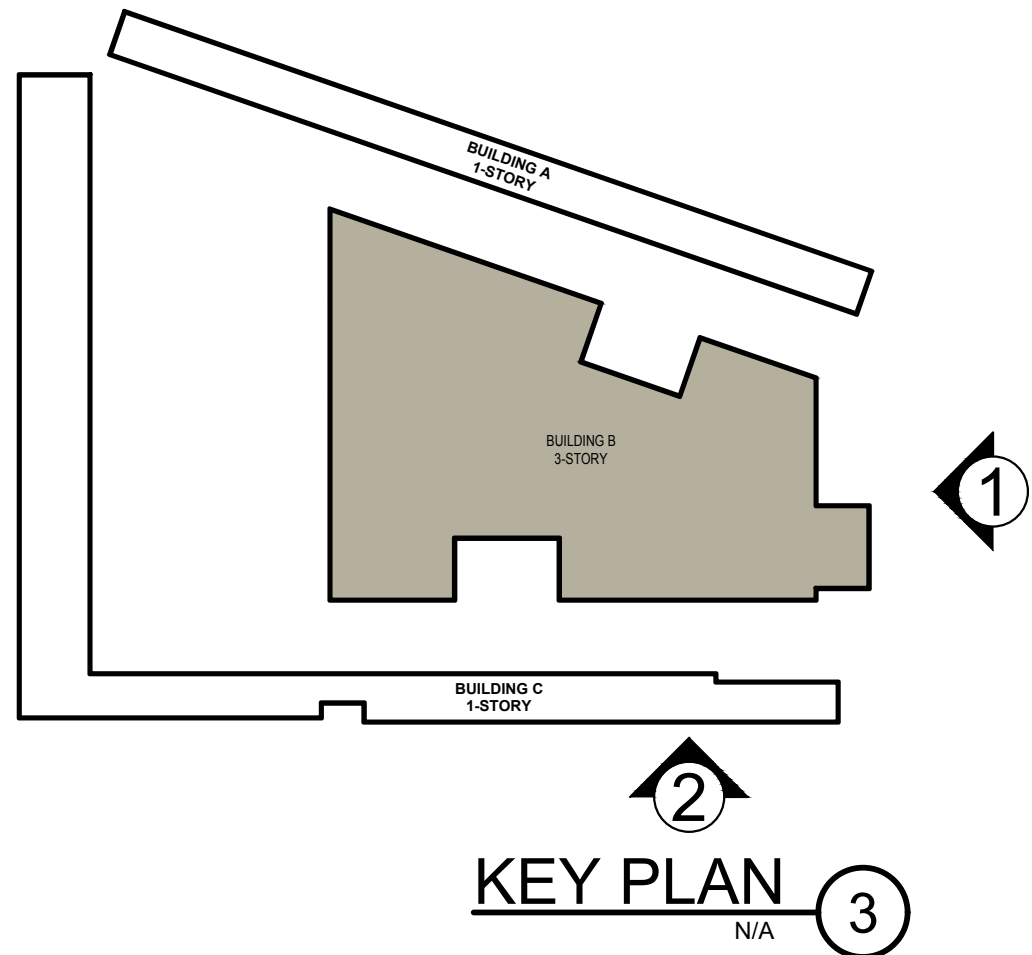




BLDG B - WEST ELEVATION 1
1/16"=1'-0"



BLDG B - SOUTH ELEVATION 3
1/16"=1'-0"



KEY PLAN 3
N/A

KEYNOTES:

1	20/30 SAND FINISH STUCCO WITH GALV. EXPANSION METAL	11	N/A	21	PEDESTRIAN ACCESS
2	BRICK	12	ELECTRICAL ROOM	22	BREAK METAL
3	LIME STONE	13	FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED.	23	STAIR ACCESS
4	DECORATIVE CMU BLOCK	14	14'-0" CLEAR ENTRY/EXIT METAL SWING GATE	24	GALV. WIRE TRELLIS WITH METAL FRAMING FOR CLIMBING PLANTS
5	PARAPET.	15	PARAPET RIGID FOAM WITH STUCCO FINISH	25	WINDOWS
6	COVERED LOADING AREA.	16	FAUX DOORS	26	ELEVATOR DOOR ACCESS
7	STOREFRONT WINDOWS	17	TRASH	27	STANDING SEAM METAL ROOF
8	STORAGE UNIT ROLL-UP DOOR	18	CLICK2 ENTER TRANSPONDER LOCATION WITH KNOX KEY BOX.	28	SECURITY FENCING
9	DOOR ACCESS TO STORAGE UNITS	19	FAUX WINDOW	29	METAL GUTTER
10	OFFICE ENTRANCE	20	METAL CANOPY	30	PLANTER

COLOR LEGEND:

	C1 USED BRICK MANUFACTURER: ORCO BLOCK COLOR: USED BRICK (LRV 62)		C4 STUCCO MANUFACTURER: OMEGA 35-CLOUD		C7 PAINT MANUFACTURER: DUNN EDWARDS DE 6385-BLACK BEAN
	C2 PAINT MANUFACTURER: DUNN EDWARDS DEFD 36-VERDIGRIS GREEN		C5 STONE MANUFACTURER: EL DORADO STONE NICKEL-ZEN 24		
	C3 STUCCO MANUFACTURER: OMEGA 242-MIST		C6 MASONRY DECORATIVE BLOCK MANUFACTURER: ORCO BLOCK STERLING MW-PRECISION		

NOTES:

- WALL PACKS WILL BE PROVIDED BY ELECTRICAL ENGINEER CALCULATIONS FOR LIGHTING REQUIREMENTS.
- NO AWNINGS. CANOPIES AS DESIGNED WILL BE METAL STRUCTURES WITH CONNECTING RODS. THIS WILL NEED TO BE DESIGNED BY STRUCTURAL ENGINEER CONSULTANT. A PROCESS TYPICALLY COMPLETE AT CONSTRUCTION DRAWINGS PHASE.
- VINES DETAILS, WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS.

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

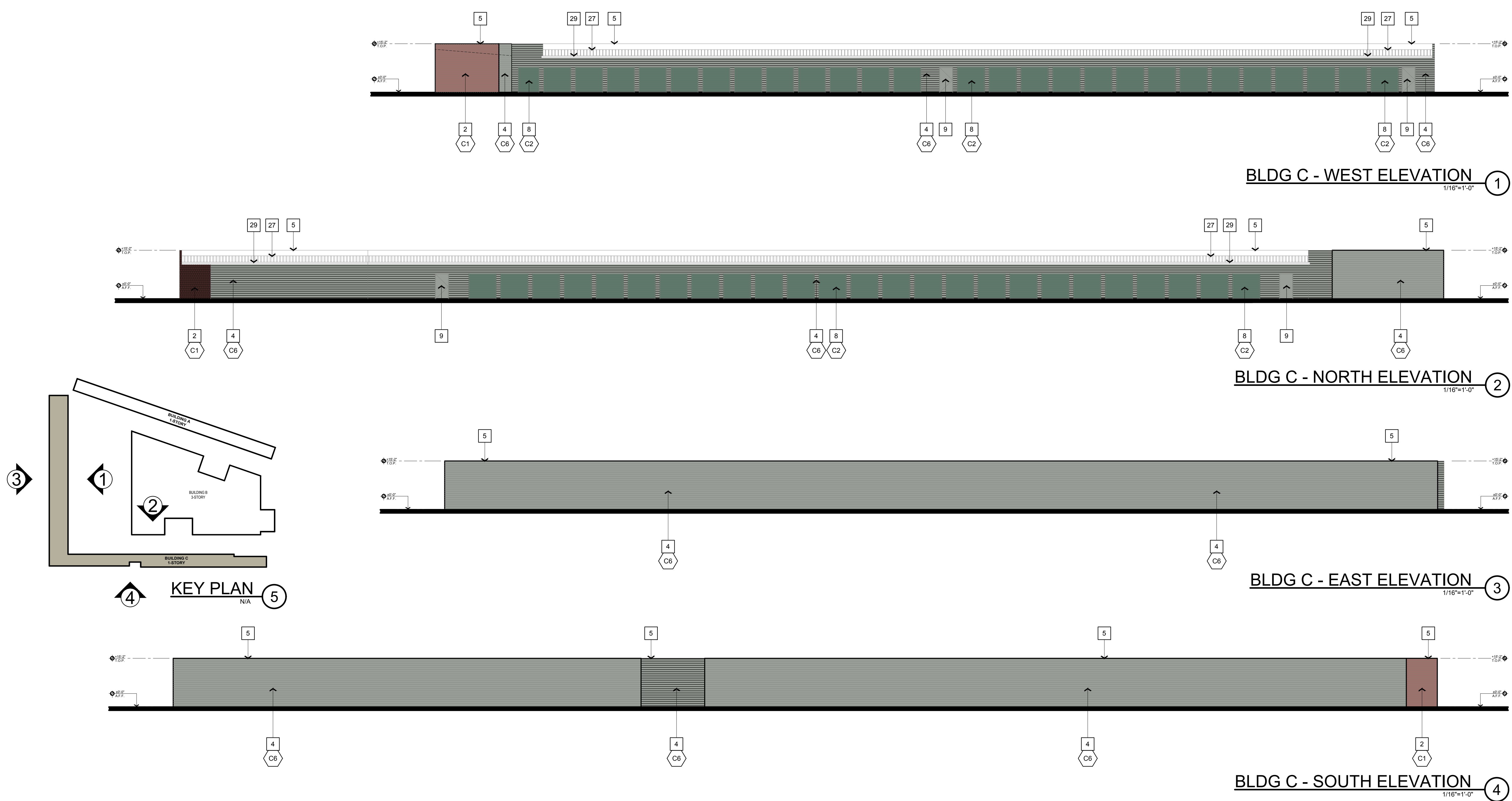
SCHEME L A3.6

COLOR EXT. ELEVATIONS

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023





KEYNOTES:

20/30 SAND FINISH STUCCO WITH GALV. EXPANSION METAL

BRICK

LIME STONE

DECORATIVE CMU BLOCK

PARAPET.

COVERED LOADING AREA.

STOREFRONT WINDOWS

STORAGE UNIT ROLL-UP DOOR

DOOR ACCESS TO STORAGE UNITS

OFFICE ENTRANCE

11

N/A

12

ELECTRICAL ROOM

13

FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED.

14

14'-0" CLEAR ENTRY/EXIT METAL SWING GATE

15

PARAPET RIGID FOAM WITH STUCCO FINISH

16

FAUX DOORS

17

TRASH

18

CLICK2 ENTER TRANSPONDER LOCATION WITH KNOX KEY BOX.

19

FAUX WINDOW

20

METAL CANOPY

21

PEDESTRIAN ACCESS

22

BREAK METAL

23

STAIR ACCESS

24

GALV. WIRE TRELLIS WITH METAL FRAMING FOR CLIMBING PLANTS

25

WINDOWS

26

ELEVATOR DOOR ACCESS

27

STANDING SEAM METAL ROOF

28

SECURITY FENCING

29

METAL GUTTER

30

PLANTER

COLOR LEGEND:

C1

USED BRICK
MANUFACTURER: ORCO BLOCK
COLOR: USED BRICK (LRV 62)

C2

PAINT
MANUFACTURER: DUNN EDWARDS
DEFD 36-VERDIGRIS GREEN

C3

STUCCO
MANUFACTURER: OMEGA
242-MIST

C4

STUCCO
MANUFACTURER: OMEGA
35-CLOUD

C7

PAINT
MANUFACTURER: DUNN EDWARDS
DE 6385-BLACK BEAN

C5

STONE
MANUFACTURER: EL DORADO STONE
NICKEL-ZEN 24

C6

MASONRY DECORATIVE BLOCK
MANUFACTURER: ORCO BLOCK
STERLING MW-PRECISION

NOTES:

WALL PACKS WILL BE PROVIDED BY ELECTRICAL ENGINEER CALCULATIONS FOR LIGHTING REQUIREMENTS.

NO AWNINGS. CANOPIES AS DESIGNED WILL BE METAL STRUCTURES WITH CONNECTING RODS. THIS WILL NEED TO BE DESIGNED BY STRUCTURAL ENGINEER CONSULTANT. A PROCESS TYPICALLY COMPLETE AT CONSTRUCTION DRAWINGS PHASE.

VINES DETAILS, WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS.

SCHEME I

A3 7

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

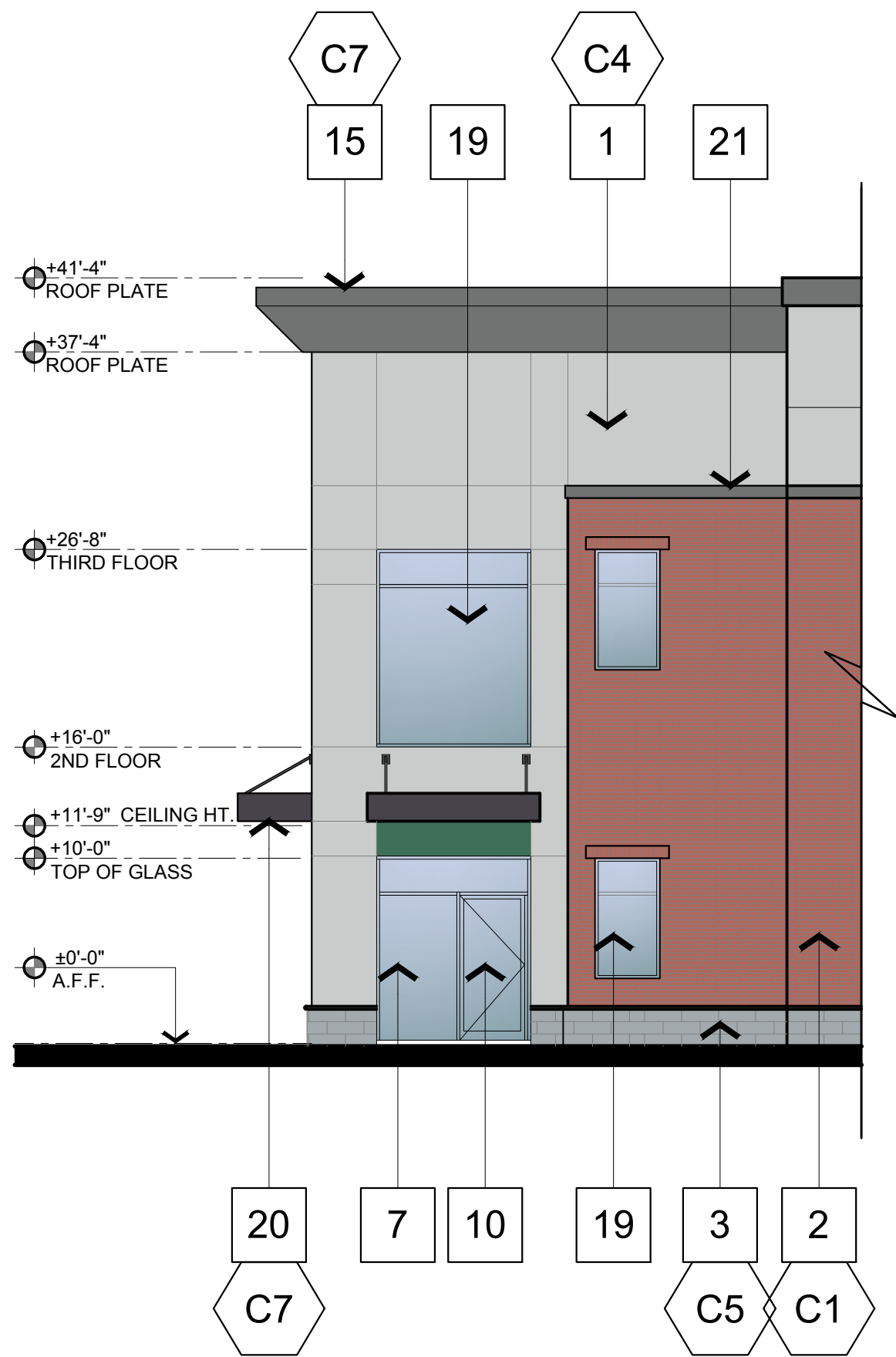
SCHEME L A3.7

COLOR EXT. ELEVATIONS

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023

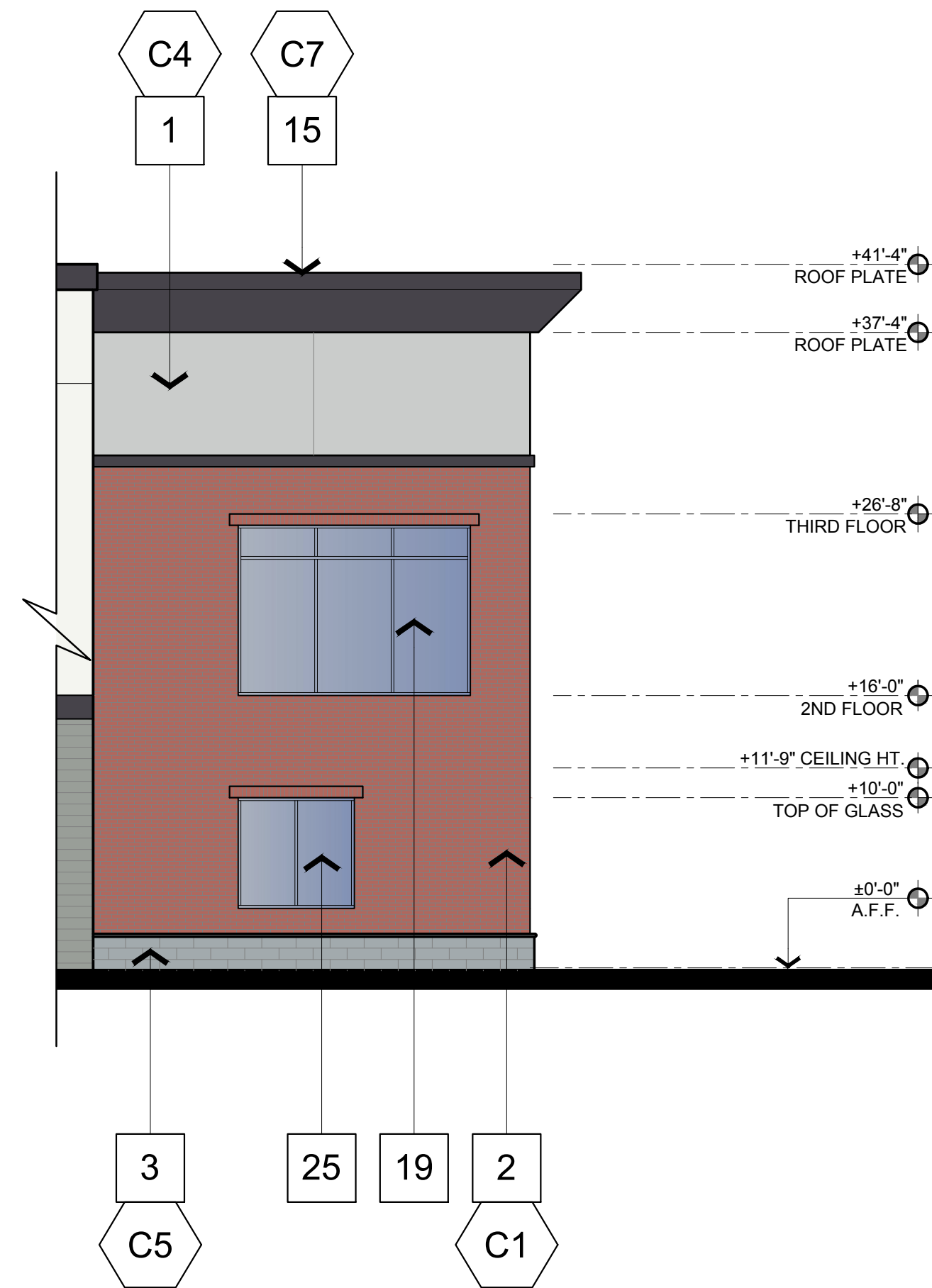
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



OFFICE-NORTH ELEVATION ③
1/8"=1'-0"



OFFICE-EAST ELEVATION ②
1/8"=1'-0"

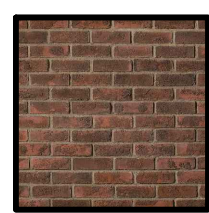


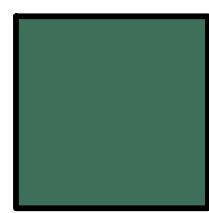
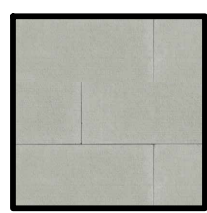




OFFICE-SOUTH ELEVATION ①
1/8"=1'-0"

KEYNOTES:

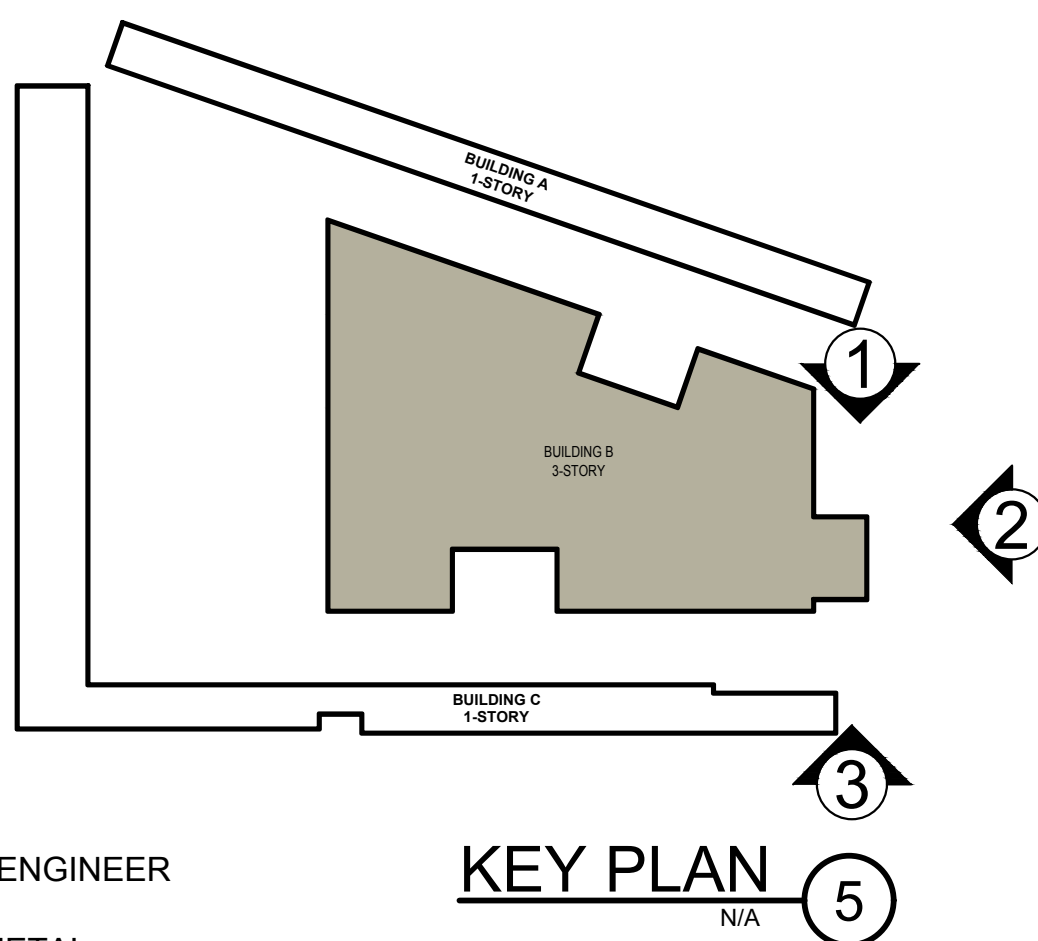
- | | | |
|---|---|--|
| 1 20/30 SAND FINISH STUCCO WITH GALV. EXPANSION METAL | 11 N/A | 21 PEDESTRIAN ACCESS |
| 2 BRICK | 12 ELECTRICAL ROOM | 22 BREAK METAL |
| 3 LIME STONE | 13 FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. | 23 STAIR ACCESS |
| 4 DECORATIVE CMU BLOCK | 14 14'-0" CLEAR ENTRY/EXIT METAL SWING GATE | 24 GALV. WIRE TRELLIS WITH METAL FRAMING FOR CLIMBING PLANTS |
| 5 PARAPET. | 15 PARAPET RIGID FOAM WITH STUCCO FINISH | 25 WINDOWS |
| 6 COVERED LOADING AREA. | 16 FAUX DOORS | 26 ELEVATOR DOOR ACCESS |
| 7 STOREFRONT WINDOWS | 17 TRASH | 27 STANDING SEAM METAL ROOF |
| 8 STORAGE UNIT ROLL-UP DOOR | 18 CLICK2 ENTER TRANSPONDER LOCATION WITH KNOX KEY BOX. | 28 SECURITY FENCING |
| 9 DOOR ACCESS TO STORAGE UNITS | 19 FAUX WINDOW | 29 METAL GUTTER |
| 10 OFFICE ENTRANCE | 20 METAL CANOPY | 30 PLANTER |

COLOR & MATERIAL LEGEND:

- | | | |
|--|--|--|
|  C1 USED BRICK
MANUFACTURER: ORCO BLOCK
COLOR: USED BRICK
(LRV 62) |  C4 STUCCO
MANUFACTURER: OMEGA
35-CLOUD |  C7 PAINT
MANUFACTURER: DUNN EDWARDS
DE 6385-BLACK BEAN |
|  C2 PAINT
MANUFACTURER: DUNN EDWARDS
DEFD 36-VERDIGRIS GREEN |  C5 STONE
MANUFACTURER: EL DORADO STONE
NICKEL-ZEN 24 | |
|  C3 STUCCO
MANUFACTURER: OMEGA
242-MIST |  C6 MASONRY DECORATIVE BLOCK
MANUFACTURER: ORCO BLOCK
STERLING MW-PRECISION | |

NOTES:

- . WALL PACKS WILL BE PROVIDED BY ELECTRICAL ENGINEER CALCULATIONS FOR LIGHTING REQUIREMENTS.
- . NO AWNINGS. CANOPIES AS DESIGNED WILL BE METAL STRUCTURES WITH CONNECTING RODS. THIS WILL NEED TO BE DESIGNED BY STRUCTURAL ENGINEER CONSULTANT. A PROCESS TYPICALLY COMPLETE AT CONSTRUCTION DRAWINGS PHASE.
- . VINES DETAILS, WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS.



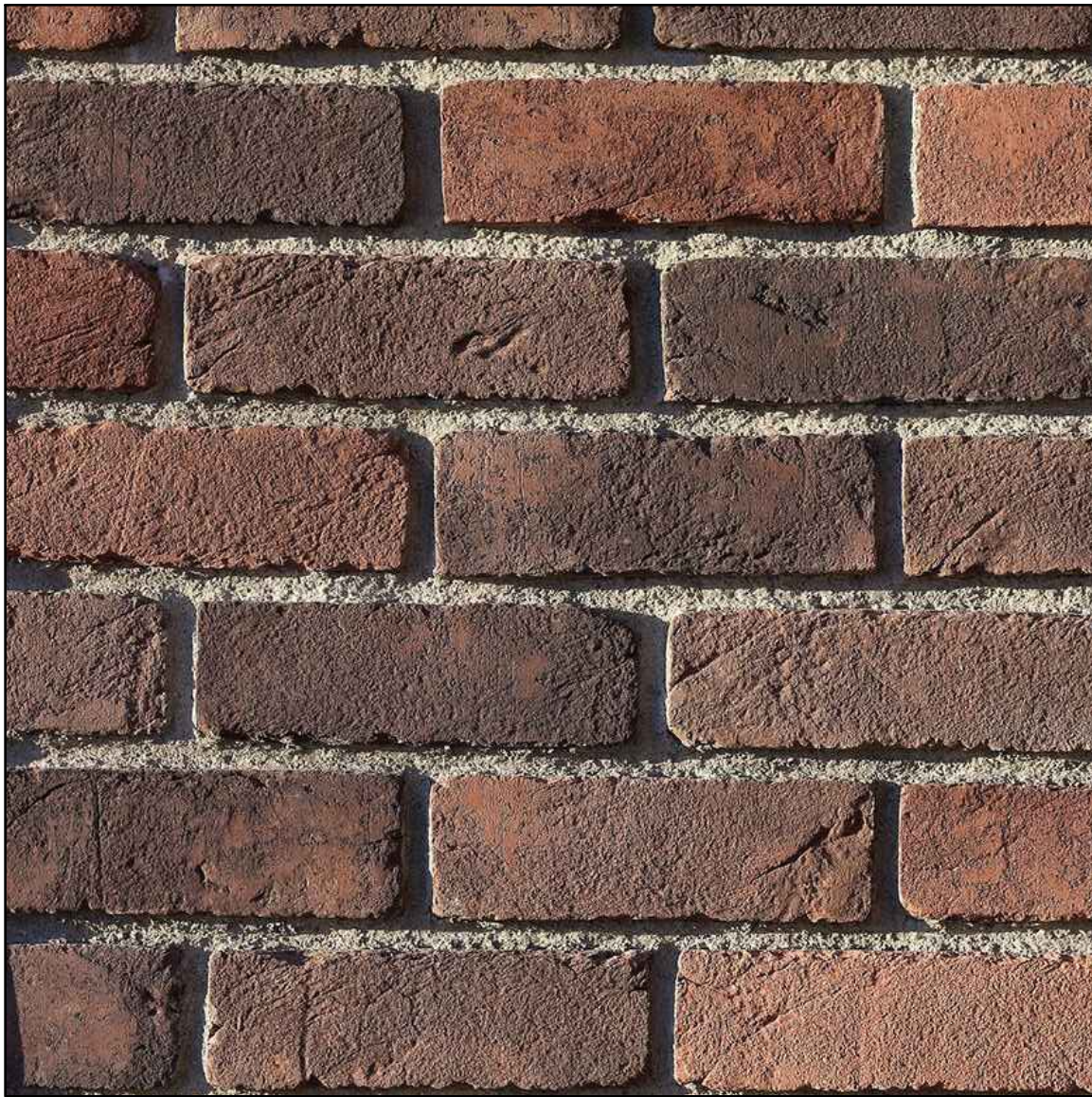
BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A3.8
COLOR EXT. ELEVATIONS

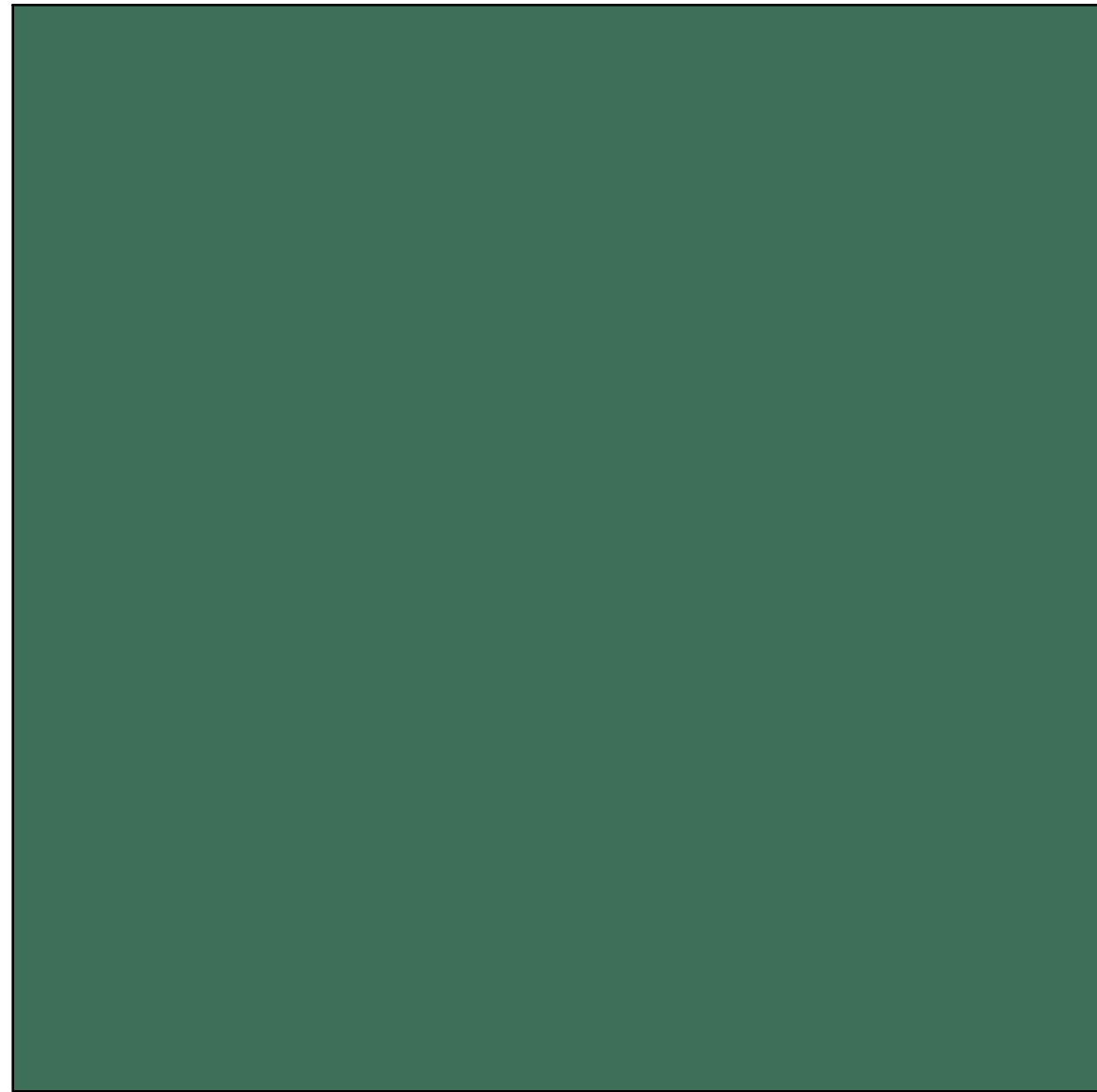
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



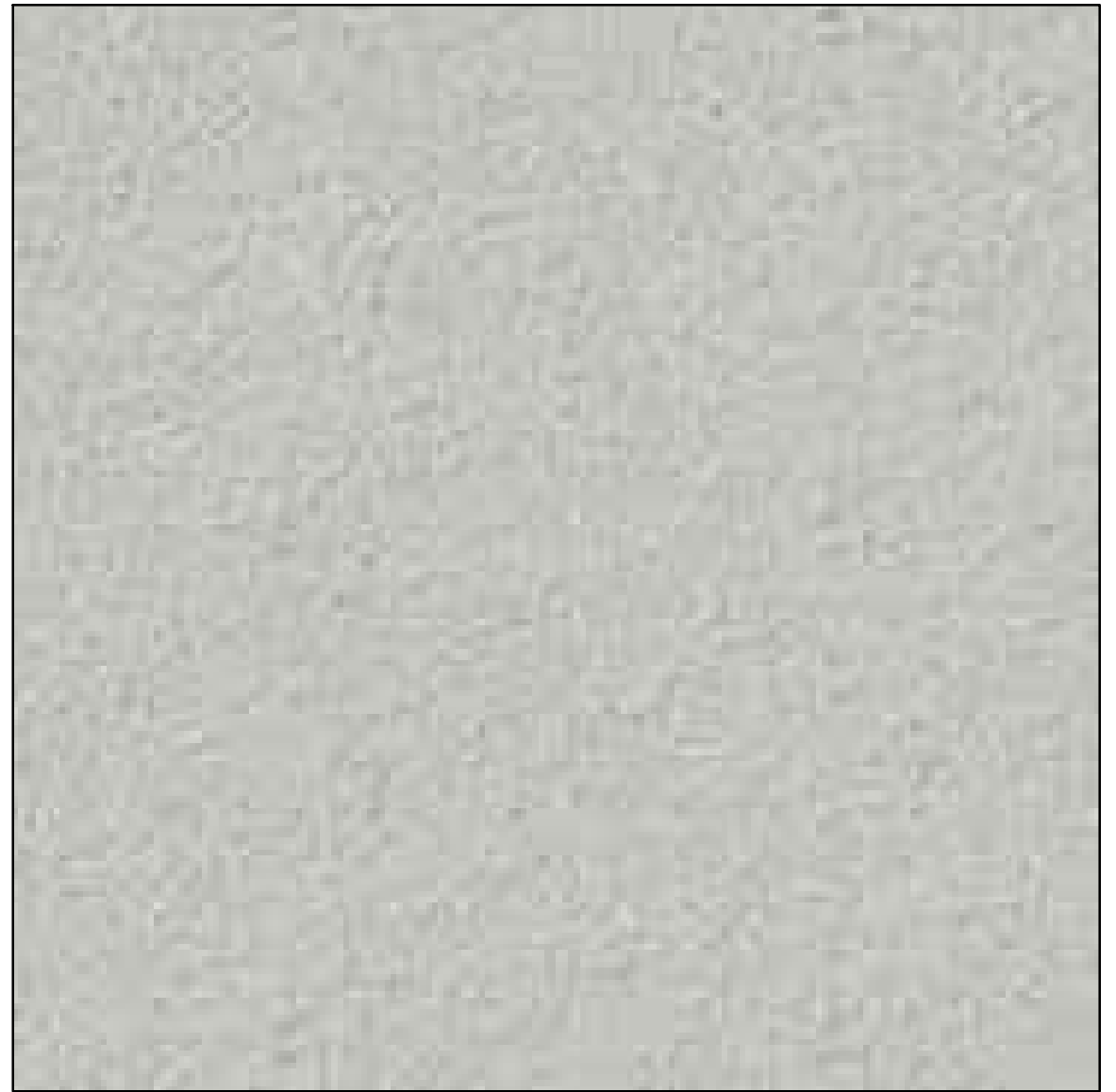
C1
BRICK
MANUFACTURER: EL DORADO STONE
TUNDRA BRICK-HARTFORD



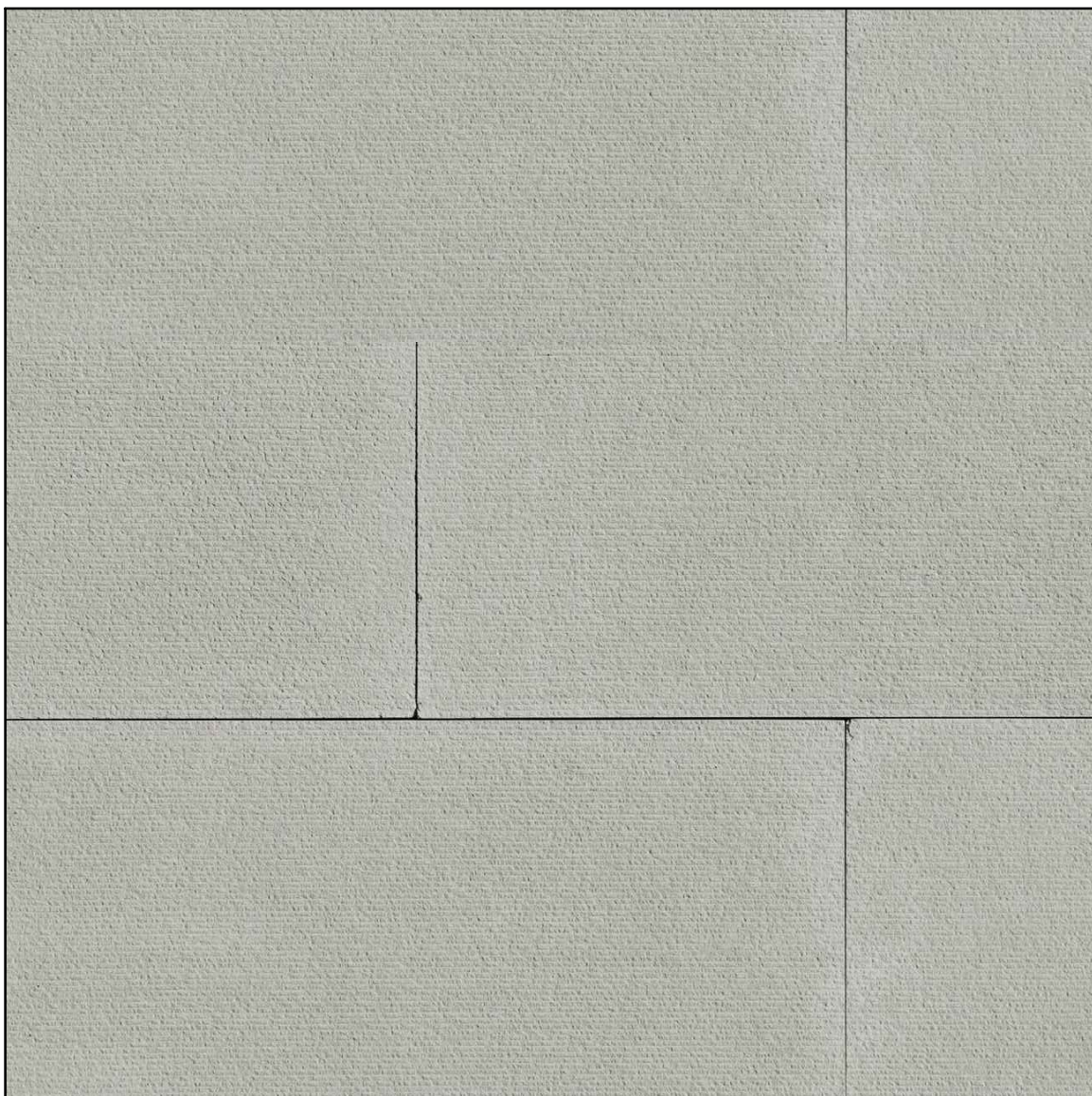
C2
PAINT
MANUFACTURER: DUNN EDWARDS
DEFD 36-VERDIGRIS GREEN



C3
STUCCO
MANUFACTURER: OMEGA
242-MIST



C4
STUCCO
MANUFACTURER: OMEGA
35-CLOUD



C5
STONE
MANUFACTURER: EL DORADO STONE
NICKEL-ZEN 24



C6
MASONRY DECORATIVE BLOCK
MANUFACTURER: ORCO BLOCK
STERLING MW-PRECISION



C7
PAINT
MANUFACTURER: DUNN EDWARDS
DE 6385-BLACK BEAN

BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

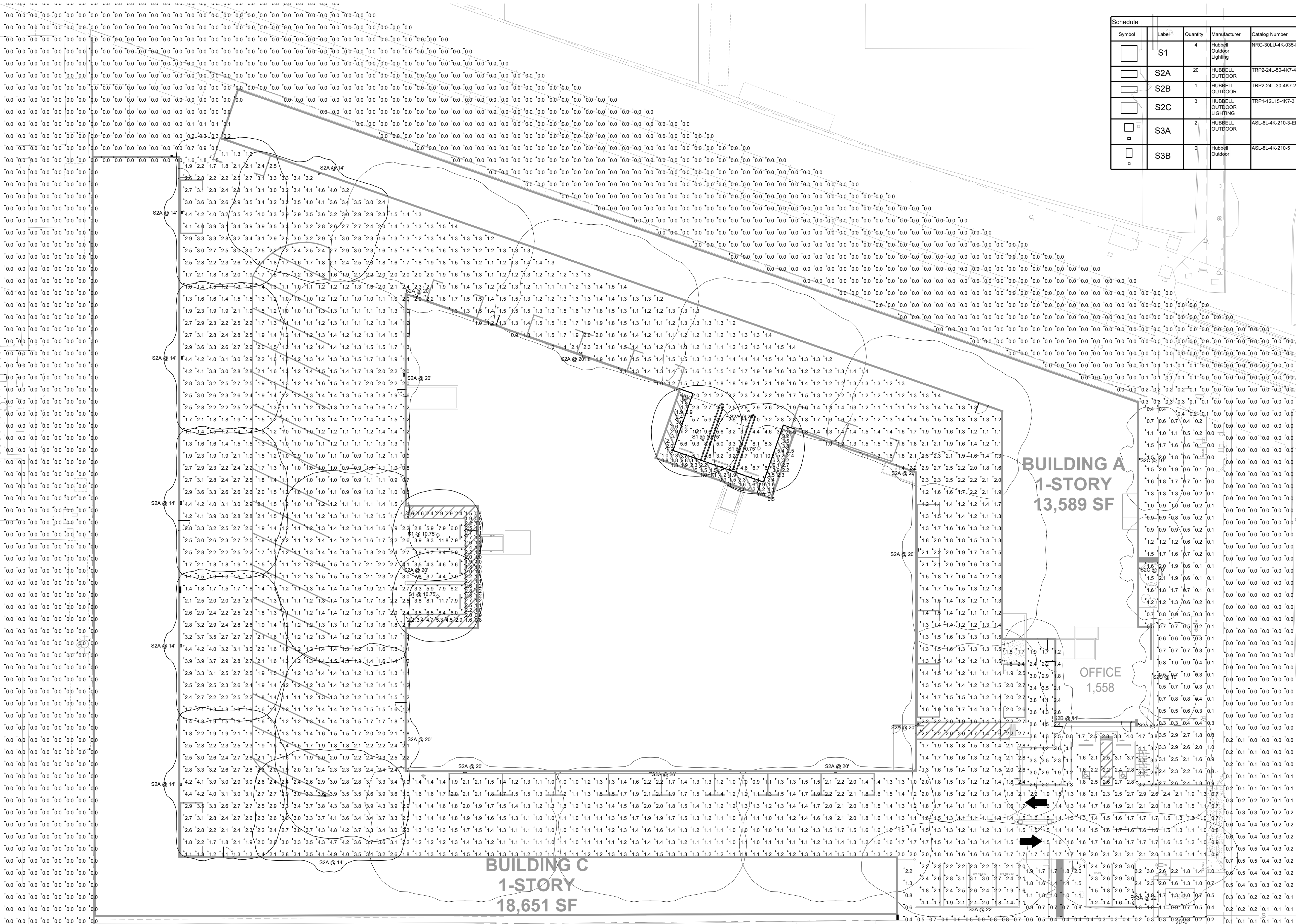
SCHEME L A3.9
COLOR & MATERIAL BOARD








THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023



JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	4	Hubbell Outdoor Lighting	NRG-30LU-4K-03S-BZ	NRG4000 Series	C-70-CRI	1	NRG4-30LU-4K-03S-BZ.IES	4233	1	35
	S2A	20	HUBBELL OUTDOOR	TRP2-24L-50-4K7-4	GeoPak Size 2	C-70-CRI	1	TRP2-24L-50-4K7-4.IES	5664	1	48.6
	S2B	1	HUBBELL OUTDOOR	TRP2-24L-30-4K7-2	GeoPak Size 2	C-70-CRI	1	TRP2-24L-30-4K7-2.IES	3733	1	27.9
	S2C	3	HUBBELL OUTDOOR LIGHTING	TRP1-12L15-4K7-3	GeoPak Size 1		1	TRP1-12L15-4K7-3.IES	1556	1	13.9
	S3A	2	HUBBELL OUTDOOR	ASL-8L-4K-210-3-EHS	ASL 8L 4K 3 with external House Side Shields with Type 3 Lens	8 - 4000K LEDs	1	ASL-8L-4K-210-3-EHS.IES	5047	1	59
	S3B	0	Hubbell Outdoor	ASL-8L-4K-210-5	ASL Area/Site Lighter	8 High Brightness LEDs - 4000K - 70 CRI	1	ASL-8L-4K-210-5.IES	6448	1	59

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Beyond Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A
Drive Aisle	+	1.9 fc	11.8 fc	0.7 fc	16.9:1
Landscape 1	+	0.9 fc	3.5 fc	0.0 fc	N/A
Landscape 2	+	1.1 fc	3.2 fc	0.2 fc	16.0:1
Landscape 3	+	1.0 fc	3.5 fc	0.0 fc	N/A
Pedestrian Hardscape 1	+	2.8 fc	4.7 fc	0.8 fc	5.9:1
Pedestrian Hardscape 2	+	2.3 fc	6.2 fc	0.6 fc	10.3:1
Pedestrian Hardscape 3	+	2.2 fc	6.2 fc	0.5 fc	12.4:1

BATAVIA SELF-STORAGE

630 N. BATAVIA ST, ORANGE, CA 92864

EXTERIOR PHOTOMETRICS

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/20" = 1' - 0"
DATE: 03/18/2022



BATAVIA SELF-STORAGE


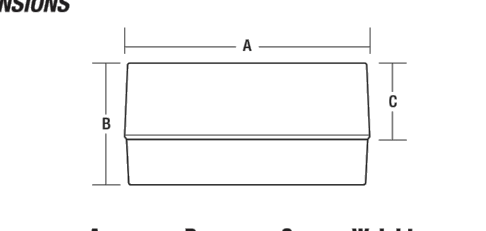

630 N. BATAVIA ST, ORANGE, CA 92864

PROPOSED FIXTURES

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: NONE
DATE: 03/18/2022

JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

NRG®4000 SERIES LUMASQUARE® II LED		Cat.#			HUBBELL Outdoor Lighting		
Job		Type	S1A		Approvals		
SPECIFICATIONS Intended Use: Commercial indoor and outdoor surface-mount lowbay applications such as mechanical rooms, utility areas, outdoor retail, covered loading docks, or any medium to low mounting height application where an energy saving, high performance fixture is required. Saves 60-80% compared to traditional metal halide sources. Construction: One-piece, injection-molded, clear prismatic acrylic refractor. High temperature acrylic for reduced yellowing, uniform light distribution and low glare. Fully gasketed for weatherproof/bugproof integrity. High transmittance acrylic featuring 92-94% efficiencies plus three times impact strength of standard acrylic. Stainless steel vandal-resistant screws standard. Optics/Electrical: Fixtures are designed for operating ambient temperatures of -40°C to 40°C. Two 0-10V dimming drivers, 120-277V, 50/60 Hz. Fixture available in 350 mA or 700 mA for increased lumen output. 10KA surge suppressor is included.						LED(s) CCT: 3000K CCT (80 CRI) nominal, 4000K CCT (70 CRI) nominal and 5000K CCT (70 CRI) nominal Installation: Standard mounting for ceiling/conduit; two 1/2" conduit hubs for surface wiring Listings: • Listed to UL 1598 for use in wet locations. • DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org Warranty: Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/)	
PRODUCT IMAGE(S) 							
DIMENSIONS 							
CERTIFICATIONS/LISTINGS 							

ORDERING INFORMATION - 10-DAY QUICK-SHIP							
Catalog Number	System Watts	Delivered Lumens	Voltage	CCT	# Drivers/Current	Mounting Height	Weight lbs. (kg) PKG. CODE
NRG-4-30LU-4K-035-BZ	35	4234	120-277V	4000K	1@350mA	up to 16 ft.	13.9 (6.3) BC
NRG-4-30LU-4K-8Z	70	7504	121-277V	4000K	1@700mA	up to 16 ft.	13.9 (6.3) BC
NRG-4-30LU-5K-035-BZ	35	4471	122-277V	5000K	1@350mA	up to 16 ft.	13.9 (6.3) BC
NRG-4-30LU-5K-8Z	70	7727	123-277V	5000K	1@700mA	up to 16 ft.	13.9 (6.3) BC

ORDERING INFORMATION - MADE TO ORDER							
NRG-4	-	30L	-	U	-	-	-
FAMILY	LED COUNT	VOLTAGE	CCT	DRIVE CURRENT	FINISH		
NRG-4	Luminaire II	30L 30 LEDs	U 120V-277V	3K 3000K 4K 4000K 5K 5000K	BLANK 700mA 035 350mA	BZ Bronze WH White BL Black GR Gray	

REPLACEMENT PART	
Catalog Number	Description
800-3289-0100	Replacement refractor kit

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2017 HUBBELL OUTDOOR LIGHTING. All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA

MSGLS-SP1C JULY 6, 2019 85B RM

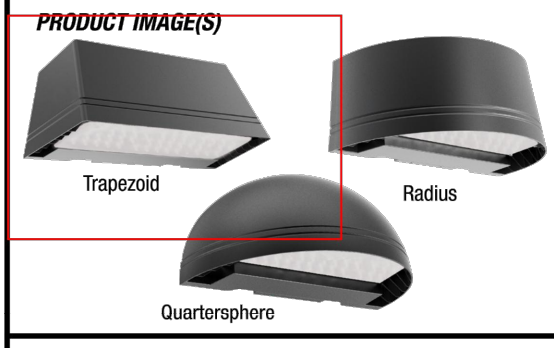
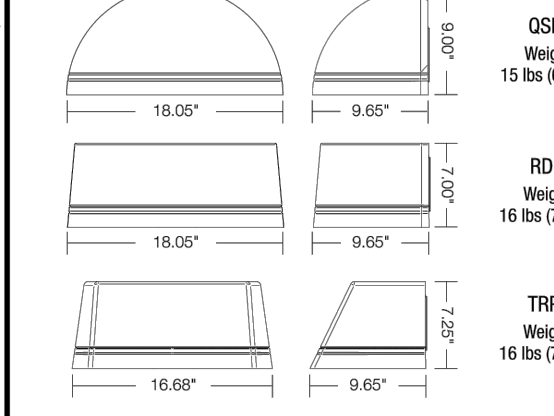

GEOPAK Series 1		Cat.#			HUBBELL Outdoor Lighting	
Job		Type	S2C		Approvals	
PROJECT:		LOCATION:				
CATALOG #:		PROJECT:				
SPECIFICATIONS • GeoPak Series consists of three compact Geometric wall-pack shapes in four popular finishes • "Normally On" emergency luminaire for architectural applications • 12 high-power LEDs create 3115 lumens in AC and 658 lumens in emergency mode • Environmentally friendly, long-life Lithium Iron Phosphate battery • Standard Temperature Range: 0°C to 40°C, Optional Heater: -30°C to 40°C • Zero uplight distributions • Wet Location Listed to UL924						
PRODUCT IMAGE(S) 						
DIMENSIONS 						
CERTIFICATIONS/LISTINGS 						

SPECIFICATIONS CONSTRUCTION • Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance • The LED bezel and trim-plate are made of stainless steel • Five powder coat standard finishes, plus custom color options • Wet Location Listed to UL924 and UL1598 Standard OPTICS • 12 high power LEDs delivering up to 3,000 lumens • Up to 118 lumens per watt • Type II, III and IV distributions for a wide variety of applications • Zero uplight (UO), dark sky, neighbor friendly INSTALLATION • Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit • Optional back-box accessory available for surface conduit application. See BB-Geo accessories		ELECTRICAL • 120-277 operation, 50/60Hz • 0-10V dimming driver standard • 10KA surge protector • Photocell and occupancy sensor options available for complete on/off and dimming control • Integral Battery Backup provides emergency lighting for the required 90 minute path of egress • Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application • Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction • Spectron® self-testing/self-diagnostic electronics are included standard • Independent dedicated driver and LED array for battery/emergency mode operation		CERTIFICATIONS • DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org • Drivers IP66 and RoHS compliant • UL 1598 listed for use in wet locations WARRANTY • 5 year limited warranty • See HLI Standard Warranty for additional information	
--	--	--	--	--	--

KEY DATA	
Lumen Range	1471-2942
Wattage Range	13.9-28.2
Efficacy Range (LPW)	95-118
Fixture Projected Life (Hours)	L70-345K
Weights lbs. (kg)	10.5-11.5 (4.8-5.2)

Page 1/5 Rev. 11/28/19
TRP2/RD2/QSP2 LED SPEC
© 2019 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.
701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.hubbelloutdoor.com

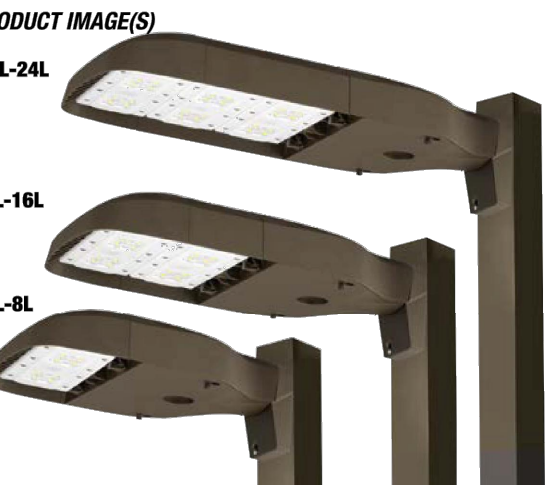
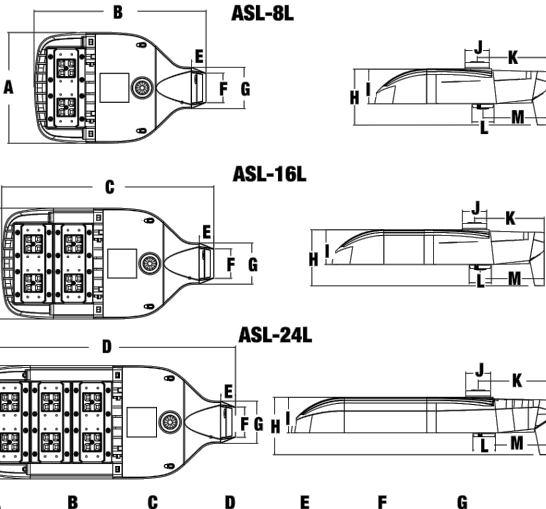

HUBBELL Outdoor Lighting

GEOPAK SERIES SIZE 2 LED Architectural Wallpack TRP2/RD2/QSP2		Cat.#			HUBBELL Outdoor Lighting																				
Job		Type	S2A S2B		Approvals																				
SPECIFICATIONS Applications: Medium sized architectural wallpacks in three stylish shapes accentuate building architecture and provide excellent illumination and uniformity Construction: • Die-cast aluminum housing and door • Seven powder coat standard finishes, plus custom color options LEDs: • 24 or 32 high power LEDs deliver up to 10,800 lumens • Up to 146 Lumens per watt • Different lenses offer a variety of distribution patterns - Type I, II, III and IV (Forward Throw) • 3000K - 70 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal Electrical: • Optional Dual Drivers & Dual Power Feeds for 50, 70 and 90 watt versions • 120-277, 347 and 480 voltage, 50/60Hz • Power factor ≥ 90% • THD (Total Harmonic Distortion) <20% • Ambient operating temperature -40°C to 40°C Installation/Mounting: • Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance. • Black box accessory available for surface conduit application • Optional inverted/up mounting (must specify when ordering) Options/Controls: • Drivers are 0-10V dimming standard • Photocell and occupancy sensor options available for complete on/off and dimming control Warranty: For more information visit: http://www.hubbelloutdoor.com/resources/warranty/						PRODUCT IMAGE(S) 																			
DIMENSIONS 		SHIPPING INFORMATION <table><tr><th>Catalog Number</th><th>G.Wt(kg)/CTN</th><th>Length Inch (cm)</th><th>Width Inch (cm)</th><th>Height Inch (cm)</th></tr><tr><td>QSP2</td><td>17 (7.7)</td><td>20.5 (52)</td><td>10.5 (26)</td><td>11 (28)</td></tr><tr><td>RD2</td><td>18 (8.2)</td><td>20.5 (52)</td><td>9.5 (24)</td><td>12 (30)</td></tr><tr><td>TRP2</td><td>16 (7.3)</td><td>18.5 (47)</td><td>9.5 (24)</td><td>11.5 (29)</td></tr></table>				Catalog Number	G.Wt(kg)/CTN	Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	QSP2	17 (7.7)	20.5 (52)	10.5 (26)	11 (28)	RD2	18 (8.2)	20.5 (52)	9.5 (24)	12 (30)	TRP2	16 (7.3)	18.5 (47)	9.5 (24)	11.5 (29)
Catalog Number	G.Wt(kg)/CTN	Length Inch (cm)	Width Inch (cm)	Height Inch (cm)																					
QSP2	17 (7.7)	20.5 (52)	10.5 (26)	11 (28)																					
RD2	18 (8.2)	20.5 (52)	9.5 (24)	12 (30)																					
TRP2	16 (7.3)	18.5 (47)	9.5 (24)	11.5 (29)																					
CERTIFICATIONS/LISTINGS 																									

ORDERING INFORMATION ORDERING EXAMPLE: TRP2-24L30-3K7-2-UNV-08									
-	-	-	-	-	-	-	-	-	-
FAMILY	LEDS - WATTAGE	CCT	DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS		
TRP2	Trapezoid	24L-30 24 LEDs, 30 watts	3K7 3000K	1 Type I	UNV 120-277V	P0 Button Photocontrol	SP Single Fuse & Fuse Holder		
RD2	Radius	24L-30 24 LEDs, 30 watts	4K7 4000K	2 Type II	120 120V	SCPM Programmable occupancy sensor, factory default is 10% light output	DF Double Fuse & Fuse Holder		
QSP2	Qu-sphere	24L-30 24 LEDs, 30 watts	5K7 5000K	3 Type III	208 208V	SDP Sensor Control, On/Off	E Battery Pack (0°C)		
		24L-30 24 LEDs, 30 watts	5K7 5000K	4 Type IV	240 240V	SWPM SiteSync Pre-Commission w/ Occupancy Sensor	EHF Battery Pack (-30°C) w/ heater		
		32L-70 32 LEDs, 70 watts	347 347V	277 277V	UNV 347/480V	SPEC SCP/SCD & SWPM MOUNT HEIGHT	2DP Dual Drivers		
		32L-90 32 LEDs, 90 watts	480 480V	480 480V	WH White Textured	-BF Up to 8ft mount height	2PF Dual Power Feeds		
					CC Custom Color	-20F Up to 20ft mount height	CS Comfort Shield		
SECONDARY MOUNTING Blank Downlight Only NV Inverted/Up Mounting									

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2017 HUBBELL OUTDOOR LIGHTING. All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA

TRP2/RD2/QSP2-SPIC
DECEMBER 5, 2017 1-48 PM

ASL LED SERIES AREA/SITE/ROAD LIGHTER		Cat.#			HUBBELL Outdoor Lighting																				
Job		Type	S3A		Approvals																				
SPECIFICATIONS Construction: • Stylized vertically lined die-cast and extruded aluminum for maximum heat dissipation • Separate optical and electrical compartment for improved thermal management and optimum component operation • EPA: 8L - 50W ² 18L - 62 W ² 24L - 74 W ² Optics: • Premium engineered individual acrylic lenses deliver IES Type II, III, IV and V distributions • Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning • 3000K, 4000K, or 5000K (70 CRI) CCT • Zero uplight Electrical: • Configured with 8, 16, or 24 high current and high output LEDs to replace 150, 250 and 400w HID respectively • Universal 120-277 VAC input voltage, 50/60 Hz • Single drive, 2100mA drive current • Ambient operating temperature -40° C to 40° C • Drivers have greater than 90% power factor and less than 20% THD • LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery • Field replaceable surge protection device provides 10KA and 10KV protection meeting ANSI/IEEE C82.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is consumed Controls: • 0-10V dimming standard photocell, occupancy sensor and wireless available for complete on/off and dimming control • 7-pin ANSI C136.41-2013 photocell receptacle option available for twist lock photocell or wireless control modules (control accessories sold separately) • Dimming leads can be pulled for use with remote control devices, order as special Installation: • Tool-less entry to wiring/driver compartment • Universal mounting block works with #2 drill pattern (See page 4 illustration) • Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities (See page 4 illustration for dimensions) • Mast arm filler accessory or option available for 2-3/8" OD brackets Finish: • TSC Thermostat polyester powder paint finish applied at nominal 2.5 mil thickness Warranty: Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/) Listings: • DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/DLS • Listed to UL 1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures • 36 rated for ANSI C136.31 high vibration applications • IP65 optical assembly • IDA approved						PRODUCT IMAGE(S) 																			
DIMENSIONS 		SHIPPING INFORMATION <table><tr><th>Catalog Number</th><th>G.Wt(kg)/CTN</th><th>Length Inch (cm)</th><th>Width Inch (cm)</th><th>Height Inch (cm)</th></tr><tr><td>ASL-8L</td><td>15 (6.8)</td><td>20.75 (52.7)</td><td>15.125 (38.4)</td><td>6.9375 (17.6)</td></tr><tr><td>ASL-16L</td><td>18 (8.2)</td><td>25 (63.5)</td><td>15.125 (38.4)</td><td>6.9375 (17.6)</td></tr><tr><td>ASL-24L</td><td>24 (10.9)</td><td>25 (63.5)</td><td>15.125 (38.4)</td><td>6.9375 (17.6)</td></tr></table>				Catalog Number	G.Wt(kg)/CTN	Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	ASL-8L	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)	ASL-16L	18 (8.2)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)	ASL-24L	24 (10.9)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)
Catalog Number	G.Wt(kg)/CTN	Length Inch (cm)	Width Inch (cm)	Height Inch (cm)																					
ASL-8L	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)																					
ASL-16L	18 (8.2)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)																					
ASL-24L	24 (10.9)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)																					
CERTIFICATIONS/LISTINGS 																									

ORDERING INFORMATION - STOCK CONFIGURATIONS									
Catalog Number	Description	Mtg.	Distribution	Wattage	# Drivers Drive Current	Voltage	CCT	Lumens	LPW Weight lbs. (kg)
ASL-16L-3	Medium size 16 LED configuration, Dark Bronze	Arm	Type III	123	1@2100mA	120V-277V	4000K	11153	91 18 (8.16)
ASL-16L-4	Medium size 16 LED configuration, Dark Bronze	Arm	Type IV	123	1@2100mA	120V-277V	4000K	11147	93 18 (8.16)
ASL-24L-3	Large size 24 LED configuration, Dark Bronze	Arm	Type III	181	1@2100mA	120V-277V	4000K	16384	91 20 (9.07)
ASL-24L-4	Large size 24 LED configuration, Dark Bronze	Arm	Type IV	181	1@2100mA	120V-277V	4000K	16752	93 20 (9.07)

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2016 HUBBELL OUTDOOR LIGHTING. All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA

ASLSS-SPIC 3/16

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

TITLE SHEET

C-1

JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710

DATE: 08/21/2023

TITLE INFORMATION:

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY AS ORDER NO. 00155474-987-DC1-DJM, EFFECTIVE EFFECTIVE DATE: JUNE 28, 2021.

VERTICAL BENCHMARK:

DESCRIPTION: ORANGE COUNTY REAL TIME NETWORK (OORTN) CONTINUOUS GPS STATION (CGPS) "OCCS"

ELEVATION: 221.220' (NAVD88 2006 ADJ)

LEGAL DESCRIPTION:

BEGINNING AT A POINT IN THE EAST LINE OF THE MARY C. THOMAS TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGE 168 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, SAID POINT BEING DISTANT NORTH 0°06'40" WEST 342.79 FEET FROM THE NORTHWEST CORNER OF TRACT NO. 1450, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 62, PAGE 17 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTH 0°06'40" WEST 779.18 FEET TO A POINT IN THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA RAILWAY, NOW THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTH 70°44'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 532.03 FEET TO A POINT IN THE CENTERLINE OF BATAVIA STREET 66.00 FEET WIDE; THENCE SOUTH 0°06'30" WEST ALONG SAID CENTERLINE 600.13 FEET TO A POINT DISTANT NORTH 0°06'30" EAST 347.45 FEET FROM THE NORTHWEST CORNER OF RICHLAND FARM LOT NO. 27 AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGE 123 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE SOUTH 89°35'55" WEST 499.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 407.54 FEET, SAID SOUTH 407.54 FEET BEING MEASURED ALONG BATAVIA STREET.

ALSO ACCEPTING THEREFROM THE WEST 7.00 FEET OF THE EAST 40 FEET AS DESCRIBED IN A DEED TO THE CITY OF ORANGE, RECORDED MARCH 1, 1965, IN BOOK 7429, PAGE 411, OFFICIAL RECORDS.

GRADING QUANTITIES:

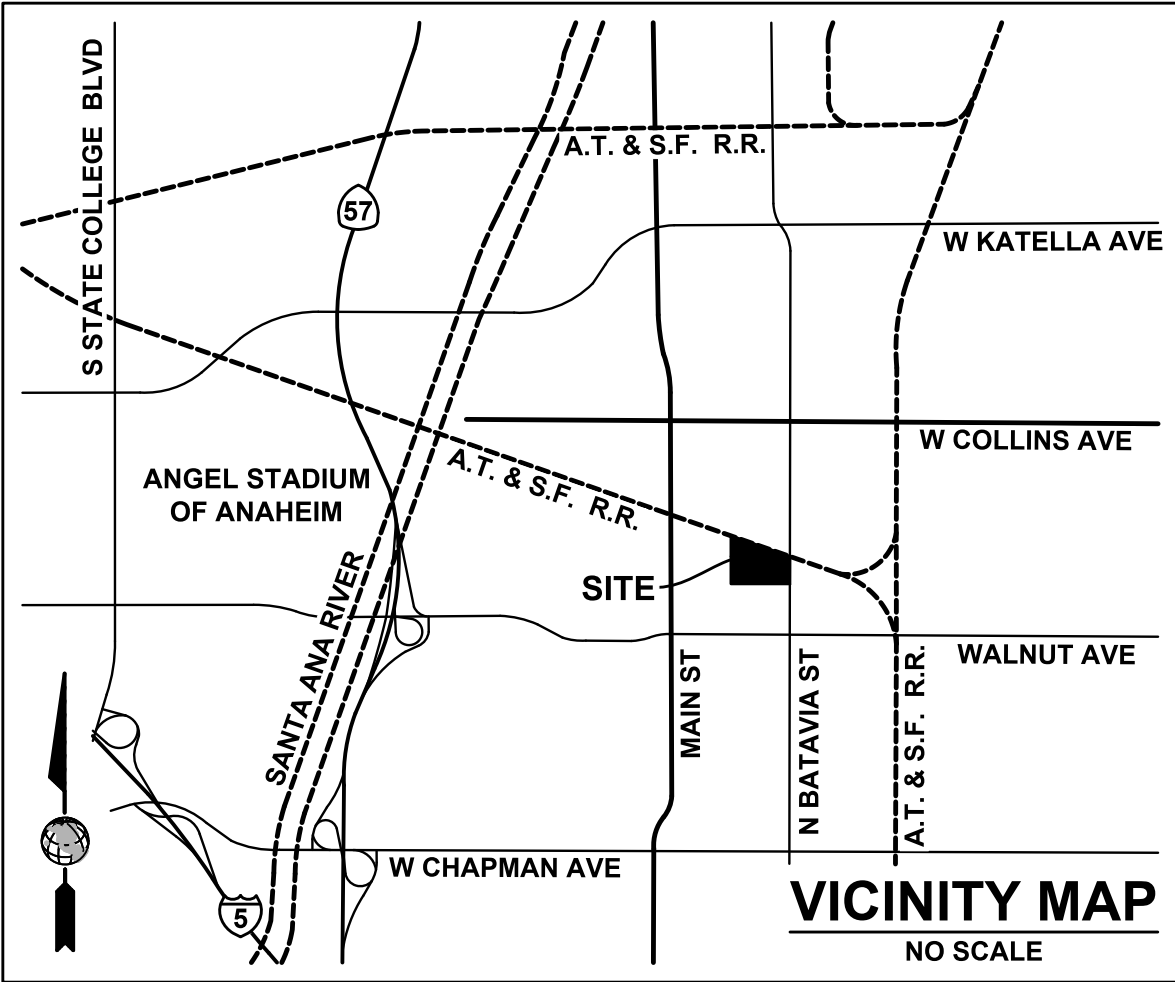
GRADED AREA	3.06 [ACRES]
MAX FILL	7.15 [FT]
MAX CUT	3.85 [FT]
FILL QUANTITIES	9,155 [CY]
CUT QUANTITIES	92 [CY]
UNDERCUT QUANTITIES	5,556 [CY]
IMPORT CONDITION	3,508 [CY]

ABBREVIATIONS:

AC	ASPHALT CONCRETE	LSCAPE	LANDSCAPE
ARCH	ARCHITECTURAL	MH	MANHOLE
B	BOLLARD	N	NORTH
BFP	BACK FLOW PREVENTER	P	PAVEMENT
BLDG	BUILDING	PIV	POST INDICATOR VALVE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
C.B.	CATCH BASIN	POC	POINT OF CONNECTION
CONC	CONCRETE	PP	POWER POLE
CRB	CURB	PROP	PROPOSED
E	EAST	PVT.	PRIVATE
ELEC	ELECTRICAL UTILITIES	RM	RM ELEVATION
E-OH	ELECTRICAL OVERHEAD	R/W	RIGHT-OF-WAY
EX	EXISTING	S	SOUTH
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN UTILITIES
FF	FINISH FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SMH	SEWER MANHOLE
FH	FIRE HYDRANT	SWR	SEWER
FL	FLOW LINE	SWK	SIDEWALK
FS	FIRE SERVICE	TC	TOP OF CURB
G	GAS FACILITIES	TW	TOP OF WALL
GTR	GUTTER	W	WEST
IE	INVERT ELEVATION	WM	WATER METER BOX
IRR	IRRIGATION	WTR	WATER
LP	LIGHT POLE	WV	WATER VALVE

PLOTTABLE EASEMENTS:

- RIGHTS TO THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS BATAVIA ST.
- AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER BOOK 3673, PAGE 112 OF OFFICIAL RECORDS.
- EASEMENT TO SOUTHERN CALIFORNIA EDISON PER DOC. REC. IN BOOK 7042, PAGE 21 ON 05/12/1964
- EASEMENT TO SOUTHERN CALIFORNIA EDISON PER DOC. NO. 83-169913 REC. ON 04/22/1983



VICINITY MAP:

NO SCALE

OWNER:

SONO BATAVIA POINT, LLC
11150 SANTA MONICA BLVD. SUITE 700
LOS ANGELES, CA 90025
+1 (310) 929-8097

SITE ADDRESS:

630 NORTH BATAVIA STREET
ORANGE, CA 92868

ASSESSOR'S PARCEL NUMBER:

386-542-01

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY AEROTECH MAPPING, INC. AS PHOTOGRAPHED ON OCTOBER 20, 2021. HORIZONTAL AND VERTICAL GROUND CONTROL WERE ESTABLISHED BY OMEGA LAND SURVEYING, INC. ON OCTOBER 19, 2021 WITH SUPPLEMENTAL DATA COLLECTED ON NOVEMBER 02, 2021.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BATAVIA STREET AS SHOWN ON PARCEL MAP 82-760, FILED IN BOOK 172, PAGES 46-47 OF PARCEL MAP, SAID BEARING BEING "NORTH 00°07'30" EAST".

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. ALL DISTANCES SHOWN ARE U.S. SURVEY FEET GROUND, UNLESS OTHERWISE NOTED.

SHEET INDEX:

NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONCEPTUAL GRADING PLAN
C3	DMA MAP
C4	EXISTING SITE PLAN
C5	CONCEPTUAL SECTIONS

FLOOD ZONE:

F.E.M.A. FLOOD ZONE X PER RATE MAP NUMBER 06059C016J

UNDERGROUND UTILITIES NOTE:

PER CITY OF ORANGE MUNICIPAL CODE SECTION 12.44.010: UTILITY LINES, NEW OFF-SITE DISTRIBUTION FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION SHALL BE REQUIRED TO BE PLACED UNDERGROUND WITHIN ALL COMMERCIAL OR PROFESSIONAL DEVELOPMENTS, PLANNED RESIDENTIAL DEVELOPMENT AND RESIDENTIAL SUBDIVISIONS.

EXISTING LEGEND:

ITEM	SYMBOL
CENTERLINE	---
RIGHT-OF-WAY	---
EX. PROPERTY LINE	---
EX. CONTOUR	--- 275 ---
EX. SPOT ELEVATION	• 965.8' •
EX. ELECTRICAL OR COMMUNICATIONS MANHOLE	E --- S
EX. SANITARY SEWER & MANHOLE	S --- S
EX. WATER	W --- W
EX. FIRE HYDRANT ASSEMBLY	--- I ---
EX. CURB & GUTTER	=====
EX. TREE	--- (tree symbol) ---
EX. POWER POLE	--- (pole symbol) ---
EX. AC BERM	---

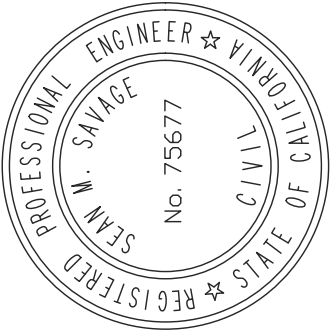
PROPOSED LEGEND:

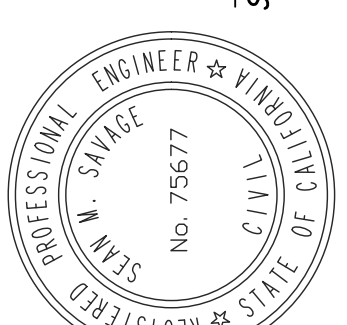
ITEM	SYMBOL
PROPOSED CONTOUR	--- 38 ---
PROPOSED PROPERTY LINE	---
PROPOSED FINISH FLOOR ELEVATION	FF=52.00
PROPOSED TOP OF CURB ELEVATION	374.00TC
PROPOSED PAVEMENT ELEVATION	374.00P
PROPOSED FLOWLINE ELEVATION	374.00FL
PROPOSED FINISHED GRADE ELEVATION	374.00FG
PROPOSED GRADIENT	1.75%
PROPOSED CURB (PVT)	---
PROPOSED PCC SIDEWALK (PUB)	---
PROPOSED AC PAVEMENT (HEAVY) (PVT)	---
PROPOSED DRIVEWAY (PUBLIC)	---
PROPOSED STORM DRAIN (PVT)	---
PROPOSED WATER LATERAL (PVT)	---
PROPOSED BFP (PVT)	---
PROPOSED FDC/PIV (PVT)	---
PROPOSED DOMESTIC WATER POINT OF CONNECTION	---
PROPOSED FIRE POINT OF CONNECTION	---
PROPOSED IRRIGATION POINT OF CONNECTION	---
PROPOSED SEWER POINT OF CONNECTION	---
PROPOSED SEWER LATERAL (PVT)	---
PROPOSED SEWER CLEANOUT (PVT)	---
PROPOSED BUILDING FOOTPRINT	---
PROPOSED STORM DRAIN STRUCTURE (PVT)	---
PROPOSED 4' WIDE RIBBON GUTTER (PVT)	---
PROPOSED BROW DITCH (PVT)	---
PROPOSED FIRE HYDRANT ASSEMBLY (PVT)	---
PROPOSED RIP RAP ENERGY DISSIPATER (PVT)	---
PROPOSED MODULAR WETLAND SYSTEM (PVT)	---
PROPOSED EARTHEN SWALE (PVT)	---
PROPOSED STEM WALL (PVT)	---

OMEGA
ENGINEERING CONSULTANTS
4320 VIEWBRIDGE AVE. SUITE C
SAN DIEGO, CA 92123
PH: (619) 634-8620 FAX: (619) 634-8627

DATE

SEAN M. SAWAGE R.C.E. 75677





SITE SPECIFIC DATA

PROJECT NUMBER	
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	
TREATMENT REQUIRED	
TREATMENT FLOW (CFS)	
NOTES	

TREATMENT FLOW (CFS)	FG-MWS-L-6-6-3.5
VAULT HEIGHT (FT)	0.12
MAX OPERATING HEAD (FT)	3.5
WETLAND MEDIA VOLUME (CY)	2.37
WETLAND MEDIA LOADING RATE (GPM/ST)	1.0
ORIFICE SIZE (DIA. INCHES)	1.61

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS INSTALLING ON A PAVED SURFACE, OR A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
- DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

LEFT END VIEW
BIOFILTRATION

ELEVATION VIEW

THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,452,982; 7,470,182; 7,474,372; 6,363,816; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING.

PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLAND SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLAND SYSTEMS IS PROHIBITED.

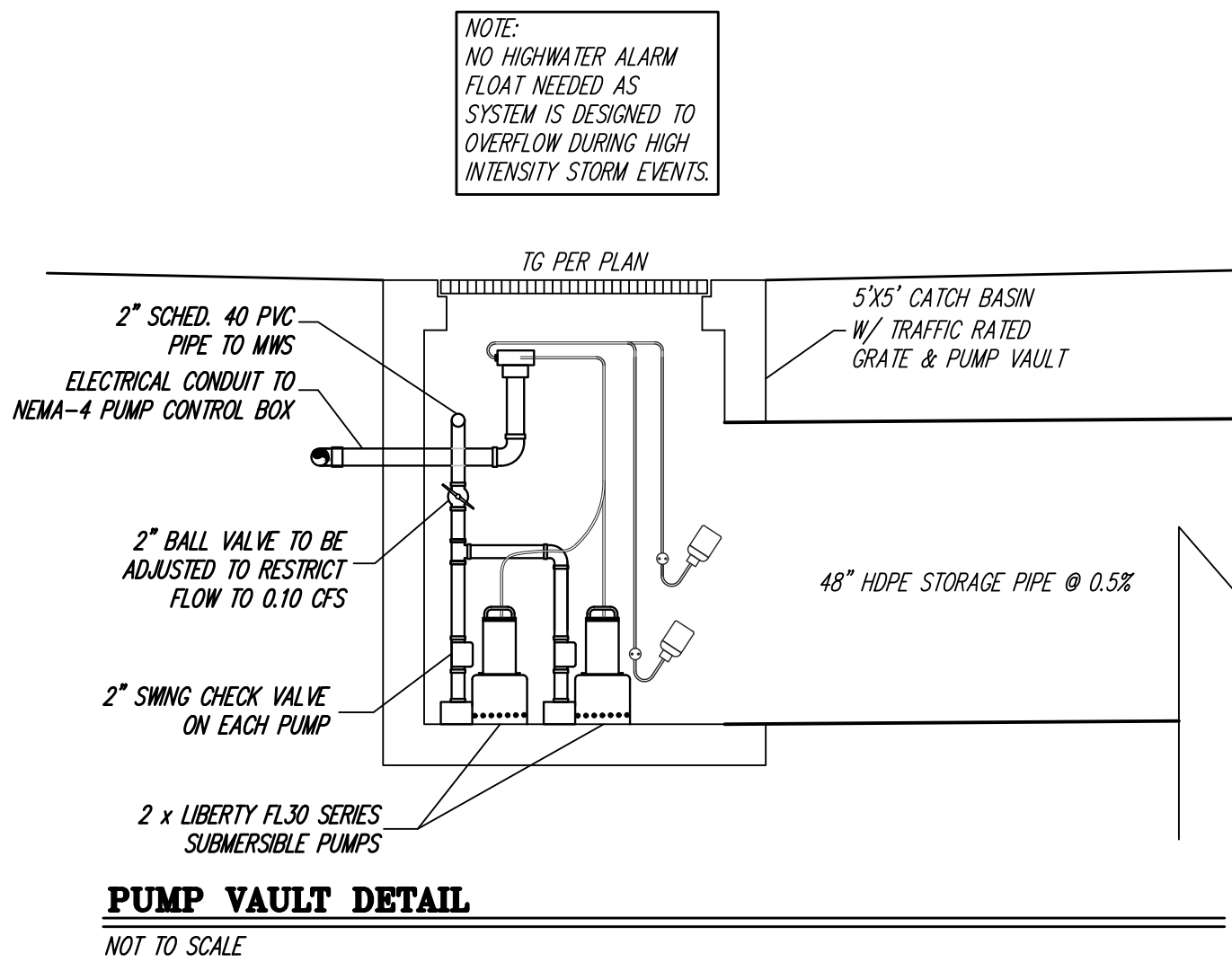
BioClean

A Forterra Company

FIBERGLASS MWS LINEAR
STORMWATER BIOFILTRATION SYSTEM
FG-MWS-L-6-6-3.5

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864



- SOURCE CONTROL BMP NOTES**
- ALL APPLICABLE SOURCE CONTROL BMPs SHALL BE UTILIZED
- A. ALL ONSITE INLETS TO BE MARKED "NO DUMPING" OR SIMILAR AND ALL OPERATIONAL PRECAUTIONS TO AVOID NON STORM WATER DISCHARGE SHALL BE FOLLOWED PER THE CITY'S BMP DESIGN MANUAL.
- B. PROPOSED REFUSE AREA WILL REMAIN COVERED AND PROTECTED FROM WIND DISPERSAL. SIGNS SHALL BE PLACED WITH WORDS "DO NOT DUMP HAZARDOUS MATERIALS OR LIQUIDS HERE" OR SIMILAR. OWNER SHALL BE RESPONSIBLE TO KEEP THE AREA CLEAN OF LITTER AND SPILLS.
- C. OWNER TO BE RESPONSIBLE FOR SWEEPING PLAZAS, SIDEWALKS, AND PARKING LOTS. THIS IS TO BE DONE REGULARLY AND AS NEEDED TO PREVENT ACCUMULATION OF LITTER AND DEBRIS.
- D. FIRE SPRINKLER TEST WATER SHALL BE DRAINED TO THE BIOFILTRATION BASIN.
- E. CONDENSATE DRAIN LINES INCLUDING AIR CONDITIONING SHALL BE ROUTED TO LANDSCAPE.
- F. ROOFING, GUTTERS, AND TRIM SHALL NOT BE MADE OF COPPER OR OTHER UNPROTECTED METALS THAT MAY LEACH INTO RUNOFF MUST BE AVOIDED.

SOURCE CONTROL BMPs

STORM DRAIN STENCILING 1

BMP PUMPED DRAWDOWN

AT 6' OF TOTAL HEAD THE FL-30 SERIES PUMPS WILL DISCHARGE STORMWATER AT A RATE OF 0.10 CFS.

DCV	= 7,491 CF
DISCHARGE FLOWRATE	= 0.10 CFS
TOTAL DRAWDOWN TIME	= 7,491 CF/0.10 CFS
	= 74,910 SEC X (1 HR/3600 SEC)
	= 20.8 HOURS

LEGEND

DMA BOUNDARY - - - - -

DRAINAGE ARROWS - - - - -

POINT OF COMPLIANCE - - - - - POC-#

DRAINAGE MANAGEMENT AREA - - - - - DMA-#

IMPERVIOUS AREA - - - - -

ROOF AREA - - - - -

LANDSCAPED AREAS - - - - -

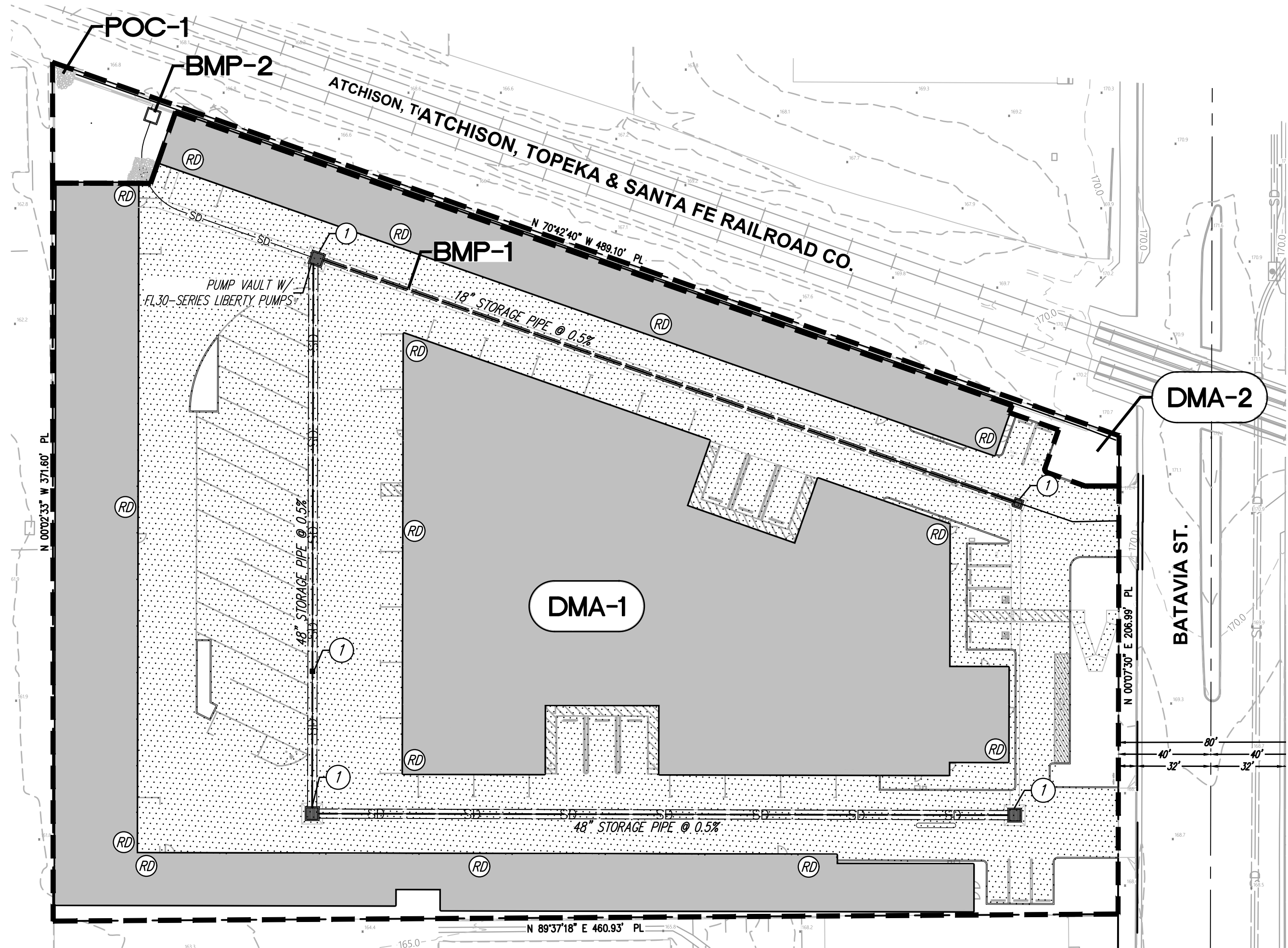
ROOF DRAIN LOCATIONS - - - - - (RD)

DMA DATA TABLE

DMA-NO.	TOT. AREA (SF)	IMPERVIOUS (%)	DESIGN DCV (CF)	TYPE/TREATED BY
DMA-1	129,402	96	7,491	BMP-1 / BMP-2
DMA-2	4,051	0	-	AREA IS FULLY PERVIOUS

TREATMENT BMP DATA TABLE

BMP-#	TREATING	PROPOSED VOLUME (CF)	DESCRIPTION
BMP-1	DMA-1	7,521	2-48" HDPE STORAGE PIPES & 18" PIPE
BMP-2	DMA-1	-	PROPRIETARY BIOFILTRATION FACILITY MODULAR WETLAND MWS-0-6-6-3.5



OMEGA

ENGINEERING CONSULTANTS

4320 VIEWBRIDGE AVE. SUITE C

SAN DIEGO, CA 92123

PH: (619) 634-8620 FAX: (619) 634-8627

SEAN M. SAVAGE

R.C.E. 75677

DATE

REGISTERED PROFESSIONAL ENGINEER

SEAN M. SAVAGE

No. 75677

CIVIL

RECEIVED JAN 11 2024

STATE OF CALIFORNIA

C-3

JORDAN ARCHITECTS

131 CALLE IGLESIA, SUITE 100

SAN CLEMENTE, CA 92672

949.388.8090

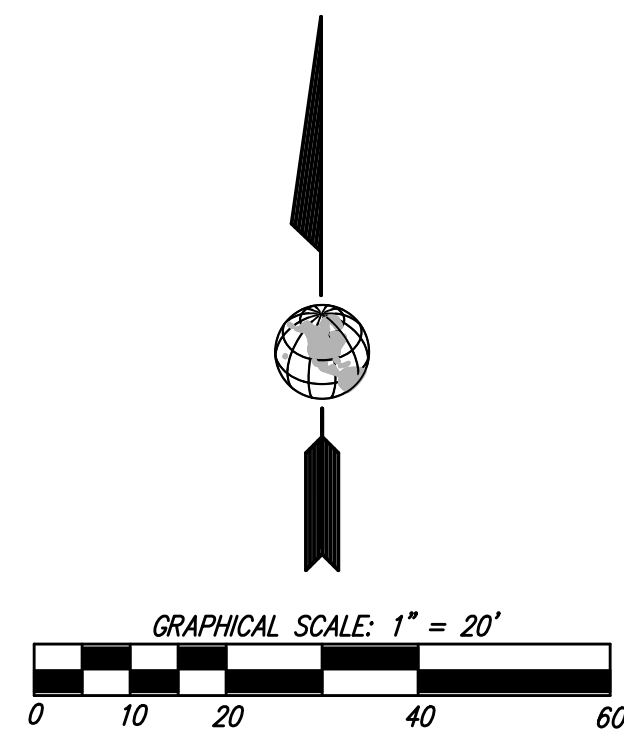
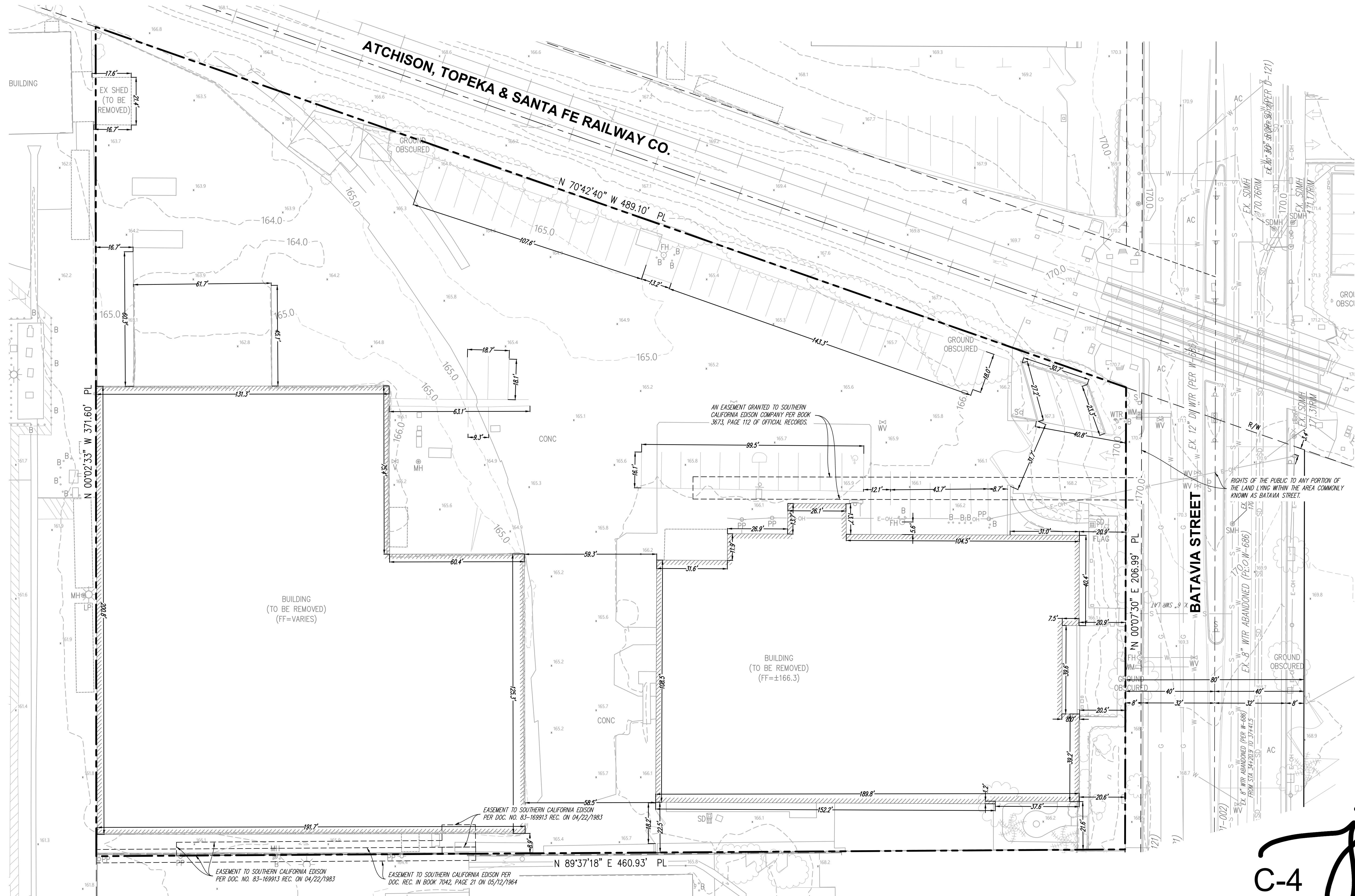
ja

DMA PLAN

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

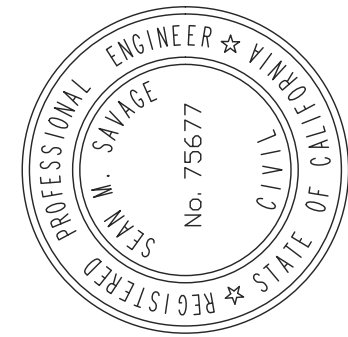
JOB NUMBER: 21-710

DATE: 10/05/2023



OMEGA
ENGINEERING CONSULTANTS
4320 VIEWBRIDGE AVE. SUITE C
SAN DIEGO, CA 92123
PH: (619) 634-8620 FAX: (619) 634-8627

DATE
SEAN M. SAVAGE R.C.E. 75677



BATAVIA SELF-STORAGE

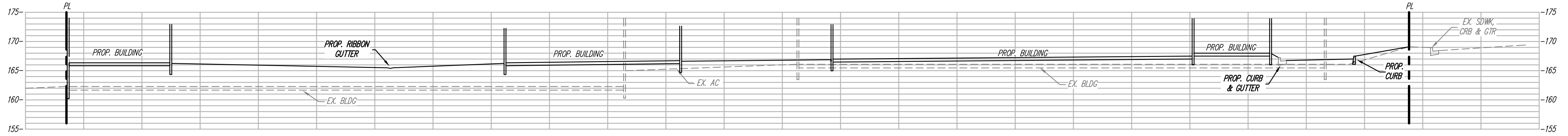
630 N BATAVIA ST, ORANGE, CA 92864

EXISTING SITE PLAN

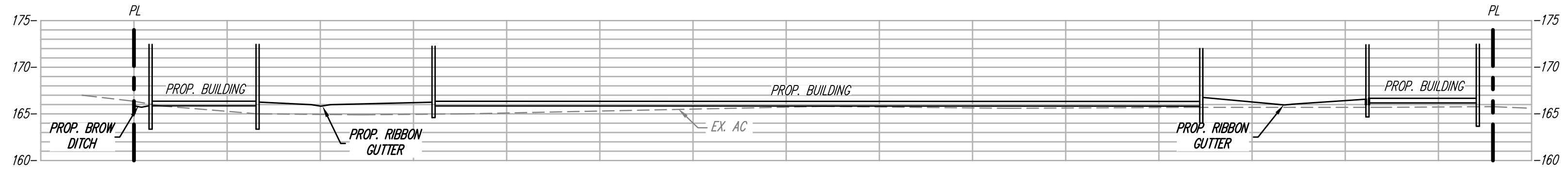
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
DATE: 08/21/2023

ja
C-4 JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



SECTION A-A
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=10'



SECTION B-B
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=10'

BATAVIA SELF-STORAGE

630 N BATAVIA ST, ORANGE, CA 92864

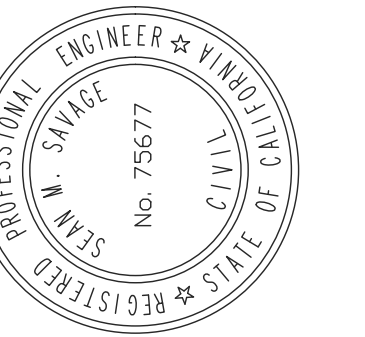
SECTIONS

C-5

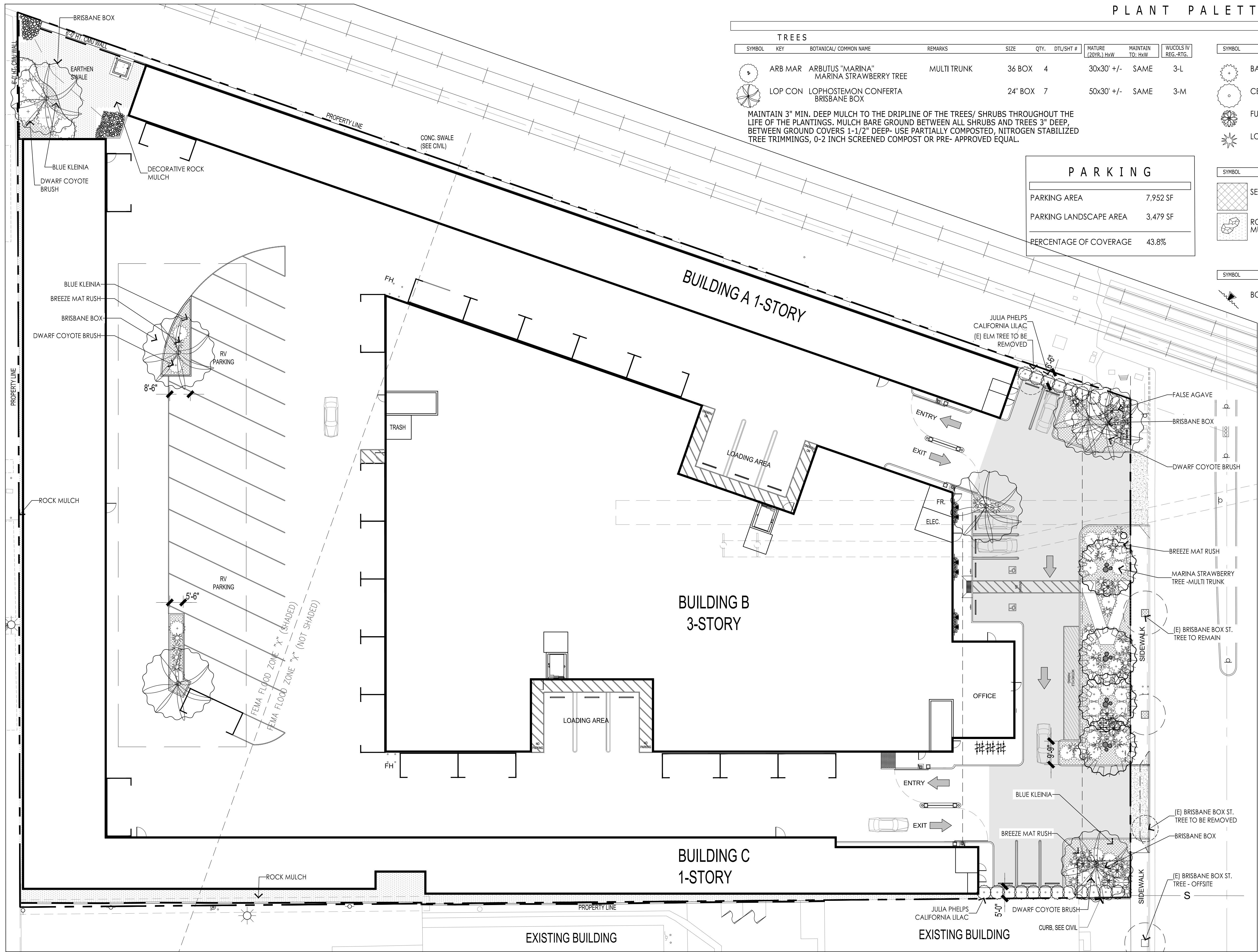
JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

JOB NUMBER: 21-710
DATE: 08/21/2023

OMEGA ENGINEERING CONSULTANTS
4320 VIEWBRIDGE AVE, SUITE C
SAN DIEGO, CA 92123
PH: (658) 634-8620 FAX: (658) 634-8627





SEAN M. SAVAGE R.C.E. 75677 DATE







PLANT PALETTE

TREES

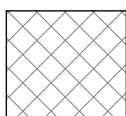

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SH#	MATURE (20YR.) HxW	MAINTAIN TO: HxW	WUCOLS IV REG.-RTG.
	ARB MAR	ARBUTUS "MARINA" MARINA STRAWBERRY TREE	MULTI TRUNK	36 BOX	4		30x30' +/-	SAME	3-L
	LOP CON	LOPHOSTEMON CONFERTA BRISBANE BOX		24" BOX	7		50x30' +/-	SAME	3-M

MAINTAIN 3" MIN. DEEP MULCH TO THE DRIPLINE OF THE TREES/ SHRUBS THROUGHOUT THE LIFE OF THE PLANTINGS. MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP, BETWEEN GROUND COVERS 1-1/2" DEEP- USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE- APPROVED EQUAL.


SHRUBS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SH#	MATURE HxW	WUCOLS IV REG.-RTG.
	BAC PIG	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH		1 GAL			1'x6'+	3-L
	CEA JUL	CEANOOTHUS 'JULIA PHELPS' JULIA PHELPS CALIFORNIA LILAC		5 GAL			5'x8'	3-L
	FUR FOE	FURCRAEA F. 'MEDIOPICTA' FALSE AGAVE		15 GAL			4'x3'	3-L
	LOM BRE	LOMANDRA LONGIFOLIA "BREEZE" BREEZE DWARF MAT RUSH		1 GAL			2.5'x3'	3-L

GROUND COVERS





SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SH#	MATURE HxW	WUCOLS IV REG.-RTG.
	SEN MAN	SENECIO MANDRALISCAE BLUE KLEINIA		4" POTS @ 12" O.C.			12" x 24"	3-L
	ROCK MULCH	DECOMPOSED GRANITE AND ROCK MULCH						
			DECOMPOSED GRANITE - COMPLEMENT PALETTE ROCK- GRAYS-CHARCOAL COLOR SCHEME					

VINES



SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SH#	MATURE HxW	WUCOLS IV REG.-RTG.
	BOU RED	BOUGAINVILLEA "SAN DIEGO RED" RED BOUGAINVILLEA	TRAIN TO WALL TRELLIS	15 GAL	6		12'x5'+	3-L

PLANT PALETTE

TREES									
SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT #	MATURE (20YR.) HxW	MAINTAIN TO: HxW	WUCOLS IV REG.-RTG.
	ARB MAR	ARBUTUS "MARINA" MARINA STRAWBERRY TREE	MULTI TRUNK	36 BOX	4		30x30' +/-	SAME	3-L
	LOP CON	LOPHOSTEMON CONFERTA BRISBANE BOX		24" BOX	7		50x30' +/-	SAME	3-M
MAINTAIN 3" MIN. DEEP MULCH TO THE DRIPLINE OF THE TREES/ SHRUBS THROUGHOUT THE LIFE OF THE PLANTINGS. MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP. BETWEEN GROUND COVERS 1-1/2" DEEP- USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE- APPROVED EQUAL.									

SHRUBS								
SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
	BAC PIG	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH		1 GAL			1'x6'+	3-L
	CEA JUL	CEANOTHUS 'JULIA PHELPS' JULIA PHELPS CALIFORNIA LILAC		5 GAL			5'x8'	3-L
	FUR FOF	FURCRAEA F. 'MEDIOPICTA' FALSE AGAVE		15 GAL			4'x3'	3-L
	LOM BRE	LOMANDRA LONGIFOLIA "BREEZE" BREEZE DWARF MAT RUSH		1 GAL			2.5'x3'	3-L

VINES								
SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
	BOU RED	BOUGAINVILLEA "SAN DIEGO RED" TRAIN TO WALL RED BOUGAINVILLEA	TRELLIS	15 GAL	6		12'x5'	3-L

GROUND COVERS								
SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
	SEN MAN	SENECIO MANDRALISCAE BLUE KLEINIA		4" POTS @ 12" O.C.			12' x 24'	3-L
	ROCK MULCH	DECOMPOSED GRANITE AND ROCK MULCH		DECOMPOSED GRANITE - COMPLEMENT PALETTE ROCK- GRAYS-CHARCOAL COLOR SCHEME				

CITY NOTES

PARKING	
PARKING AREA	7,952 SF
PARKING LANDSCAPE AREA	3,479 SF
PERCENTAGE OF COVERAGE	43.8%

Trees are required for all projects and may be randomly located throughout the site, at all parking areas, and along all perimeter property lines at a maximum of 36' - 0" o. c.

25% of new trees shall be 24" box or larger. All other trees 15-gallon minimum. Place larger specimens at front of project.

NOTIFY COMMUNITY SERVICES DEPARTMENT, (714) 532-6464, FOR LANDSCAPE INSPECTION PRIOR TO EXCAVATION OF PLANTING FOR PLANT MATERIAL, CITY STREET TREES, AND SETBACK REQUIREMENTS. 48 HOURS NOTICE REQUIRED.

TO CALCULATE THE QUANTITY OF TREES REQUIRED ON A PROJECT, ADD TOGETHER THE TOTAL LENGTH OF ALL THE PERIMETER PROPERTY LINES (ALL SIDES), THE TOTAL LENGTH OF THE PERIMETER OF THE BUILDINGS, AND THE TOTAL LENGTH OF ALL PARKING ROWS ON THE SITE, AND DIVIDE BY 36. THESE TREES ARE TO BE LOCATED RANDOMLY THROUGHOUT THE PROJECT UNLESS OTHERWISE NOTED. LARGER SPECIMENS ARE TO BE USED AT THE FRONT PART OF PROJECT.

TOTAL THE PL PERIMETER ([1,529]) + BLDG PERIMETERS (A-812;B-955, C-1,437[3,204]) + LENGTH OF PARKING ROWS (RV-190;FRNT-29+45+19 [283]) [5,299] / DIVIDE BY 36 = # OF REQUIRED TREES [147]

NOTIFY COMMUNITY SERVICES DEPARTMENT. (714)532-6464, FOR LANDSCAPE INSPECTION PRIOR TO EXCAVATION OF PLANTING FOR PLANT MATERIAL, CITY STREET TREES, AND SETBACK REQUIREMENTS. 48 HOURS NOTICE REQUIRED.



MARINA STRAWBERRY TREE



BRISBANE BOX



JULIA PHELPS LILAC



FALSE AGAVE



BREEZE MAT RUSH



BLUE KLEINIA



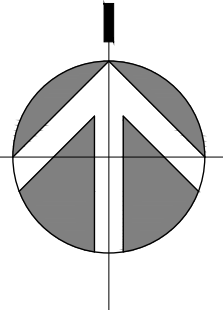
DWARF COYOTE BRUSH



DECORATIVE ROCK

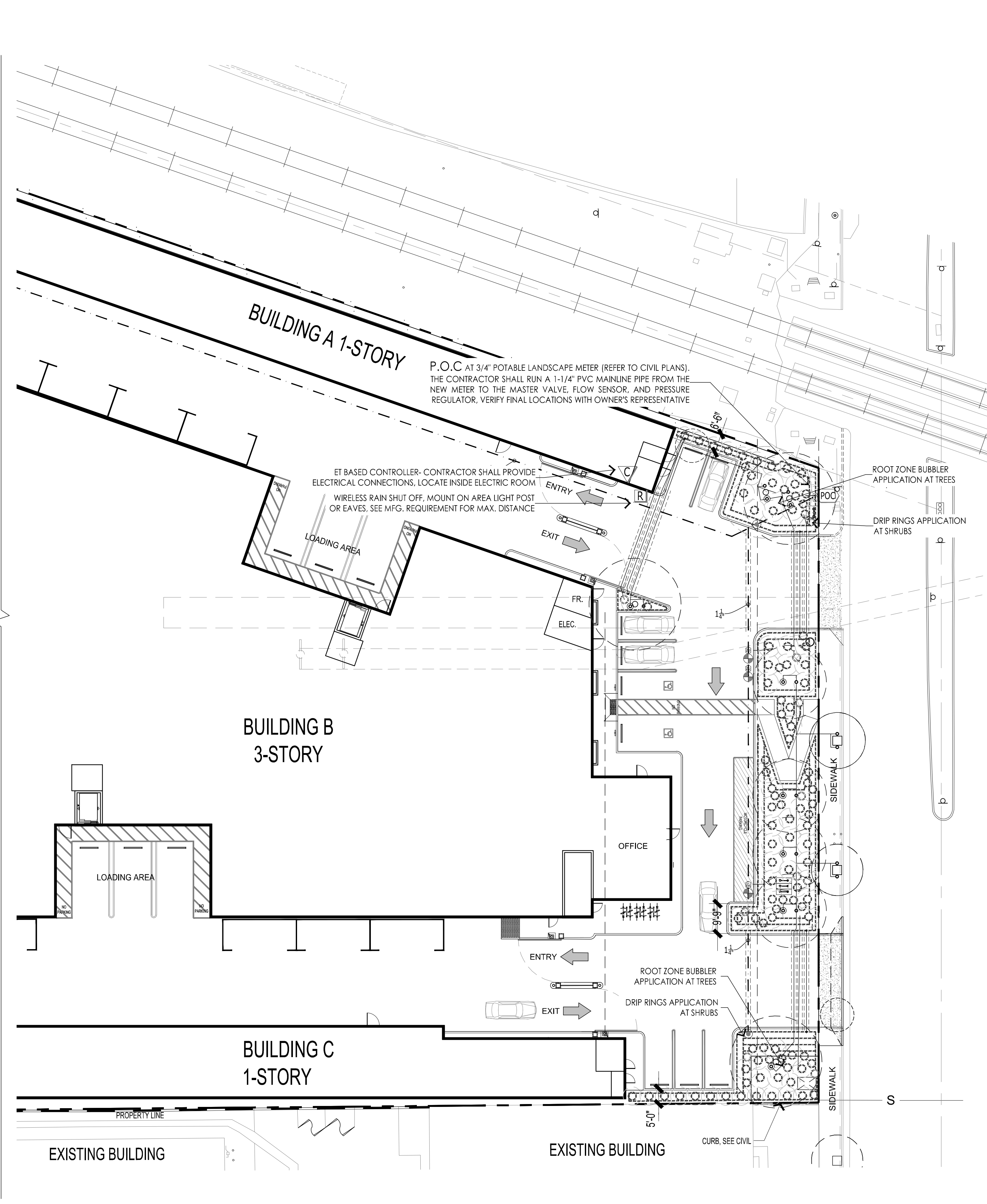
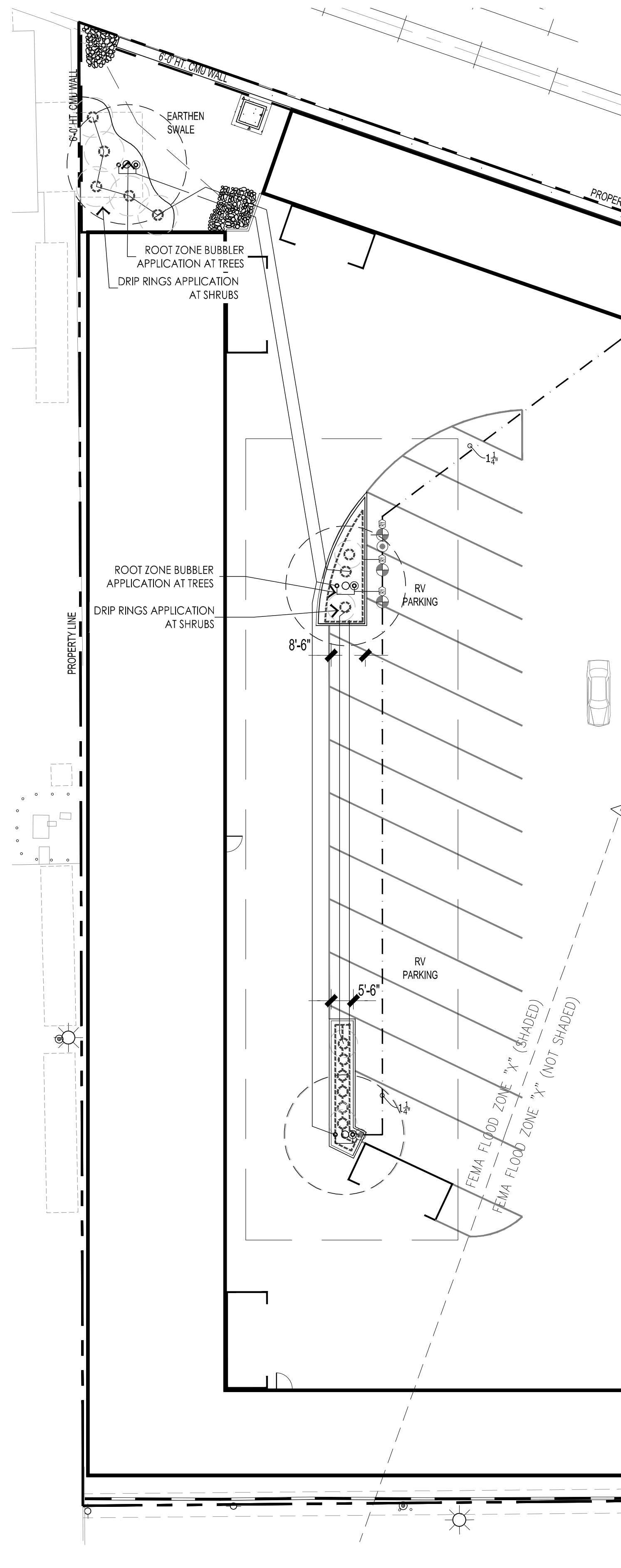
BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

PLANTING LEGEND & NOTES



THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1" = 20'
DATE: 10/05/2023



IRRIGATION LEGEND

EQUIPMENT			
SYMBOL	DESCRIPTION	REMARKS	DETAIL
	3/4" WATER METER AND 1-1/4" SERVICE LINE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR		
	RAINBIRD ESP-LXMEF MODULAR CONTROLLER (24 STATION) WITH MASTER VALVE PROGRAMMABILITY, FLOW SENSING, AND WR2-RFC WIRELESS RAIN SHUT-OFF. INSTALL CONTROLLER WITHIN RAINBIRD LXMSS WALL MOUNT LOCKING ENCLOSURE.		
	NIBCO T-580A BALL VALVE (LINE SIZE)		
	WILKENS #500XL PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 80PSI		
	FEBCO #825YA RP BACKFLOW PREVENTER W/ WILKINS YB BRONZE WYE STRAINER (LINE SIZE). INSTALL WITHIN V.I.T. "STRONGBOX" 388C-30 CR DARK GREEN POWDER COATED STEEL ENCLOSURE. VERIFY EXACT MODEL PER BACKFLOW DEVICE. INSTALL PER CITY/COUNTY STANDARDS		
	SUPERIOR 3300-1-1/2" NORMALLY OPEN MASTER VALVE IN RECTANGULAR VALVE BOX		
	RAIN BIRD PEB SERIES REMOTE CONTROL VALVE - INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX		
	RAIN BIRD XCZ SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL PESBR LOW FLOW VALVE AND PRESSURE REDUCING MESH FILTER. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX. FOR RECYCLED WATER SYSTEM USE PURPLE TAGS AT EACH VALVE AND INSTALL IN PURPLE BOLT COVER VALVE BOXES. PER CITY/ COUNTY REQ'S.		
	RAIN BIRD 33 DLRC QUICK COUPLER VALVE - INSTALL APPROXIMATELY 150' O.C. OR WHERE SHOWN IN CIRCULAR VALVE BOX. PROVIDE (1) HOSE KEY AND SWIVEL FOR EVERY 10 VALVES INSTALLED		
	NETAFIM TL5OV FLUSH VALVE-INSTALL AT LEAST ONCE AT EACH SYSTEM/ VALVE AT ENDS OF LINES AND FARTHEST FROM SOURCE, PLACE IN ROUND LOCKING VALVE BOX WITH GRAVEL AND EXTRA LENGTH OF BLANK TUBING		
	AIR RELIEF VALVE-INSTALL ONE AT EACH SYSTEM/ VALVE AT HIGH POINT(S) IN ROUND LOCKING VALVE BOX WITH GRAVEL		
	PVC WATER PIPE SCH. 40 (MAINLINE 1-1/2" AND SMALLER)		
	PVC WATER PIPE SCH. 40 3/4"-1-1/2" (LATERALS)		
	ALL IRRIGATION LATERAL PIPING SHALL BE 3/4" SIZE UNLESS NOTED OTHERWISE		
	PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE. INSTALL WHERE SHOWN AND ALL STREET OR DRIVE CROSSINGS		

IRRIGATION OUTLETS

SYMBOL		DESCRIPTION	DISCHARGE-GPM		PSI	RADIUS	PRECIP RATE	DETAIL
Q	T	H	TT	TQ	F			
ROOT ZONE BUBBLERS AT EA. TREE AND POP-UP BUBBLER AT EACH SHRUB:								
						.25	30	---
						.25	30	---

RAINBIRD DRIPLINE - THE SYMBOL REPRESENTS AREA WATERED NOT THE EXACT LAYOUT - SCRATCH INTO SOIL AND COVER W/ MULCH TYP. - INSTALL W/ FLUSH AND AIR RELIEF VALVES PER MFG.

TLCV9-12 - 9 GPH DRIPPERS AT 12" INTERVAL WITH 12-18" ROW SPACING 92 GPH 30 ---

ALL IRRIGATION PIPING SHALL BE SCHEDULE 40 PVC PURPLE ALERT LINE OR PURPLE TAPED.

ANTI-DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE - FOR SPRINKLERS USE RAINBIRD SAM'S, HUNTER HCV 50M-50F OR VALCON V5000 SERIES.

ALL UN-BURIED PVC/POLY PIPE SHALL BE UV RESISTANT, ALL EXPOSED VALVE WIRING SHALL BE UV RESISTANT.

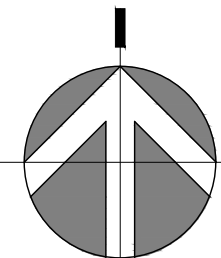
ALL RECYCLED WATER LINES AND SLEEVES TO BE PURPLE ALERT LINE OR PURPLE TAPED. RECYCLED SYSTEM VALVE BOXES LIDS TO BE PURPLE.

POINT OF CONNECTION AND CONTROLLER INSTALLATION

POINT OF CONNECTION TO THE 1-1/4" SERVICE AND 3/4" POTABLE IRRIGATION WATER METER INSTALLED BY THE COMMUNITY WATER DISTRICT. VERIFY THE EXACT STUBOUT LOCATION PER CIVIL ENGINEER'S DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS AND COORDINATE WITH THE WATER DEPARTMENT FOR THE INSTALLATION OF THE WATER METER. THE CONTRACTOR SHALL RUN A 1-1/4" SCH. 40 MAINLINE PIPE FROM THE NEW METER TO THE PRESSURE REGULATOR. THEN TO THE NORMALLY OPEN MASTER VALVE AND THE FLOW SENSOR. PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE CONNECTION TASK. FINAL LOCATION OF THIS EQUIPMENT SHALL BE APPROVED BY THE CITY AND OWNER'S AUTHORIZED REPRESENTATIVES. THE SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW OF 30 GPM AT MINIMUM OPERATING PRESSURE OF 110.0 PSI. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT.

PROVIDE AND INSTALL CONTROLLER ASSEMBLY PER ALL STATE AND LOCAL CODES. FINAL LOCATION TO BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. 120VAC POWER PROVIDED BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE 120VAC POWER FROM THE SOURCE TO THE CONTROLLER LOCATION AND MAKE THE FINAL HOOKUP. ALL 120VAC POWER WIRING SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL CONNECT THE LOW VOLTAGE CONTROL WIRES TO THE CONTROLLER TERMINAL STRIP IN SEQUENCE PER THE DRAWINGS. ANY DEVIATIONS WILL BE NOTED ON THE AS-BUILT DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LOCAL CONTROLLER AND MOISTURE SENSOR REPRESENTATIVES FOR TESTING AND INSTALLATION CERTIFICATION.

NOTIFY COMMUNITY SERVICES DEPARTMENT. (714)532-6464, FOR IRRIGATION MAINLINES PRESSURE TEST AND COVERAGE TEST. 48 HOURS NOTICE REQUIRED.

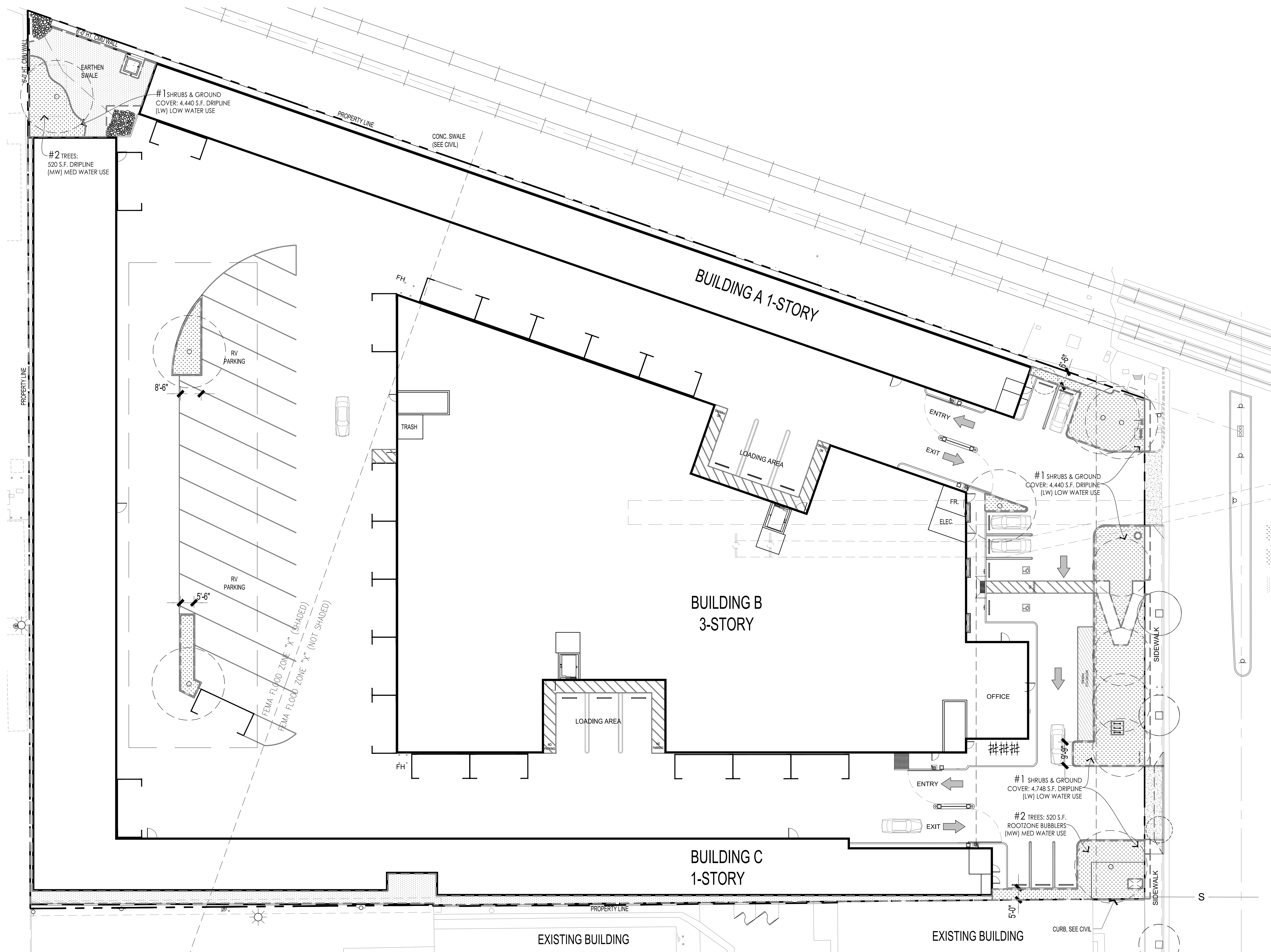


BATAVIA SELF-STORAGE PRELIMINARY IRRIGATION PLAN

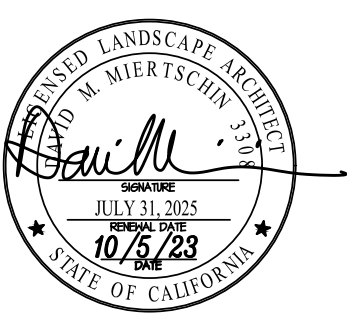
630 N BATAVIA ST, ORANGE, CA 92864

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

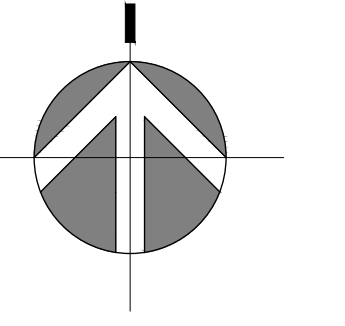
JOB NUMBER: 21-710
SCALE: 1" = 20'
DATE: 10/05/2023



HYDROZONES	
	#1 SHRUBS/ G-COVERS: 4,440-(520 TREES)=3,920 S.F. DRIPLINE (LW) LOW WATER USE
	#2 TREES: 520 S.F. (13 @ 40 S.F.) ROOT ZONE BUBBLERS (MW) MEDIUM WATER USE
	#3 DECORATIVE ROCK MULCH: 3,213 S.F. NONE NO WATER USE



DMLA
Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com
p/f (949) 388-3369



BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

HYDROZONES PLAN

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1" = 20'
DATE: 10/05/2023

L3

JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

Appendix B: Certification of Landscape Design

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

- (1) I am a professional appropriately-licensed in the State of California to provide professional landscape design services.
- (2) The landscape design and water use calculations for the property located at 630 N. Batavia Street, Orange, CA 92684 (provide street address or parcel number(s)) were prepared by me or under my supervision.
- (3) The landscape design and water use calculations for the identified property comply with the requirements of the Water Efficient Landscape Section IX of the City of Orange Landscape Standards and Specifications (Municipal Code Sections 16.50.040) and the Guidelines for Implementation of the City of Orange Water Efficient Landscape Section IX of the City of Orange Landscape Standards and Specifications.
- (4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the Guidelines for Implementation of the Water Efficient Landscape Section IX of the City of Orange Landscape Standards and Specifications.

David Miertschin 8/25/23
Print Name Date

Signature CA Lic #3308
License Number

34032 Alcazar Dr., Dana Point, CA 92629
Address

(949) 388-3369 david@dmlaonline.com
Telephone E-mail Address

Landscape Design Professional's Stamp
(If applicable)



HYDROZONES	
#1	SHRUBS/ G-COVERS: 4,440-(520 TREES)=3,920 S.F. DRIPLINE (LW) LOW WATER USE
#2	TREES: 520 S.F. (13 @40 S.F.) ROOT ZONE BUBBLERS (MW) MEDIUM WATER USE
#3	DECORATIVE ROCK MULCH: 3,213 S.F. NONE NO WATER USE

Appendix C: Water Efficient Landscape Worksheet

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) ^a : 49.7 x (.62) = 30.8					Landscape Area Sector Type (select one):		<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential		
	Hydrozone #/Planting Description	Location	Plant Factor ^b (PF)	Irrigation Method ^c	Irrigation Efficiency ^c (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use ^d (ETWU)
Regular Landscape Area									
1	#1- LOW	SUN	0.2	DRIPLINE	0.81	0.25	3,920 SF	980	30,184
2	#2-MED	SUN	0.5	BUBBLERS	0.81	0.62	520 SF	322.4	9,930
3	#3-ROCK MULCH	VARIED	0.1	NONE	0.81	0.12	3,213 SF	385.6	11,877
4									
5									
6									
7									
8									
9									
10									
11									
12									

Average	Total	Total
.33	7,653	1,688
Average ETAF for Regular Landscape Areas* (circle one):		In Compliance Not In Compliance

Special Landscape Area								
SLA-1								
SLA-2								
SLA-3								
SLA-4								
SLA-5								

ETWU #1= (49.7)(0.62)(.25)(3,920) = (30.8)(980) = 30,184 G.P.Y.	ETWU #3= (49.7)(0.62)(.12)(3,213) = (30.8)(385.6) = 11,877 G.P.Y.	Totals	7,653	1,688
ETWU #2= (49.7)(.62)(.62)(520) = (30.8)(322.4) = 9,930 G.P.Y.		Total Landscape Area	7,653	
		Site wide ETAF	.33	
MAWA = (49.7)(0.62)[(0.45 x 7,653)+((1-0.45)(SLA)] = (30.8)(3,443.9+0)=106,072 G.P.Y.		ETWU Total	51,991	
		Maximum Allowed Water Allowance (MAWA) ^f	106,072	

BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

HYDROZONE CALCS.

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: N.T.S.
DATE: 10/05/2023



BATAVIA SELF-STORAGE PROJECT

FINAL MITIGATED NEGATIVE DECLARATION

NO. 1884-22



Lead Agency:
City of Orange
Community Development Department • Planning Division
300 East Chapman Avenue
Orange, CA 92866-1591
(714) 744 7220
(714) 744 7222 (Fax)
www.cityoforange.org

Prepared by:
EPD Solutions, Inc
3333 Michelson Dr, Suite 500
Irvine, CA 92612

Date:
December 2023

This page is intentionally left blank.

TABLE OF CONTENTS

1.0 INTRODUCTION	4
2.0 RESPONSE TO COMMENTS	6
3.0 REVISIONS TO INFORMATION PRESENTED IN THE DRAFT IS/MND	15
4.0 MITIGATION MONITORING AND REPORTING PLAN	16
5.0 FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION	39
EXISTING SETTING	39
Regional Setting.....	39
Existing Site Conditions	39
Existing Land Uses and Zoning Designation	39
Surrounding Land Uses	40
PROJECT DESCRIPTION	53
Project Overview	53
Project Features	53
Construction.....	54
Operation	55
Discretionary Actions	55
Scheduled Public Meetings or Hearings:.....	55
EVALUATION OF ENVIRONMENTAL IMPACTS:	68
CHECKLIST OF ENVIRONMENTAL IMPACT ISSUES:	70
AESTHETICS.	70
AGRICULTURE & FOREST RESOURCES.	74
AIR QUALITY.....	76
BIOLOGICAL RESOURCES.....	84
CULTURAL RESOURCES.....	88
ENERGY.	91
GEOLOGY AND SOILS.	94
GREENHOUSE GAS EMISSIONS.....	100
HAZARDS AND HAZARDOUS MATERIALS.	106
HYDROLOGY AND WATER QUALITY.	117
LAND USE/PLANNING.	125
MINERAL RESOURCES.	132
NOISE.....	133
POPULATION AND HOUSING.....	142
PUBLIC SERVICES.	143
RECREATION.	146
TRANSPORTATION.....	147
TRIBAL CULTURAL RESOURCES.	151
UTILITIES/SERVICE SYSTEMS.....	155
WILDFIRE.	161
MANDATORY FINDINGS OF SIGNIFICANCE.....	163

Figures

Figure 1: Regional Location	41
Figure 2: Local Vicinity.....	43
Figure 3: Project Aerial	45
Figure 4: Existing Site Photos	47
Figure 5: Existing General Plan Designation	49
Figure 6: Existing Zoning.....	51
Figure 7: Conceptual Site Plan	57
Figure 8a: Building Elevations	59

Tables

Table 4-1: Mitigation Monitoring and Reporting Checklist.....	19
Table 1: Surrounding Existing Land Use and Zoning Designations	40
Table 2: Conceptual Unit Mix Tabulation.....	53
Table 3: Estimated Construction Schedule.....	55
Table AES-1: Project Consistency with Site Development Standards.....	71
Table AQ-1: Maximum Daily Regional Emissions Thresholds.....	77
Table AQ-2: Construction Emissions Summary	78
Table AQ-3: Operational Emissions Summary	79
Table E-1: Estimated Project Construction Energy Usage.....	91
Table E-2: Estimated Project Operational Energy Usage.....	92
Table GHG-1: Operational Greenhouse Gas Emissions	102
Table WQ-1: Comparison of Peak Runoff Rates with Project Implementation	120
Table NOI-1: Daytime Construction Noise Criteria.....	134
Table NOI-2: Maximum Allowable Noise Exposure – Stationary Noise Sources	134
Table NOI-3: Long-Term 24-Hour Ambient Noise Monitoring Results	135
Table NOI-4: Potential Construction Noise Impacts at Nearest Receptor	135
Table NOI-5: Daytime Exterior Noise Level Impacts.....	137
Table NOI-6: Nighttime Exterior Noise Level Impacts	137
Table NOI-7: Human Annoyance Vibration Criteria	138
Table NOI-8: Vibration Source Amplitudes for Construction Equipment.....	138
Table NOI-9: Potential Construction Annoyance Impacts at Nearest Receptor	139
Table NOI-10: Potential Construction Vibration Damage Impacts at Nearest Receptor	139
Table PS-1: Station No. 5 Staffing and Response Data - 2022	143
Table T-1: Project Trip Generation	148
Table UT-1: City of Orange Projected Water Supply Projections (acre-feet).....	156
Table UT-2: City of Orange Project Water Use (Potable and Non-Potable) (acre-feet).....	157
Table UT-3: Landfill Capacity	158

Appendices

A	Air Quality, Health Risk, Greenhouse Gas, and Energy Impact Report
B	Archaeological and Paleontological Resources Records Results
C	Geotechnical Investigation Report
D	Historical Resources Summary
E	Phase I Environmental Site Assessment
F	Phase II Environmental Site Assessment
G	Remedial Action Plan and TSCA Application

H	Drainage Study
I	Preliminary Priority Water Quality Management Plan
J	Noise Impact Analysis
K	Trip Generation Screening Memo
L	VMT Screening Memo

MITIGATED NEGATIVE DECLARATION NO. 1884-22

Project Title:

Batavia Self-Storage Project

Lead Agency:City of Orange
300 East Chapman Avenue
Orange, CA 92866**Project Proponent and Address:**SCIND Batavia Point, LLC
11150 Santa Monica Boulevard, STE 700
Los Angeles, CA 90025**Project Location:**

The Project site is located at 630 Batavia Street in the City of Orange, Orange County, California (Figure 1, *Regional Location*). The Project site is adjacent to Batavia Street to the east and the Atchison, Topeka, and Santa Fe Railway to the north.

Existing General Plan Designation:

Light Industrial (Max FAR 1.0)

Reference Application Numbers:Major Site Plan Review No. 1089-22
Design Review No. 1089-22
Environmental Review No. 1884-22**Contact Person and Telephone No.:**Arlen Beck
Associate Planner
Community Development Department
(714) 744-7272**Contact Person and Telephone No.:**Ricardo Rivas
(858) 531-2099**Existing Zoning Classification:**

Industrial Manufacturing (M-2)

1.0 INTRODUCTION

The applicant for the Batavia Self-Storage Project (Project) is requesting approval from the City of Orange to demolish the existing structures on the Project site and to construct three self-storage buildings totaling 133,372 square feet (SF). The Project would include a parking lot, ornamental landscaping, and associated infrastructure.

The City has prepared this Initial Study/Mitigated Negative Declaration (IS/MND) to address and disclose the potential environmental effects of project implementation in compliance with the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines), Section 15000 et seq.

Consistent with CEQA Guidelines Section 15071, this IS/MND includes a description of the Project, an evaluation of the Project's potential environmental impacts, and findings from the environmental review. This IS/MND determines whether there is substantial evidence the Project may have a significant effect on the environment. The City is the Lead Agency under CEQA, and its Planning Commission is responsible for the adoption of the environmental analysis and approval of the Project.

On November 17, 2023, the City distributed the Draft IS/MND for the Batavia Self-Storage Project to public agencies and the general public. In accordance with the CEQA Section 21091 and State CEQA Guidelines Section 15073, a 20-day public review period for the Draft IS/MND was provided from

November 17, 2023 to December 7, 2023. The Draft IS/MND and supporting attachments were available for review by the general public at the following locations:

- Orange City Hall, Offices of the City Clerk and Community Development Department, 300 East Chapman Avenue, Orange, CA 92866
- City of Orange, Community Development Department, Planning Division Website: <https://www.cityoforange.org/our-city/departments/community-development/planning-division/current-projects>

2.0 RESPONSE TO COMMENTS

On November 17, 2023, the City of Orange circulated the Draft IS/MND for a 20-day public review period ending December 7, 2023. The following is a list of the persons, firms, or agencies that submitted comments on the Draft IS/MND during the public review period:

Comment Letter No.	Individual, Organization, Agency	Letter Dated
1	Orange County Transportation Authority	December 7, 2023
2	California Department of Transportation	December 7, 2023

The number designations in the responses are correlated to the numbered and identified portions of the comment letter.

LETTER 1: Orange County Transportation Authority, Received December 7, 2023 (2 pages)

AFFILIATED AGENCIES
*Orange County
 Transit District*
*Local Transportation
 Authority*
*Service Authority for
 Freeway Emergencies*
*Consolidated Transportation
 Service Agency*
*Congestion Management
 Agency*

December 7, 2023

Mr. Arlen Beck, Associate Planner
 City of Orange
 Community Development Department
 Planning Division
 300 E. Chapman Ave.
 Orange, CA 92866

Via email: abeck@cityoforange.org

Subject: Notice of Intent (NOI) to adopt Initial Study/Mitigated Negative Declaration (IS/MND) No. 1884-22 Regarding Batavia Self-Storage Project

Dear Mr. Beck:

Thank you for providing the Orange County Transportation Authority (OCTA) with the Notice of Intent (NOI) to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) regarding the Batavia Self-Storage Project. The following comments are provided for you:

1.1

General

- In paragraph 2, page 113 of the MND, the distances mentioned are incorrect, please revise. For Route 53, please revise from "0.5 miles" to 0.3 miles and for Route 59 "0.9 miles" to 0.6 miles from the project site.

1.2

Landscaping

- The location of the proposed trees at the northeast corner of the site is within 150 feet of the railroad at-grade crossing. Any proposed landscaping immediately adjacent to the driveway and within 150 feet may obstruct the safe sight distance of the intersection and the visibility of warning signals and signage for all users of the crossing.
 - For reference, please see Section 26.4.3 Grade Crossing Clearances for any trees and shrubs within 150 feet of the crossing from the Southern California Regional Rail Authority (SCRRA) Design Criteria Manual, located at this link: [scrra_design_criteria_manual.pdf](https://www.scrra.com/design_criteria_manual.pdf) ([metroinktrains.com](https://www.metroinktrains.com)).

1.3

Traffic

- The potential impact of 62 trucks and 165 vehicles in proximity to the Batavia crossing requires further analysis. Coordination with the California Public Utilities Commission (CUPC) and with the railroad on potential queuing across the at-grade crossing will be required. It may be determined that additional safety measures will be required to maintain the existing quiet zone.

1.4

*Orange County Transportation Authority
 550 South Main Street / P.O. Box 14184 / Orange, California 92863-1584 / (714) 560-OCTA (6282)*

Mr. Arlen Beck
December 7, 2023
Page 2

Drainage

- The Hydrology Study and plans indicate two discharge points to the railroad right-of-way (ROW). The proposed northeastern side discharge point lacks calculated peak flows, which should be incorporated into the total flow calculation. During peak conditions, the perpendicular alignment of this discharge point may lead to erosion on the OCTA's property and potential damage to the track structure. Similarly, the discharge point located in the northwest of the project site plan, although showing reduced peak flow conditions, may also cause erosion on OCTA's property and damage to the railroad track structure. Any discharge onto the railroad ROW must be avoided.
- Improvements to the site should channel flow towards an ultimate receiving storm drain system on Batavia Street or other determined solution to avoid damage to OCTA property.

1.5

Fencing

- The proposed CMU wall along the property line adjacent to the railroad must be reduced to 4 feet tall since it is within 150 feet of the at-grade railroad crossing. For reference, please see Section 24.2.5 Right-of-Way Boundary Preservation on fence height within 150 feet of either side of road crossings from the SCRRA Design Criteria Manual, located at this link: [scrra design criteria manual.pdf \(metrolinktrains.com\)](https://www.metrolinktrains.com/scrra-design-criteria-manual.pdf).

1.6

Metrolink Encroachment Permit

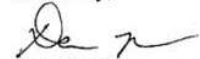
- A Right of Way Encroachment Permit will be required by Metrolink to construct the improvements. Please refer to the link below for the requirements to be included for construction: [RIGHT OF WAY \(ROW\) ENCROACHMENT \(metrolinktrains.com\)](https://www.metrolinktrains.com/right-of-way-row-encroachment)

1.7

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

1.8

Sincerely,



Dan Phu
Manager, Environmental Programs

cc: Jason Lee, OCTA
Roderick Diaz, SCRRA

DP:tc

RESPONSE TO COMMENT LETTER 1: Orange County Transportation Authority

Response to Comment 1.1: This comment thanks the Lead Agency for the opportunity to comment on the Project and introduces the commenter, the Orange County Transportation Authority (OCTA). The comment is introductory in nature and does not contain any information requiring changes to the MND. No further response is warranted.

Response to Comment 1.2: This comment discusses an error in the distances of Route 53 and Route 59 from the Project site. The MND listed Route 53 as 0.5 miles from the Project site and Route 59 as 0.9 miles from the Project site. The comment states that the correct distance is 0.3 miles and 0.6 miles respectively which are shorter distances than previously analyzed. The revised distances are reflected in Section 3, *Revisions to Information Presented in the Draft IS/MND*, of this Final IS/MND. Revisions to the distances from the site to the routes would not change the impact conclusions set forth in the IS/MND. Impacts would remain less than significant, and no further response is required.

Response to Comment 1.3: This comment states that the conceptual landscape plan reflects trees within 150 feet of the railroad at-grade crossing which may obstruct the safe sign distance of the intersection and the visibility of warning signals and signage for users of the crossing as stated in Section 26.4.3 of the Southern California Regional Rail Authority (SCRRA) Design Criteria Manual. The conceptual plans were reviewed by the City of Orange Planning Department as well as the Staff Review Committee, who requested that the northeast planter be expanded to allow for enhanced vegetation and the trees reflected on the plans. As the OCTA finds that the proposed vegetation may interfere with visibility related to the railroad crossing, the Applicant will work with the City to revise the proposed vegetation and landscaping plan within final engineering to ensure that the site vegetation satisfies the requirements of both the City of Orange and the OCTA. As such, no updates are required at this time and no further response is required.

Response to Comment 1.4: This comment states that the Project would result in 62 trucks and 165 vehicles in the proximity of the Batavia crossing daily and coordination with the California Public Utilities Commission (CUPC) and with the railroad for potential queuing issues would be required. The commenter erroneously presents the existing manufacturing use trips instead of the proposed Project trips. As discussed in Table 1, *Project Trip Generation*, of Appendix I, the existing manufacturing use results in 228 daily trips, 165 of which are vehicle trips and 62 of which would be truck trips. The proposed Project would result in 193 daily vehicle trips, and no truck trips, as shown below in Table 1 from Appendix I of the MND. The proposed use would result in a net reduction of 34 trips, and a net Passenger Car Equivalent (PCE) reduction of 131 daily trips. Therefore, the proposed Project would actually improve any existing safety concerns. Impacts would be less than significant, and no new impacts would occur and no further response is required.

Table 1: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
Manufacturing ¹	TSF	4.75	0.46	0.22	0.68	0.21	0.53	0.74	
Mini-Warehouse ²	TSF	1.45	0.05	0.04	0.09	0.07	0.08	0.15	
<u>Total Vehicle Trip Generation</u>									
Existing Manufacturing	47.932	TSF	228	22	10	33	10	26	35
<u>Vehicle Mix</u> ³		<u>Percent</u>							
Passenger Vehicles	72.50%	165	16	8	24	7	19	26	
2-Axle Trucks	4.60%	10	1	0	1	0	1	2	
3-Axle Trucks	5.70%	13	1	1	2	1	1	2	
4+-Axle Trucks	17.20%	39	4	2	6	2	4	6	
	100%	228	22	10	33	10	26	35	
<u>PCE Trip Generation</u> ⁴		<u>PCE Factor</u>							
Passenger Vehicles	1.0	165	16	8	24	7	19	26	
2-Axle Trucks	1.5	16	2	1	2	1	2	2	
3-Axle Trucks	2.0	26	3	1	4	1	3	4	
4+-Axle Trucks	3.0	117	11	5	17	5	13	18	
Total Existing PCE Trip Generation			324	32	15	46	14	36	50
<u>Total Project Trip Generation</u>									
Proposed Self-Storage	133.378	TSF	193	7	5	12	9	11	20
<u>Net Trip Generation</u>									
Net (PCE) Project Trips			-131	-24	-10	-34	-5	-26	-30
Net Project Trips (Total Trips)			-34	-15	-6	-21	-1	-15	-16

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021*. Land Use Code 140 - Manufacturing.² Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021*. Land Use Code 151 - Mini Warehouse.³ Vehicle Mix for Warehouse (Without Cold Storage), South Coast Air Quality Management District (SCAQMD), Warehouse Truck Trip Study, July 14, 2014.⁴ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

Response to Comment 1.5: This comment discusses the Project's current proposed Hydrology Study which indicates two discharge points to the railroad right-of-way (ROW). The comment raises concerns over a lack of calculated peak flows at the northeastern discharge point and states that during peak conditions, the perpendicular alignment of the discharge point may lead to erosion on the OCTA's property and potential damage to the track structure. Similarly, the comment raises concerns related to the northwest discharge point that it may also cause erosion on the OCTA's property and damage to the railroad track structure. The comment states that any discharge on the railroad ROW should be avoided. Additionally, the comment states that site improvements should channel flow towards an ultimate receiving storm drain system on Batavia Street or other determined solution in order to avoid damage to OCTA property.

The Project's drainage design included in the IS/MND is conceptual in nature and does not propose to convey storm water from the development onto, across, or over the railroad ROW. The Project's drainage is proposed to be conveyed along the current drainage path through the private property to the west. The railroad ROW drains towards the Project site and as part of the Project, a brow ditch would be constructed along the property line to intercept the stormwater runoff from the railroad ROW. The post-development condition would decrease the overall storm water discharge from the site through decreasing the average grade, decreasing the imperviousness of the site, and incorporating detention and other stormwater best management practices (BMPs). Therefore, the Project would not be discharging stormwater into the railroad ROW and no further response is warranted.

Response to Comment 1.6: This comment states that the proposed CMU wall along the northern property line, adjacent to the railroad, must be reduced by 4 feet as it is within 150 feet of the at-grade railroad crossing per Section 24.2.5 of the SCRRRA Design Criteria Manual. This comment provides inaccurate information as per Figure 7 of the MND, the Project only proposes 6-foot-high CMU walls at the northwest corner of the site, which is over 150 feet from the at-trade crossing. Along the remainder of the northern property line, Building A serves in place of a wall and there would be no wall at the northeast corner of the site near the at-grade crossing. Therefore, the comment does not require updates to the plans and no further response is required.

Response to Comment 1.7: This comment discusses the Project's requirement to obtain a Right of Way Encroachment Permit from Metrolink in order to construct improvements. This comment is acknowledged, and the Project would obtain an encroachment permit in order to construct improvements within Metrolink's ROW. No updates to the MND are required and no further response is warranted.

Response to Comment 1.5: This comment closes the letter by encouraging the City and Project Applicant to communicate with OCTA regarding the above-mentioned items. This comment is informational in nature and no further response is required.

LETTER 2: California Department of Transportation, Received December 7, 2023 (2 pages)

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
<https://dot.ca.gov/caltrans-near-me/district-12>



December 7, 2023

Mr. Arlen Beck
Associate Planner
City of Orange
300 E. Chapman Ave.
Orange, CA. 92866

File: LDR/CEQA
SCH:2023110464
12-ORA-2023-02432
SR-57, PM: 11.803
SR-55, PM: 14.161
SR-22, PM: R11.244
Interstate-5, PM: 34.134

Dear Mr. Beck,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration (MND) for the Batavia Self-Storage Project. The project proposes the demolition of two existing, vacant light manufacturing buildings and a covered storage area totaling a combined 47,932 square feet and related onsite improvements to redevelop the existing 3.22-acre industrial site with three self-storage buildings totaling 133,372 square feet. The new development would include related onsite improvements including a surface parking lot, ornamental landscaping, and associated infrastructure. Building A would total 8,693 square feet, Building B would total 105,711 square feet, and Building C would total 18,968 square feet.

2.1

The Project site is located at 630 Batavia Street, Orange, California, 92868. Regional access to the project site is provided by State Route 57 (SR-57) located approximately 0.8-mile west of the site, State Route 55 (SR-55) located 1.78 miles east of the site, State Route 22 (SR-22) located 1.3 miles south of the site, and Interstate 5 (I-5) located 1.40 miles southwest of the site. The Project site is located northwest of the intersection of Walnut Avenue and Batavia Street and a railroad runs along the northern perimeter of the site. The Project site is bordered by Batavia Street to the east, north of Walnut Avenue, east of Main Street, and south of Collins Avenue. State Routes 55, 57, 22, and Interstate 5 are owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

2.2

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Mr. Arlen Beck
December 7, 2023
Page 2

- | | |
|---|-----|
| 1. During construction, please ensure appropriate detours, signage, and safety measures are planned that prioritize and ensure the safety and mobility of pedestrians, bicyclists, and transit users. | 2.3 |
| 2. Consider adding bike lockers to the project, as the one included may be insufficient. For additional guidance on providing functional bike parking, see the attached "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: https://www.apbp.org/Publications). Given the project site's proximity to the Santa Ana River Trail, as well as major arterial roads like Walnut Ave and Collins Avenue, consider adding bicycle infrastructure where feasible to ensure safety of all road users, especially since the land use may generate additional trips by light and heavy-duty trucks. | 2.4 |
| 3. In the <u>Batavia Self Storage Public Review MND</u> , page 114, paragraph 1, second sentence; the documented P.M. peak hour trips are stated to be 20 trips. However, in Table T-1, on the same page, below in the first paragraph, the P.M. peak hour trips are listed as 30. Please clarify and correct the inconsistency. | 2.5 |
| Caltrans' mission is to provide a safe, sustainable, equitable, integrated, and efficient transportation system to enhance California's economy and livability. Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at Julie.lugaro@dot.ca.gov . | 2.6 |

Sincerely,

Maryam Molavi

Scott Shelley
Branch Chief,
LDR-Climate Change-Transit Planning
Caltrans, District 12

"Provide a safe and reliable transportation network that serves all people and respects the environment"

RESPONSE TO COMMENT LETTER 2: California Department of Transportation

Response to Comment 2.1: This comment thanks the lead agency for allowing the California Department of Transportation (Caltrans) to comment on the Project and provides a short summary description of the proposed Project. This comment is introductory and informational in nature and no response is required.

Response to Comment 2.2: This comment describes the Project's accessibility and states that State Routes 55, 57, 22, and Interstate 5 are owned and operated by Caltrans and as a responsible agency, Caltrans is providing comments on the Project.

The Project is within 0.8 to 3.35 miles of the above referenced freeways which are owned and operated by Caltrans. However, the Project would not result in any impacts to the freeways and does not require a permit from Caltrans. Therefore, Caltrans is not a responsible agency for the Project. No further response is required.

Response to Comment 2.3: This comment requests that appropriate traffic control measures be used during construction activities to ensure the safety and mobility of pedestrians, bicyclists, and transit users. The City of Orange requires that an Encroachment Permit be obtained if any construction occurs within the City's ROW. In order to obtain an Encroachment Permit, the Project would provide a Traffic Control Plan which would ensure the safety and mobility of pedestrians, bicyclists, and transit users as per the comment. Therefore, no new issues are raised, and no further response is required.

Response to Comment 2.4: This comment requests additional bike lockers to be added to the Project as one may not be sufficient. The comment also requests that additional bicycle infrastructure be added where feasible as the land use may generate additional trips by light and heavy-duty trucks.

As the proposed Project is a self-storage facility, the Project is expected to have very few employees and therefore, one bike locker would be sufficient for the site. Additionally, the Project would not require additional bicycle infrastructure along the property frontage as Figure CM-3, *Plan for Recreational Trails and Bikeways*, of the City of Orange General Plan Circulation Element does not list the segment to have any existing or proposed bike lanes. Also, the Project would result in net negative vehicle trips and no truck trips would be associated with the Project. Therefore, this comment does not raise any new concerns and no further response is required.

Response to Comment 2.5: This comment describes an inconsistency of p.m. peak hour trips used within the MND. The first paragraph on page 114 of the Draft IS/MND lists the p.m. peak hour trips as 20 and table T-1, *Project Trip Generation*, below lists p.m. peak hour trips as 30. The correct number is 20 per Table 1 above and the update is reflected in Section 3, *Revisions to Information Presented in the Draft IS/MND*, of this Final IS/MND.

Response to Comment 2.6: This comment closes the letter stating Caltrans' mission and requests that Caltrans be coordinate with for future development that may impact their facilities. This comment is informational in nature and no response is required.

3.0 REVISIONS TO INFORMATION PRESENTED IN THE DRAFT IS/MND

This section contains revisions to the Public Review MND based upon: (1) clarifications required to prepare a response to a specific comment; and/or (2) typographical errors. These revisions do not alter any impact significance conclusions as disclosed in the MND. Changes made to the MND are identified here in ~~strikeout~~ text to indicate deletions and in **bold underlined** text to signify additions.

The following text, organized by MND Chapters and Sections, has been revised in response to comments received on the MND and corrections identified by the City.

Section 17a, Transportation

The text on page 147 of the Final MND will be revised as follows:

a) Public transit in the Project vicinity is provided by the Orange County Transit Authority (OCTA). Line 53, Anaheim to Irvine is located at the intersection Walnut Avenue and Main Street, ~~0.5~~ **0.3** miles southwest, and Line 59, Anaheim to Irvine is located at the intersection of Glassell Street and Mayfair Avenue, ~~0.9~~ **0.6** miles east. The Project would not include any changes to existing transit access. No bike lanes exist on the section of Batavia Street within the Project site vicinity and the Project would not include any changes to the existing bicycle facilities. The Project does not propose any changes to the City's circulation system. As such, the Project would not conflict with any transit, bicycle, or pedestrian facilities.

Table T-1: *Project Trip Generation*, on page 148 of the Final MND will be revised as follows:

Table T-1: Project Trip Generation

Land Use	Rate	Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Proposed Self-Storage ¹	133.378	TSF	193	7	5	12	9	11	30 <u>20</u>

TSF=Thousand Square Feet

¹Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition, 2021*. Land Use Code 151 – Mini Warehouse.

4.0 MITIGATION MONITORING AND REPORTING PLAN

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 4-1, Mitigation Monitoring and Reporting Checklist, has been prepared for the proposed Well 28 Project. The table identifies Plans, Programs, and Policies (PPPs) and Mitigation Measures (MMs) required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the project. This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation measure; and 3) retention of records in the City's Batavia Self-Storage project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 4-1). If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated
- Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.

- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.

This page is intentionally left blank.

Table 4-1: Mitigation Monitoring and Reporting Checklist

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
Aesthetics						
PPP AES-1	Exterior Lighting. Exterior lighting on the Project site shall conform to the regulations within Municipal Code Section 17.12.030. Lighting on any premises shall be directed, controlled, screened or shaded in such a manner as not to shine directly on surrounding premises.	Prior to Building Permits. City of Orange Building & Safety	Prior to Building Permits. City of Orange Building & Safety			
Air Quality						
PPP AQ-1	Rule 402. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	Prior to Demolition, Grading and Building Permits City of Orange Building & Safety	During construction City of Orange Building & Safety			
PPP AQ-2	Rule 403. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following: <ul style="list-style-type: none">All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.	Prior to Demolition, Grading and Building Permits	During Construction			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<ul style="list-style-type: none"> The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day. The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less. 	City of Orange Building & Safety	City of Orange Building & Safety			
PPP AQ-3	Rule 1113. The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.	Prior to Building Permits City of Orange Building & Safety	During Construction City of Orange Building & Safety			
Biological Resources						
MM BIO-1	Pre-construction Nesting Bird Survey. Construction plans and Project specifications shall state that if construction or other Project activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for most migratory bird species), a pre-construction nesting bird survey shall be conducted by a qualified biologist to ensure that active bird nests will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the Project area and adjacent areas where Project activities have the potential to affect active nests, either directly or indirectly due to construction activity or noise.	Prior to Demolition and Grading Permits City of Orange Planning	Prior to Demolition and Grading Permits Qualified Biologist			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed inactive by the qualified biologist.					
Cultural Resources						
MM CUL-1	Incidental Discoveries. Construction plans and specifications shall state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the resource is determined to be significant, the qualified archaeologist shall expeditiously prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also expeditiously perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation or repatriation of the recovered resources in cooperation with the designated most likely	Prior to Grading Permits City of Orange Planning	During construction City of Orange Planning			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	descendant as needed. The report shall be submitted to the City of Orange Community Development Department, the South Central Coastal Information Center, and the State Historic Preservation Office (SHPO), if required. Prior to commencement of grading activities, the City of Orange Community Development Department shall verify that all Project grading and construction plans include specific requirements regarding Public Resources Code Section 21083.2(g) and the treatment of archaeological resources as specified herein.					
PPP CUL-1	Human Remains. In the event that human remains are encountered on the Project site, work within 50 ft of the discovery shall cease and the County Coroner shall be notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. Prior to the issuance of grading permits, the City Community and Planning, Building, and Code Enforcement Department Director, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.	Prior to Grading Permits. City of Orange Planning	During Construction City of Orange Planning			
Energy						

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
PPP E-1	Title 24 CalGreen Compliance: The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code Section 15.17.010 to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.	Prior to Building Permits. City of Orange Building & Safety	Before construction. City of Orange Building & Safety			
Geology and Soils						
MM PAL-1	<p>Paleontological Resources. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Orange Planning Division, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by the City, stating that the paleontologist has been retained to provide services for the Project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require paleontological monitoring for ground disturbing activities greater than five feet in depth within native soil, as determined by the Project paleontologist.</p> <p>In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the</p>	<p>Prior to Grading Permits</p> <p>City of Orange Planning</p>	<p>During Construction</p> <p>Qualified Paleontologist</p>			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.</p> <p>Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.</p>					
PPP GEO-1	<p>California Building Code. Prior to issuance of any construction permits, the Project is required to demonstrate compliance with the California Building Code as included in the City's Municipal Code Chapter 15.04 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the project are required to be</p>	<p>Prior to Building Permits</p> <p>City of Orange Building & Safety</p>	<p>Before construction.</p> <p>City of Orange Building & Safety</p>			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	incorporated into grading plans and specifications as a condition of construction permit approval.					
Greenhouse Gas Emissions						
PPP E-1	CalGreen Compliance. As listed previously in <i>Energy</i> .	Prior to Building Permits City of Orange Building & Safety	Before Construction City of Orange Building & Safety			
MM HAZ-1	<p>Remedial Action Plan: During and after demolition of the existing onsite buildings, a remedial action plan shall be executed via targeted excavation of areas in which PCBs have been identified above 15 mg/kg shall be conducted via a phased approach. The anticipated excavation phasing, targeted toward minimizing potential exposure of workers and the public at any given time would include the following:</p> <p>Phase I: Phase I shall include clearing and grubbing of any scrub or vegetation; demolishing of all site structures and surface protrusions, leaving only building foundations and pavement.</p> <p>Phase IIa: Phase IIa shall include the removal of sections of the concrete foundation in approximately 25 feet by 25 feet square sections centered on each sampled location in which PCBs were previously identified above 15 mg/kg.</p>	Prior to Demolition Permits City of Orange Building & Safety	During Construction City of Orange Building & Safety			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>Following removal of each individual section of foundation, soils shall be removed to the depths in which previous sampling indicated PCBs were present above 15 mg/kg, with each excavation anticipated to extend out approximately 10 feet (3 meters) from each historical sampling location, forming initial excavation cells of 20 feet by 20 feet (6 meters by 6 meters). The extent of each initial excavation cell may be modified based on field observations, such as chemical odors or visual staining.</p> <p>Following excavation, confirmation sampling shall be conducted in conformance with an associated Remedial Design and Implementation Plan (RPDIP). In the event that confirmation sidewall samples indicate that PCB concentrations above 15 mg/kg are present beyond the proposed excavation extent, the excavation wall shall be extended by 2 feet and resampled. If bottom floor samples indicate the extent of PCB concentrations above 15 mg/kg are present below the depth of the excavation, the excavation shall be extended downward one foot and resampled. This process shall be continued until the concentrations of total PCBs in confirmation soil samples are below 15 mg/kg based on a 95% Upper Confidence Limit (UCL) evaluation, in accordance with United States Environmental Protection Agency (USEPA) protocols. Excavated soils shall be stockpiled and</p>					

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>segregated based upon their relative degree of contamination, and in such a manner that minimizes the potential for fugitive dust, VOC emissions, and stormwater runoff/run-on to be produced. All excavation and soil handling will be conducted in accordance with South Coast Air Quality Management District (SCAQMD) Rules 1166 and 1466.</p> <p>Phase IIb: Following completion of delineation and excavation activities beneath the existing western building, excavation shall proceed in the outdoor areas beneath the asphalt and other paved areas, in the same manner as completed in Phase IIa. Excavated soils shall be stockpiled and segregated based upon location and relative degree of contamination.</p> <p>Phase III: Soils shall be stockpiled based on the anticipated degree of relative contamination. Soils in the immediate vicinity of historical sample locations in which samples contained greater than 50 mg/kg, as well as soils exhibiting significant visual staining or olfactory indications of contamination, shall be stockpiled separately from other soils. Excavated soil stockpiles shall be characterized via composite soil sampling at the appropriate sampling frequency for the relative size of each stockpile, with soils containing total PCBs at concentrations greater than 15 mg/kg disposed</p>					

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>offsite in accordance with the disposal criteria of the accepting facility.</p> <p>Phase IV: Upon receipt of satisfactory sample results (i.e., PCBs <15 mg/kg at 95% UCL and other constituents below applicable screening levels), each grid shall be backfilled with clean soils from an offsite borrow source and appropriately compacted.</p> <p>Phase V: An engineered cap consisting of at least 6 inches of concrete will be designed and constructed to cover remaining subsurface soils with concentrations of PCBs above 1 ppm in accordance with 40 CFR §761.61(a)(7).</p>					
MM HAZ-2	<p>Maintenance Plan: Following completion of the construction activities, a maintenance plan shall be prepared and submitted to USEPA for review and approval. The maintenance plan shall include an ongoing operation, maintenance, and monitoring (OM&M Plan) to ensure the cap is properly maintained. The concrete surface of the cap shall be visually inspected at six-month intervals during the first year and then annually thereafter. Observations shall be documented and photographs shall be taken. If the cap is compromised (cracks, holes, or signs of deterioration), the cap shall be repaired pursuant to the measures set forth in Mitigation Measure HAZ-1, as necessary.</p> <p>The inspection observations, photographs, and repairs shall be incorporated into a summary report submitted to USEPA</p>	<p>Prior to Certificate of Occupancy</p> <p>City of Orange Building & Safety</p>	<p>Before Occupancy</p> <p>City of Orange Building & Safety</p>			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	annually. Five-Year Reviews shall be conducted every five years to ensure that the response action and remedial action objectives (RAOs) are being upheld and that the remedy remains protective.					
MM HAZ-3	<p>Remedial Design and Implementation Plan: Prior to issuance of a demolition permit, the Project applicant shall demonstrate to the City of Orange that a qualified environmental consultant has been retained and has prepared a Remedial Design and Implementation Plan (RDIP) that details procedures and protocols for onsite management and offsite disposal of soils containing PCBs and TPH. The RDIP shall be implemented during grading activities onsite to ensure that soils containing PCBs and TPH are properly identified, monitored, managed onsite, and disposed of if necessary, and include the following:</p> <ul style="list-style-type: none"> • A certified hazardous waste hauler shall remove all soils identified with PCB concentrations exceeding 15 mg/kg. In addition, sampling of soil shall be conducted during excavation to verify that soils identified to contain PCBs at concentrations greater than 15 mg/kg are removed. Excavated materials with PCBs exceeding 15 mg/kg shall be transported per California Hazardous Waste Regulations to a landfill permitted by the State to accept the waste stream. • Any subsurface materials exposed during construction activities that appear suspect of contamination, either from visual staining or suspect odors, shall be assumed hazardous and handled/segregated accordingly. Excavated soils 	<p>Prior to Demolition Permit</p> <p>City of Orange Building & Safety</p>	<p>During Construction</p> <p>City of Orange Building & Safety</p>			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>shall be tested for potential hazardous properties. If other contamination (i.e., non-PCB) is found to be present above current Department of Toxic Substances Control Screening (DTSC) Levels for industrial/commercial land use (DTSC-SLi) (or else EPA Regional Screening Levels for industrial/commercial land use [EPA-RSLi] where DTSC has not established California-specific screening levels), it shall be handled, transported, and disposed in accordance with state regulations to an appropriately permitted landfill.</p> <ul style="list-style-type: none"> • The RDIP shall include a Health and Safety Plan (HSP) addresses potential safety and health hazards and includes the requirements and procedures for employee protection; each contractor will be required to have their own HSP tailored to their particular trade that addresses the general project safety requirements. The HSP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. • The RDIP shall include an Air Quality Management Plan (AQMP) prepared in accordance with SCAQMD Rules 1166 and 1466. Rule 1166 outlines permitting, emissions, and monitoring requirements for handling soils that are potentially impacted with VOCs or petroleum compounds during earth-moving activities. Rule 1466 applies to any owner or operator conducting earth-moving 					

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	activities with soil potentially containing toxic air contaminants (TACs) as defined within the Rule. The AQMP shall outline requirements for real-time VOC and dust monitoring throughout all earth-moving activities in accordance with Rules 1166 and 1466, respectively and shall require the timely testing and sampling of soils so that excavated soils can be separated based on respective hazardous properties. The RDIP shall specify the testing parameters and sampling frequency. Anticipated testing includes PCBs and TPH for in-place confirmation sampling, and in addition, is anticipated to include VOCs and Title 22 Metals for stockpiled soils pending disposal. During excavation, all soils within the areas in which PCBs have previously been detected will be strictly managed to mitigate potential fugitive dust and VOC emissions in accordance with Rules 1166 and 1466. Under Rules 1166 and 1466, and other applicable local, state, and federal guidelines, soils shall be transported from the project site by a licensed transporter and disposed of at a licensed storage/treatment facility to prevent contaminated soils from becoming airborne or otherwise released into the environment. Soil transport routes will also be pre-established to minimize potential impact to the community, with transportation routes approved by the EPA prior to initiation of earthworking activities.					

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<ul style="list-style-type: none"> All RDIP measures shall be printed on the construction documents, contracts, and Project plans prior to issuance of grading permits. 					
MM HAZ-4	Health & Safety Plan: Due to the presence of soils contaminated with PCBs onsite, a HASP shall be prepared in compliance with OSHA Safety and Health Standards (29 Code of Federal Regulations 1910.120) and Cal/OSHA requirements (CCR Title 8, General Industry Safety Orders and California Labor Code, Division 5, Part 1, Sections 6300-6719). The HASP shall address, as appropriate, safety requirements that would serve to avoid significant impacts or risks to workers or the public due to the remedial actions associated with the PCB contaminated soils during Project construction and shall include any applicable health and safety recommendations contained in the Remedial Action Plan and associated documents. The HASP shall have emergency contact numbers, maps to the nearest hospital, allowable worker exposure limits, and mandatory personal protective equipment requirements. The HSP shall be signed by all workers involved in the removal of the contaminated soils to demonstrate their understanding of the risks of excavation.	Prior to Demolition Permit City of Orange Building & Safety	During Construction City of Orange Building & Safety			
PPP WQ-1	NPDES/SWPPP. As listed in <i>Hydrology and Water Quality</i>	Prior to Grading and Demolition Permits	Prior to Construction City of Orange Public Works			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
		City of Orange Public Works				
Hydrology and Water Quality						
PPP WQ-1	NPDES/SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building and Safety Division and Public Works Department evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.	Prior to Grading and Demolition Permits City of Orange Public Works	Prior to Construction City of Orange Public Works			
PPP WQ-2	FWQMP. Prior to the approval of the Grading Plan and issuance of Building and Grading Permits a FINAL Priority Water Quality Management Plan (FWQMP) shall be submitted to and approved by the City. The FWQMP shall identify all Post-Construction, Site Design, Source Control, Low Impact Development, and any Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize any potential adverse effects on receiving waters.	Prior to Grading and Building Permits City of Orange Building and Public Works	Prior to Construction City of Orange Building and Public Works			
Noise						

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
MM NOI-1	<p>Vibration. Due to the close proximity to surrounding structures, the City of Orange (City) Director of Community Development, or designee, shall verify prior to issuance of demolition or grading permits, that the approved plans require that the construction contractor shall implement the following mitigation measures during project construction activities to ensure that damage does not occur at surrounding structures should heavy equipment be necessary within 15 feet (ft) of surrounding structures:</p> <ul style="list-style-type: none"> Identify structures that are located within 15 ft of heavy construction activities and that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the City's Director of Community Development, or designee. Develop a vibration monitoring and construction contingency plan for approval by the City Director of Community Development, or designee, to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approached the limits. At a minimum, monitor vibration during initial site preparation activities. Monitoring results may 	<p>Prior to Grading and Demolition Permits</p> <p>City of Orange Building & Safety</p>	<p>During Construction</p> <p>City of Orange Building & Safety</p>			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>indicate the need for more or less intensive measurements.</p> <ul style="list-style-type: none"> When vibration levels approach limits, suspend construction and implement contingencies as identified in the approved vibration monitoring and construction contingency plan to either lower vibration levels or secure the affected structures. 					
Tribal Cultural Resources						
MM TCR-1	<p>Native American Monitoring.</p> <p>A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the Project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p>	<p>Prior to Ground Disturbing Activities</p> <p>City of Orange Planning</p>	<p>During Construction</p> <p>Native American Monitor</p>			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact Kizh TCRs.</p>					

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
MM TCR-2	Unanticipated Discovery of Tribal Cultural Resource Objects. A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.	During Ground Disturbing Activities City of Orange Planning	During Construction Native American Monitor			
MM TCR-3	Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects. A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).	During Ground Disturbing Activities City of Orange Planning	During Construction Native American Monitor			

No.	Plan, Program, Policy/Mitigation Measure	Time Frame and Responsible Party for Implementation	Time Frame and Responsible Party for Monitoring	Verification of Compliance		
				Initials	Date	Remarks
	<p>D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.</p> <p>E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>					
PPP CUL-1	Human Remains. California Health and Safety Code Section 7050.5. Listed previously in Section 5, <i>Cultural Resources</i> .	<p>Prior to Grading Permits</p> <p>City of Orange Planning</p>	<p>During Construction</p> <p>City of Orange Planning</p>			

5.0 FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

EXISTING SETTING

Regional Setting

The Project site is located at 630 Batavia Street, Orange, California, 92868. The site is within the United States Geological Survey (USGS) Orange 7.5-Minute Series Quadrangle and can be identified within Township 4 South, Range 9 West, San Bernardino Base and Meridian. The Project site is approximately 28 miles southwest of Los Angeles and 7.9 miles northwest of Irvine.

Regional access to the Project site is provided by State Route 57 (SR-57) located approximately 0.8-mile west of the site, State Route 55 (SR-55) located 1.78 miles east of the site, State Route 22 (SR-22) located 1.3 miles south of the site, and Interstate 5 (I-5) located 1.40 miles southwest of the site. Additionally, State Route 91 (SR-91) is located 3.35 miles north of the site. The Project site is located northwest of the intersection of Walnut Avenue and Batavia Street and a railroad runs along the northern perimeter of the site. The regional location of the Project site is shown in Figure 1, *Regional Location*.

The Project site is bordered by Batavia Street to the east, north of Walnut Avenue, east of Main Street, and south of Collins Avenue. The Project site consists of a single parcel encompassing 3.22 acres. The parcel is identified as Assessor's Parcel Numbers (APN) 386-542-01. Local access to the site is provided by Batavia Street which is classified as a primary arterial. The Project site and the surrounding area are shown in Figure 2, *Local Vicinity*.

Existing Site Conditions

The Project site encompasses a single parcel totaling approximately 3.22 acres. An aerial of the site is provided as Figure 3, *Aerial*. The site is relatively flat with limited landscaping located along the northern and eastern perimeters of the site. The site is currently developed with two vacant light manufacturing buildings and a covered storage area. The existing buildings are 26,078 SF and 21,854 SF with a combined total of 47,932 SF. The 26,078 SF westernmost building is two-stories with metal wall panels. The 21,854 SF easternmost building has a brick and white stucco façade along the street frontage and is largely single-story with two-stories at the northeast corner. The buildings are located on the south end of the property and the northern portion of the property is paved, generally flat, and is striped for parking. Access to the site is provided via a single driveway at the northeast corner of the site along Batavia Street. Existing site conditions are shown in Figure 4, *Site Photos*.

Existing Land Uses and Zoning Designation

The Project site has a General Plan land use designation of Light Industrial (LI) and zoning designation of Industrial Manufacturing (M-2), as shown on Figure 5, *Existing General Plan Designations*, and Figure 6, *Existing Zoning Designations*. The LI General Plan land use designation allows a floor area ratio (FAR) of up to 1.0 and a 3-story building height limit. The General Plan states that LI land use designation is intended for "Manufacturing, processing, and distribution of goods. Wholesale activities associated with industrial operations, as well as small-scale, support retail, service commercial and office uses may also be established in areas with ready access to major circulation routes." Allowable uses within the M-2 zone include but are not limited to autobody related services, parking structures, warehouses, and self-storage as discussed in Section 17.13.030 of the Municipal Code.

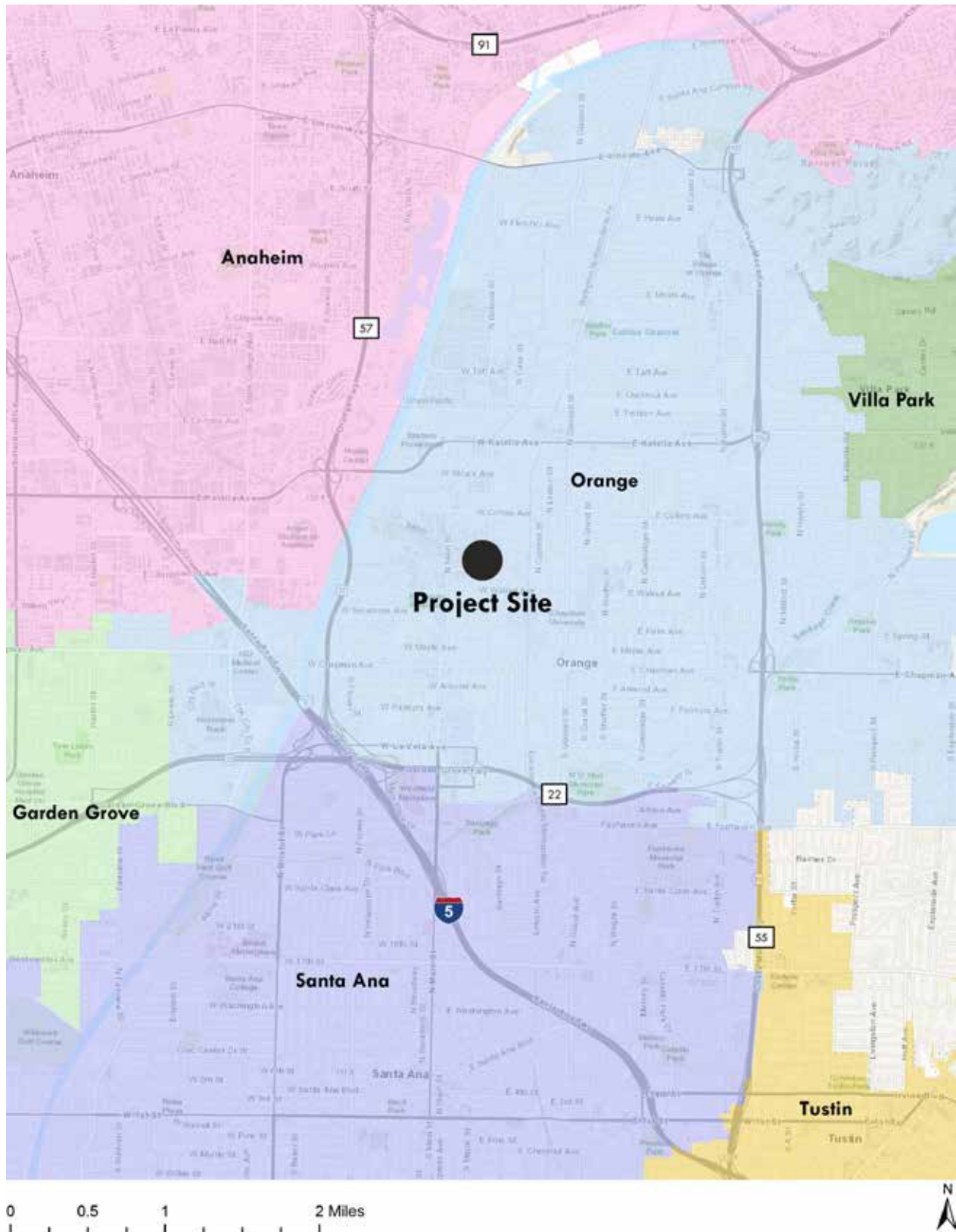
Surrounding Land Uses

The Project site is an urban infill site located within a developed industrial area. The surrounding land uses are described in Table 1.

Table 1: Surrounding Existing Land Use and Zoning Designations

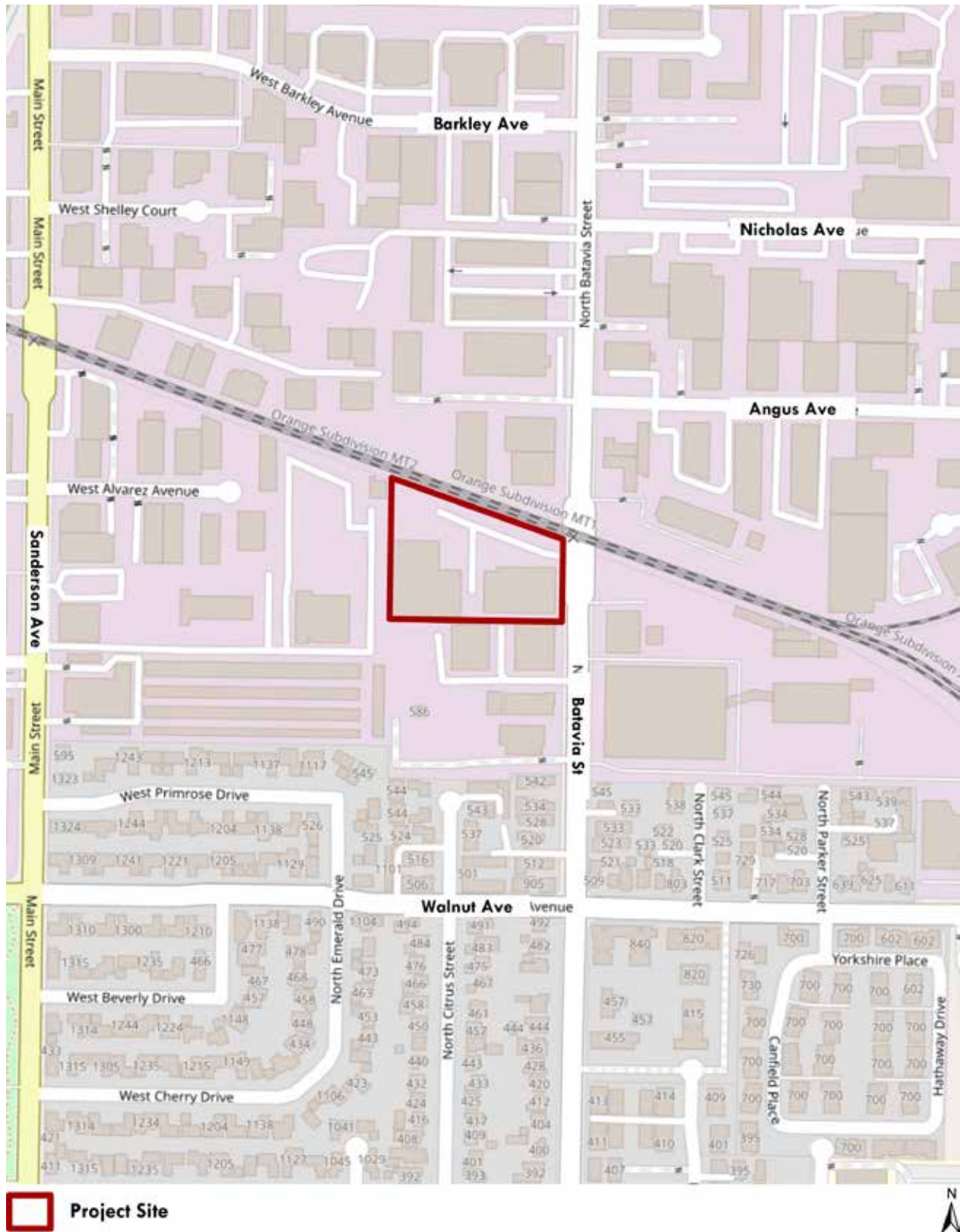
	Existing Land Use	General Plan Designation	Zoning
North	The Atchison, Topeka, and Santa Fe Railway is located directly north of the site followed by light industrial buildings.	LI	M-2
West	An industrial facility occupied by ReadyRefresh Contactless Delivery is located directly west of the site.	LI	M-2
South	A business park with tenants such as Bridge Associates and Site One Landscape Supply is located south of the Project site.	LI	M-2
East	Batavia Street is located directly east of the site followed by an industrial building occupied by Show Fleet.	LI	M-2

Regional Location



This page is intentionally left blank.

Local Vicinity



This page is intentionally left blank.

Aerial View



This page is intentionally left blank.

Existing Site Photos



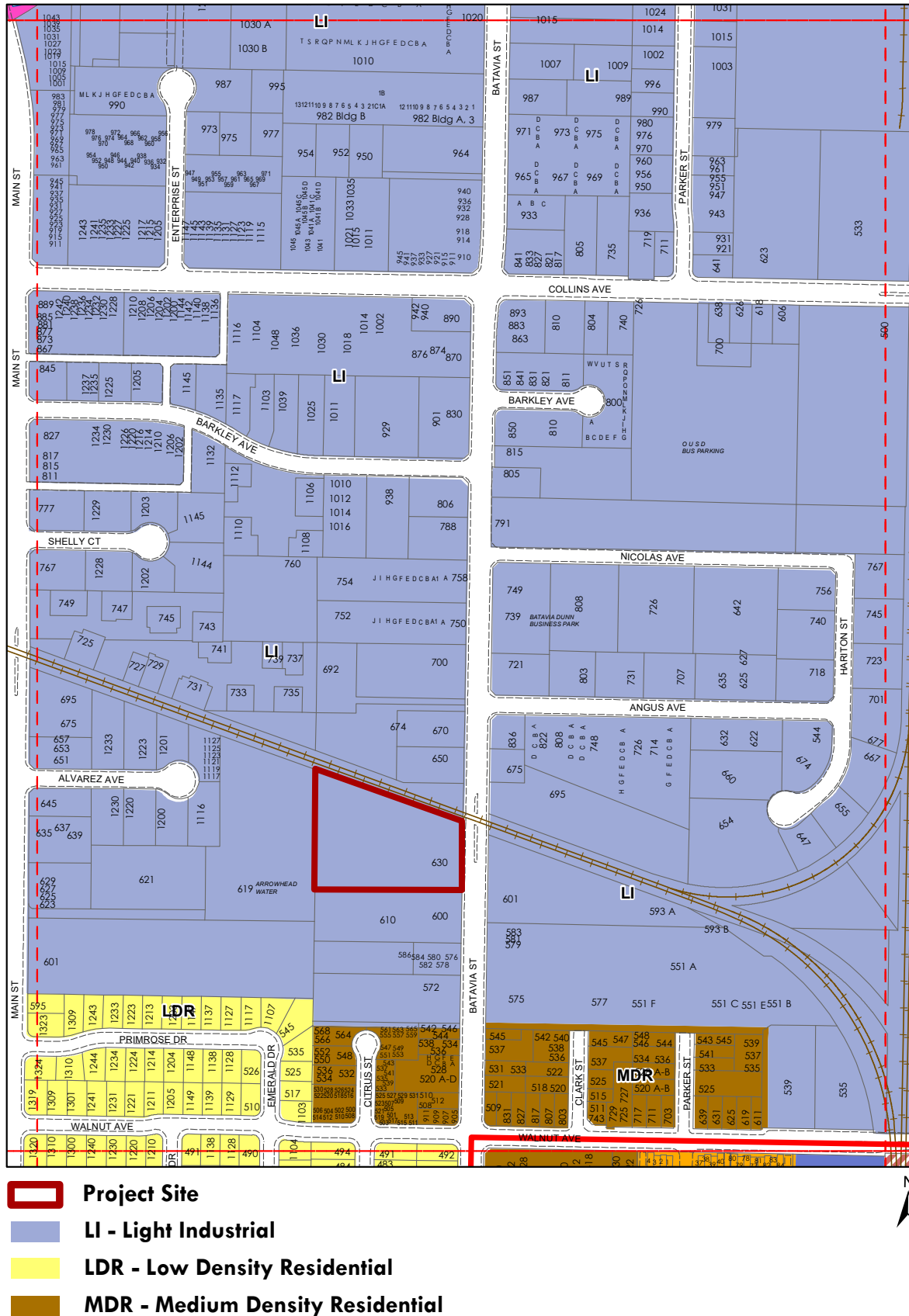
View from the northeast corner of project site at the railroad crossing on Batavia St.



Existing structure viewed from Batavia St.

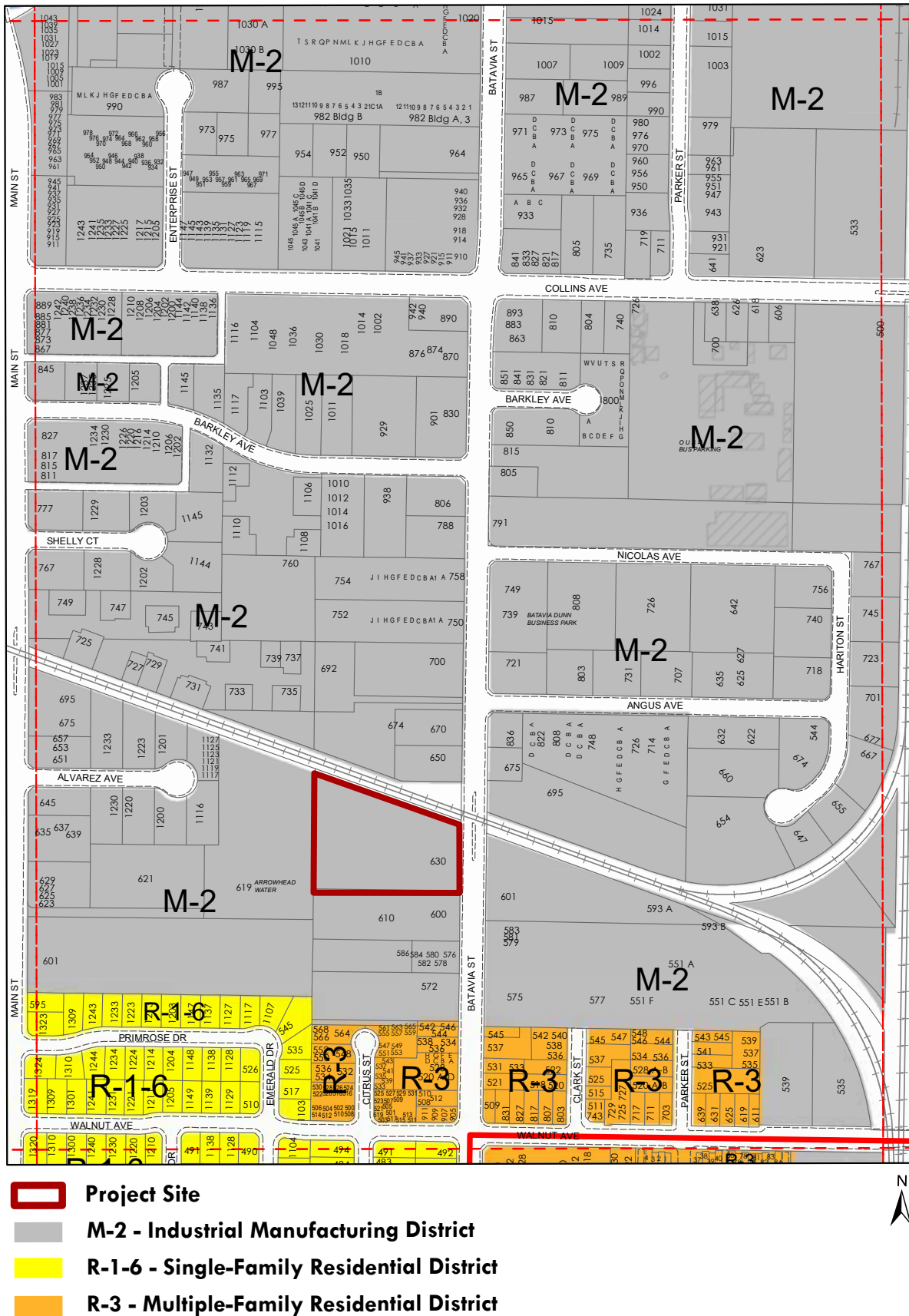
This page is intentionally left blank.

Existing General Plan Designation



This page is intentionally left blank.

Existing Zoning



This page is intentionally left blank.

PROJECT DESCRIPTION

Project Overview

The applicant for the Project is requesting approval from the City of Orange to demolish the existing 47,932 SF of existing structures and construct three new self-storage buildings totaling 133,372 SF, measuring a maximum of 41-feet-4-inches in height and totaling a FAR of 1.0. The Project includes the construction of associated parking, landscaping, and utility improvements to serve the site. The site plan is shown on Figure 7, *Conceptual Site Plan*. The Project requests the approval of a Major Site Plan Review and Design Review for consideration of the architectural design, conceptual landscaping, and overall compliance with the City's zoning regulations.

Project Features

Development Summary

The Project consists of three self-storage buildings totaling 133,372 SF. Building A would be approximately 8,693 SF, Building 2 would be approximately 105,711 SF inclusive of 1,044 SF of office space, and Building C would be approximately 18,968 SF.

Building A would be located along the northern end of the site and would be single-story. Building B would be located at the center of the site and would be a 3-story building. The office would be attached to the eastern end of Building B. Building C would be located along the southern and western ends of the site and would also be single-story. As shown in Figures 8a-c, *Elevations*, Buildings A and C would measure a maximum of 15-feet, 2-inches and Building B would measure a maximum of 41-feet, 4-inches. The buildings would establish an architectural presence through an emphasis on building finish materials and consistent material usage and color scheme. The buildings would be tan and grey with red brick, black canopies, and green accents. The proposed building would be designed to draw from some of the historic building themes within the City. As such, the building would incorporate brick as a key decorative element which is seen in some of the early commercial buildings in the City.

Each building would contain a mix of non-climate-controlled and climate-controlled storage units ranging from 5 feet by 4 feet to 20 feet by 21 feet and lockers ranging from 5 feet by 5 feet to 5 feet by 7 feet. A breakdown of the unit and locker mixes are shown in Table 2 below.

Table 2: Conceptual Unit Mix Tabulation

	Building A		Building B – 1 st Floor		Building B – 2 nd Floor		Building B – 3 rd Floor		Building C		Total
	Non-Climate	Climate Control	Non-Climate	Climate Control	Non-Climate	Climate Control	Non-Climate	Climate Control	Non-Climate	Climate Control	All
Storage Units	33	10	54	116	0	318	0	318	52	95	996
Lockers	0	0	0	270	0	0	0	0	0	0	270
Total	33	10	54	386	0	318	0	318	52	95	1,266
Non-Climate Control (Regular Units)											139
Climate Control Units											1,127
Total											1,266

As shown on Figure 7, *Conceptual Site Plan*, an approximately 45-foot minimum setback would be provided along Batavia Street, which exceeds the 20-foot minimum setback. The Municipal Code does not require the proposed buildings to be set back from the rear and interior property lines, though the proposed buildings would be set back from the north, south, and west property lines and would not sit at the property lines.

Parking and Loading Summary

The Project would provide a total of 44 vehicle parking spaces including 5 standard parking stalls, 21 parallel parking stalls, 1 ADA-accessible stall, 1 electric vehicle ready stall, and 2 clean air stalls. The Project would also include 6 loading zone stalls, 14 RV parking stalls, and 6 bike parking spaces. The 14 RV parking stalls could also be utilized as vehicle parking stalls for additional onsite parking when not in use for RV parking. All proposed parking would be surface parking.

Landscaping

The Project would include ornamental landscaping along the street frontage and along the northern perimeter of the site. As depicted in Figure 9, *Conceptual Landscaping Plan*, landscaping would include 24-inch box trees and 36-inch box trees, 1 to 15-gallon shrubs, and groundcover. The Project would include a minimum of 20 feet of landscaping setback along the Batavia Street frontage.

Fencing and Walls

The Project would construct a 6-foot-high concrete masonry unit (CMU) wall along the northwest corner of the site around the drainage equipment. To secure the storage units, 7-foot-high metal swing gates would be located near the eastern ends of Buildings A and C. The gates would include a Knox padlock to allow access for emergency vehicles.

Infrastructure Improvements

Water and Sewer Improvements

The Project applicant would install onsite water lines that would connect to the existing 2-inch diameter domestic water line, 0.75-inch diameter irrigation water line, and 8-inch fire service line located at the property line fronting Batavia Street as well as install an additional 8-inch fire service in Batavia Street, providing a loop onsite to service the proposed fire hydrants. The Project would also install an onsite sewer line, connecting to the existing 6-inch service line at the property line fronting Batavia Street.

Drainage/Water Quality Improvements

The Project proposes a private storm drain system on the site that would drain via gutter flow towards the northwest corner of the site. Stormwater would be captured via grated inlets and stored in an underground 48-inch high-density polyethylene (HDPE) storage pipe. The stormwater would then be pumped to a Modular Wetland System for treatment where, once treated, it would be discharged to a brow ditch along the northerly property line and ultimately drain to the northwest corner of the site in accordance with City Low Impact Development (LID) requirements.

Construction

Construction activities would last approximately 13 months and are expected to begin in the 4th Quarter of 2023. Project construction would take place in one phase and include site preparation, demolition, grading, building construction, architectural coating, and paving, as shown in Table 3. All off-road diesel construction equipment greater than 50 horsepower (>50 HP) used for construction of the Project would

be California Air Resources Board (CARB)-certified Tier 3 Final or higher, as verified through City permitting for the Project.

Construction would occur within the hours allowed by City of Orange Municipal Code Section 8.24.050, which states that construction shall occur only between the hours of 7:00 AM and 8:00 PM Monday through Saturday, or between the hours of 9:00 AM and 8:00 PM on Sunday or a Federal holiday.

Table 3: Estimated Construction Schedule

Construction Phase	Working Days
Demolition	15
Site Preparation	15
Grading	10
Building Construction	230
Paving	10
Architectural Coatings	115

Operation

The Project would be operated as three self-storage buildings with an ancillary office use. Typical operational characteristics include employees traveling to and from the site and lessees traveling to and from the site to deliver and retrieve belongings from their storage units. In order to provide a conservative environmental analysis, storage operations were assumed to be 24 hours a day, 7 days a week.

Discretionary Actions

The following discretionary and ministerial approval, permits, and studies are anticipated to be necessary for implementation of the Project:

City of Orange

- Major Site Plan Review
- Design Review
- Adoption of this Mitigated Negative Declaration
- Approvals and permits necessary to execute the Project, including but not limited to, demolition permit, grading permit, building permit, etc.

Scheduled Public Meetings or Hearings:

This Initial Study/Mitigated Negative Declaration (MND) will be considered for adoption, along with approval of the Project's entitlements and schematic design plans, at a noticed public hearing, which will be scheduled and noticed at a later date.

This page is intentionally left blank.

Conceptual Site Plan

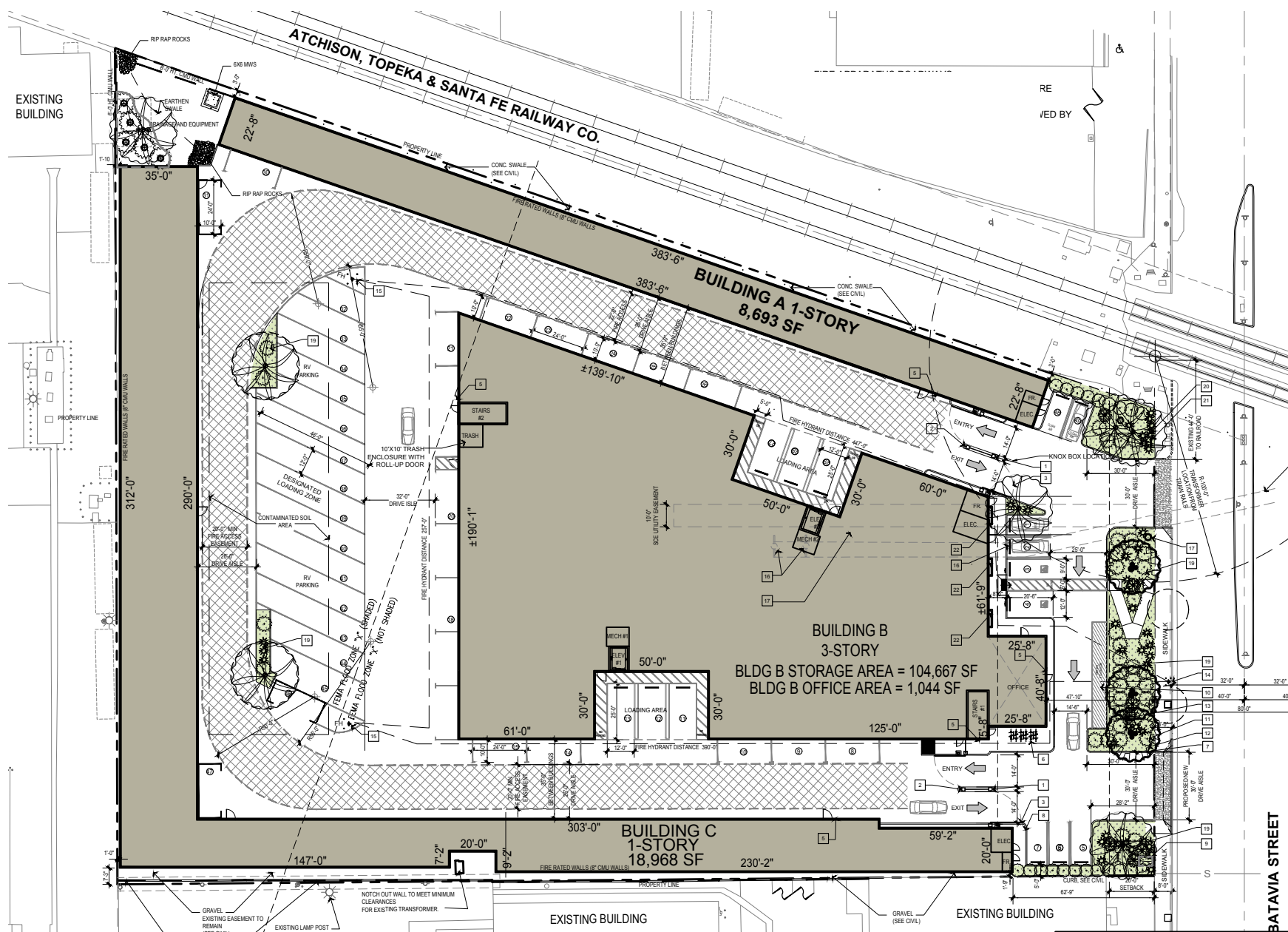
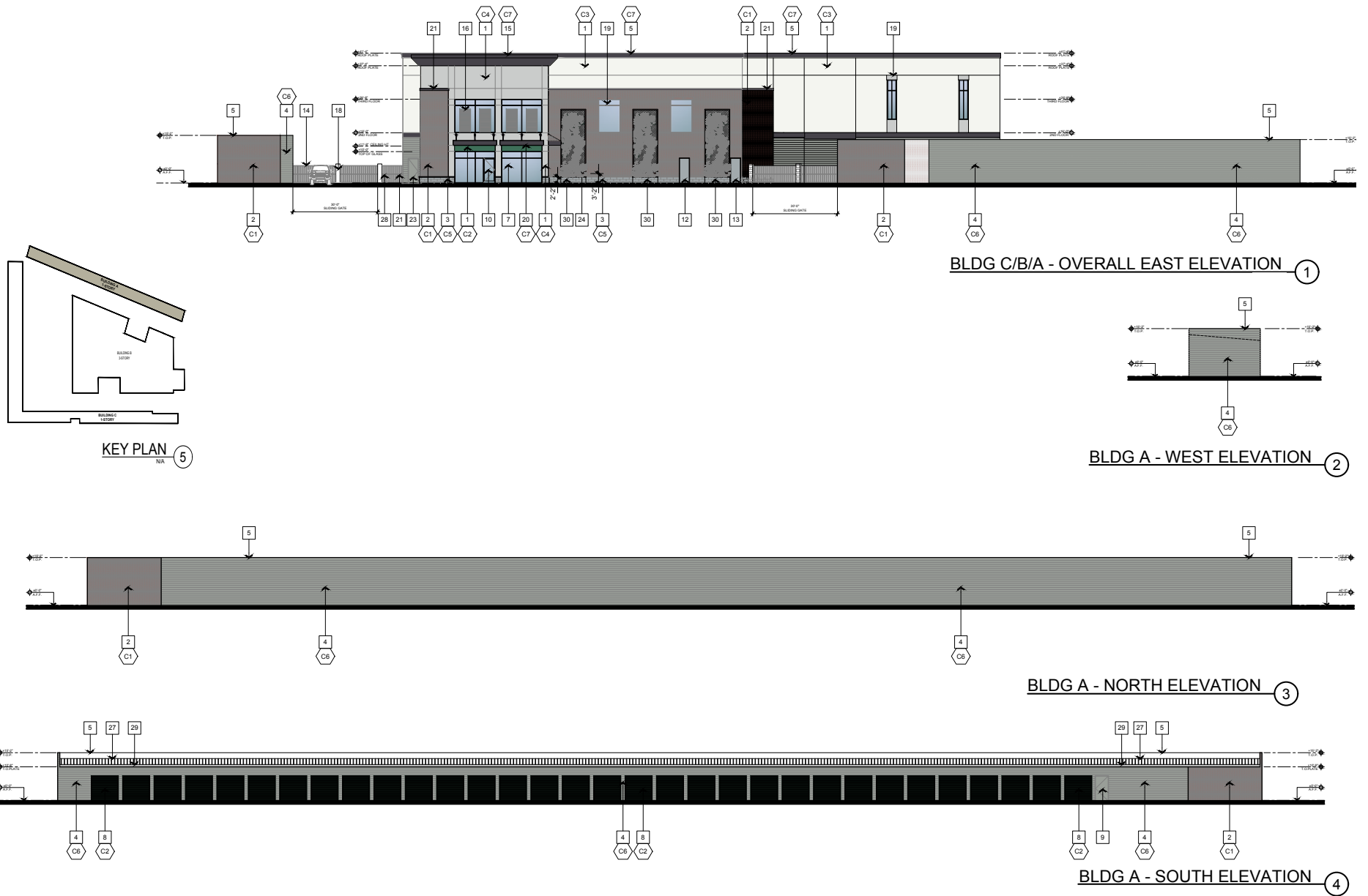


Figure 7

This page is intentionally left blank.

Elevations Building A



This page is intentionally left blank.

Elevations Building B

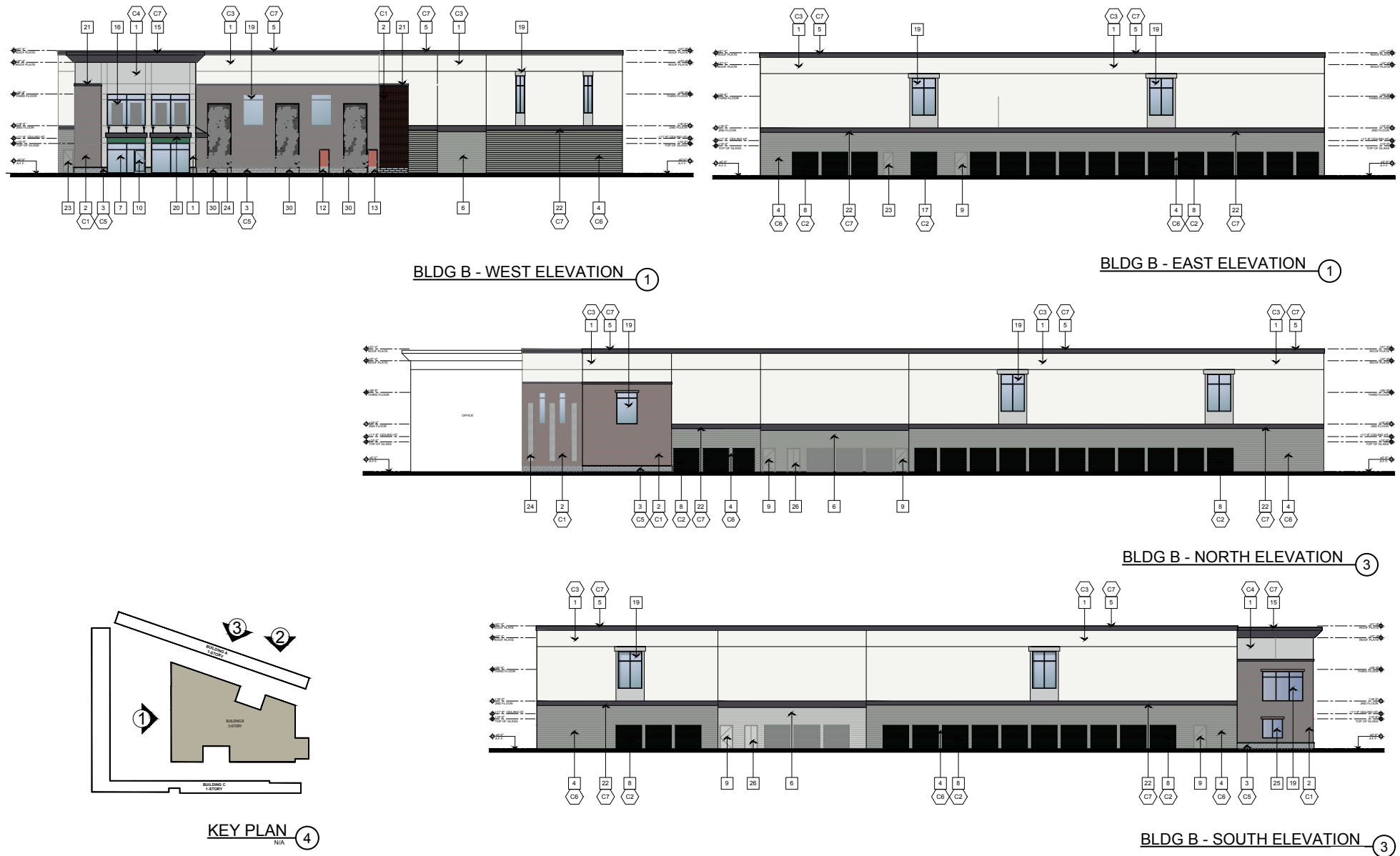
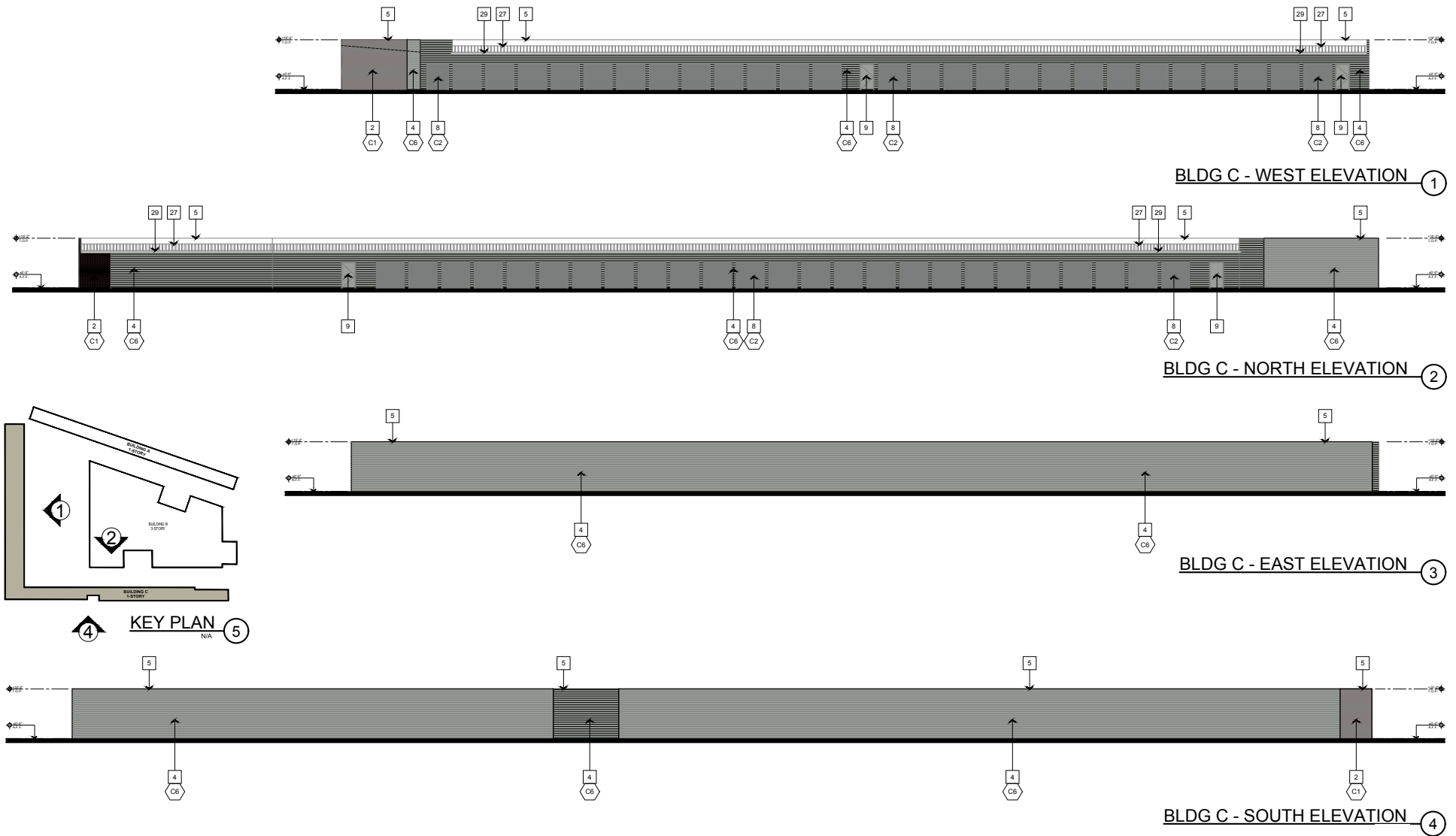


Figure 8b

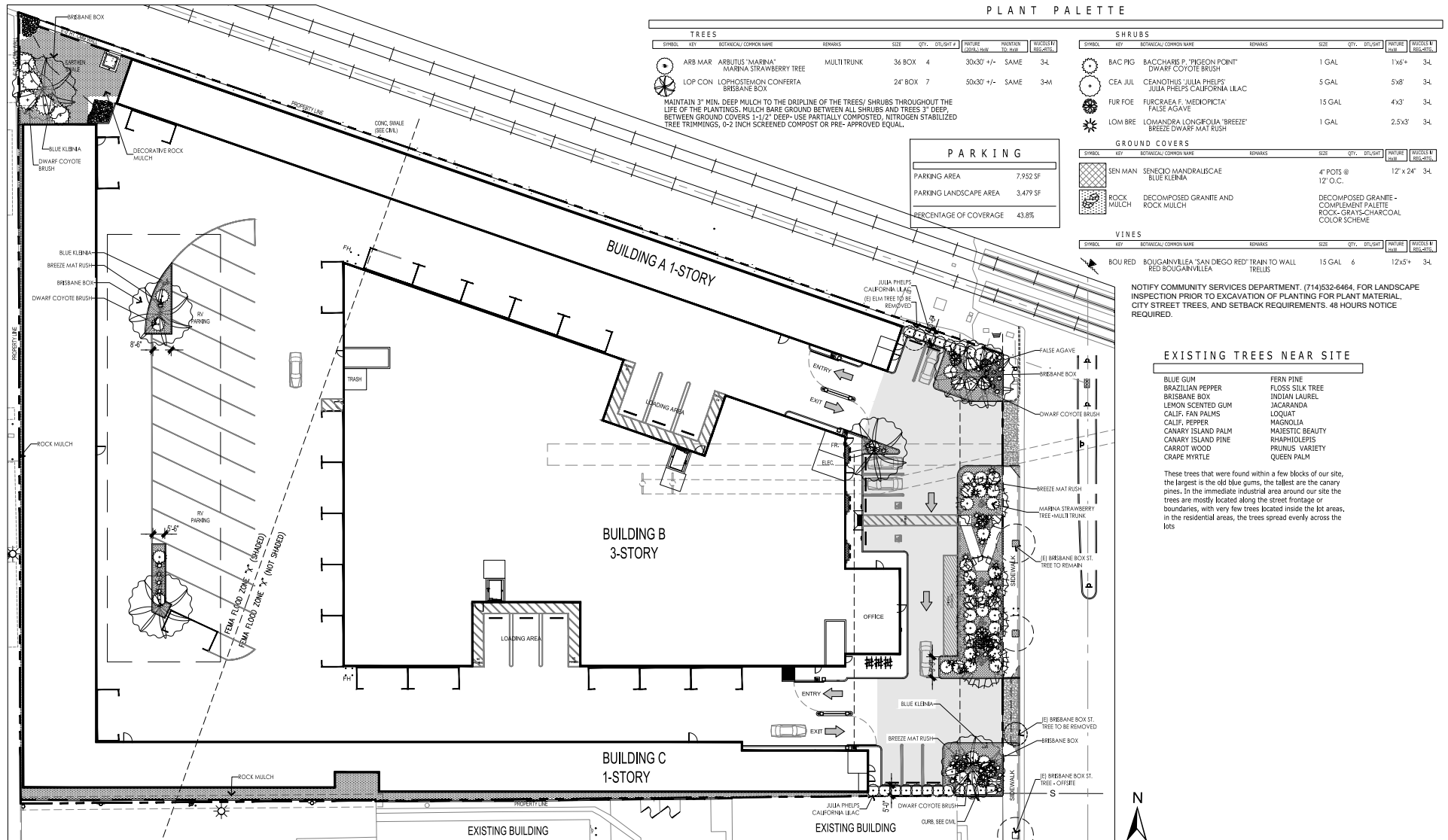
This page is intentionally left blank.

Elevations Building C



This page is intentionally left blank.

Conceptual Landscaping Plan



This page is intentionally left blank.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION. On the basis of this initial evaluation:

1. I find that the project **could not** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐
2. I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☒
3. I find the Project **may have a significant effect** on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐
4. I find that the Project **may have a "potentially significant impact" or "potentially significant unless mitigated impact"** on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐
5. I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the Project, nothing further is required. ☐

Arlen Beck

Arlen Beck, Associate Planner

11/8/2023

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced, as discussed below).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

CHECKLIST OF ENVIRONMENTAL IMPACT ISSUES:

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS.					
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>					
(a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning or other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a) Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. Important factors in determining whether the Project would block scenic vistas include the Project’s proposed height, mass, and location relative to surrounding land uses and travel corridors.

The City’s General Plan defines scenic vistas as those “...hillsides, ridgelines or open space areas that provide a unifying visual backdrop to the urban environment.” The Project site is in an urbanized area where views are limited due to the surrounding industrial developments. Distant views of the surrounding foothills of the Puente Hills are available from public vantage points on Batavia Street.

The Project site is currently developed with two industrial structures, parking, and ornamental landscaping on the northern property border. The Project would develop three self-storage buildings and an office measuring a maximum of 40-feet, 10-inches in height with building setbacks of 20 feet or greater, in compliance with Municipal Code Section 17.20.080, *Building Height* and Section 17.20.090, *Yard Requirements*. Therefore, the proposed storage facilities would not impede any views of the mountains and foothills from pedestrians and motorists along Batavia Street. As the Project would not impact any scenic vistas or protected viewsheds, and the Project is consistent with surrounding uses and City development standards, no impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

b) There are no officially designated state scenic highways in the vicinity of the Project site (Caltrans, 2022). The nearest officially designated scenic highway is SR-91, approximately 3.75 miles northeast of the Project site. The City's General Plan identifies portions of Santiago Canyon Road, Jamboree Road, and Newport Boulevard as potential City scenic highways. However, these routes are not located within the vicinity of the Project site. Therefore, impacts to scenic resources within a state scenic highway would not occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

c) The Project site is located within a mixed industrial, commercial, and residential area and is located adjacent to industrial developments. The site is currently developed with two light manufacturing buildings and a covered storage area. The existing buildings are located in the southern portion of the site and the northern portion of the property is paved and striped for parking. The existing character of the Project site is neither unique nor of special aesthetic value or quality. Temporary changes to the visual character from construction activities, including construction equipment and staging would be short-term and would change as construction proceeds.

The Project site has an existing General Plan land use designation of Light Industrial and is zoned Industrial Manufacturing (M-2). The Project would be consistent with the applicable land use designation and zoning, as Section 17.13.030 of the Municipal Code provides that self-storage is a permitted use in the M-2 zone. According to the City General Plan, the Light Industrial designation "allows for manufacturing, processing, and distribution of goods. Wholesale activities associated with industrial operations, as well as small-scale, support retail, service commercial and office uses may also be established in areas with ready access to major circulation routes. A 3-story building height limit applies within Light Industrial designated areas." Table AES-1, *Project Consistency with Site Development Standards*, shows the Project's consistency with the applicable M-2 zoning development standards from Chapter 17.20 of the Municipal Code.

Table AES-1: Project Consistency with Site Development Standards

Development Feature	M-2 Zoning Requirement	Project Consistency
Exterior Front, Side, Rear Setbacks:		Consistent. The Project would provide a front landscape setback of 20 feet from Batavia Street (arterial street).
Adjacent to alley or Residential	20 ft	
Adjacent to Arterial Street	20 ft	
Adjacent to Local Street	10 ft	
Interior Side and Rear Setbacks	0 ft	
Maximum Height:		Consistent. The Project would have a maximum height of 41-feet, 4-inches. The parcels surrounding the Project do not contain residential structures.
Within 50 Feet of Residential Districts	20 ft	
All Other Locations	45 ft	

Landscaping	Requirements listed in the Landscape Standards and Specifications	Consistent. The Project would adhere to all landscaping requirements in the City included in the Landscape Standards and Specifications and would include 8,307 SF of landscaping.
Maximum Floor Area Ratio (FAR) ¹	1.0	Consistent. The Project would have a FAR of 1.0

¹Based on General Plan land use standards for Light Industrial areas

As shown in Table AES-1, the Project would comply with the M-2 development standards. In addition, the Project would be compatible with surrounding industrial uses. Therefore, the Project would not conflict with applicable zoning or other regulations governing scenic quality and would not degrade the visual character or quality of the site or surrounding area. Impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

d) The Project site is located within a developed urban area, adjacent to industrial uses. Existing sources of light on and in the vicinity of the Project site include streetlights, security lighting, landscape lighting, and lighting from building interiors that pass through windows.

Although the Project would create a new source of light and glare during operation, the Project would not adversely affect daytime or nighttime views at adjacent properties and roadways. Moreover, lighting on the Project site would be designed, located, and shielded in compliance with the City's Municipal Code Section 17.12.030. Proposed changes to lighting would be verified by the Orange Police Crime Prevention Bureau during the permitting process. Therefore, the light that would be generated by the Project would not adversely affect day or nighttime views in the area. Overall, lighting impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Generally, dark or mirrored glass would have a higher visible light reflectance than clear glass. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. The Project would use blue reflective glazing on portions of the north, east, and south elevations of Building B; however, the majority of the buildings would not include reflective material. Pursuant to Municipal Code 17.12.030, exterior lighting would be shielded or oriented to prevent glare beyond the exterior boundaries of the property. With compliance to City regulations, the Project's impacts related to light and glare would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

Existing Plans, Programs, or Policies

PPP AES-1: Exterior Lighting. Exterior lighting on the Project site shall conform to the regulations within Municipal Code Section 17.12.030. Lighting on any premises shall be directed, controlled, screened or shaded in such a manner as not to shine directly on surrounding premises.

Sources

Caltrans (California Department of Transportation). 2019. *List of eligible and officially designated State Scenic Highways*. [online]: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>. Accessed May 2023.

City of Orange General Plan. [online]: <https://www.cityoforange.org/391/General-Plan>. Accessed May 2023.

City of Orange Municipal Code. 2022. [online]: https://library.qcode.us/lib/orange_ca/pub/municipal_code. Accessed May 2023.

2. AGRICULTURE & FOREST RESOURCES.

(In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.) In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.) Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis:

a) The Project site is located in an urbanized area, devoid of agricultural uses. The Project site is currently developed with two buildings, a paved lot, and ornamental landscaping. The California Department of Conservation Farmland Mapping and Monitoring Program identifies the Project site and surrounding areas as Urban and Built-Up land (CDC, 2022). No areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would be affected by the Project or converted to a non-agricultural use. Thus, no impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

b) As described in the previous response, the Project site area is devoid of any agricultural uses. The Project site has a zoning designation of Industrial Manufacturing and is also surrounded by areas zoned and developed for industrial uses. As discussed in the City of Orange General Plan Program EIR, no land within the City of Orange is under a Williamson Act contract. Therefore, implementation of the Project would not conflict with existing agricultural zoning or a Williamson Act contract, and no impact would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

c) The Project site is currently developed and is located in an area that is completely developed with urban uses. The Project site and vicinity are void of forest land or timberland. In addition, the Project site has a land use designation of Light Industrial (LI) and a zoning designation of Industrial Manufacturing (M-2). The surrounding areas are zoned for industrial uses. Therefore, development of the Project would not conflict with forest land, timberland, or zoning for forest or timberland use and no impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

d) As described in the previous response, the Project site area is devoid of any forest land and is not zoned for forest uses. Thus, development of the Project would not result in the loss of forest land or conversion of forest land to non-forest uses and no impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

e) As described in the previous responses, the Project site area does not include and is not near any farmland or forest land or land zoned for either farm or forest uses. No other changes to the existing environment would occur from implementation of the Project that could result in conversion of farmland to nonagricultural use or forest land to non-forest use. Thus, no impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

None.

Sources

DOC (California Department of Conservation). 2022. Important Farmland Finder. [online]: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed May 2023.

City of Orange General Plan. [online]: <https://www.cityoforange.org/391/General-Plan>. Accessed May 2023.

3. AIR QUALITY.

(Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on the Air Quality, Health Risk, Greenhouse Gas, and Energy Impact Report, prepared by LSA in April 2023 (included as Appendix A).

Impact Analysis:

a) The Project site is located in the South Coast Air Basin (Basin), which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The 2022 AQMP details goals, policies, and programs for improving air quality in the Basin¹. The 2022 AQMP is based on regional growth projections developed by SCAG².

As described in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993)³, two criteria are used to analyze consistency with the AQMP. First, if a proposed project would result in growth that is substantially greater than what was anticipated in the AQMP, then the proposed project would conflict with the AQMP and SCAQMD's attainment plans. On the other hand, if a project's density would be within the growth anticipated by the AQMP, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. Second, the SCAQMD considers a project consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

Regarding the first criterion, the Project would develop three self-storage buildings totaling 133,372 SF within an area designated by the General Plan as Light Industrial. Self-storage facilities are an allowed use under the Light Industrial land use designation, which is intended for manufacturing, processing, and goods distribution. Both the General Plan and the General Plan Program EIR assumed that the Project site would be developed with uses pursuant to the Light Industrial land

¹ 2022 Air Quality Management Plan. Available online at: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/final-2022-aqmp.pdf?sfvrsn=16>

² See page 3-28 of the 2022 Air Quality Management Plan.

³ South Coast Air Quality Management District (SCAQMD). 1993. CEQA Air Quality Handbook. Available online at: [http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)) (accessed March 2023).

use designation, which allows for a maximum FAR of 1.0. The Project would be developed to a FAR of approximately 1.0, which is consistent with the Light Industrial designation for the site. Therefore, Project-generated emissions would be consistent with what was assumed under the 2022 AQMP.

The Project is not defined as a regionally significant project as defined under CEQA Guidelines Section 15206⁴: the Project would not house more than 1,000 persons, occupy more than 40 acres of land, or encompass more than 650,000 SF of floor area. Thus, the Project would not meet SCAG's Intergovernmental Review criteria nor require additional review of consistency to SCAG's adopted regional plans. As such, the Project would be consistent with projected growth, as envisioned by SCAG.

In addition, as described in Response 3(b) below, the Project would not generate air quality emissions above SCAQMD significance thresholds during construction or operation. Therefore, the Project's potential impacts related to a conflict with the AQMP would be less than significant.

Significance Determination: Less than significant.

Mitigation Measures: No mitigation required.

Significance Determination After Mitigation: Less than significant.

b) The Basin has been assigned a non-attainment status due to its failure to meet federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the Basin, including the Project, could cumulatively contribute to these pollutant violations. SCAQMD has established daily mass thresholds for regional pollutant emissions, listed in Table AQ-1. The methodologies from the SCAQMD CEQA Air Quality Handbook have been used to evaluate the Project's potential impacts. According to these methodologies, a project projected to generate emissions exceeding any of the listed thresholds would have both an individually (project-level) and cumulatively significant air quality impact. If the project's estimated emissions would be less than the thresholds, or would be reduced to below the thresholds with implementation of mitigation, then its impacts would be considered less than significant⁵.

Table AQ-1: Maximum Daily Regional Emissions Thresholds

Pollutant	Construction (lbs/day)	Operations (lbs/day)
VOC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150

⁴ CEQA Statutes and Guidelines. 2023. Section 15206:
https://www.califaep.org/docs/CEQA_Handbook_2023_final.pdf

⁵ South Coast Air Quality Management District (SCAQMD). 1993. CEQA Air Quality Handbook. Available online at: [http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)) (accessed March 2023).

lbs/day = pounds per day	PM ₁₀ = particulate matter less than 10 microns in size
VOCs = volatile organic compounds	PM _{2.5} = particulate matter less than 2.5 microns in size
NO _x = nitrogen oxides	SO _x = sulfur oxides
CO = carbon monoxide	

Source: Appendix A

Construction

Construction associated with the Project would generate pollutant emissions from the following activities: (1) demolition of existing structures, foundations, and pavement; (2) site preparation; (3) grading; (4) building construction; (5) paving; and (6) architectural coating/stripping. The level of emissions generated on a daily basis would vary, depending on the intensity and the types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to: applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 and Rule 1113, included as PPP AQ-2 and PPP AQ-3, respectively, were accounted for in the construction emissions modeling for the Project. Project-generated emissions were calculated using CalEEMod version 2022.1. More detailed information regarding the calculation of the Project's construction emissions, including the mix of construction equipment, are included in Appendix A to this IS/MND.

As shown in Table AQ-2, *Construction Emissions Summary*, onsite and offsite construction emissions generated by the Project would not exceed SCAQMD regional thresholds. Hauling trips associated with the Project would utilize the City's approved truck routes which would be oriented away from sensitive receptors. Therefore, the Project's estimated emissions from construction activities would result in less than significant project-level and cumulative impacts.

Table AQ-2: Construction Emissions Summary

Project Construction	Maximum Pollutant Emissions (pounds per day)					
	VOCs	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition	0.8	20.9	20.5	0.1	4.9	1.5
Site Preparation	1.0	24.1	29.3	<0.1	8.8	4.8
Grading	0.8	25.0	23.2	0.1	5.7	2.6
Building Construction	0.7	12.9	17.9	<0.1	1.4	0.7
Paving	0.3	7.2	9.9	<0.1	0.6	0.4
Architectural Coating	10.9	1.1	1.5	<0.1	0.2	0.1
Maximum Daily Emissions	11.6	25.0	29.3	0.1	8.8	4.8
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Note: Maximum emissions of VOCs occurred during the overlapping building construction, paving, and architectural coating phases.

CO = carbon monoxide; lbs/day = pounds per day; NOX = nitrogen oxides; PM2.5 = particulate matter less than 2.5 microns in size; PM10 = particulate matter less than 10 microns in size; SCAQMD = South Coast Air Quality Management District
SOX = sulfur oxides; VOCs = volatile organic compounds
Source: Appendix A

Operation

Long-term air pollutant emission impacts are typically those associated with mobile sources (e.g., vehicle and truck trips), energy sources (e.g., natural gas), area sources (e.g., architectural coatings and the use of landscape maintenance equipment), and stationary sources (e.g., use of the backup emergency generator and fire pump).

PM₁₀ emissions result from running exhaust, tire and brake wear, and the entrainment of dust into the atmosphere from vehicles traveling on paved roadways. Entrainment of PM₁₀ occurs when vehicle tires pulverize small rocks and pavement, and the vehicle wakes generate airborne dust. The contribution of tire and brake wear is small compared to the other PM emission processes. Gasoline-powered engines have small rates of PM emissions compared with diesel-powered vehicles.

Energy source emissions result from activities in buildings for which natural gas is used. The quantity of emissions is the product of usage intensity (i.e., the amount of natural gas) and the emission factor of the fuel source. Greater building or appliance efficiency reduces the amount of energy for a given activity and thus lowers the resultant emissions. The emission factor is determined by the fuel source, with cleaner energy sources, like renewable energy, producing fewer emissions than conventional sources. However, the Project would not include natural gas connections, and no natural gas demand is anticipated during operation. Typically, area source emissions consist of direct sources of air emissions located at the Project site, including architectural coatings and the use of landscape maintenance equipment. Stationary sources are associated with the use of the backup emergency generator and fire pump.

As shown in Table AQ-3, *Operational Emissions Summary*, the Project's estimated operations emissions would not exceed the significance criteria for mass VOCs, NO_x, CO, SO_x, PM₁₀, or PM_{2.5} emissions. Therefore, the Project's estimated emissions from operations activities would result in less than significant project-level and cumulative impacts.

As such, the Project would not have a significant effect on regional air quality and would not result in a cumulatively considerable net increase of any criteria pollutant for which the Basin is nonattainment under an applicable federal or state ambient air quality standard. Potential impacts would be less than significant.

Table AQ-3: Operational Emissions Summary

Operational Activity	VOCs	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Mobile Sources	0.7	0.6	5.6	<0.1	0.5	0.1
Area Sources	4.1	<0.1	5.8	<0.1	<0.1	<0.1
Energy Sources	0.0	0.0	0.0	0.0	0.0	0.0
Total Proposed Project Emissions	4.8	0.6	11.4	<0.1	0.5	0.1
SCAQMD Significance Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

CO = carbon monoxide, lbs/day = pounds per day; NO_x = nitrogen oxides; PM_{2.5} = particulate matter less than 2.5 microns in size; PM₁₀ = particulate matter less than 10 microns in size; SCAQMD = South Coast Air Quality Management District; SO_x = sulfur oxides; VOCs = volatile organic compounds
Source: Appendix A

Significance Determination: Less than significant.

Mitigation Measures: No mitigation required.

Significance Determination After Mitigation: Less than significant.

c) Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units⁶. The closest sensitive receptors to the Project site are single-family and multi-family residences located approximately 330 feet to the south of the Project site boundary.

Localized Significance Analysis

The SCAQMD's *Final Localized Significance Threshold Methodology* recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of a project site⁷. Such an evaluation is referred to as a localized significance threshold (LST) analysis. SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the Basin. The Project site is located in SRA 17, Central Orange County.

As shown in Table AQ-4, *Localized Construction Emissions Summary (lbs/day)*, the maximum daily construction emissions from the proposed Project would not exceed any of the applicable SCAQMD LST thresholds. Therefore, the Project's construction emissions would result in a less than significant impact related to localized emissions.

Table AQ-4: Localized Construction Emissions Summary (lbs/day)

Source	NO _x	CO	PM ₁₀	PM _{2.5}
Onsite Project Emissions	25.0	29.3	8.8	4.8
LST Thresholds	153.0	2,036.0	45.0	13.0
Exceeds Threshold?	No	No	No	No

Notes: lbs/day = pounds per day; NO_x = nitrogen oxides; CO = carbon monoxide; SO₂ = sulfur dioxide; PM₁₀ and PM_{2.5} = particulate matter
Source: Appendix A

Furthermore, as demonstrated in Table AQ-5, *Localized Operational Emission Estimates (lbs/day)*, the Project's operational emissions would not result in a significant effect related to localized emissions.

⁶ See page 2 of the Air Quality and Land Use Handbook: A Community Health Perspective, April 2005. Available online at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/california-air-resources-board-air-quality-and-land-use-handbook-a-community-health-perspective.pdf>

⁷ South Coast Air Quality Management District. Final Localized Significance Threshold Methodology. July 2008. Available online at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf>

Table AQ-5: Localized Operational Emission Estimates (lbs/day)

Source	NO _x	CO	PM ₁₀	PM _{2.5}
On-Site Project Emissions	<0.1	6.1	<0.1	<0.1
LST Thresholds	160.0	2,448.0	14.0	4.6
Exceeds Threshold?	No	No	No	No

Notes: lbs/day = pounds per day; NO_x = nitrogen oxides; CO = carbon monoxide; SO₂ = sulfur dioxide; PM₁₀ and PM_{2.5} = particulate matter

Source: Appendix A

As shown, Project construction and operation-source emissions would not exceed the applicable SCAQMD LSTs for emissions of any criteria pollutant. Thus, implementation of the Project would result in a less than significant localized air quality impact.

Diesel Construction Health Risk Assessment

A construction health risk assessment (HRA) was performed for the Project, which evaluated the health risk from diesel particulate matter (DPM) to off-site receptors. A HRA analyzes the cancer risk resulting from a proposed project to the nearest sensitive receptors. The cancer risk estimates for onsite residents use a 30-year exposure duration and the cancer estimates for workers use a 25-year exposure duration⁸. The residential receptor maximally exposed individual (MEI) includes the single-family and multi-family residences located 330 feet south of the Project site, the school receptor is Sycamore Elementary School located approximately 1,830 feet southwest of the Project site, and the closest worker receptors immediately surrounding the Project site.

Table AQ-6, *Health Risks from Project Construction to Off-Site Receptors*, reports the results of the construction HRA analysis assuming the use of Tier 3 construction equipment, as proposed by the Project.

Table AQ-6: Health Risks from Project Construction to Off-Site Receptors

Location	Carcinogenic Inhalation Health Risk in One Million	Chronic Inhalation Hazard Index	Acute Inhalation Hazard Index
Residential Receptor Risk	6.94	0.007	0.000
School Receptor Risk	1.46	0.081	0.000
Worker Receptor Risk	0.67	0.001	0.000
SCAQMD Significance Threshold	10 in one million	1.0	1.0
Significant?	No	No	No

Source: Appendix A

The cancer risk at the nearest residential receptor would be 6.94 in one million, which would not exceed the SCAQMD cancer risk of 10 in one million. Additionally, the school receptor risk would be 1.46 in one million and the worker receptor risk would be 0.67 in one million, which would also not exceed the SCAQMD thresholds. The total chronic hazard index would be 0.007 for the residential receptor risk, 0.081 for the school receptor risk, and 0.001 for the worker receptor risk. In addition, the total acute hazard index would be 0.000 as shown in the table above, which is nominal and would not exceed the 1.0 threshold. As such, the proposed Project would not cause a significant human health or cancer risk to adjacent land uses as a result of Project construction activity, and impacts would be less than significant.

⁸ Office of Environmental Health Hazard Assessment. Air Toxics Hot Spots Program, Guidance Manual for Preparation of Health risk Assessments. Available online at: <https://oehha.ca.gov/media/downloads/crn/2015guidancemanual.pdf>. (Accessed June 2023)

As the Project is proposed as a self-storage facility, trucking activities would not be associated with the Project and therefore, an operational health risk assessment is not required by CARB⁹. Only personal vehicles would be associated with operation of the Project, with employees and lessees traveling to and from the site. As the Project would generate fewer trips than the existing use as described in Section 17(a), the Project would result in lower mobile source emissions and therefore no significant impacts in relation to related health risks from operation of the self-storage buildings.

Based on the results of the LST and HRA analyses, the Project would result in less than significant human health and cancer risk impacts to nearby residences. Therefore, potential impacts related to the exposure of substantial pollutant concentrations to sensitive receptors would be less than significant.

Significance Determination: Less than significant.

Mitigation Measures: No mitigation required.

Significance Determination After Mitigation: Less than significant.

d) The Project would not emit other emissions, such as those generating objectionable odors, that would affect a substantial number of people. The threshold for odor is identified by SCAQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals¹⁰.

The SCAQMD lists land uses primarily associated with odor complaints as agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities¹¹.

During construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. Once operational, the Project would not be a source of odors, as it would not include any activities or operations that would generate objectionable odors. The Project would also be required to comply with SCAQMD Rule 402, as included in PPP AQ-1, which would prevent occurrences of public nuisances. Therefore, potential impacts odors associated with the Project would be less than significant.

Significance Determination: Less than significant.

⁹ See Table 1-1 on page 4 of the Air Quality and Land Use Handbook: A Community Health Perspective. Available online at: <https://files.ceqanet.opr.ca.gov/221458-6/attachment/UNr-g159CW-r0G4DR8q6daNdAKT3RJTD8gGQCfz4wqFfl-eNdZNQEqjf8tfls1x6Gsae7YqpXwtFIZBd0>. (Accessed June 2023).

¹⁰ Air Quality Management District Rule 402. Available online at: <https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf?sfvrsn=4>. (Accessed June 2023).

¹¹ South Coast Air Quality Management District (SCAQMD). 1993. CEQA Air Quality Handbook. Available online at: [http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)) (Accessed March 2023).

Mitigation Measures: No mitigation required.

Significance Determination After Mitigation: Less than significant.

Existing Plans, Programs, or Policies

PPP AQ-1: Rule 402. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

PPP AQ-2: Rule 403. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

PPP AQ-3: Rule 1113. The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

Sources:

Air Quality, Health Risk, Greenhouse Gas, and Energy Impact Report. April 2023. Prepared by LSA. (Appendix A).

4. BIOLOGICAL RESOURCES.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis:

a) The Project site is currently developed with two light manufacturing buildings and a covered storage area located in the southern portion of the Project site. The northern portion of the Project site is paved and striped for parking and contains only ornamental landscaping. The surrounding area is urbanized with primarily industrial-use buildings. As the Project site is fully developed and impermeable, and has been for at least 40 years, no endangered, rare, threatened, or special status plant species (or associated habitats) or wildlife species designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or California Native Plant Society (CNPS) occur on the site due to lack of suitable habitat.

The Project would redevelop the site with three new self-storage buildings, which would include installation of new ornamental landscaping. As no sensitive species or habitats are currently located within the urban and developed site, implementation of the Project would not result in a substantial adverse effect, either directly or through habitat modifications, on any sensitive species, and no impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

b) Riparian habitats occur along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors. As previously

described, the Project site is fully developed with industrial uses and located in an urbanized area that does not contain any riparian or riverine features. According to the National Wetlands Inventory, no riparian habitat or other sensitive natural communities occur on or adjacent to the Project site (USFWS 2022). Additionally, the Project site and adjacent areas are not included in any local or regional plans, policies, or regulations that identify riparian habitat or other sensitive natural community. Therefore, no potential impacts would occur as a result of Project's construction and operation on an already developed urban infill site.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

c) Wetlands are defined under the Federal Clean Water Act as land that is flooded or saturated by surface water or groundwater sufficient to support vegetation adapted to saturated soils. Wetlands include areas such as swamps, marshes, and bogs. As previously described, the Project site is currently fully developed with industrial uses and located in an urbanized area, and does not contain any wetlands (USFWS, 2022). Therefore, the redevelopment of the Project site would not result in impacts to wetlands.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

d) Wildlife corridors are linear features that connect areas of open space and provide animals with avenues for migration and access to additional areas for foraging. The Project site is located within an established urbanized area and is fully developed with two industrial buildings and a paved asphalt lot. The Project site is surrounded by industrial uses, a railroad, and roadways. Therefore, the Project site does not contain, and is not adjacent to, any wildlife corridors.

The Project site contains ornamental trees on the northern boundary of the site that may be utilized by nesting birds and raptors during the nesting bird season from February 1 through September 15. Consequently, the applicant has agreed to incorporate Mitigation Measure BIO-1 into the Project so that, if vegetation is required to be removed during nesting bird season, a nesting bird survey must be conducted prior to initiating any such vegetation clearing. Incorporation of Mitigation Measure BIO-1 into the Project would ensure that potential impacts related to nesting birds would be less than significant.

Significance Determination: Less than significant with mitigation incorporated.

Mitigation Measures:

MM BIO-1: Pre-construction Nesting Bird Survey. Construction plans and Project specifications shall state that if construction or other Project activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for most migratory bird species), a pre-construction nesting bird survey shall be conducted by a qualified biologist to ensure that active bird nests will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the Project area and adjacent areas where Project activities have the potential to affect active nests, either directly or indirectly due to construction activity or noise. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities

shall not occur within any disturbance limit buffer zones until the nest is deemed inactive by the qualified biologist.

Significance Determination After Mitigation: Less than significant.

e) The Project contains ornamental trees in the northern portion of the site. The City participates in the ¹²Orange County Natural Community Conservation Planning (NCCP) program and the Master Street Tree Plan, which are the primary local measures to protect biological resources. Municipal Code Chapter 12.28 prohibits the removal of trees, including historic trees, from undeveloped and public interest property without a permit. In addition, the removal of recognized City of Orange Street Trees must be approved by the Director of Public Works and must comply with the provisions within the Master Street Tree Plan. These requirements include replacement or relocation of trees as necessitated. The Project would not include removal of trees from an undeveloped property or a public right-of-way. With City review and approval of the proposed landscaping site plan, the Project would not conflict with local policies and potential impacts related to conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance would be less than significant.

Significance Determination: Less than significant.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant.

f) The City is a participant in the Orange County NCCP, which was approved in 1996. As shown in Figure 5.4-2, *NCCP Habitat Reserve Area*, from the City of Orange General Plan Program EIR, the Project site is not identified as a reserve, non-reserve open space, or special linkage. As such, development of the Project would not conflict with any of the provisions set forth in the Orange County NCCP. The Project site does not fall within any other local or regional conservation plans. Therefore, development of the Project would not conflict with such plans and no potential impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

None.

Sources

City of Orange. Master Street Tree Plan. [online]:

<https://www.cityoforange.org/home/showpublisheddocument/336/637699043683430000>.

Accessed April 20, 2023.

¹² NCCP Plan Summary. Available Online at: <https://wildlife.ca.gov/Conservation/Planning/NCCP/Plans/Orange-Coastal>

City of Orange. 2010. Orange General Plan Program Environmental Impact Report. [online]:
<https://www.cityoforange.org/home/showpublisheddocument/240/637698173340500000>.
Accessed April 20, 2023.

City of Orange Municipal Code. 2022. [online]:
[https://library.qcode.us/lib/orange_ca/pub/municipal_code/item/title_12-
chapter_12_28?view=all#title_12-chapter_12_28-12_28_020](https://library.qcode.us/lib/orange_ca/pub/municipal_code/item/title_12-chapter_12_28?view=all#title_12-chapter_12_28-12_28_020). Accessed April 20, 2023.

USFWS (United States Fish and Wildlife Service). 2022. National Wetlands Inventory. [online]:
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. Accessed February 21,
2023.

5. CULTURAL RESOURCES.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Archaeological and Paleontological Resources Records Results prepared by BFS A Environmental Services in May 2023 (included as Appendix B).

Impact Analysis:

a) According to State CEQA Guidelines, Section 15064.5, a historical resource shall include a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. In addition, the following resources shall be presumed to be historically or culturally significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant:

- 1) A resource listed in, or determined eligible for listing in, the California Register of Historical Resources;
- 2) A resource listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k);
- 3) A resource identified as significant in a historical resources survey meeting the requirements of PRC Section 5024.1(g).
- 4) Finally, any resource determined to be a historical resource by the project's Lead Agency may be considered to be an historical resource, provided the Lead Agency's determination is supported by substantial evidence in light of the whole record.

A record search from the South Central Coastal Information Center (SCCIC) was requested by Brian F. Smith and Associates, Inc., for historical resources located on or within 0.25 miles of the Project site. The search disclosed that the historic Atchison, Topeka & Santa Fe Railroad was located within 0.25 miles of the Project. In the early 1960's, a railroad spur line was constructed to connect the site to the Atchison, Topeka & Santa Fe Railroad. The spur line is no longer operational and was not found to be a significant historical resource. No historic resources were identified within the records search as located within or adjacent to the Project site. The Project site contains two business park buildings built in 1956 and 1983. The original structure built in 1956 has undergone many improvements and changes throughout its lifetime and is not considered eligible for listing as a historical resource as it has not retained its original integrity. The structure does not represent a special element of the City of Orange's history or possess a high artistic value which rises above the ordinary. The western structure built in 1983 does not meet the minimum age threshold to be considered historic in accordance with CEQA. Further, structures adjacent to the Project site are industrial buildings which do not hold any artistic value or represent a special element of the City of Orange and are not considered historic resources. Therefore, potential impacts of Project development related to historic resources would be less than significant.

Significance Determination: Less than significant.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant.

b) As part of the Cultural Resources Study prepared for the Project, all pertinent data within a one-quarter-mile radius surrounding the Project site area, including a review of SCCIC data, and historic photographs were researched. No previously reported archaeological resources were identified within the Project site as part of the records search with SCCIC (Appendix B). Construction of the Project would involve grading and excavation, which would involve disturbance of soils up to 5 feet deep. Because the site has previously been disturbed for the existing development on the site, there is reduced potential for the Project's development to adversely impact prehistoric resources. However, due to the alluvial fan soil discovered on site, the applicant has incorporated Mitigation Measure CUL-1 into the Project, which provides procedures to be followed in the unlikely event that potential unique archaeological resources are discovered during grading, excavation, or other construction activities. Mitigation Measure CUL-1 requires that work in the vicinity of a find be halted until the find can be assessed for significance by a qualified archaeologist to determine the appropriate treatment and documentation of the discovery (California Code of Regulations [CCR], Title 14, Chapter 3, Section 15064.5(f). Incorporation of Mitigation Measure CUL-1 into the Project would ensure that potential impacts to undiscovered archaeological resources would be less than significant.

Significance Determination: Less than significant with mitigation incorporated.

Mitigation Measures:

MM CUL-1: Incidental Discoveries. Construction plans and specifications shall state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the resource is determined to be significant, the qualified archaeologist shall expeditiously prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also expeditiously perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation or repatriation of the recovered resources in cooperation with the designated most likely descendant as needed. The report shall be submitted to the City of Orange Community Development Department, the South Central Coastal Information Center, and the State Historic Preservation Office (SHPO), if required. Prior to commencement of grading activities, the City of Orange Community Development Department shall verify that all Project grading and construction plans include specific requirements regarding Public Resources Code Section 21083.2(g) and the treatment of archaeological resources as specified herein.

Significance Determination After Mitigation: Less than significant impact.

c) The Project site is currently fully developed with industrial uses and has not previously been used as a cemetery. Thus, human remains are not anticipated to be uncovered during Project construction. In the event of an accidental discovery of any human remains, California Health and Safety Code Section

7050.5 requires that disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative. Pursuant to Section 5097.98 of the California Public Resources Code, as included as PPP CUL-1, if the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that no impacts to human remains would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

PPP CUL-1: Human Remains. In the event that human remains are encountered on the Project site, work within 50 ft of the discovery shall cease and the County Coroner shall be notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. Prior to the issuance of grading permits, the City Community and Planning, Building, and Code Enforcement Department Director, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.

Sources

Archaeological and Paleontological Resources Records Results. May 2023. Prepared by BFSA Environmental Services. (Appendix B).

6. ENERGY. <i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on the Air Quality, Health Risk, Greenhouse Gas, and Energy Impact Report, prepared by LSA in April 2023 (included as Appendix A).

Impact Analysis:

a)

Construction

During the 13-month construction period, energy would be consumed in the three general forms listed below. No natural gas use is anticipated during construction.

1. Petroleum-based fuels used to power off-road construction vehicles and equipment, construction worker travel to and from the site, as well as haul and delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, paint, fencing, lighting, and gate materials.

Transportation energy represents the largest energy use during construction and would result from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction worker vehicles that would use petroleum-based fuels (e.g., diesel fuel and/or gasoline). Therefore, the analysis of energy use during construction focuses on fuel consumption. Construction trucks and vendor trucks travel would be anticipated to use diesel fuel, whereas construction worker vehicles would be anticipated to use gasoline-powered vehicles. Fuel consumption by transportation uses depends on the type and number of trips, VMT, the fuel efficiency of the vehicles, and the travel mode.

Estimates of diesel and gasoline fuel usage were based on default construction equipment assumptions and trip estimates from CalEEMod version 2022.1 and fuel efficiencies from EMFAC2021. Details regarding the estimates are provided in Appendix A. Fuel consumption estimates are shown below in Table E-1, *Estimated Project Construction Energy Usage*.

Table E-1: Estimated Project Construction Energy Usage

Energy Type	Total Energy Consumption	Percentage of Increase Countywide
Diesel Fuel (total gallons)	57,400.2	0.04
Gasoline (total gallons)	20,716.5	<0.01

Source: Appendix A

Project construction would result in the consumption of approximately 57,400.2 gallons of diesel fuel and approximately 20,716.5 gallons of gasoline. Based on fuel consumption estimates obtained from EMFAC2021, approximately 1,230 million gallons of gasoline and approximately 156 million gallons of diesel would be consumed due to vehicle trips in Orange County in 2023. Therefore, construction of the Project would increase the annual construction generated fuel use in Orange County by approximately 0.034 percent for diesel fuel usage and by less than 0.01 percent for gasoline fuel usage. As such, Project construction would have a negligible effect on local and regional energy supplies. No unusual Project characteristics would necessitate the use of construction equipment that would be less energy efficient than that utilized at comparable construction sites in the region or the state. The Project would not cause or result in the need for additional energy facilities or an additional or expanded delivery system. Therefore, fuel consumption during construction would not be inefficient, wasteful, or unnecessary and impacts would be less than significant.

Operation

Operational energy use is typically associated with electricity consumption and gasoline and diesel fuel used for vehicle and truck trips. Energy consumption was estimated for the Project using default energy intensities by land use type in CalEEMod version 2022.1. Operational equipment would not be powered by natural gas; therefore, no natural gas demand is anticipated.

The Project's fuel use associated with vehicle and truck trips was calculated based on the Trip Generation Screening Memo (Appendix J), which estimates that the Project would generate 193 average daily trips. The amount of operational fuel use was estimated using CARB's EMFAC2021 model, which provided projections for typical daily fuel usage in Orange County.

Table E-2: Estimated Project Operational Energy Usage

Energy Type	Annual Energy Consumption
Electricity Consumption (kWh/year)	626,547.0
Natural Gas Consumption (therms/year)	0.0
Automotive Fuel Consumption	
Gasoline (gallons/year)	23,511.9
Diesel Fuel (gallons/year)	1,977.7

Notes: kWh = kilowatt-hours

Source: Appendix A

The Project's estimated energy usage during operations is reported in Table E-2, *Estimated Project Operational Energy Usage*. The estimated potential net increase in electricity demand associated with the operation of the Project is 626,547 kWh per year. Based on fuel consumption estimates obtained from EMFAC2021, approximately 1,230 million gallons of gasoline and approximately 156 million gallons of diesel will be consumed from vehicle trips in Orange County in 2023. Therefore, vehicle and truck trips associated with the proposed operations would increase the annual fuel use in Orange County by less than 0.01 percent for gasoline and diesel fuel usage. However, the Project would be required to adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 standards, listed as PPP-1. Title 24 building energy efficiency standards establish minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting, which would reduce energy usage. Therefore, electricity consumption associated with Project operation would not be considered inefficient, wasteful, or unnecessary in comparison to other developments within the region. Therefore, potential impacts related to Project development would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

b) In 2002, the Legislature passed SB 1389, which required the California Energy Commission (CEC) to develop an integrated energy plan every two years for electricity, natural gas, and transportation fuels for the Integrated Energy Policy Report. The plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies several strategies, including assistance to public agencies and fleet operators in implementing incentive programs for zero-emission vehicles and their infrastructure needs, and encouragement of urban designs that reduce VMT and accommodate pedestrian and bicycle access.

The CEC's *2021 Integrated Energy Policy Report* and *2022 Integrated Energy Policy Report Update* provide the results of the CEC's assessments of a variety of energy issues facing California. As indicated above, energy usage on the Project site during construction and operation would be relatively small in comparison to the overall use in Orange County and the state's available energy resources. Therefore, energy impacts at the regional level would be negligible. Because California's energy conservation planning actions are conducted at a regional level, the Project would not conflict with or obstruct California's energy conservation plans as described in the CEC's Integrated Energy Policy Report. Additionally, as previously described, the Project would be required to comply with the Title 24 Building Energy Efficiency Standards. The City Planning Department would review the design components and energy conservation measures during the permitting process, which would ensure that all requirements are met. As such, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant, and no mitigation is required.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

Existing Plans, Programs, or Policies

PPP E-1. Title 24 CalGreen Compliance: The Project is required to comply with the CalGreen Building Code as included in the City's Municipal Code Section 15.17.010 to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Sources

Air Quality, Health Risk, Greenhouse Gas, and Energy Impact Report. April 2023. Prepared by LSA. (Appendix A).

7. GEOLOGY AND SOILS.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on the Preliminary Geotechnical Evaluation prepared by LGC Geotechnical, Inc. in March 2022 (included as Appendix C) and the Archaeological and Paleontological Resources Records Results prepared by BFS Environmental Services in May 2023 (included as Appendix B).

Impact Analysis:

a) i) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest Alquist-Priolo Fault Zone is the Yorba Linda Fault Zone, located approximately 8 miles northeast of the Project site. Additionally, there are no known active faults traversing the site (Appendix C). The nearest faults to the Project site include the El Modeno and Peralta Hills faults located approximately 2.3 miles northeast and 2.8 miles northeast, respectively, from the site (USGS and CGS). Thus, the Project would not expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault that is delineated on an Alquist-Priolo Earthquake Fault Zoning Map, and impacts would not occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

a) ii) The Project site is located within a seismically active region of Southern California. According to the USGS Quaternary Faults Map, the nearest faults to the Project site include the El Modeno and Peralta Hills faults located approximately 2.3 miles northeast and 2.8 miles northeast, respectively, from the

site. Thus, moderate to strong ground shaking can be expected at the site. The amount of motion can vary depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

Structures built in the City are required to be built in compliance with the California Building Code (CBC [California Code of Regulations, Title 24, Part 2]), included in the Municipal Code as Chapter 15.04. In addition, PPP GEO-1 has been included to provide CBC provisions for earthquake safety based on factors including occupancy type, the types of soils onsite, and the probable strength of the ground motion. Mandatory compliance with the CBC would include the incorporation of; 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structures so that it would withstand the effects of strong ground shaking. With compliance to the CBC, the Project would result in a less than significant potential impact related to strong seismic ground shaking.

Significance Determination: Less than significant.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant.

a) iii) Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density, fine, clean sandy soils; and 3) strong ground motion. Effects of liquefaction can include sand boils, settlement, and bearing capacity failures below structural foundations. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.¹³

The Project site is not located within an area identified by the State of California as being potentially susceptible to liquefaction (Appendix C). The soils onsite are primarily comprised of medium dense or medium stiff to very stiff sandy silt to sandy clay, with lesser amounts of silty clay, and scattered silty sand. Additionally, groundwater was not encountered during soil borings which reached a maximum depth of 50± feet. The most recent water level readings from a monitoring well located approximately 0.9 miles west of the site indicated a high groundwater level of 75± feet below the ground surface; therefore, groundwater is not anticipated to be reached during grading. Due to the absence of low-density sandy soils and a relatively deep groundwater level, the liquefaction potential at the site is considered to be very low (Appendix C).

Furthermore, structures built in the City are required to be built in compliance with the CBC, as included in the City's Municipal Code as Chapter 15.04 (and herein as PPP GEO-1), which implements specific requirements for seismic safety, excavation, foundations, retaining walls and site demolition. Compliance with the CBC, as included as PPP GEO-1, would require specific engineering design recommendations be incorporated into grading plans and building specifications as a condition of construction permit approval to ensure that structures would withstand the effects of seismic ground movement, including liquefaction and settlement. Compliance with the requirements of the CBC and City's Municipal Code for structural safety, included as PPP GEO-1, would ensure that hazards from seismic-related ground failure would be less than significant.

¹³ Bray, J.D., & Sancio, R. B., 2006, Assessment of liquefaction susceptibility of fine-grained soils, *Journal of Geotechnical and Geoenvironmental Engineering*, ASCE, pp. 1165-1177, dated September 2006.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

a) iv) Landslides and other slope failures are secondary seismic effects of earthquakes. Areas that are most susceptible to earthquake-induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.

As described above, the Project site is located in a seismically active region subject to strong ground shaking. However, the site is flat and does not contain any hills or any other areas that could be subject to landslides. Figure PS-1, *Environmental and Natural Hazard Policy Map*¹⁴, from the City's General Plan Public Safety Element, shows that the Project site is not within a landslide hazard area. Therefore, the Project would not cause potential substantial adverse effects related to slope instability or seismically induced landslides and no impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

b) Construction of the Project has the potential to contribute to soil erosion and the loss of topsoil. Grading and excavation activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water.

The Project would be required to comply with Municipal Code Title 7 Chapter 7.01 which establishes water quality and stormwater discharge standards. These include installation of best management practices (BMPs) in compliance with the Orange County MS4 Permit to minimize soil erosion. Additionally, the Construction General Permit (CGP; Order No. R8-2002-0011) issued by the State Water Resources Control Board (SWRCB) regulates construction activities to minimize water pollution, including sediment. The Project would be subject to the National Pollution Discharge Elimination System (NPDES) permitting regulations, including implementation of a Stormwater Pollution Prevention Plan (SWPPP) and associated BMPs during grading and construction, which would be required during construction permitting of the Project.

Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from Project-related grading and construction activities. After completion, the Project site would be developed with three self-storage buildings, a new paved parking lot, and landscape improvements, and would not contain exposed soil. Thus, the potential for soil erosion or the loss of topsoil would be expected to be extremely low. Construction of the Project would have a less than significant impact related to potential soil erosion.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

¹⁴ Located on Page PS-9 in the Public Safety Element of the City of Orange General Plan. Available online at: <https://www.cityoforange.org/home/showpublisheddocument/214/637698172567530000>

c) The Project site is flat and neither contains nor is adjacent to any slope or hillside area. As previously stated, the Project site is not within a landslide hazard area (City of Orange, 2010). The Project would not create slopes. Thus, neither on- or offsite landslides would occur from implementation of the Project.

Lateral spreading, a phenomenon associated with seismically induced soil liquefaction, is the horizontal displacement of soils due to a reduction in soil cohesion. It is typically exemplified by the formation of vertical cracks on the surface of liquefied soils, and usually takes place on gently sloping ground or level ground near drainages or stream channels (Appendix C). Due to the absence of low-density sandy soils and a relatively deep historically high groundwater level, the potential for lateral spreading is low (Appendix C). Also, as described previously, compliance with the CBC, as included as PPP GEO-1, would require specific engineering design recommendations be incorporated into grading plans and building specifications as a condition of construction permit approval to ensure that Project structures would withstand the effects of related to ground movement, including lateral spreading. Thus, impacts related to lateral spreading would be less than significant.

Differential settlement or subsidence could occur if buildings or other improvements were built on low-strength foundation materials or if improvements were constructed on different types of subsurface materials (e.g., a boundary between native material and fill). Although differential settlement generally occurs slowly enough that its effects are not dangerous to inhabitants, it can cause building damage over time.¹⁵ Soils susceptible to seismically induced settlement typically include dry loose sands. As previously described, the Project site does not contain such soil types; therefore, the risk of settlement or subsidence at the Project site is low (Appendix C). Thus, with compliance with the CBC, included as PPP GEO-1, and compliance with the recommendations of the Geotechnical Investigation, potential impacts related to settlement or subsidence would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

d) Expansive soils contain certain types of clay minerals that shrink or swell as moisture content changes. Shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experiences, such as Southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture.¹⁶

Near-surface soils within the Project site consist of sandy silt to sandy clay, with lesser amounts or silty clay, and scattered silty sand. These soils possess a very low to medium expansion potential (Appendix C). Compliance with the CBC, as included as PPP GEO-1, would require specific engineering design recommendations for the grading plans and building specifications as a condition of construction permit approval to ensure that structures would withstand the effects of related to ground movement, including expansive soils. Engineering design recommendations would be reviewed and approved by the City's Building Official or designee prior to issuance of building permits. Thus, impacts would be less than significant.

¹⁵ National Oceanic and Atmospheric Administration. Available online at: <https://oceanservice.noaa.gov/facts/subsidence.html>

¹⁶ USDA, Understanding Soil Risks and Hazards. Available online at: <https://geology.com/articles/expansive-soil.shtml>

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

e) The Project would connect to existing public wastewater infrastructure and would not require the use of septic tanks or alternative methods of wastewater disposal. Therefore, the Project would not result in any impacts related to this topic.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

f) Sediments within the Project site were identified as late to middle Pleistocene-aged old alluvial fan deposits (Appendix B). The paleontological record search revealed no fossil localities within the Project site. However, remains of a Pleistocene sheep and mammoth or mastodon remains were identified approximately 2.5 miles north and 4.0 miles northeast of the Project site, respectively. Thus, the Paleontological Resources Assessment determined that the sediments have a high potential for fossils, starting at a depth of five feet below the surface.

The Geotechnical Investigation recommends over-excavation within the proposed building pad area to a depth of five feet below existing grade or two feet below the proposed footing, whichever is greater. Therefore, the applicant has agreed to incorporate Mitigation Measure PAL-1 into the Project, which requires the retention of a paleontologist as described therein, and the preparation of a paleontological resources impact mitigation program (PRIMP), which would establish monitoring procedures and discovery protocols, based on industrywide best practices. With the incorporation of Mitigation Measure PAL-1 into the Project, impacts to paleontological resources from development of the Project would be less than significant.

Significance Determination: Less than significant with mitigation incorporated.

Mitigation Measures:

Mitigation Measure PAL-1: Paleontological Resources. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Orange Planning Division, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by the City, stating that the paleontologist has been retained to provide services for the Project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require paleontological monitoring for ground disturbing activities greater than five feet in depth within native soil, as determined by the Project paleontologist.

In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.

Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.

Significance Determination After Mitigation: Less than significant impact.

Existing Plans, Programs, or Policies

PPP GEO-1: California Building Code. Prior to issuance of any construction permits, the Project is required to demonstrate compliance with the California Building Code as included in the City's Municipal Code Chapter 15.04 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the project are required to be incorporated into grading plans and specifications as a condition of construction permit approval.

Sources

Preliminary Geotechnical Investigation. March 2022. Prepared by LGC Geotechnical, Inc. (Appendix C).

Archaeological and Paleontological Resources Records Results. May 2023. Prepared by BFSA Environmental Services Company. (Appendix C).

City of Orange. 2010. Orange General Plan, Public Safety Element (Figure PS-1). [online]: <https://www.cityoforange.org/home/showpublisheddocument/214/637698172567530000>. Accessed May 15, 2023.

USGS and CGS (U.S. Geological Survey and California Geological Survey). Quaternary Fault and Fold Database of the United States. [online]: <https://www.usgs.gov/natural-hazards/earthquake-hazards/faults>. Accessed May 15, 2023.

8. GREENHOUSE GAS EMISSIONS.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Air Quality, Health Risk, Greenhouse Gas, and Energy Impact Report, prepared by LSA in April 2023 (included as Appendix A).

Impact Analysis:

a) The City's *Guidance for Greenhouse Gas Emissions Analysis Memo* states that the City accepts the Tier 3 quantitative thresholds recommended in the SCAQMD's Interim CEQA GHG Significance Threshold and has a threshold of 3,000 MTCO₂e per year for commercial projects¹⁷. The SCAQMD formed a working group to identify greenhouse gas emissions thresholds for land use projects that could be used by local lead agencies in the Basin in 2008. The working group developed several different options that are contained in the SCAQMD Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold¹⁸, that could be applied by lead agencies, which includes the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year
 - Based on land use type:
 - Residential: 3,500 MTCO₂e per year
 - Commercial: 1,400 MTCO₂e per year
 - Mixed use: 3,000 MTCO₂e per year
- Tier 4 has the following options:
 - Option 1: Reduce business as usual emissions by a certain percentage; this percentage is currently undefined.
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.

¹⁷ City of Orange Community Development Department. *Guidance for Greenhouse Gas Emissions Analysis*. Available online at: <https://cityoforange.prod.govaccess.org/home/showpublisheddocument/44/637707607308500000>. (Accessed June 2023).

¹⁸ South Coast Air Quality Management District. *Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold*. Available online at: [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgattachmente.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf). (June 2023).

- Option 3, 2020 Target: For service populations (SP), including residents and employees, 4.8 MTCO₂e /SP/year for projects and 6.6 MTCO₂e /SP/year for plans.
- Option 3, 2035 Target: 3.0 MTCO₂e /SP/year for projects and 4.1 MTCO₂e /SP/year for plans.

The SCAQMD's interim thresholds used the Executive Order S-3-05-year 2050 goal as the basis for the Tier 3 screening level¹⁹. Achieving the Executive Order's objective would contribute to worldwide efforts to cap CO₂ concentrations at 450 ppm, thus stabilizing global climate.

Based on the foregoing guidance, the City of Orange has elected to rely on compliance with a local air district threshold in the determination of significance of Project-related GHG emissions. Specifically, the City has selected the interim 3,000 MTCO₂e/yr threshold recommended by SCAQMD staff for all project types against which to compare Project-related GHG emissions²⁰.

The 3,000 MTCO₂e/yr threshold for residential/commercial uses was proposed by SCAQMD a decade ago and was adopted as an interim policy; however, no permanent, superseding policy or threshold has since been adopted. The 3,000 MTCO₂e/yr threshold was developed and recommended by SCAQMD, an expert agency, based on substantial evidence as provided in the Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold (2008) document and subsequent Working Group meetings (latest of which occurred in 2010). SCAQMD has not withdrawn its support of the interim threshold and all documentation supporting the interim threshold remains on the SCAQMD website on a page that provides guidance to CEQA practitioners for air quality analysis (and where all SCAQMD significance thresholds for regional and local criteria pollutants and toxic air contaminants also are listed)²¹. Further, as stated by SCAQMD, this threshold “uses the Executive Order S-3-05 goal [80% below 1990 levels by 2050] as the basis for deriving the screening level” and, thus, remains valid for use in 2022²².

Thus, the City has determined that, for purposes of this analysis, if Project-related GHG emissions do not exceed the 3,000 MTCO₂e/yr threshold, then Project-related GHG emissions would clearly have a less than significant impact.

Construction

Demolition and construction activities associated with the Project would produce combustion emissions from various sources. GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. Furthermore, CH₄ is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

¹⁹ See page 3-2 of the Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold. Available online at: [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgattachmente.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf). (June 2023).

²⁰ City of Orange Community Development Department. Guidance for Greenhouse Gas Emissions Analysis. Available online at: <https://cityoforange.prod.govaccess.org/home/showpublisheddocument/44/637707607308500000>. (Accessed June 2023).

²¹ South Coast AQMD. Greenhouse Gases. Available online at: <https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds/page/2>. (Accessed June 2023).

²² See page 3-2 of the Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold.

The SCAQMD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are required to quantify and disclose GHG emissions that would occur during construction. The SCAQMD then requires the construction GHG emissions to be amortized over the life of a project, defined by the SCAQMD as 30 years, added to the operational emissions, and compared to the applicable interim GHG significance threshold tier²³. Using CalEEMod version 2022.1, it is estimated that the Project would generate approximately 560.0 MT CO₂e during construction of the Project. When annualized over the 30-year life of the Project, annual emissions would be 18.7 MT CO₂e, as shown in Table GHG-1. (See Addendum A for the calculation details.)

Operation

Operational or long-term GHG emissions are typically comprised of direct emissions generated from mobile sources, area sources, and stationary sources, and indirect emissions from sources associated with energy consumption, waste sources, and water sources. Mobile-source GHG emissions would include Project-generated vehicle and truck trips to and from the site. Area-source emissions would be associated with activities such as landscaping and maintenance. Energy source emissions would be generated at off-site utility providers from electricity demand generated by the Project. Waste source emissions include those generated by land filling and other methods of disposal related to transporting and managing Project-generated waste. In addition, water source emissions associated with the Project are generated by water supply and conveyance, water treatment, water distribution, and wastewater treatment.

Following guidance from the SCAQMD²⁴, GHG emissions were estimated for the operational year of 2024 using CalEEMod version 2022.1, and are shown in Table GHG-1, *Operational Greenhouse Gas Emissions*. The CalEEMod worksheets for the GHG emission calculations are located within Appendix A.

As discussed above, a project would have less than significant GHG emissions if it would result in operational-related GHG emissions of less than 3,000 MT CO₂e/yr. Based on the analysis, the Project would result in approximately 514.5 MT CO₂e/yr. With construction emissions (amortized over 30 years), the total annual GHG emissions would be 533.2 MT CO₂e/yr, which would be less than the SCAQMD threshold of 3,000 MT CO₂e/yr. Therefore, construction and operation of the Project would generate GHG emissions that would have a less than significant effect on the environment and impacts would be less than significant.

Table GHG-1: Operational Greenhouse Gas Emissions

Emissions Source	Operational Emissions				
	CO ₂	CH ₄	N ₂ O	CO ₂ e	Percentage of Total
Mobile Sources	225.0	<0.1	<0.1	228.0	44
Area Sources	2.7	<0.1	<0.1	2.7	<1
Energy Sources	151.0	<0.1	<0.1	152.0	30
Water Sources	60.5	1.0	<0.1	92.8	18
Waste Sources	11.2	1.1	0.0	39.0	8
Total Project Operational Emissions				514.5	100

²³ See page 3-9 of the Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold. Available online at: [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgattachmente.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf). (June 2023).

²⁴ See Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold.

Emissions Source	Operational Emissions				
	CO ₂	CH ₄	N ₂ O	CO ₂ e	Percentage of Total
Amortized Construction Emissions				18.7	-
Total Annual Emissions				533.2	-
SCAQMD Threshold				3,000	-
Threshold Exceeded?				No	-

Notes: CH₄ = methane; CO₂ = carbon dioxide; CO₂e = carbon dioxide equivalent; MT/yr = metric tons per year;
 N₂O = nitrous oxide; SCAQMD = South Coast Air Quality Management District.
 Source: Appendix A

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

b)

2022 Scoping Plan

EO B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030, and was codified by SB 32. CARB released a second update to the Scoping 2017 Plan to reflect the 2030 GHG target. SB 32 expanded the reduction target previously set by AB 32 to move towards achieving the state's 2050 objective of reducing emissions to 80 percent below 1990 levels. The companion bill to SB 32, AB 197, provides additional direction to the CARB related to the adoption of strategies to reduce GHG emissions. Under AB 197, air emissions data collected by CARB are required to be made public and updated at least once a year.

In addition, the 2022 Scoping Plan assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality set by AB 1279 no later than 2045.²⁵ The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the state's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

The 2022 Scoping Plan focuses on building clean energy production and distribution infrastructure for a carbon-neutral future, including transitioning existing energy production and transmission infrastructure to produce zero-carbon electricity and hydrogen, and utilizing biogas from wildfire management or landfill and dairy operations, among other substitutes. The 2022 Scoping Plan states that in almost all sectors, electrification will play an important role. The 2022 Scoping Plan evaluates clean energy and technology options and the transition away from fossil fuels, including adding four times the solar and wind capacity by 2045 and about 1,700 times the amount of current hydrogen supply. As discussed in the 2022 Scoping Plan, EO N-79-20 requires that all new passenger vehicles sold in California will be zero-emission by 2035, and all other fleets will have transitioned to zero-emissions as fully possible by 2045, which will reduce the percentage of fossil fuel combustion vehicles. Additionally, the Project promotes the use of zero-emission transportation through the proposal of 1 electrical vehicle ready stall and 6 bike parking spaces.

²⁵ California Air Resources Board. 2022 Scoping Plan for Achieving Carbon Neutrality. Available online at: <https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf>. (Accessed June 2023).

Energy efficient measures are intended to maximize energy efficiency building and appliance standards, pursue additional efficiency efforts including new technologies and new policy and implementation mechanisms, and pursue comparable investment in energy efficiency from all retail providers of electricity in California. In addition, these measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. As mentioned above, the Project would not be powered by natural gas, and no natural gas demand is anticipated during construction or operation. The elimination of natural gas in new development would help projects implement their "fair share" of achieving long-term 2045 carbon neutrality consistent State goals. As such, if a project does not utilize natural gas, a lead agency can conclude that it would be consistent with achieving the 2045 neutrality goal and will not have a cumulative considerable impact on climate change. Therefore, the Project would comply with applicable energy measures.

Water conservation and efficiency measures are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. As previously discussed, the Project would comply with the CALGreen Code, which includes a variety of different measures, including the reduction of wastewater and water use. In addition, the Project would be required to comply with the California Model Water Efficient Landscape Ordinance. Therefore, the Project would not conflict with any of the water conservation and efficiency measures.

The goal of transportation and motor vehicle measures is to develop regional GHG emissions reduction targets for passenger vehicles. Specific regional emission targets for transportation emissions would not directly apply to the Project. The second phase of Pavley standards will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. Vehicles traveling to the Project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. Therefore, the Project would not conflict with the identified transportation and motor vehicle measures.

2020-2045 Regional Transportation Plan/Sustainable Communities Strategy

The core vision in the SCAG 2020–2045 RTP/SCS is to better manage the existing transportation system through design management strategies, integrate land use decisions and technological advancements, create complete streets that are safe to all roadway users, preserve the transportation system, and expand transit and foster development in transit-oriented communities. The 2020–2045 RTP/SCS contains transportation projects to help more efficiently distribute population, housing, and employment growth, as well as forecast development that is generally consistent with regional-level general plan data. The forecasted development pattern, when integrated with the financially constrained transportation investments identified in the 2020–2045 RTP/SCS, would reach the regional target of reducing GHG emissions from autos and light-duty trucks by 19 percent by 2035 (compared to 2005 levels). Land use strategies that focus on new housing and job growth in areas served by high quality transit and other opportunity areas would be consistent with a land use development pattern that supports and complements the proposed transportation network. The 2020–2045 RTP/SCS does not require that local General Plans, Specific Plans, or zoning be consistent with the 2020–2045 RTP/SCS but provides incentives for consistency for governments and developers.

As identified in the Trip Generation Screening Analysis discussed in Section 17, *Transportation*, below, the Project would be located within a Transit Priority Area and a low vehicle miles traveled (VMT)

generating area. In addition, the Project buildings would implement newer building standards that would still be consistent with the same land use assumptions used to prepare the 2020–2045 RTP/SCS. As such, the Project would not interfere with SCAG’s ability to achieve the region’s GHG reduction target of 19 percent below 2005 per capita emissions levels by 2035. As such, implementation of the Project would not interfere with SCAG’s ability to implement the regional strategies outlined in the 2020–2045 RTP/SCS.

Overall, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs and impacts would be less than significant.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

PPP E-1: CALGreen Compliance. As listed previously in Section 6, *Energy*.

Sources

Air Quality, Health Risk, Greenhouse Gas, and Energy Impact Report. April 2023. Prepared by LSA. (Appendix A).

City of Orange. March 2020. *Local Guidance Memo for Greenhouse Gas Emissions Analysis*. [online]: <https://cityoforange.prod.govaccess.org/home/showpublisheddocument/44/637707607308500000>. Accessed May 22, 2023.

9. HAZARDS AND HAZARDOUS MATERIALS.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Phase I Environmental Site Assessment prepared by Geosyntec Consultants, dated August 2021 (included as Appendix E), the Phase II Environmental Site Assessment prepared by Geosyntec Consultants, dated December 2021 (included as Appendix F), and the Remedial Action Plan and TSCA Application prepared by Geosyntec Consultants, dated April 2023 (included as Appendix G).

Impact Analysis

a) A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released.²⁶ Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that regulatory agencies believe would be injurious to the health and safety of persons or harmful to the environment. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment.

Construction

Heavy construction equipment (e.g., dozers, excavators, tractors) would be operated for development of the Project. The equipment would be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which are considered hazardous if improperly stored, handled, or transported. Other materials used—such as paints, adhesives, and solvents—could also result in accidental releases or spills that could pose risks to people and the environment. These risks are standard, however, on all construction sites, and the Project would not cause greater risks than would

²⁶ California Environmental Protection Agency. Available online at: <https://calepa.ca.gov/hazardous-materials-business-plan-program/hazardous-materials-business-plan-faq/#What-Is-a-Hazardous-Material>

occur on other similar construction sites. Moreover, all potentially hazardous materials used during construction of the Project would be used and disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use.

In addition, construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous materials. Applicable laws and regulations include CCR, Title 8 Section 1529 (pertaining to asbestos containing materials (ACM)) and Section 1532.1 (pertaining to lead based paint (LBP)); CFR, Title 40, Part 61, Subpart M (pertaining to ACM); CCR, Title 23, Chapter 16 (pertaining to underground storage tanks (UST)); CFR, Title –9 - Hazardous Waste Control Act; CFR, Title 49, Chapter I; and Hazardous Materials Transportation Act requirements as imposed by the USDOT, CalOSHA, CalEPA and DTSC, as well as the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, Federal and State Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Orange County Health Care Agency (OCHCA). Additionally, construction activities would require the preparation of a SWPPP, which is mandated by the National Pollution Discharge Elimination System General Construction Permit (PPP WQ-1) and enforced by the Santa Ana RWQCB. The SWPPP would include strict onsite handling rules and BMPs to minimize potential adverse effects to workers, the public, and the environment during construction, including, but not limited to:

- Establishing a dedicated area for fuel storage and refueling activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

Mandatory compliance with applicable laws and regulations related to the routine transport, use, storage and disposal of hazardous materials during construction activities at the Project site would limit potentially significant hazards to construction workers, the public, and the environment. Potential impacts would be less than significant.

Operation

Operation of the proposed self-storage facility would not involve the routine use of substantial amounts of hazardous materials. Instead, the proposed use would involve the routine use and storage of only small quantities of potentially hazardous materials typical of those used in commercial uses, such as cleaning solvents, paints, pesticides for landscaping, waxes, dyes, toners, paints, bleach, grease, and petroleum products. In other words, the Project generally would not produce significant amounts of hazardous waste or require the use or transport of hazardous waste beyond those materials typically used in an urban development. Thus, none of the Project's operational features, or the type of hazardous materials used on the Project site, creates a significant hazard to the environment or public.

Moreover, as with Project construction, all hazardous materials used on the Project Site during operation would be used, stored, and disposed of in accordance with manufacturer's standards and all applicable federal, state, and local requirements, such as California Hazardous Waste Control Law, Federal and California Occupational Safety and Health Acts, the Emergency Planning and Community Right-to-Know Act (Superfund Amendments and Reauthorization Act, Title III), and Safe Drinking Water and Toxic Enforcement Act, and Uniform Fire Code. Therefore, with compliance with manufacturer's

standards and all applicable local, state, and federal laws and regulations relating to environmental protection and the management of hazardous materials, impacts associated with the routine transport, use, or disposal of hazardous materials during operation of the Project would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

b) The Project would not create a significant hazard to the public or the environment through a reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

Construction

While the routine use of hazardous materials in accordance with applicable regulations during construction would not pose health risks or result in significant impacts, improper use, storage, transportation, and disposal of hazardous materials could result in accidental spills or releases. To avoid an impact related to an accidental release, BMPs during construction would be implemented as part of a SWPPP as required by the National Pollution Discharge Elimination System General Construction Permit (PPP WQ-1). Implementation of a SWPPP would minimize potential adverse effects to workers, the public, and the environment. Construction contract specifications would include strict onsite handling rules and BMPs that include, but are not limited to:

- Establishing a dedicated area for fuel storage, refueling, and construction dewatering activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

Recognized Environmental Conditions & Business Environmental Risks. In August 2021, Geosyntec Consultants completed a Phase I Environmental Assessment (Phase I ESA) of the single parcel within the Project site (Appendix E). The 2021 Phase I ESA identified a recognized environmental condition (REC), a historical recognized environmental condition (HREC), and a de minimus condition associated with the Project site:

Current Site Uses. The Project site is currently developed with two vacant industrial buildings formerly occupied by Roseburrough Tools Inc. During the site visit for the Phase I ESA, there were no RECs identified on the Project site. Metal shavings, small containers of curing concrete, and a utility owned pad-mounted transformer were discovered onsite, however none was identified as a REC.

Historic Site Uses. The Project site was originally developed for commercial uses in the 1960s and was occupied by Kerns Pacific, Keystone Precision, and Pennwalt Corporation until approximately 1994, after which it was occupied by Roseburrough Tool Inc. for the fabrication and sale of concrete, plaster, and masonry tools. Pennwalt's operation of the site included production of more than 150 products utilizing approximately 38 above ground storage tanks and mixing tanks. Pennwalt's operations included chemical specialties, inorganic chemicals, lubricants, and metal preparation.

Polychlorinated Biphenyls. A site assessment completed in 1989-1990 identified an oil/water mixture in the gravel bed and low levels of polychlorinated biphenyls (PCBs). Remediation activities included the excavation of 2,000 cubic yards of soil which were then backfilled with imported soils. PCB concentrations in one confirmation sample exceeded the site-specific cleanup goal of 25 milligrams per kilogram (mg/kg); however, the sample was considered anomalous based on re-sampling in this location. While the remedial action was issued formal regulatory closure by the local overseeing agency, the remediation did not conform to the EPA requirements for PCB remediation as set forth in the Toxic Substances Control Act (TSCA, 40 CFR 761), which requires the characterization and remediation of soils containing PCBs above 1 mg/kg. Therefore, the Phase I ESA determined that the remaining concentrations of PCBs are considered to be a REC for the Project site, and a Phase II ESA was recommended.

The Phase II testing took place over four site visits starting on August 9, 2021 (Appendix F) and consisted of soil sampling and evaluation of PCB concentrations throughout areas on the western portion of the property. Over the four mobilizations, PCB concentrations exceeding the TSCA screening threshold of 1 part per million (ppm) / 1 milligram per kilogram (mg/kg) were detected in 85 out of the 232 samples collected. Given the level of PCB contamination onsite and following consultation with EPA, the April 2023 Remedial Action Plan and TSCA Application (RAP) was prepared and submitted to EPA Region 9 to define a remedial approach for the PCB contamination at the site in accordance with TSCA and other applicable local and state regulations, as applicable (Appendix G). The remedial approach is included as Mitigation Measures HAZ-1 through HAZ-3 (Appendix F). In addition, the Project would implement a Health & Safety Plan during Project construction, as outlined in Mitigation Measure HAZ-4. With the incorporation of Mitigation Measures HAZ-1 through HAZ-4 into the Project, potential impacts related to PCB contamination onsite would be less than significant.

Total Petroleum Hydrocarbons/Soil Vapor. The final post-excavation soil samples collected following historical excavation and remediation activities contained total petroleum hydrocarbons (TPH) up to 3,200 mg/kg, which were below current non-cancer commercial/industrial thresholds for longer-chain TPH but were marginally above current applicable non-cancer commercial/industrial thresholds for shorter-chain aromatic TPH. Based on the site history and the historical investigations already done on the Project site, the potential for significant soil vapor VOC impacts at the Project site is considered to be minimal, and significant concentrations of VOCs have not been detected in the site soils. TPH detections in site soils collected to date have generally consisted of longer-chain hydrocarbons (TPH-d to TPH-o), which are below levels that would be considered a risk to commercial uses and lack any presence of lighter gasoline-range hydrocarbons (TPH-g). However, excavated soils would be analyzed for VOCs per USEPA Method 8260B as part of the waste characterization process, and if VOC concentrations are identified above applicable state screening levels, additional actions would occur pursuant to the Soil Management Plan (SMP) being prepared for the Project, as outlined in Mitigation Measure HAZ-3. Further, excavation and earthwork activities in the areas with identified PCB/TPH impact to soils would be conducted in accordance with SCAQMD Rules 1166 and 1466 in order to mitigate potential risk to workers, the community, and the environment during excavation and earthwork activities associated with the potential presence of VOCs within the disturbed soils.

Therefore, with implementation of Mitigation Measures HAZ-1 through HAZ-4, the Project would result in less than significant impacts related to a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment during construction and related to bringing development and people to a site containing hazardous materials. The remedial strategy outlined in

Mitigation Measures HAZ-1 through HAZ-4 would substantially reduce the amount of soil contamination present at the Project site to levels that are protective of human health and to the environment in the long term, while also significantly reducing the shorter-term risk to the community that could potentially occur via excessive excavation and off-site transportation of contaminated soils. Thus, this remedial strategy is anticipated to provide an optimal balance of onsite consolidation and offsite disposal for maximum community benefit. Impacts would be less than significant with mitigation incorporated.

In addition to compliance with HAZ-1 through HAZ-4, the Project Applicant would work with the City to comply with all applicable EPA standards and processes including managing remediation waste from PCB cleanups through performance based disposal, completing EPA Form 7710-53 prior to starting onsite work, and if encountering PCBs over 50 mg/kg is expected, the Project would work directly with the EPA for cleanup. Therefore, after incorporation of HAZ-1 through HAZ-4, impacts would be less than significant with mitigation.

Operation

As discussed above, operation of the proposed self-storage facility would not involve the routine use of substantial amounts of hazardous materials. Instead, the proposed use would involve the use and storage of small quantities of potentially hazardous materials typical of those used in commercial uses such as cleaning solvents, paints, and pesticides for landscaping, waxes, dyes, toners, paints, bleach, grease, and petroleum products. In other words, the Project generally would not produce significant amounts of hazardous waste and would not use or transport hazardous waste beyond those materials typically used in an urban development.

Moreover, as with Project construction, all hazardous materials used on the Project Site during operation would be used, stored, and disposed of in accordance with manufacturer's standards and all applicable federal, state, and local requirements, such as California Hazardous Waste Control Law, Federal and California Occupational Safety and Health Acts, the Emergency Planning and Community Right-to-Know Act (Superfund Amendments and Reauthorization Act, Title III), and Safe Drinking Water and Toxic Enforcement Act, and Uniform Fire Code. Therefore, with compliance with manufacturer's standards and all applicable local, state, and federal laws and regulations relating to environmental protection and the management of hazardous materials, impacts associated with the routine transport, use, or disposal of hazardous materials during operation of the Project would be less than significant.

Thus, none of the Project's operational features, or the type of hazardous materials used on the Project site, would create a significant hazard to the environment or public. With adherence to existing regulations, impacts would be less than significant.

Significance Determination: Less than significant with mitigation incorporated.

Mitigation Measures:

HAZ-1 Remedial Action Plan: During and after demolition of the existing onsite buildings, a remedial action plan shall be executed via targeted excavation of areas in which PCBs have been identified above 15 mg/kg shall be conducted via a phased approach. The anticipated excavation phasing, targeted toward minimizing potential exposure of workers and the public at any given time would include the following:

Phase I: Phase I shall include clearing and grubbing of any scrub or vegetation; demolishing of all site structures and surface protrusions, leaving only building foundations and pavement.

Phase IIa: Phase IIa shall include the removal of sections of the concrete foundation in approximately 25 feet by 25 feet square sections centered on each sampled location in which PCBs were previously identified above 15 mg/kg. Following removal of each individual section of foundation, soils shall be removed to the depths in which previous sampling indicated PCBs were present above 15 mg/kg, with each excavation anticipated to extend out approximately 10 feet (3 meters) from each historical sampling location, forming initial excavation cells of 20 feet by 20 feet (6 meters by 6 meters). The extent of each initial excavation cell may be modified based on field observations, such as chemical odors or visual staining.

Following excavation, confirmation sampling shall be conducted in conformance with an associated Remedial Design and Implementation Plan (RPDIP). In the event that confirmation sidewall samples indicate that PCB concentrations above 15 mg/kg are present beyond the proposed excavation extent, the excavation wall shall be extended by 2 feet and resampled. If bottom floor samples indicate the extent of PCB concentrations above 15 mg/kg are present below the depth of the excavation, the excavation shall be extended downward one foot and resampled. This process shall be continued until the concentrations of total PCBs in confirmation soil samples are below 15 mg/kg based on a 95% Upper Confidence Limit (UCL) evaluation, in accordance with United States Environmental Protection Agency (USEPA) protocols. Excavated soils shall be stockpiled and segregated based upon their relative degree of contamination, and in such a manner that minimizes the potential for fugitive dust, VOC emissions, and stormwater runoff/run-on to be produced. All excavation and soil handling will be conducted in accordance with South Coast Air Quality Management District (SCAQMD) Rules 1166 and 1466.

Phase IIb: Following completion of delineation and excavation activities beneath the existing western building, excavation shall proceed in the outdoor areas beneath the asphalt and other paved areas, in the same manner as completed in Phase IIa. Excavated soils shall be stockpiled and segregated based upon location and relative degree of contamination.

Phase III: Soils shall be stockpiled based on the anticipated degree of relative contamination. Soils in the immediate vicinity of historical sample locations in which samples contained greater than 50 mg/kg, as well as soils exhibiting significant visual staining or olfactory indications of contamination, shall be stockpiled separately from other soils. Excavated soil stockpiles shall be characterized via composite soil sampling at the appropriate sampling frequency for the relative size of each stockpile, with soils containing total PCBs at concentrations greater than 15 mg/kg disposed offsite in accordance with the disposal criteria of the accepting facility.

Phase IV: Upon receipt of satisfactory sample results (i.e., PCBs <15 mg/kg at 95% UCL and other constituents below applicable screening levels), each grid shall be backfilled with clean soils from an offsite borrow source and appropriately compacted.

Phase V: An engineered cap consisting of at least 6 inches of concrete will be designed and constructed to cover remaining subsurface soils with concentrations of PCBs above 1 ppm in accordance with 40 CFR §761.61(a)(7).

HAZ-2 Maintenance Plan: Following completion of the construction activities, a maintenance plan shall be prepared and submitted to USEPA for review and approval. The maintenance plan shall include an ongoing operation, maintenance, and monitoring (OM&M Plan) to ensure the cap is properly maintained. The concrete surface of the cap shall be visually inspected at six-month intervals during the first year and then annually thereafter. Observations shall be documented and photographs shall be taken. If the cap is compromised (cracks, holes, or signs of deterioration), the cap shall be repaired pursuant to the measures set forth in Mitigation Measure HAZ-1, as necessary.

The inspection observations, photographs, and repairs shall be incorporated into a summary report submitted to USEPA annually. Five-Year Reviews shall be conducted every five years to ensure that the response action and remedial action objectives (RAOs) are being upheld and that the remedy remains protective.

HAZ-3 Remedial Design and Implementation Plan: Prior to issuance of a demolition permit, the Project applicant shall demonstrate to the City of Orange that a qualified environmental consultant has been retained and has prepared a Remedial Design and Implementation Plan (RDIP) that details procedures and protocols for onsite management and offsite disposal of soils containing PCBs and TPH. The RDIP shall be implemented during grading activities onsite to ensure that soils containing PCBs and TPH are properly identified, monitored, managed onsite, and disposed of if necessary, and include the following:

- A certified hazardous waste hauler shall remove all soils identified with PCB concentrations exceeding 15 mg/kg. In addition, sampling of soil shall be conducted during excavation to verify that soils identified to contain PCBs at concentrations greater than 15 mg/kg are removed. Excavated materials with PCBs exceeding 15 mg/kg shall be transported per California Hazardous Waste Regulations to a landfill permitted by the State to accept the waste stream.
- Any subsurface materials exposed during construction activities that appear suspect of contamination, either from visual staining or suspect odors, shall be assumed hazardous and handled/segregated accordingly. Excavated soils shall be tested for potential hazardous properties. If other contamination (i.e., non-PCB) is found to be present above current Department of Toxic Substances Control Screening (DTSC) Levels for industrial/commercial land use (DTSC-SLi) (or else EPA Regional Screening Levels for industrial/commercial land use [EPA-RSLi] where DTSC has not established California-specific screening levels), it shall be handled, transported, and disposed in accordance with state regulations to an appropriately permitted landfill.
- The RDIP shall include a Health and Safety Plan (HSP) addresses potential safety and health hazards and includes the requirements and procedures for employee protection; each contractor will be required to have their own HSP tailored to their particular trade that addresses the general project safety requirements. The HSP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.
- The RDIP shall include an Air Quality Management Plan (AQMP) prepared in accordance with SCAQMD Rules 1166 and 1466. Rule 1166 outlines permitting, emissions, and monitoring requirements for handling soils that are potentially impacted with VOCs or petroleum compounds during earth-moving activities. Rule 1466 applies to any owner or operator conducting earth-moving activities with soil potentially containing toxic air contaminants (TACs) as defined within the Rule. The AQMP shall outline requirements for real-time VOC and dust monitoring throughout all earth-moving activities in accordance with Rules 1166 and 1466,

respectively and shall require the timely testing and sampling of soils so that excavated soils can be separated based on respective hazardous properties. The RDIP shall specify the testing parameters and sampling frequency. Anticipated testing includes PCBs and TPH for in-place confirmation sampling, and in addition, is anticipated to include VOCs and Title 22 Metals for stockpiled soils pending disposal. During excavation, all soils within the areas in which PCBs have previously been detected will be strictly managed to mitigate potential fugitive dust and VOC emissions in accordance with Rules 1166 and 1466. Under Rules 1166 and 1466, and other applicable local, state, and federal guidelines, soils shall be transported from the project site by a licensed transporter and disposed of at a licensed storage/treatment facility to prevent contaminated soils from becoming airborne or otherwise released into the environment. Soil transport routes will also be pre-established to minimize potential impact to the community, with transportation routes approved by the EPA prior to initiation of earthworking activities.

- All RDIP measures shall be printed on the construction documents, contracts, and Project plans prior to issuance of grading permits.

HAZ-4 Health & Safety Plan: Due to the presence of soils contaminated with PCBs onsite, a HASP shall be prepared in compliance with OSHA Safety and Health Standards (29 Code of Federal Regulations 1910.120) and Cal/OSHA requirements (CCR Title 8, General Industry Safety Orders and California Labor Code, Division 5, Part 1, Sections 6300-6719). The HASP shall address, as appropriate, safety requirements that would serve to avoid significant impacts or risks to workers or the public due to the remedial actions associated with the PCB contaminated soils during Project construction and shall include any applicable health and safety recommendations contained in the Remedial Action Plan and associated documents. The HASP shall have emergency contact numbers, maps to the nearest hospital, allowable worker exposure limits, and mandatory personal protective equipment requirements. The HSP shall be signed by all workers involved in the removal of the contaminated soils to demonstrate their understanding of the risks of excavation.

Significance Determination After Mitigation: Less than significant impact.

c) There are no schools located within one-quarter mile of the Project site. The closest schools to the Project site are Sycamore Elementary School, located at 340 North Main Street, approximately 0.36-mile southwest of the Project site and Richland High School, located at 615 North Lemon St, approximately 0.41-mile east of the Project site. However, the Project would comply with all relevant and applicable federal, state, and local laws and regulations that pertain to the release of hazardous materials.

Construction

As discussed above, the types and amounts of hazardous materials that would be used in connection with construction of the Project would be typical of those used during construction of commercial developments and would include vehicle fuels, paints, oils, and transmission fluids. Furthermore, all such materials used would be used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations including, but not limited to, federal and state Occupational Safety and Health Act requirements, and would not create a significant hazard to nearby schools. The use of hazardous materials would also be regulated by the Orange County Environmental Health Division. Additionally, construction-related emissions would be regulated by SCAQMD Rules 401 and 403. Further, construction truck trips would utilize City-approved truck routes, which would route construction vehicles away from sensitive receptors as trucks would travel north on Batavia Street,

west on Collins Avenue, south on Eckhoff Street, and west on Orangewood Avenue to SR-57. Therefore, the Project's potential construction-related impacts within a one-quarter mile of an existing school caused by hazardous emissions and materials would be less than significant.

Operation

As discussed previously, operation of the proposed self-storage facility would not involve the routine use of substantial hazardous materials. Instead, the proposed use would involve the use and storage of only small quantities of potentially hazardous materials such as cleaning solvents, paints, pesticides for landscaping, waxes, dyes, toners, paints, bleach, grease, and petroleum products that are typically associated with commercial land uses. In other words, the Project generally would not produce significant amounts of hazardous waste, use or transport hazardous waste beyond those materials typically used in a commercial development. Furthermore, all such materials used would be used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations including, but not limited to, federal and state Occupational Safety and Health Act requirements, and would not create a significant hazard to nearby schools. Thus, none of the Project's operational features, or the type of hazardous materials used on the Project site, would create a significant hazard to the environment or public, including nearby schools. Therefore, the use of hazardous materials and the generation of hazardous emissions through Project operation would not pose a significant hazard at nearby schools, and operational impacts would be less than significant.

Significance Determination: Less than significant.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant.

d) The Phase I ESA included a review of federal, state, and local regulatory databases and determined that the Project site was not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Government Code Section 65962.5 defines hazardous materials sites as: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated. Therefore, the Project would result in no potential impacts regarding creating a significant hazard by developing and bringing people to a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

e) The Project site not located within an airport land use plan (ALUC, 2008). Additionally, the Project site is not located within two miles of a public airport. The nearest airports are the John Wayne Airport, located approximately 7.8 miles south of the Project site, within the City of Santa Ana, and the Fullerton Municipal Airport, located approximately 8.4 miles northwest of the Project site in the City of Fullerton. Therefore, the Project would not result in an airport-related safety hazard for people working in the Project area and impacts would not occur from implementation of the Project.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

f) The Project would not impair the implementation of or physically interfere with an adopted emergency response plans or emergency evacuation plans.

Construction

During construction, haul truck trips would transport construction debris and materials to and from the Project site; however, these trips would not impact the roadway in a way that would impede emergency evacuations. The installation of driveways and connections to existing infrastructure systems that would be implemented during construction of the Project could require the temporary closure of portions of the roadway; however, construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the City's permitting process. Additionally, the Project is not directly adjacent to roadways that have been designated by the City as evacuation routes²⁷. Implementation of the Project through the City's permitting process would ensure compliance with existing regulations and would reduce potential construction related emergency access impacts to a less than significant level. Therefore, impacts related to an emergency response or evacuation plan during construction would be less than significant.

Operation

Operation of the proposed self-storage facility would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. The Project site would be accessed by two driveways on Batavia Street. (See Figure 7, *Conceptual Site Plan*.) In addition, the Project site would include a 20 to 26-foot-wide fire lane encompassing the site. The Project site driveways and internal access would be required through the City's permitting procedures to meet the City's design standards to ensure adequate emergency access and evacuation. The Project is also required to provide fire suppression facilities (e.g., hydrants and sprinklers). The Fire Department and/or Public Works Department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

g) The Project site is not located in an area designated as a Fire Hazard Severity Zone (CAL FIRE, 2023). In addition, the Project site is located in an urban infill area, is fully developed and is surrounded by developed areas. Implementation of the Project would be required to adhere to the California Fire Code, as adopted by the City, and would be reviewed by the City's Building and Safety Services Division during the permitting process to ensure that the Project meets the fire protection requirements. As a result, the proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

²⁷ Orange Fire Department. Available online at:

<https://cityoforange.maps.arcgis.com/apps/webappviewer/index.html?id=fa359340bb5d4689a6a93bd5d6d8d334>

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

PPP WQ-1: NPDES/SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building and Safety Division and Public Works Department evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

Sources

ALUC (Airport Land Use Commission). Amended 2008. Land Use Plan for John Wayne Airport (Figure 1). [online]: https://files.ocair.com/media/2021-02/JWA_AELUP-April-17-2008.pdf?VersionId=cB0byJjdad9OuY5im7Oaj5aWaT1FS.vD. Accessed May 18, 2023.

CAL FIRE (California Department of Forestry and Fire Protection). 2023. Fire Hazard Severity Zone Viewer [online]: <https://egis.fire.ca.gov/FHSZ/>. Accessed May 17, 2023.

Orange Fire Department. Evacuation Information. [online]: <https://orangecityfire.org/evacuation-info>. Accessed May 17, 2023.

Phase I Environmental Site Assessment Report. August 2021. Prepared by Geosyntec Consultants (Appendix E).

Phase II Environmental Site Assessment Report. December 2021. Prepared by Geosyntec Consultants (Appendix F).

Remedial Action Plan and TSCA Application. April 2023. Prepared by Geosyntec Consultants (Appendix G).

10. HYDROLOGY AND WATER QUALITY.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) increase the rate or amount of surface runoff in a manner which would result in flooding in- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Potentially impact stormwater runoff from construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Potentially impact stormwater runoff from post-construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on the Drainage Study prepared by Omega Engineering Consultants in March 2022 (included as Appendix H) and the Preliminary Priority Water Quality Management Plan (PWQMP) prepared by Omega Engineering Consultants in June 2023 (included as Appendix I).

Impact Analysis

a) The Santa Ana Regional Water Quality Control Board (RWQCB) would have jurisdiction over the groundwater quality and surface water discharges for the proposed Project.

Construction

Construction activities include demolition, site preparation, grading, paving, and installation of new landscaping that would expose and loosen sediment and would have the potential to degrade surface and receiving water quality via stormwater runoff. In addition, construction vehicles and equipment are prone

to tracking soil from work areas to paved roadways, which could exacerbate sedimentation of receiving waters. Pollutants of concern during construction activity generally include sediment, trash, petroleum products, concrete water, sanitary waste, and chemicals.

The Project would be required to comply with NPDES construction permit regulations and the City of Orange Local Implementation Plan (LIP), which require the preparation and implementation of a SWPPP, included as PPP WQ-1. As part of the SWPPP, erosion and sediment control measures would be included to minimize potential pollutants from entering stormwater during construction. These measures include the use of construction BMPs to ensure that impacts related to degradation of water quality would be less than significant. Erosion and Sediment control BMPs used to prevent the degradation of water quality in the construction area may include the use of:

- silt fences;
- sediment/desilting basins;
- sediment traps;
- check dams;
- fiber rolls;
- gravel bag berms;
- sandbag barriers;
- straw bale barriers;
- street sweeping and vacuuming; and
- storm drain inlet protection.

Other BMPs that could be used to enhance erosion and sediment control include scheduling to avoid wet weather events, preserving existing vegetation, and placing cover material over exposed soil. BMPs would also include practices for proper handling of chemicals such as avoidance of fueling at the construction site and overtopping during fueling, and installation of containment pans. Implementation of BMPs in compliance with the City's permitting requirements would reduce potential erosion and sedimentation impacts to below a level of significance during construction.

Operation

The existing site is currently developed with two industrial buildings and asphalt hardscape. The site is covered in 94% impervious surfaces. Implementation of the proposed Project would reduce the impervious surface area to 92% of the Project site. Therefore, operation of the Project would slightly reduce the potential for pollutants such as trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality.

Additionally, under Section 7.01.060 of the Municipal Code, the Project would be required to implement a Final Priority Water Quality Management Plan (FWQMP), included as PPP WQ-2, to control pollutant discharges. Implementation of the FWQMP would require use of Low Impact Development features, pollutant source control features, and pollutant treatment control features, which would ensure that the Project would not violate any water quality standards, waste discharge requirements, or otherwise degrade water quality. Therefore, operational impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

b) The City's Urban Water Management Plan (UWMP) states that the City relies for its water supplies on 77 percent groundwater, 18 percent imported water, and 5 percent surface water. The main source of the City's water supply is the Orange County Groundwater Basin. Groundwater from the Orange County Groundwater Basin is managed by the Orange County Water District (OCWD), which manages basin water supply through the Basin Production Percentage (BPP). The BPP is set based on groundwater conditions, availability of imported supplies, and precipitation.

Water supply estimates are characterized in part by land use projections. The Project is consistent with the existing Light Industrial land use designation. Thus, the Project's water usage has been accounted for within the UWMP projections. Additionally, the amount of groundwater pumped is limited by the OCWD and the Project would not directly pump water from the Project area, as water supplies would be provided by OCWD.

Infiltration of the Project site would not substantially change; pre-development conditions contain approximately 94-percent impervious area while post-development conditions would contain approximately 92-percent impervious area (Appendix H). As a result, the Project would not decrease groundwater supplies or interfere substantially with groundwater recharge; and the Project would not impede sustainable groundwater management of the basin. Thus, the Project would have a less than significant impact.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

c) i)

Construction

Construction and demolition activities would disturb and expose soil, which could be moved by wind and water, resulting in erosion and sedimentation of stormwater runoff. However, the Project site does not include any slopes, which reduces the construction erosion potential. As discussed above under 10(a), Implementation of a SWPPP, included as PPP WQ-1, and the use of construction BMPs, as required by the Orange County MS4 Permit and City of Orange LIP, would ensure that the Project's potential construction impacts related to substantial erosion or siltation on-or off-site and resulting in a degradation of water quality would be less than significant.

Operation

During Project operation, the Project site's pervious areas would be landscaped with groundcover that would inhibit erosion, leaving no substantial areas of bare or disturbed soil on-site subject to erosion. In addition, as discussed above under 10(a), the Project would be required to implement a FWQMP that would identify operational BMPs to ensure that operation of the self-storage facility would not result in erosion or siltation. With implementation of these regulations, the Project's potential operational impacts related to erosion or siltation onsite or off-site would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

c) ii) The Project site does not include, and is not adjacent to, a natural stream or river. According to the Federal Emergency Management Agency (FEMA) Map 06059C0161J, the Project site is located within Flood Zone X, which indicates an area with minimal flood hazard. As described previously, buildout of the Project would not substantially alter the existing drainage pattern onsite, as the percentage of impervious surface would slightly decrease. In addition, the proposed pervious areas of the Project site would include groundcover to slow surface runoff. Table WQ-1, *Comparison of Peak Runoff Rates with Project Implementation*, below, shows that there would be a slight decrease in peak runoff with the Project as compared to the existing condition. Therefore, potential impacts related to flooding as a result of surface runoff increase would be less than significant.

Table WQ-1: Comparison of Peak Runoff Rates with Project Implementation

	24-Hour Peak Runoff (cfs)
2-Year Storm Event	
Pre-Development	4.14
Post-Development	4.01
Percent Change	-3.14%
100-Year Storm Event	
Pre-Development	11.42
Post-Development	11.09
Percent Change	-2.89%

Source: Appendix H and I

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

c) iii) As described previously, the Project site would not substantially alter existing site conditions. The Project proposes to install an onsite Bio Clean modular wetland system for surface runoff treatment and an underground pipe storage system with a volume of 7,521 cubic feet for detention (Appendix I). Surface runoff would then drain into curb inlets before being discharged into the public drainage system. The proposed drainage plan meets guidelines for a 100-year, 24-hour storm event, as set by the County of Orange (Appendix H). As such, the Project would not contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

c) iv) The Project site is located within Flood Zone X, indicating it is in an area of minimal flood hazard (FEMA, 2020). The Project would be required to comply with the applicable flood damage prevention construction standards under Municipal Code Section 15.60.160. The City would review the Project permit applications to ensure the proposed development would not be subject to significant flood hazard and that structures would be floodproofed. Thus, the Project would not impede or redirect flood flows, and potential impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

d) The Project site is located within Flood Zone X, which is an area of minimal flooding (FEMA, 2020). Thus, the Project site is not located within a flood hazard area that could be inundated with flood flows and result in release of pollutants. Impacts related to flood hazards and pollutants would not occur as a result of the Project.

Tsunamis are tidal waves generally caused by shallow earthquakes, sea floor landslides, rock falls, and exploding volcanic islands²⁸. The Project site is located approximately 13 miles from the ocean shoreline. Based on the distance between the Project site and the Pacific Ocean, the Project is not at risk of inundation from tsunami. Therefore, the Project would not pose a risk of release of pollutants from inundation from a tsunami. No impacts would occur.

Seiche is a phenomenon that occurs when seismic ground shaking induces standing waves within a closed body of water.²⁹ Seiches may cause retention structures to fail and flood downstream properties. The Project site is located approximately 1.64 miles southeast of the Burris Basin, which is a 125 acre recharge basin for the Santa Ana River³⁰. However, the likely spillway path is the Santa Ana River channel, which abuts the eastern side of the Burris Basin, away from the Project site. Therefore, the Project would not pose a risk of release of pollutants from inundation from seiche. No impact would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

e) As described previously, pre- and post-construction conditions of the Project site are similar in of the amount of impervious area, and with Project resulting in a slight decrease in impervious area. Therefore, the Project would not interfere with groundwater recharge and impacts related to groundwater recharge would not occur. As discussed further in Section 19, *Utilities and Service Systems*, the Project's water demand has been accounted for in the City of Orange 2020 UWMP, since the Project is consistent with the Project site's existing land use designation. The 2020 UWMP determined that water supply and demands will be met, and the City would monitor groundwater withdrawals so as to not overdraft supplies. Therefore, the Project would not conflict with the OCWD groundwater management plan.

During construction and operation, the Project would be required to comply with regulations under the City's LIP. Compliance with the LIP would be ensured through the City's permitting process, as well as through post-construction BMP inspections and verifications. Therefore, impacts related to water quality control plans would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

²⁸ USGS. Available online at: <https://www.usgs.gov/faqs/what-are-tsunamis>

²⁹ National Ocean Service. Available online at: <https://oceanservice.noaa.gov/facts/seiche.html>

³⁰ Santa Ana River Trail. Available online at: http://www.santa-ana-river-trail.com/trail/burris_basin.asp

f) As described in the previous responses, construction of the Project would require asphalt removal and excavation activities that could temporarily impact stormwater runoff during construction activities. However, pursuant to Municipal Code Title 7 Chapter 7.01, implementation of a SWPPP implementing erosion and sediment control BMPs described previously would address site specific pollutant and drainage issues related to construction of the Project. Thus, construction activity impacts related to stormwater runoff would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

g) As described previously, the Drainage Study prepared for the Project site determined that post-construction conditions onsite closely mimic pre-construction conditions (Appendix H). The Project would include catch basins throughout the Project site and stormwater would be conveyed to a storage system consisting of two 48-inch high-density polyethylene pipes located under the drive aisles. In addition, as discussed above, the Project is required to implement a FWQMP that identifies operational BMPs to ensure that operation of the self-storage facility would not result in a substantial amount of increased runoff. The Project site would have a required design capture volume of approximately 7,700 cubic feet, and the Project proposes to construct an underground detention system with this capacity. Therefore, the built Project would not result in increased stormwater runoff and impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

h) As discussed above in Section 9, *Hazards and Hazardous Materials*, operation of the proposed self-storage facility would require transport, storage, use, and disposal of a limited amount of hazardous materials. Due to the nature of the Project, vehicle and equipment fueling and maintenance, waste handling, and loading dock activities would not take place on the site. However, in the event that any regulated substance used onsite exceeds a specified quantity, the business would be required to comply with state and federal regulations regarding the storage, handling, and cleaning of hazardous materials as described in Section 9, *Hazards and Hazardous Materials*. Therefore, impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

i) As discussed above, the Project would route stormwater runoff into a modular wetland system for treatment before stormwater is discharged into the public system (Appendix I). Furthermore, the downstream receiving waters are not 303(d) listed for any pollutants in this section of the watershed. The Preliminary Priority Water Quality Management Plan describes the implementation of stormwater BMPs including the use of the proposed modular wetland systems to help the site meet storm water quality treatment requirements in accordance with the MS4 Permit. Therefore, the Project would not result in a discharge of stormwater that would adversely affect the beneficial uses of the receiving waters. Impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

j) As described previously, the proposed drainage system was determined to be able to accommodate a 100-year, 24-hour storm event, as required per Orange County guidelines. Additionally, a comparison of pre- and post-construction hydraulics, as shown in Table WQ-1, demonstrates that peak flow after Project construction would slightly decrease as compared to existing conditions. Therefore, impacts related to volume of stormwater would be less than significant.

Significance Determination: Less than significant.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant.

k) As previously discussed, construction and demolition activities would disturb and expose soil, which could be moved by wind and water, resulting in erosion and sedimentation of stormwater runoff. However, the Project site does not include any slopes, which reduces erosion potential. A majority of soil disturbance would be related to excavation and backfill. The implementation of construction BMPs, as required by the LIP and SWPPP, would serve to ensure that Project impacts related to erosion of the Project site or surrounding areas would be less than significant.

In addition, in the poste-construction condition the Project would install landscaping that would reduce the potential for erosion during operations. As part of the permitting approval process, the proposed drainage and water quality design and engineering plans would be reviewed by the City's Public Works Department to ensure that the site-specific design limits the potential for erosion on the Project site. Overall, with installation of the proposed drainage system and adherence to the existing regulations, the Project's potential impacts related to erosion would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

Existing Plans, Programs, or Policies

PPP WQ-1: NPDES/SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building and Safety Division and Public Works Department evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

PPP WQ-2: FWQMP. Prior to the approval of the Grading Plan and issuance of Building and Grading Permits a FINAL Priority Water Quality Management Plan (FWQMP) shall be submitted to and approved by the City. The FWQMP shall identify all Post-Construction, Site Design. Source Control,

Low Impact Development, and any Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize any potential adverse effects on receiving waters.

Sources

City of Orange. November 2021. 2020 Urban Water Management Plan. [online]:
<https://www.cityoforange.org/home/showpublisheddocument/1540/637873464981170000>
Accessed May 16, 2023.

FEMA (Federal Emergency Management Agency). 2020. Flood Insurance Rate Map (FIRM) Map No. 06059C0161J.[online]:
<https://hazardsfema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>. Accessed May 16, 2023.

Drainage Study. March 2022. Prepared Omega Engineering Consultants. (Appendix H).

Priority Water Quality Management Plan (PWQMP). Prepared June 2023. Prepared Omega Engineering Consultants. (Appendix I).

11. LAND USE/PLANNING. <i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis:

a) The Project site is a fully developed urban infill site that currently contains two light manufacturing buildings and a covered storage area. The Project site is located in a highly developed area and is surrounded on all sides by streets, a railway, and industrial development. In addition, the Project would not change any roadways or install any infrastructure that would result in physical division of a community. Thus, no impacts related to physical division of an established community would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

b) The documents regulating land use for the Project site and immediate vicinity are the City's General Plan and the City of Orange Municipal Code. The Project's relationship to each planning document is described below.

Municipal Code. The Project site has an existing zoning designation of Industrial Manufacturing (M-2), which is intended for the development of heavy manufacturing industries. As per Section 17.13.030 of the Municipal Code, self-storage facilities are a permitted use within the M-2 zone. As previously shown in Table AES-1, the Project would comply with the development standards per City of Orange Municipal Code Chapter 17.20, *Industrial Districts*. Therefore, no impact related to Municipal Code inconsistency would occur.

General Plan. The Project site has an existing General Plan land use designation of Light Industrial (LI), which permits a maximum intensity of 1.0 Floor Area Ratio (FAR). The LI designation allows for manufacturing, processing, and goods distribution. The Project would be built out to a FAR of 1.0 and is an allowed use within the LI land use designation.

Additionally, the Project would be required to comply with the goals and policies of the City General Plan. As shown in Table LU-1, the Project would be consistent with the land use designation, goals, and policies of the City of Orange General Plan. As such, no impact related to General Plan inconsistency would occur.

Table LU-1: City of Orange General Plan Consistency

Policy	Consistency
Policy LU-1.4: Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development.	Consistent. As shown in Table AES-1, the Project complies with development standards within the M-2 zoning

	designation. Further, the Project would be compatible with surrounding light industrial uses.
Policy LU-3.4: Discourage commercial and industrial enterprises that have significant adverse soil, air, water, or noise impacts.	Consistent. As evaluated throughout this IS/MND, the Project would not result in significant impacts under the thresholds analyzed.
GOAL LU-4.0: Encourage high quality, sustainable, industrial and office uses that provide jobs and revenue; support environmental quality; and promote options for adaptive re-use.	Consistent. The Project proposes the demolition of the existing manufacturing buildings totaling 47,932 SF for the development of three self-storage buildings totaling 133,372 SF, which would provide revenue to the city. The Project would comply with all environmental-related regulations, as discussed in each environmental topic section of this document.
Policy LU-4.1: Maximize use of limited land resources for industrial and office uses within areas designated Light Industrial or Industrial on the Land Use Policy Map.	Consistent. The Project proposes to construct a self-storage facility, which is consistent with the intended uses of the Light Industrial (LI) land designation and Industrial Manufacturing (M-2) zoning designation. The LI land use designation allows a maximum floor area ratio (FAR) of 1.0, and the Project would be built out to a FAR of 1.0.
Policy LU-4.3: Protect residents and the environment from potential adverse soil, air, water, and noise impacts of industrial operations.	Consistent. The Project would result in less than significant impacts related to air, water, and noise as identified in each environmental topic of this document. Impacts related to soil would be less than significant with the incorporation of Mitigation Measure HAZ-1 through HAZ-4, which require the preparation and implementation of a Remedial Action Plan, Maintenance Plan, Soil Management Plan, and Health & Safety Plan, as detailed in Section 9, <i>Hazards and Hazardous Materials</i> .
Policy LU-4.4: Encourage development of mixed office, industrial, and support commercial uses in areas designated Light Industrial on the Land Use Policy Map.	Consistent. The Project would construct a mixed self-storage/office facility, which is consistent with intended uses within the Light Industrial land use.
Policy LU-6.1: Ensure that new development is compatible with the style and design of established structures and the surrounding environment.	Consistent. The Project would construct a self-storage facility surrounded by similar light industrial and commercial use buildings. As shown in Table AES-1, the Project would be consistent with the development standards for the M-2 zoning designation.
Policy LU-6.5: Reduce pollutant runoff from new development and urban runoff to the maximum extent practicable.	Consistent. As discussed in Section 10, <i>Hydrology and Water Quality</i> , the Project would be required to incorporate water quality measures with LID site design during Project operations and treatment control BMPs during all construction and grading activities to reduce runoff.
Policy LU-6.6: Enhance the walkability of both new and current development.	Consistent. The Project would install a bike rack onsite.
Policy LU-6.8: Maximize landscaping along streetscapes and within development projects to enhance public health and environmental benefits.	Consistent. The Project would provide landscaping along the northern and eastern property lines. The design specifications would be required to comply with the Landscaping Ordinance (City of Orange Municipal Code Chapter 16.50).
Policy LU-6.9: Restrict development in areas where exposure to hazards such as flood, erosion, liquefaction, dam failure, hazardous materials, and toxic gases cannot be mitigated to reduce risk to residents and liability to the City.	Not applicable. The Project site is not within a flood or inundation zone. Additionally, as discussed in Section 7, <i>Geology and Soils</i> , the Project site is not susceptible to liquefaction.
Policy LU-6.10: Mitigate adverse air, noise, circulation, and other environmental impacts caused by new development adjacent to existing neighborhoods through use of sound walls, landscaping buffers, speed limits, and other traffic control measures.	Consistent. The Project is not located adjacent to any residential neighborhoods. In addition, the Project would result in less than significant impacts related to air quality, noise and circulation as identified in each environmental topic section of this document.

Policy CM-1.7: Consolidate driveways along roadways that provide access to commercial uses to minimize side street interruption and promote smooth traffic flows.	Consistent. The Project site is accessible via two driveways along Batavia Street, classified as a primary arterial street.
Policy CM-5.2: Plan for and design parking facilities throughout the City that are adequate to meet demand, but also consider land use-parking efficiencies, and the surrounding natural and built environment.	Consistent. The Project would be required to provide 44 stalls. The Project proposes to provide a total of 51 parking stalls.
GOAL GM-1.0: Reduce traffic congestion within the City.	Consistent. As discussed in Section 17, <i>Transportation</i> , the Project would generate fewer daily trips than the existing site use.
Policy GM-1.2: Ensure completion of transportation improvements as agreed upon by the City and developer prior to completion of a development project.	Not applicable. The Project does not propose or require any transportation improvements. As discussed in Section 17, <i>Transportation</i> , the Project would generate fewer daily trips than the existing site use.
Policy GM-1.3: Ensure that new development pays its fair share of street improvement costs, including regional traffic mitigation. New revenues generated from Measure M, if available, shall not be used to replace private developer funding which has been omitted for any project.	Consistent. The Project applicant would be required to pay applicable fees in accordance with City regulations.
Policy GM-1.5: Require new development projects to link issuance of building permits for the appropriate portion of the development plan to roadway improvements required to achieve the appropriate LOS. Monitor the implementation of this requirement for each new development project on an annual basis.	Not applicable. As discussed in Section 17, <i>Transportation</i> , the Project would generate fewer daily trips than the existing site use. Therefore, the Project would not require a LOS analysis.
Policy GM-1.7: Promote the expansion and development of alternative methods of transportation.	Consistent. The Project would install a bike rack and provide one electric vehicle parking space, which would encourage alternative methods of transportation.
Policy GM-1.9: Ensure that new developments incorporate non-motorized and alternative transit amenities such as bike racks, bus benches and shelters, and pedestrian connections.	
Policy GM-1.12: Promote traffic reduction strategies through the measures adopted within the City's Transportation Demand Management (TDM) Ordinance.	Not applicable. The Project would not require 100 employees and thus would not be subject to the TDM Ordinance.
GOAL NR-2.0: Protect air, water, and energy resources from pollution and overuse.	Consistent. The Project would result in less than significant impacts related to air, water, and energy as identified in each environmental topic section of this document.
Policy NR-2.1: Cooperate with the South Coast Air Quality Management District (SCAQMD) and other regional agencies to implement and enforce regional air quality management plans.	Consistent. The Project is consistent with the General Plan land use designation and maximum allowed FAR. In addition, as described in Section 3, <i>Air Quality</i> , Project impacts related to emissions would be less than significant. Therefore, the Project is within the AQMP projections for the area.
Policy NR-2.2: Support alternative transportation modes, alternative technologies, and bicycle- and pedestrian-friendly neighborhoods to reduce emissions related to vehicular travel.	Consistent. The Project would install a bike rack onsite and provide one electric vehicle parking space, which would encourage alternative methods of transportation. In addition, as discussed in Section 3, <i>Air Quality</i> , emissions of criteria pollutants during construction and operation would be below SCAQMD thresholds. As discussed in Section 8, <i>Greenhouse Gas Emissions</i> , emissions of GHGs would be below SCAQMD thresholds and would be less than significant.
Policy NR-2.3: Reduce the amount of water used for landscaping through the use of native and drought-tolerant plants, proper soil preparation, and efficient irrigation systems as parks and other City facilities are built or renovated.	Consistent. The Project would use drought-tolerant plants as listed in Figure 9, <i>Landscape Plan</i> . Development of the landscape and irrigation plan would be required to comply with regulations and standards under Orange County's Water Efficient Landscape Ordinance.

Policy NR-2.4: Encourage the production, distribution, and use of recycled and reclaimed water for landscaping projects, while maintaining urban runoff water quality objectives.	Not applicable. No existing recycled water laterals exist within the Project vicinity. However, as discussed below, use of construction and operational BMPs would minimize stormwater pollutants, maintaining urban runoff quality.
Policy NR-2.5: Continue to work toward local and regional waste-reduction and diversion/ recycling goals and promote public education programs.	Consistent. The Project would be required to recycle 65 percent of construction waste and 75 percent of operational waste pursuant to the CalGreen Building Code and AB 341, respectively.
Policy NR-2.6: Encourage sustainable building and site designs for new construction and renovation projects.	Consistent. The Project would be required to comply with the 2022 Building Energy Efficiency Standards pursuant to Title 24.
Policy NR-2.11: Protect the ecological integrity and overall health of Orange's watersheds.	Consistent. As required under the MS4 Permit, the Project would be required to implement BMPs through a SWPPP and WQMP. Therefore, the Project would not adversely impact stormwater flowing into the local watersheds and groundwater.
Policy NR-2.12: Cooperate with water supply agencies to protect the quantity and quality of local groundwater supplies.	Consistent. Use of construction and operational BMPs would maintain stormwater quality, which may infiltrate into the local groundwater. In addition, the Project would be consistent with the existing land use and therefore consistent with projected water demands in the City's UWMP.
Policy NR-2.13: Control surface runoff water discharges into the stormwater conveyance system to comply with the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit and other regional permits issued by the Santa Ana Regional Water Quality Control Board.	Consistent. As discussed in Section 10, <i>Hydrology and Water Quality</i> , the Project would be required to incorporate water quality measures with LID site design and treatment control BMPs during all construction and grading activities to reduce runoff. The Project proposes to treat runoff onsite through a modular wetland system before stormwater is discharged into the public system.
Policy NR-2.14: Reduce pollutant runoff from new development by requiring use of the most low development impact practices and effective Best Management Practices (BMPs) currently available.	
Policy NR-2.15: Minimize the amount of impervious surfaces and associated urban runoff pollutants in new development and significant redevelopment throughout the community.	Consistent. The Project would reduce the amount of impervious surface onsite from 94 percent to 92 percent. As discussed above, the Project would also include design features and BMPs to reduce runoff pollutants.
GOAL NR-3.0: Prepare for and adapt to the effects of climate change and promote practices that decrease the City's contribution to climate change.	Consistent. The Project would be required to be developed per Title 24 requirements, which would implement energy efficient building standards. In addition, the Project would not result in significant GHG emissions.
Policy NR-4.3: Reduce the impact of urban development on important ecological and biological resources.	Consistent. The existing Project site is fully developed with two light manufacturing buildings on a paved lot. Therefore, buildout of the Project would not adversely impact any ecological or biological resources.
GOAL PS-1.0: Protect residents and businesses from seismic hazards and other geologic constraints.	Consistent. The Project would comply with all applicable CBC regulations, minimizing potential building damage and risk to human life from seismic hazards.
Policy PS-1.1: Minimize the potential loss of life and damage to structures that may result from an earthquake.	
Policy PS-2.4: Employ strategies and design features that will reduce the amount of impervious surface (i.e. paved area) within new development projects.	Consistent. The Project would reduce the amount of impervious surface from 94 percent to 92 percent.
Policy PS-3.4: Provide adequate fire equipment access and fire suppression resources to all developed and open space areas.	Consistent. The Project includes a 20 to 26-foot-wide fire lane which runs along the entire Project boundary. The Project site plan would be reviewed and approved by the Fire Department to ensure adequate access and fire suppression resources.

Policy PS-3.5: Establish and maintain optimal emergency response times for fire safety. Require new development to ensure that City response times and service standards are maintained.	Consistent. As discussed in Section 15, <i>Public Services</i> , the Project is not anticipated to result in a substantial demand in public services. In addition, the Project developer would be required to pay property taxes that may be used to fund improvements and added resources, as needed.
GOAL PS-4.0: Minimize risks to life, property, and the environment associated with producing, using, storing, or transporting hazardous materials.	Consistent. As discussed in Section 9, <i>Hazards and Hazardous Materials</i> , mandatory compliance with applicable laws and regulations related to the routine transport, use, and disposal of hazardous materials during construction and operational activities at the Project site would limit potentially significant hazards. A Phase I ESA prepared for the Project site had determined a REC related to contaminated soils onsite. However, with implementation of MM HAZ-1, impacts would be less than significant.
Policy PS-4.1: Assess potential risks of disposing, transporting, manufacturing and storing existing hazardous materials, and develop appropriate mitigation measures in case of accidents.	Consistent. As discussed in Section 9, <i>Hazards and Hazardous Materials</i> , a Phase I ESA had been conducted at this site, which found a REC related to contaminated soils onsite. With implementation of MM HAZ-1, as described above, impacts would be less than significant. In addition, the Project would be required to develop and submit a Hazardous Materials Business Emergency Plan to the County of Orange Environmental Health Division if the quantities of hazardous materials are over a specified threshold.
Policy PS-4.2: Prohibit new disposal, transport, manufacture, and storage of hazardous materials within the City without a mitigation plan in case of accidents. Hospitals meeting current state and federal standards are exempt.	Consistent. Under the jurisdiction of the County of Orange Environmental Health Division, the Project would be required to disclose hazardous materials used onsite and to develop a Hazardous Materials Business Emergency Plan if reported quantities of materials are over a specified threshold.
Policy PS-4.3: Identify hazardous materials dumpsites, and ensure that the sites are cleaned in conformance with applicable federal and state laws prior to the establishment of new uses.	Consistent. As discussed in Section 9, <i>Hazards and Hazardous Materials</i> , PCB levels of the soils onsite exceed the TSCA threshold of 1 ppm. With implementation of MM HAZ-1, impacts related to hazardous materials would be less than significant.
Policy PS-4.4: Ensure that the public is protected from fires, noxious fumes, and other hazards within the City's industrial area.	Consistent. The Project-specific fire site plan would be reviewed and approved by the Fire Department to ensure adequate levels of protection. As previously mentioned, mandatory compliance with applicable laws and regulations would limit the release of noxious fumes and other hazardous onsite.
Policy PS-7.2: Promote and integrate crime-preventive characteristics and design features into all phases of the planning and development process.	Consistent. The Project would be required to comply with Chapter 15.52, <i>Building Security Standards</i> , of the Municipal Code. The Project would include the installation of streetlights, a 6-foot-high CMU wall along the northwest corner of the site, and 7-foot-high metal gates with knock-boxes to secure the storage units. The proposed landscaping would also screen the perimeter of the Project.
Policy PS-7.3: Maximize natural surveillance through physical design features, including, but not limited to, visible entryways from surrounding structures and businesses; well-defined and visible walkways and gates; well-lighted driveways, walkways, and exteriors; and landscaping that preserves or enhances visibility.	
Policy PS-7.6: Continue to involve the Orange Police Department in the project design and review process.	Consistent. As mentioned above, the Project would provide onsite lighting and fencing in order to limit security issues. In addition, the Crime Prevention Unit would review and approve site plans as necessary.

Policy N-1.2: Encourage new development projects to provide sufficient spatial buffers to separate excessive noise generating land uses and noise-sensitive land uses.	Consistent. The Project would include a 6-foot-high CMU wall along the northwest corner of the site. Additionally, noise impacts were determined to be less than significant.
Policy N-1.4: Ensure that acceptable noise levels are maintained near noise-sensitive uses.	Consistent. Construction and operation noise impacts would be less than significant as discussed in Section 13, <i>Noise</i> .
Policy N-6.1: Encourage the design and construction of industrial uses to minimize excessive noise through project design features that include noise control.	Consistent. The Project would include a 6-foot-high CMU wall along the northwest corner of the site. Additionally, noise impacts were determined to be less than significant.
Policy N-6.2: Encourage industrial uses to locate vehicular traffic and operations away from abutting residential zones as much as possible.	Consistent. The Project would be constructed within a Light Industrial designated area and is not directly adjacent to residential zones.
Policy N-7.1: Schedule City maintenance and construction projects so that they generate noise during less sensitive hours.	Consistent. Project construction would comply with City mandates on allowed construction times as per Section 8.24.050 of the Municipal Code.
Policy N-7.2: Require developers and contractors to employ noise minimizing techniques during construction and maintenance operations.	Consistent. Construction noise operations would be less than significant as discussed in Section 13, <i>Noise</i> .
Policy N-7.3: Limit the hours of construction and maintenance operations located adjacent to noise-sensitive land uses.	Consistent. Project construction would comply with City mandates on allowed construction times as per Section 8.24.050 of the Municipal Code. Construction noise impacts would be less than significant to sensitive receptors.
Policy N-7.4: Encourage limitations on the hours of operations and deliveries for commercial, mixed-use, and industrial uses abutting residential zones.	Consistent. The Project does not abut any residential zones. In addition, as discussed in Section 13, <i>Noise</i> , operational noise impacts would be less than significant to the nearest sensitive receptors.
GOAL CR-1.0: Identify and preserve potential and listed historic resources, including buildings, structures, objects, sites, districts, and archaeological resources citywide.	Consistent. As discussed in Section 5, <i>Cultural Resources</i> , a Cultural Resource Assessment was conducted, and no historical resources were found. No impacts to historical resources would occur and impacts to archaeological resources would be less than significant with the Project's incorporation of MM CUL-1, which includes provisions for incidental discoveries.
Policy CR-1.6: Promote the preservation of cultural and historical resources controlled by governmental agencies, including those related to City, School District, and other agencies.	Consistent. As discussed in Section 5, <i>Cultural Resources</i> , a Cultural Resource Assessment was conducted, and no historical resources were found. No impacts to historical resources would occur and impacts to archaeological resources would be less than significant with the Project's incorporation of MM CUL-1, which includes provisions for incidental discoveries.
GOAL CR-4.0: Identify and preserve archaeological and cultural resources.	Consistent. A Cultural Resource Assessment was conducted onsite, and no resources were found. As discussed in Section 5, <i>Cultural Resources</i> , in the event that unanticipated resources are discovered during grading activities, the Project incorporates MM CUL-1 to mitigate potential impacts to resources.
Policy CR-4.1: Identify, designate, and protect historically and culturally significant archaeological resources or sites.	
Policy INF-1.6: Require that new developments fund fair-share costs associated with City provision of water, sewer, and storm drain service and are consistent with City and service provider plans to complete needed improvements and funding capacity for such improvements.	Consistent. The Project applicant would be required to pay applicable development impact fees as required by City regulations.
Policy INF-3.6: Require that new developments fund fair-share costs associated with City provision of right-of-way maintenance services and are consistent with City and service provider plans to complete needed improvements and funding capacity for such improvements.	Consistent. The Project applicant would be required to pay applicable development impact fees as required by City regulations.

Policy INF-4.2: Continue to require utilities to be placed underground for new development.	Consistent. The Project would include connections to existing underground utilities. New above ground utilities would not be constructed as part of the Project.
Policy UD-3.3: Strengthen the urban form of the City's commercial, industrial, institutional, and mixed-use districts by working within the character of the existing historical and architectural fabric of the community, while allowing for the addition of complementary new development and urban design elements.	Consistent. As shown in Figure 8a – 8c, <i>Elevations Building A – Elevations Building C</i> , the Project would establish an architectural presence through emphasis on building finish materials (brick, stucco) and would include shades of beige, grey, and green to be consistent with surrounding light industrial buildings.
GOAL ED-1.0: Sustain a diversified economic base and strong fiscal stability.	Consistent. The Project would construct a self-storage facility which would contribute to the City's economy.
Policy ED-1.1: Provide for land uses that allow a variety of retail, service, manufacturing, institutional, office, and recreational businesses to locate in Orange.	Consistent. The Project would construct a mixed self-storage/office facility within the light industrial designated area.
Policy ED-1.3: Retain industrial land for businesses that provide jobs for manufacturing and processing of goods and create local revenue sources.	Consistent. The Project would redevelop the existing manufacturing buildings to construct a self-storage facility, a permitted use within the light industrial land use designation. Operation of the self-storage facility would generate local income for the City.
Policy ED-1.4: Encourage physical expansion of manufacturing operations and research and development businesses within light industrial and manufacturing areas.	Consistent. The existing manufacturing buildings total 47,932 SF. The Project would expand operations through the development of three self-storage facilities with ancillary office space totaling 133,372 SF.
GOAL ED-3.0: Strengthen the City's economic base and stimulate employment through new commercial and industrial development and expansion.	Consistent. The Project would include redevelopment of the existing manufacturing buildings for a larger self-storage facility with ancillary office space, which would generate an increased revenue.
Policy ED-6.1: Provide and maintain infrastructure adequate to support growth and expansion of commercial, industrial, and institutional areas, including water, sewer, streets, curbs, gutters, sidewalks, storm drains, access, and parking improvements.	Consistent. The Project would install onsite water, sewer, and storm drainage infrastructure to accommodate operation of the Project.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

Existing Plans, Programs, or Policies

None.

Sources

City of Orange General Plan. 2010. [online]: <https://www.cityoforange.org/our-city/departments/community-development/general-plan>. Accessed May 17, 2023.

12. MINERAL RESOURCES.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis:

a) The Project site is designated as Mineral Resource Zone 3 (MRZ-3) by the California Geological Survey, which is defined as an area containing mineral deposits whose significance cannot be evaluated from available data. The Project site is an urban infill site that is fully paved with asphalt and is surrounded by developed areas. The Project site and vicinity are not currently used for mining activities and have not been historically used for mining activities. Additionally, the City's General Plan EIR determined that no impacts would occur to mineral resources through development of the General Plan (City of Orange, 2010). Thus, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state, and impacts would not occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

b) As previously discussed, the General Plan EIR determined that buildout based on the General Plan would not result in impacts to mineral resources within the City. Thus, no impacts related to the loss of availability of a locally important mineral resource recovery site, as delineated on a local general plan, specific plan, or other land use plan, would occur as a result of the Project.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

None.

Sources

City of Orange General Plan Program Environmental Impact Report. March 2010. [online]:
<https://www.cityoforange.org/391/General-Plan>. Accessed May 15, 2023.

CGS (California Geological Survey). 1994. Open File Report 94-15: Generalized Mineral Land Classification of Orange County, California. Plate 1. [online]:
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>. Accessed May 15, 2023.

13. NOISE.*Would the project result in:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on the Noise Impact Analysis prepared by LSA in April 2023 (included as Appendix J).

Impact Analysis:

a) Potential increase in ambient noise levels in the vicinity of the Project site were evaluated for surrounding receptors. Sensitive receptors are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. The City Orange General Plan Noise Element defines noise-sensitive uses as residences, hospitals, convalescent and day care facilities, schools, and libraries³¹. The nearest sensitive receptors to the Project site are:

- **South:** Existing single-family and multi-family residences approximately 330 feet south of the Project site's boundary line.
- **Southwest:** Existing Sycamore Elementary School approximately 1,830 feet southwest of the Project site's boundary line. Because this receptor is over 0.25 mile from the Project site, it is not expected that Project-related noise would contribute to the existing environment and is therefore not considered in this analysis.

Noise Standards*Construction Noise Standards*

Section 8.24.50(I) of the Municipal Code exempts construction noise if construction activities occur between the hours of 7:00 AM and 8:00 PM, Monday through Saturday, or between the hours of 9:00 AM and 8:00 PM on Sundays and federal holidays. Since the City does not have daytime construction noise level limits for construction activities that occur within the specified hours of the Orange Municipal Code, construction noise impacts were assessed using criteria from the Federal Transit Administration *Transit Noise and Vibration Impact Assessment Manual* (FTA Manual)³². Table NOI-1, *Daytime*

³¹ City of Orange. General Plan EIR Noise Element. Available online at: <https://www.cityoforange.org/home/showpublisheddocument/212/637698172563500000>. (Accessed June 2023).

³² Federal Transit Administration. Transit Noise and Vibration Impact Assessment Manual. September 2018. Available online at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf (Accessed June 2023).

Construction Noise Criteria, below, shows the FTA's Detailed Assessment Construction Noise Criteria based on the composite noise levels per construction phase.

Table NOI-1: Daytime Construction Noise Criteria

Land Use	Daytime 1-hour Leq (dBA)
Residential	80
Commercial	85
Industrial	90

Source: Appendix J

Operational Noise Standards

Table N-3 and Table N-4 from the City's General Plan Noise Element list the maximum allowable noise levels from mobile and stationary sources, based on land use designations. The Project site has a General Plan Land Use designation of Light Industrial, which has no established mobile source thresholds. Table NOI-2 below lists the City's standards for noise levels from stationary sources at the nearest sensitive receptor, per Section 8.24.040 of the Municipal Code.

Table NOI-2: Maximum Allowable Noise Exposure – Stationary Noise Sources

Noise Level Descriptor	Exterior Noise Level Criteria	
	Daytime (7:00AM to 10:00 PM)	Nighttime (10:00PM to 7:00AM)
Hourly Equivalent Level (Leq), dBA	55 dBA Leq	45 dBA Leq
Maximum Level (Lmax), dBA	70 dBA Lmax	65 dBA Lmax

Notes:

1. These standards apply to new or existing noise sensitive land uses affected by new or existing non-transportation noise sources, as determined at the outdoor activity area of the receiving land use. However, these noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).
2. Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).
3. No standards have been included for interior noise levels. Standard construction practices that comply with the exterior noise levels identified in this table generally result in acceptable interior noise levels.
4. The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels. If the existing ambient noise level exceeds the standards listed in Table C, then the noise level standards shall be increased at 3 dB increments to encompass the ambient environment. Noise level standards incorporating adjustments for existing ambient noise levels shall not exceed a maximum of 70 dB Leq.

dBA = A-weighted decibels

Leq = equivalent continuous sound level

Source: Appendix J

Existing Ambient Noise Levels

To assess existing noise levels, LSA conducted two long-term noise measurements in the vicinity of the Project site from March 7 through March 8, 2023. A description of the locations and the existing noise levels are provided in Table NOI-3. *Long-Term 24-Hour Ambient Noise Monitoring Results*, below. The calculated CNEL levels range from 60.5 dBA CNEL to 66.3 dBA CNEL. Hourly noise levels at surrounding sensitive uses are as low as 48.0 dBA Leq during nighttime hours and 53.1 dBA Leq during the daytime hours.

Table NOI-3: Long-Term 24-Hour Ambient Noise Monitoring Results

Location		Daytime Noise Levels ¹ (dBA L _{eq})	Evening Noise Levels ² (dBA L _{eq})	Nighttime Noise Levels ³ (dBA L _{eq})	Daily Noise Levels (dBA CNEL)
LT-1	Northeast corner of the Project site near a gated fence adjacent to the railway line, approximately 95 ft away from Batavia Street centerline	59.6-66.3	54.8-57.6	49.5-65.6	66.3
LT-2	West of the 533 North Citrus Street, on a utility pole, approximately 310 ft away from Batavia Street centerline	53.1-57.4	51.8-55.6	48.0-58.2	60.5

Note: Noise measurements were conducted from March 7 to March 8, 2023, starting at 2:00 p.m.

¹ Daytime Noise Levels = noise levels during the hours from 7:00 a.m. to 7:00 p.m.

² Evening Noise Levels = noise levels during the hours from 7:00 p.m. to 10:00 p.m.

³ Nighttime Noise Levels = noise levels during the hours from 10:00 p.m. to 7:00 a.m.

dBA = A-weighted decibels

CNEL = Community Noise Equivalent Level

ft = feet

L_{eq} = equivalent continuous sound level

Source: Appendix J

Construction Impacts

Construction is expected to occur over 13 months and would occur within the hours permitted by the City of Orange Municipal Code. Construction activities would include demolition, site preparation, grading, building construction, paving, and architectural coatings. The assumptions regarding the construction equipment to be used, the mix of equipment to be used at each stage of construction, and the placement of the construction equipment on the Project site, as well as the details regarding the noise level projection methodology, are set forth in Appendix J.

Table NOI-4, *Potential Construction Noise Impacts at Nearest Receptor*, below, shows the nearest receptors and sensitive uses to the Project site, their distance from the center of construction activities, and composite noise levels expected during construction. These noise level projections do not consider intervening topography or barriers.

Table NOI-4: Potential Construction Noise Impacts at Nearest Receptor

Receptor (Location)	Composite Noise Level at 50 ft ¹	Distance (ft)	Composite Noise Level (dBA L _{eq})
Industrial Uses (South)	88	165	78
Industrial Uses (North)		200	76
Industrial Uses (West)		290	73
Industrial Uses (East)		380	70
Residence (South)		580	67

¹ The composite construction noise level represents the site preparation and paving phases which are expected to result in the greatest noise level as compared to other phases

PPV = peak particle velocity

Source: Appendix J

While construction noise will vary, it is expected that composite noise levels during construction at the nearest off-site industrial uses to the west and east would reach 78 dBA L_{eq} while construction noise levels would approach 67 dBA L_{eq} at the nearest sensitive residential use to the west during daytime

hours. Construction-related noise impacts would remain below the 80 dBA L_{eq} and 90 dBA L_{eq} 1-hour construction noise level criteria for residential and industrial land uses as established by the FTA, referenced in Table NOI-1. Project construction would result in an increase in vehicles traveling to and from the site as haul truck trips, vendor truck trips, and worker trips would occur. However, the most intensive construction phase would result in approximately 230 haul trips and 30 worker trips per day during Project grading (Appendix A). Although there would be a relatively high single-event noise-exposure potential causing intermittent noise nuisance (passing trucks at 50 ft would generate up to 84 dBA L_{max}), the effect on longer-term ambient noise levels would be small when compared to existing daily traffic volumes on Batavia Street. Because construction-related vehicle trips would not approach existing daily traffic volumes, traffic noise would not increase by 3 dBA CNEL (Appendix J). A noise level increase of less than 3 dBA would not be perceptible to the human ear in an outdoor environment (Appendix J). Further, construction truck trips would utilize City-approved truck routes, which would route construction vehicles away from sensitive receptors as trucks would travel north on Batavia Street, west on Collins Avenue, south on Eckhoff Street, and west on Orangewood Avenue to SR-57.³³ Therefore, construction noise impacts would be less than significant.

Operational Impacts

Traffic Noise Impacts

As a result of the implementation of the Project, off-site traffic volumes on surrounding roadways have the potential to increase. Project trips generated were obtained from the Trip Generation Screening Memo (Appendix K) prepared for the Project. Due to the low daily increase in traffic volumes associated with the proposed project, there would be a minimal increase, less than 1 dBA, in traffic noise impact from project-related traffic to off-site sensitive receptors. As discussed in the Noise Impact Analysis (included as Appendix J), because an increase of less than 1 dBA is not perceptible to the human ear, noise impacts from the Project-related traffic to off-site sensitive receptors and impacts would be less than significant.

Stationary Noise Impacts

As they are currently in the existing setting, adjacent off-site land uses would be potentially exposed to stationary-source noise impacts from the Project's onsite heating, ventilation, and air conditioning (HVAC) equipment, truck deliveries and loading and unloading activities. To determine the future noise impacts from Project operations to the noise sensitive uses, a 3-D noise model, SoundPLAN, was used to incorporate the site topography as well as the shielding from the proposed buildings onsite (Appendix J).

Table NOI-5, *Daytime Exterior Noise Level Impacts*, and Table NOI-6, *Nighttime Exterior Noise Level Impacts*, below, show the combined hourly noise levels generated by HVAC equipment, trash bin emptying activities, cold storage fan units, and truck delivery activities at the closest off-site sensitive receptors.

³³ City of Orange. Approved Truck Route. May 2023. Available online at: <https://www.cityoforange.org/home/showpublisheddocument/2272/637708802878222826>

Table NOI-5: Daytime Exterior Noise Level Impacts

Receptor	Direction	Existing Quietest Daytime Noise Level (dBA Leq)	Project Generated Noise Levels (dBA Leq)	Potential Operational Noise Impact? ¹
Residential (545 N Emerald Drive)	South	53.1	41.7	No

¹ A potential operational noise impact would occur if (1) the quietest daytime ambient hour is less than 55 dBA Leq and Project noise impacts are greater than 55 dBA Leq, OR (2) the quietest daytime ambient hour is greater than 55 dBA Leq and Project noise impacts are 3 dBA greater than the quietest daytime ambient hour.

Source: Appendix J

Table NOI-6: Nighttime Exterior Noise Level Impacts

Receptor	Direction	Existing Quietest Nighttime Noise Level (dBA Leq)	Project Generated Noise Levels (dBA Leq)	Potential Operational Noise Impact? ¹
Residential (545 N Emerald Drive)	South	48.0	41.7	No

¹ A potential operational noise impact would occur if (1) the quietest daytime ambient hour is less than 55 dBA Leq and Project noise impacts are greater than 55 dBA Leq, OR (2) the quietest daytime ambient hour is greater than 55 dBA Leq and Project noise impacts are 3 dBA greater than the quietest daytime ambient hour.

Source: Appendix J

As shown in Tables NOI-5 and NOI-6, Project-generated noise levels would not exceed the residential use daytime noise standard of 55 dBA Leq and would not exceed the residential nighttime noise standard of 45 dBA Leq. Under both conditions, Project-generated noise levels would also be more than 5 dBA below the existing ambient noise levels, meaning that operations associated with the proposed Project would result in lower noise levels as compared to existing operations. Therefore, the impact would be less than significant, and no noise reduction measures are required.

Overall, construction and operational noise impacts would be less than significant, and no mitigation measures would be required.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact

b) Vibration refers to groundborne noise and perceptible motions, and has the potential to disturb people and damage buildings. Vibration levels calculated in root-mean-square (RMS), expressed in VdB, are best for characterizing human response to building vibration. Vibration levels calculated in peak particle velocity (PPV), expressed in inches per second, are best for characterizing potential for damage. (Appendix J.)

Vibration Standards

Human Annoyance Standards – FTA Manual

The City of Orange does not have vibration level thresholds for human annoyance. Therefore, vibration standards from the FTA Manual were used to analyze groundborne vibration impacts on human

annoyance³⁴. Table NOI-7, *Human Annoyance Vibration Criteria*, below provides the criteria for assessing the potential for human annoyance from vibration levels in a building.

Table NOI-7: Human Annoyance Vibration Criteria

Land Use	Max L _v (VdB) ¹	Description of Use
Workshop	90	Vibration that is distinctly felt. Appropriate for workshops and similar areas not as sensitive to vibration.
Office	84	Vibration that can be felt. Appropriate for offices and similar areas not as sensitive to vibration.
Residential Day	78	Vibration that is barely felt. Adequate for computer equipment and low-power optical microscopes (up to 20x).
Residential Night and Operating Rooms	72	Vibration is not felt, but ground-borne noise may be audible inside quiet rooms. Suitable for medium-power microscopes (100x) and other equipment of low sensitivity.

Source: Appendix J

Vibration Damage - Caltrans Manual

Because the City of Orange does not have numeric vibration level thresholds, the Caltrans Transportation and Construction Vibration Guidance Manual vibration damage thresholds were used to assess potential temporary construction-related impacts at adjacent receptors³⁵. Caltrans guidelines show that a vibration level of up to 0.5 in/sec in PPV is considered safe for newer residential structures and modern industrial or commercial buildings and would not result in any construction vibration damage. For older residential structures, the construction building vibration damage criterion is 0.3 in/sec in PPV and for non-engineered timber and masonry buildings, the construction building vibration damage criterion is 0.2 in/sec in PPV.

Construction Impacts

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods employed. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. As shown in Table NOI-8, *Vibration Source Amplitudes for Construction Equipment*, of the equipment expected to be used during construction, large bulldozers would generate approximately 0.089 PPV/sec or 87 VdB when measured at 25 feet. Based on the FTA Manual, reference vibration amplitudes for construction equipment were measured at a distance of 25 feet, which are shown in Table NOI-8, below.

Table NOI-8: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV/L _v at 25 ft	
	PPV (in/sec)	L _v (VdB) ¹
Pile Driver (Impact), Typical	0.644	104
Pile Driver (Sonic), Typical	0.170	93
Vibratory Roller	0.210	94

³⁴ Federal Transit Administration. Transit Noise and Vibration Impact Assessment Manual. September 2018. Available online at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf. (Accessed June 2023).

³⁵ California Department of Transportation. Transportation and Construction Vibration Guidance Manual. April 2020. Available online at: <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-all.pdf>. (Accessed June 2023).

Hoe Ram	0.089	87
Large Bulldozer²	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks²	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

¹ RMS vibration velocity in decibels (VdB) is 1 μ in/sec.

² Equipment shown in **bold** are expected to be used on site.

μ in/sec = microinches per second

ft = feet

FTA = Federal Transit Administration

in/sec = inch/inches per second

Source: Appendix J

LV = velocity in decibels

PPV = peak particle velocity

RMS = root-mean-square

VdB = vibration velocity decibels

For potential vibration damage, the distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings and the construction boundary (Project setback line). For potential vibration annoyance, the distance is measured from the center of the construction activities to the surrounding uses. Table NOI-9, *Potential Construction Annoyance Impacts at Nearest Receptor*, and Table NOI-10, *Potential Construction Vibration Damage Impacts at Nearest Receptor*, below, show the vibration annoyance and vibration damage levels at the nearest receptors.

Table NOI-9: Potential Construction Annoyance Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (VdB) at 25 ft ¹	Distance (ft) ²	Vibration Level (VdB)
Industrial Uses (South)	87	165	62
Industrial Uses (North)		200	60
Industrial Uses (West)		290	55
Industrial Uses (East)		380	52
Residence (South)		580	46

¹ The reference vibration level is associated with a large bulldozer, which is expected to be representative of the heavy equipment used during construction.

² The reference distance is associated with the average condition, identified by the distance from the center of construction activities to surrounding uses.

VdB = vibration velocity decibels

Source: Appendix J

As previously stated, FTA thresholds at which vibration levels would result in annoyance would be 90 VdB for workshop type uses and 78 VdB for daytime residential uses. Vibration levels are expected to approach 62 VdB at the closest industrial uses to the south and 46 VdB at the closest residence to the west and would not exceed the annoyance thresholds.

Table NOI-10: Potential Construction Vibration Damage Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (PPV) at 25 ft ¹	Distance (ft) ²	Vibration Level (PPV)
Industrial Uses (South)	0.089	5	0.995
Industrial Uses (North)		65	0.021
Industrial Uses (West)		7	0.601
Industrial Uses (East)		130	0.008
Residence (South)		380	0.002

The reference vibration level is associated with a large bulldozer, which is expected to be representative of the heavy equipment used during construction.

The reference distance is associated with the peak condition, identified by the distance from the perimeter of construction activities to surrounding uses.
PV = peak particle velocity
Source: Appendix J

Vibration levels are expected to approach 0.995 in/sec PPV at the nearest surrounding structures to the south and would approach 0.601 in/sec PPV at the nearest surrounding structures to the west which would exceed the threshold of 0.2 in/sec PPV for building damage for non-engineered timber and masonry buildings. Vibration levels at all other buildings would be lower. Although construction vibration levels at the nearest buildings would have the potential to result in building damage, these vibration levels would no longer occur once construction of the Project is completed. In addition, the applicant has agreed to incorporate into the Project Mitigation Measure NOI-1, which would require vibration monitoring for structures within 15 feet of the Project site boundary to ensure that construction vibration would not result in building damage. With the incorporation of Mitigation Measure NOI-1 into the Project, vibration impacts during construction would be less than significant.

Operational Impacts

The Project would not generate vibration levels related to onsite operations. In addition, vibration levels generated from Project-related traffic on the adjacent roadways are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Based on the reference vibration level for loaded trucks (0.076 in/sec PPV), structures greater than 20 ft from the roadways that contain Project trips would experience vibration levels below the most conservative standard of 0.12 in/sec PPV; therefore, vibration levels generated from Project-related traffic on the adjacent roadways would be less than significant, and no mitigation measures are required.

Significance Determination: Less than significant impact with mitigation incorporated.

Mitigation Measures:

MM NOI-1: Due to the close proximity to surrounding structures, the City of Orange (City) Director of Community Development, or designee, shall verify prior to issuance of demolition or grading permits, that the approved plans require that the construction contractor shall implement the following mitigation measures during project construction activities to ensure that damage does not occur at surrounding structures should heavy equipment be necessary within 15 feet (ft) of surrounding structures:

- Identify structures that are located within 15 ft of heavy construction activities and that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the City's Director of Community Development, or designee.
- Develop a vibration monitoring and construction contingency plan for approval by the City Director of Community Development, or designee, to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approached the limits.
- At a minimum, monitor vibration during initial site preparation activities. Monitoring results may indicate the need for more or less intensive measurements.
- When vibration levels approach limits, suspend construction and implement contingencies as identified in the approved vibration monitoring and construction contingency plan to either lower vibration levels or secure the affected structures.

Significance Determination After Mitigation: Less than significant impact

c) The Project site is neither located within an airport land use plan, nor within two miles of a public airport. The nearest airports are the John Wayne Airport, located approximately 7.8 miles south of the Project site in the City of Santa Ana and the Fullerton Municipal Airport, located approximately 8.4 miles northwest of the Project site in the City of Fullerton. Therefore, the Project would not expose people residing or working in the Project site to excessive noise levels related to a public airport or public use airport. Thus, no impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

None.

Sources

Noise and Vibration Impact Analysis. April 2023. Prepared by LSA. (Appendix J).

14. POPULATION AND HOUSING.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis:

a) The Project would not involve the construction of any homes, businesses, or other uses that would result in direct population growth. The Project site has a General Plan land use designation of LI, which allows a maximum FAR of 1.0, and the self-storage facility with a FAR of 1.0. However, growth projections of the Orange General Plan were calculated using expected FAR for the land use type. The LI land use designation has an expected FAR of 0.50. Although development would be to the maximum allowed FAR, the Project proposes to employ a maximum of only four employees for the operation of the self-storage facility, result in a substantial increase in employment. In addition, the Project would not extend new infrastructure into unserved areas or other such improvements that could lead to indirect growth. Therefore, operation of the Project would not result in substantial population growth and impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

b) No housing currently exists on the Project site and the site is currently zoned for industrial use and developed with non-residential buildings. Construction of the Project would not require the removal or displacement of existing housing, and therefore, would not require construction of replacement housing elsewhere. Thus, no impacts would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

None.

Sources

City of Orange General Plan Program Environmental Impact Report. March 2010. [online]:
<https://www.cityoforange.org/home/showpublisheddocument/240/637698173340500000>.
 Accessed May 16, 2023.

15. PUBLIC SERVICES.

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis:

(a) i) Fire protection and other related services in the City of Orange are provided by the Orange Fire Department, which maintains eight stations (City of Orange, 2010). According to the City's General Plan EIR, the Fire Chief and management staff of the City of Orange monitor service needs to evaluate adequacy of service and annual budget changes. In addition, the EIR states that staffing ratios and response times are not used to determine service adequacy. The closest fire station to the Project site is Station No. 5, located at 1345 W. Maple Avenue, which is located approximately 0.8 roadway miles northeast of the Project site. Table PS-1, *Station No. 5 Staffing and Response Data – 2022*, below summarizes data collected from Station No. 5 in 2022.

Table PS-1: Station No. 5 Staffing and Response Data - 2022

	Staffing	Responses	Average Response Time
Engine 5	2 Paramedics, 1 EMT	3,138	4 minutes 51 seconds
Ambulance 5	2 EMTs	367	4 minutes 37 seconds
Rescue 25	2 Paramedics	36	-

Source: Robert Prendergast, personal communication, March 23, 2023

Operation of the proposed self-storage facility may result in an incremental increase in demand for fire protection and emergency medical services. However, the Project would be required to adhere to the California Fire Code, as included in the City's Municipal Code and ensured through the City's permitting process. Further, the Project would redevelop the Project site with buildings that meet currently Title 24 and California Fire Code requirements. In addition, buildout of the Project would not directly increase the City's population, as discussed in Section 14, *Population and Housing*. Thus, even if there were an increase in fire service demands from the Project, it would be minimal and would not require construction of a new or physically altered fire station that could cause environmental impacts. Therefore, the Project would not result in the need for new or expanded fire service facilities and no impacts related to fire services would occur.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

(a) ii) The Project site is located within the service area of the Orange Police Department. The main police station is located at 1107 North Batavia Street, approximately 0.6 mile north of the Project site. According to Officer McMullin (2023), as of October 31, 2022, the Department was staffed by 147 sworn officers and 81 non-sworn personnel. In 2022, the average emergency response time was 4.5 minutes, while the average non-emergency response time was 12.6 minutes (P. McMullin, personal communication, March 9, 2023). The Orange Police Department does not use officer-to-population ratio or standard response time metrics to evaluate service adequacy (City of Orange, 2010). As stated in the City's General Plan EIR, factors used to evaluate police service needs include demographics, services calls, crime trends, and population.

The Project would redevelop the existing site with a new self-storage facility. Crime and safety issues during Project construction may include theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. During operation, the Project is anticipated to generate a typical range of police service calls, such as theft, disturbances, and vandalism. Security concerns would be addressed by installation of a 6-foot-high CMU wall along the northwest corner of the site and a CMU wall along the western perimeter of the site. The drive aisle would be secured and enclosed by two 7-foot-high metal swing entry gates. In addition, the Project would include security lighting along the proposed building. Due to the nature of the Project, there would be a potential to place additional demands on the Police Department not previously planned for. However, to ensure adequate services are provided and to minimize the demands on police services, security and design measures which employ defensible space concepts would be utilized throughout the formation of development and construction plans. These measures would incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves the placement, and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing, lighting and landscaping. CPTED promotes public safety, physical security and allows citizens the ability to monitor activity. In addition, the project shall comply with the requirements established in Chapter 15.52 of the Orange Municipal Code (Building Security Ordinance #6-18). Conditions related to CPTED and the Orange Building Security Standards would be included as part of the Project. Therefore, the Project would not result in a substantial adverse change to existing demand for police services, and the Project would not result in the need for new or expanded police facilities. Potential impacts related to police services would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

(a) iii) The development of the Project would not include residential units which would generate new students. The proposed self-storage facility would require approximately four employees and substantial in-migration of employees that could generate new students is not anticipated to occur. Therefore, the Project would not result in the need for new or expanded school facilities, and impacts related to school services would not occur.

Additionally, pursuant to Government Code Section 65995 et seq., the need for additional school facilities would be addressed through compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a state school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school

facilities in excess of fees set forth in the Government Code. The Project would be required to contribute fees to the Orange Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

(a) iv) As described previously, the Project would consist of a self-storage facility on a site that is currently developed for manufacturing uses. The Project would neither construct any residential facilities, nor create an additional need for housing. As discussed in Section 14, *Population and Housing*, the Project would require approximately four employees for operation. Therefore, the Project would not generate an increase in the use of the existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Project does not propose the construction or expansion of recreational facilities or parks which could negatively impact the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project. Thus, potential Project impacts related to park facilities would not occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

(a) v) As described previously, the proposed self-storage facility would not result in an increase in population or a substantial in-migration of employees during construction or operation. An increased need for other public services (such as public libraries and post offices, etc.) as a consequence of Project buildout is not anticipated to occur. Therefore, the Project would not result in the need for new or physically altered facilities to provide other services. No potential Project impacts related to an increased demand on such public services would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

None.

Sources

City of Orange General Plan Program Environmental Impact Report. March 2010. [online]:
<https://www.cityoforange.org/home/showpublisheddocument/240/637698173340500000>.
Accessed May 16, 2023.

16. RECREATION.

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis:

a) The City of Orange maintains the local parks and provides recreational services for the Project area. The closest park to the Project site is Killefer Park, approximately 0.8 roadway miles east. The Project would not include any residential facilities and would not cause an increase in residential population. As previously discussed, the Project would not result in substantial unplanned population growth and would employ only four employees. Therefore, the Project would not create an increase the use of existing recreational facilities such that physical deterioration of the facility would occur or be accelerated. Therefore, the Project's potential impacts related to physical deterioration of a recreation facilities would be less than significant.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

b) As previously discussed, the Project would construct a self-storage facility on a site that is currently developed with a manufacturing facility. As previously discussed, the Project would require only four employees and therefore would not directly increase the residential population of the City. Therefore, the Project would not generate additional need for parkland such that the construction or expansion of recreational facilities would be required. Additionally, the Project does not propose the construction or expansion of recreational facilities or parks. Thus, no potential Project impacts would occur from the construction of new or expanded recreational facilities.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

None.

Sources

None.

17. TRANSPORTATION.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Substantially increase hazards due to a geometric design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on the Trip Generation Screening Memo prepared by EPD Solutions in January May 2023 (included as Appendix K) and the VMT Screening Memo prepared by EPD Solutions in May 2023 (included as Appendix L).

Impact Analysis:

a) Public transit in the Project vicinity is provided by the Orange County Transit Authority (OCTA). Line 53, Anaheim to Irvine is located at the intersection Walnut Avenue and Main Street, 0.5 miles southwest, and Line 59, Anaheim to Irvine is located at the intersection of Glassell Street and Mayfair Avenue, 0.9 miles east. The Project would not include any changes to existing transit access. No bike lanes exist on the section of Batavia Street within the Project site vicinity and the Project would not include any changes to the existing bicycle facilities. The Project does not propose any changes to the City's circulation system. As such, the Project would not conflict with any transit, bicycle, or pedestrian facilities.

The City's Transportation Demand Management (TDM) Program applies to new commercial, industrial, and mixed-use development estimated to employ over 100 people, per Section 10.83.04 of the Municipal Code. This proposed Project would develop a self-storage facility with ancillary offices, and would employ approximately 4 employees. Therefore, the Project would not be subject to the guidelines established by the TDM Program.

As per the City of Orange Guidelines for TIA Section 1, a complete level of service (LOS) transportation impact analysis (TIA) is not required if a project meets any of the following criteria³⁶:

1. The project generates less than 100 peak hour trips.
2. The project generates less than 1,600 average daily trips (ADT) on the Arterial Highway System.
3. The project would not add 51 or more peak hour trips to any intersection.
4. The project would not result in variations from the standards and guidelines.
5. A City Traffic Engineer determines the project does not have unique characteristics that warrant evaluation.

³⁶ City of Orange. City of Orange Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment. July 2020. Available online at: <https://www.cityoforange.org/home/showpublisheddocument/2088/637708760828930000>. (Accessed June 2023).

Table T-1, *Project Trip Generation*, shows the Project's trip generation for the proposed self-storage facility. The Project would generate 193 daily trips with 12 a.m. peak hour trips and 20 p.m. peak hour trips; therefore, the Project would meet the requirements for criteria 1, 2, and 3. In addition, the Project is consistent with the General Plan Light Industrial land use designation and its associated standards and does not have unique characteristics that warrant evaluation (Appendix K). Therefore, the Project would meet all screening requirements and would not require a LOS analysis.

Table T-1: Project Trip Generation

Land Use	Rate	Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Proposed Self-Storage ¹	133.378	TSF	193	7	5	12	9	11	30

TSF=Thousand Square Feet

¹Trip rates from the Institute of Transportation Engineers, *Trip Generation*, 11th Edition, 2021. Land Use Code 151 – Mini Warehouse.

As concluded in the LOS Screening Memo, the Project does not have unique characteristics anticipated to conflict with the City's circulation system. (Appendix K.) Therefore, the Project's potential impacts related to the circulation system would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

b) In response to Senate Bill (SB) 743, Section 15064.3 was added to the CEQA Guidelines, which became effective on July 1, 2020. CEQA Guidelines Section 15064.3 - Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. The Project would generate approximately 193 daily trips, including 12 trips during AM peak hours and 20 trips during PM peak hours (Appendix L).

The City of Orange adopted VMT impact guidelines on July 14, 2020 to identify projects that would be considered potential VMT impacts.³⁷ If a project meets one of the following criteria, then impacts would be considered less than significant and no further analysis of VMT would be required.

1. The project is located within a Transit Priority Area (TPA), has a FAR of more than 0.75, and includes less parking than required for the use.
2. The project is located in a low VMT generating area.
3. The project is generating less than 110 daily vehicle trips.

The Project is analyzed under each criterion, below.

Screening Criteria 1 - Transit Priority Area Screening: According to the City's Guidelines, projects located in a TPA, with a FAR of more than 0.75, and includes less parking for the use than required by the City may be presumed to have a less than significant impact. The Project is located in a TPA and has an FAR of 1.0; however, the Project includes more parking than required. Therefore, the Project would not satisfy the requirements of Screening Criteria 1.

³⁷ See pages 11-14 of the City of Orange Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment. July 2020. Available online at: <https://www.cityoforange.org/home/showpublisheddocument/2088/637708760828930000>. (Accessed June 2023).

Screening Criteria 2 - Low VMT Area Screening: The City utilized the NOCC+, a private tool adopted by the City of Orange along with other northern Orange County jurisdictions, to determine if the Project is located in a low VMT generating area. A review of the NOCC+ output indicated that the Project is located within a low VMT generating zone (Appendix L). Therefore, Screening Criteria 2 is met.

Screening Criteria 3 – Daily Trips less than 110 daily vehicle trips: As per the City’s Guidelines, projects which would generate fewer than 110 average daily vehicle trips would not cause a substantial increase in the total citywide or regional VMT. As shown in Table T-1, the Project would generate a total of 193 daily trips. Therefore, Screening Criteria 3 is not met.

As discussed above, the Project site is located within a low VMT generating zone. As such, further analysis of VMT is not required and impacts related to VMT would be presumed to be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

c) Vehicle access to the Project site would be provided via two 30-foot-wide driveways on Batavia Street (as shown in Figure 3-1, *Conceptual Site Plan*). Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project site area. The Project would not introduce any new roadways or introduce a land use that would conflict with existing urban land uses in the surrounding area. The Project would include a 20-foot-wide minimum fire lane that would also provide trucks and passenger vehicles access throughout the site. The design of the Project, including the internal roadway and driveways, is subject to the City’s development standards and would be reviewed to ensure compliance with applicable building and fire codes. As a result, the Project’s potential impacts related to vehicular circulation design features would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

d) The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access for emergency vehicles to the Project site or adjacent areas. During construction of the Project, the adjacent roadways would remain open to ensure adequate emergency access to the Project site and its vicinity, and impacts related to inadequate emergency access during construction activities would not occur.

Access to the Project site is provided via two driveways along Batavia Street (as shown in Figure 3-1, *Conceptual Site Plan*). The Project site includes a 20-foot-wide minimum fire lane within the site. The driveway would be constructed pursuant to existing California Fire Code regulations, as verified through the City’s permitting process. Thus, potential impacts related to inadequate emergency access would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impacts.

Existing Plans, Programs, or Policies

None.

Sources

Trip Generation Screening Analysis. January 2023. Prepared by EPD Solutions, Inc. (Appendix K).

Vehicle Miles Traveled (VMT) Screening Analysis. March 2023. Prepared by EPD Solutions, Inc. (Appendix L).

18. TRIBAL CULTURAL RESOURCES.					
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on the Archaeological and Paleontological Resources Records Results prepared by BFS Environmental Services in May 2023 (included as Appendix B).

AB 52

The Project would be required to comply with AB 52 regarding tribal consultation. Chapter 532, Statutes of 2014 (i.e., AB 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register or included in a local register of historical resources (PRC Section 21074). AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource falling outside the definition stated above nonetheless qualifies as a "tribal cultural resource."

In compliance with this requirement, the City sent letters on May 25, 2023 to the following tribes that have previously requested notification of development projects:

- Gabrieleno Band of Mission Indians – Kizh Nation
- San Gabriel Band of Mission Indians
- Torres Martinez Desert Cahuilla Indians
- Gabrielino/Tongva Nation

In response, the Gabrieleno Band of Mission Indians – Kizh Nation submitted information stating that overall Project area is within the Tribe's Ancestral Tribal Territory. Consultation occurred with the Tribe via email on July 17, 2023, and was closed on July 27, 2023.

Impact Analysis:

a) The Project site consists of one fully disturbed 3.22-acre parcel. The site is fully developed with two light manufacturing buildings and a storage area. Based on a records search of the California Historic Resources Information System and field survey, the Project site does not contain any known historic resources (Appendix B). In addition, a Sacred Lands File search from the Native American Heritage

Commission indicated negative results for the presence of sacred sites. Therefore, the Project would not result in impacts to historic resources that are listed or eligible for listing.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

b) As described previously in Section 5, *Cultural Resources*, no archaeological resources were identified within the Project site as part of the records search with SCCIC (Appendix B). The Geotechnical Investigation states that the onsite soils consist of alluvial soil overlying late to middle Pleistocene aged old alluvial fan deposits. However, due to the Project site's location in an area where Native American tribes are known to have a cultural affiliation, there is the possibility that archaeological resources, including tribal cultural resources, could be encountered during ground disturbing construction activities. As per AB 52 consultation with the Admin Specialist of the Gabrieleno Band of Mission Indians – Kizh Nation, the Project site was determined to be within the ancestral territory of the Tribe. Construction activities would have the potential to impact TCRs that may be present in subsurface soil layers.

Therefore, Mitigation Measure TCR-1 through TCR-3 have been included to address the potential impacts to TCRs. Mitigation Measure TCR-1 requires onsite monitoring by a Native American monitor from the Gabrieleño Band of Mission Indians – Kizh Nation or approved representative. Mitigation Measure TCR-2 requires that upon discovery of a TCR, all construction activities in the immediate vicinity would cease until proper assessment and recovery of the resource has been completed. Mitigation Measure TCR-3 requires that upon discovery of Native American human remains, the procedures outlined in Public Resource Code 5097.9 and California Health and Safety Code Section 7050.5 shall be carried out. As described previously and included as PPP CUL-1, California Health and Safety Code, Section 7050.5 requires that if human remains are discovered in the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation. If the coroner determines that the remains are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Therefore, implementation of Mitigation Measures TCR-1 through TCR-3 would reduce potential impacts to tribal cultural resources to a less than significant level.

Significance Determination: Less than significant with mitigation incorporated.

Mitigation Measures:

Mitigation Measure TCR-1: Native American Monitoring.

- A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the Project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-

disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact Kizh TCRs.

Mitigation Measure TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects.

- A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

Mitigation Measure TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Significance Determination After Mitigation: Less than significant impact.

Existing Plans, Programs, or Policies

PPP CUL-1: Human Remains. California Health and Safety Code Section 7050.5. Listed previously in Section 5, *Cultural Resources*.

Sources

Archaeological and Paleontological Resources Records Results. May 2023. Prepared by BFSA Environmental Services. (Appendix B).

19. UTILITIES/SERVICE SYSTEMS.*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis:

a) The Project would include construction of three self-storage buildings that involve water, drainage, and electrical infrastructure as described below.

Water

The City's Water Division of the Public Works Department supplies potable water for residents and businesses. The Project would connect to the existing 0.75-inch irrigation service line, 2-inch domestic service line, and 8-inch fire service line, which connect to the existing 12-inch diameter water line within Batavia Street. A 0.75-inch irrigation backflow preventer, 2-inch domestic backflow preventer, and 8-inch fire backflow preventer would be installed behind the property line. No expansion of the existing public water infrastructure would be required. The onsite water system would convey water supplies to the proposed self-storage buildings and landscaping through plumbing and landscaping fixtures that would be compliant with the CalGreen Plumbing Code for efficient use of water. Installation of the new water infrastructure would only serve the Project and would not provide new water supplies to any offsite areas. Impacts would be less than significant.

Wastewater

The Orange County Sanitation District (OCS D) treats wastewater from the City. Local sewer lines are owned and maintained by the City while the District owns, operates, and maintains the large trunk sewers of the regional wastewater conveyance system. The Project would connect to the existing 6-inch, onsite sewer service lines which would convey wastewater to the 15-inch sewer line within Batavia Street. The existing sewer lines would accommodate development of the Project site and would not require expansion to serve the Project. Impacts would be less than significant.

Stormwater

The Project would install a 48-inch storage pipe that would convey stormwater runoff into a Modular Wetland System for treatment, located at the northwestern corner of the site. To match the hydrologic characteristics of the existing site, the required design capture volume of the site would be 7,491 cubic

feet, and the storage pipe would provide a capacity of 7,521 cubic feet. Therefore, the Project would meet treatment guidelines needed for a 2-year, 24-hour storm event (Appendix I). The Project would not require or result in the construction of new off-site storm water drainage facilities or expansion of existing off-site facilities and impacts would be less than significant.

Electric Power

The Project would require the relocation of an existing Southern California Edison utility pole from within the Project site to the eastern property line and construction of a transformer at the southeast corner of the Project site. However, the Project would connect to the existing infrastructure and would not require the construction of new electrical distribution facilities. Impacts would be less than significant.

Natural Gas

The Project would not connect to existing facilities nor require the use of natural gas.

The potential impacts of the development of the Project's utility infrastructure are considered as part of the impacts of the Project as a whole and are analyzed throughout the various sections of this IS/MND. For example, activities such as excavation and equipment installation as required for the new self-storage facility are analyzed in the Air Quality, Greenhouse Gas Emissions, and Noise sections of this IS/MND. As discussed throughout this IS/MND, installation of onsite utility infrastructure would not result in an adverse physical effect on the environment with incorporation of identified mitigation measures into the Project. Thus, the Project's potential impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

b) The City receives imported water from the Municipal Water District of Orange County, from local groundwater from the Orange County Groundwater Basin, and from local surface water from the Serrano Water District. The City prepared the 2020 Urban Water Management Plan (UWMP) in order to assess long-term water supply sources, demands, reliability, and conservation strategies. Table UT-1, *City of Orange Projected Water Supply Projections (acre-feet)*, shows the water supply characterization for the City, taking into account increased supply as a result of passive water savings from conservation requirements.

Table UT-1: City of Orange Projected Water Supply Projections (acre-feet)

Source	2025	2030	2035	2040	2045
OC Groundwater Basin	23,148	23,913	23,928	23,910	23,865
Imported/Purchased	2,885	3,020	3,023	3,019	3,012
Surface water	1,200	1,200	1,200	1,200	1,200
Total	27,233	28,133	28,151	28,130	28,077

Source: Orange 2020 UWMP.

Table UT-2: City of Orange Project Water Use (Potable and Non-Potable) (acre-feet)

Source	2025	2030	2035	2040	2045
Potable Water, Raw, Other Non-potable	27,233	28,133	28,151	28,130	28,077
Recycled Water	0	0	0	0	0
Total	27,233	28,133	28,151	28,130	28,077
Projected Supply	27,233	28,133	28,151	28,130	28,077
Difference	0	0	0	0	0

Source: Orange 2020 UWMP

Water use projections are based on expected land use development. The Project buildout is consistent with the Project site's existing Light Industrial land use designation and M-2 zoning; thus, water usage of the Project has been accounted for within the 2020 UWMP. Additionally, the Project would employ only approximately four employees during Project operation. The General Plan EIR uses a water demand factor of 0.24 acre-feet per person per year. Based on this factor, the Project would result in a water demand of approximately 0.96 acre-feet per year. In addition, potable water would be used in the generation of wastewater. The General Plan EIR uses a wastewater generation rate of 104 gallons per person per day. Therefore, the Project would result in an additional 0.47 acre-feet per year for a total annual water demand of 1.43 acre-feet. Thus, the Project is not anticipated to generate a substantial increase in demand for potable water. The Water Service Reliability and Drought Risk Assessment section of the UWMP concludes that supply and demand are forecasted to be balanced through 2045, under normal years, single-dry years, and multiple-dry year scenarios³⁸. Therefore, the Project's potential impacts related to water supplies would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

c) The City receives wastewater treatment service from the Orange County Sanitation District (OCSAN). Two wastewater treatment plants handle wastewater flow from the City of Orange: Reclamation Plant No. 1 in Fountain Valley and Treatment Plant No. 2 in Huntington Beach. The two facilities have a combined design capacity of 332 million gallons per day (mgd) (EPA, 2021). The facilities treat an average daily wastewater flow of 189 mgd (OCSAN, 2021), leaving a remaining capacity of 143 mgd.

The General Plan EIR uses a wastewater generation rate of 104 gallons per person per day. Based on this factor, and an estimated employee generation of four persons, the Project would generate approximately 416 gallons per day (gpd) of wastewater or 0.0004 mgd per day. Therefore, the Project's wastewater generation would be within the current capacity for the OCSAN and no new or expanded offsite facilities are required. The Project's potential impacts related to wastewater generation would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

³⁸ See page 7-1 of the City of Orange 2020 UWMP:

<https://www.cityoforange.org/home/showpublisheddocument/1540/637873464981170000>

Significance Determination After Mitigation: Less than significant impact.

d) The landfills that serve the City of Orange include Prima Deshecha Landfill in San Juan Capistrano, the Olinda Alpha Sanitary Landfill in Brea, and the Frank R. Bowerman Landfill in Irvine. The Orange County Integrated Waste Management Department owns and operates these landfills. Information regarding these landfills is detailed on Table UT-2, *Landfill Capacity*, below. Based on the average daily disposal calculated from the 2022 annual disposal tonnage, the landfills have a combined total daily disposal availability of 7,473 tons per day (tpd).

Table UT-3: Landfill Capacity

Name	Max Daily Permitted (tpd)	Average Daily Tonnage (tpd) ¹	Available Daily Disposal (tpd)	Closure Date
Prima Deshecha Landfill	4,000	2,185	1,815	12/31/2102
Olinda Alpha Sanitary Landfill	8,000	6,847	1,153	12/31/2036
Frank R. Bowerman Landfill	11,500	6,995	4,505	12/31/2053

Source: CalRecycle 2022, CalRecycle 2023a, CalRecycle 2023b, CalRecycle 2023c

Construction

The Project would generate solid waste from construction and demolition debris during the short-term construction period. The demolition phase of construction involves removal of asphalt and the existing buildings. Based on the area of paved land and buildings, and the average thickness and mass of hardscape, demolition would result in approximately 10,767 tons of debris. Solid waste would be disposed of in accordance with local solid waste disposal requirements³⁹. Additionally, Section 5.408.1 of the existing CalGreen Building Standards Code requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Thus, the demolition and construction solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated, or 3,768 tons of debris. As described in the Project Description, demolition is expected to take 15 days. As such, this would equate to approximately 251.2 tons of solid waste per day. The three landfills have a combined total daily disposal availability of 7,473 tons per day, which would be sufficient for the Project's construction-related landfill needs.

Operation

The CalEEMod solid waste generation rate for general light industrial land use is 1.24 tons per year per 1,000 square feet. Thus, the proposed self-storage facility would potentially generate approximately 165.4 tons of solid waste per year. However, at least 75 percent of the solid waste is required to be recycled pursuant to AB 341, which would reduce the volume of landfilled solid waste to approximately 41.4 tons per year, or 0.80 tons per week.

Additionally, in the event that business operations result in the generation of 2 cubic yards or more of commercial solid waste per week, the business would be required to arrange for organic waste recycling services pursuant to AB 1826⁴⁰.

³⁹ City of Orange solid waste regulations: <https://www.cityoforange.org/our-city/departments/public-works/field-services-division/trash-recycling-and-organics/commercial>

⁴⁰ Mandatory Commercial Organics Recycling Assembly Bill 1826: <https://www.cityoforange.org/our-city/departments/public-works/field-services-division/trash-recycling-and-organics/commercial#:~:text=The%20California%20Legislature%20passed%20Mandatory,sending%20it%20to%20a%20landfill.>

As described above, the supporting landfill facilities have a remaining capacity of approximately 7,473 tons per day. Thus, the landfills would be able to accommodate the addition of 0.51 tons of waste per week from operation of the Project. Implementation of the Project would result in less than significant impacts on landfill capacity.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

e) The Project would result in redevelopment of the existing site that would generate an increased amount of solid waste. However, pursuant to Section 5.408.1 of the California Green Building Standards Code, all construction would be required to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. AB 341 requires diversion of a minimum of 75 percent of operational solid waste. Implementation of the Project would be required to be consistent with all mandatory federal, state and City regulations related to solid waste. Therefore, impacts related to compliance with solid waste regulations would not occur.

Redeveloping existing site,

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

None.

Sources:

CalRecycle. 2022. RDRS Report 3: Disposal Facility Summary of Total Tons for Disposal and Beneficial Reuse Material Streams. [online]: <https://www2.calrecycle.ca.gov/RecyclingDisposalReporting/Reports/DisposalFacilitiesAllocationTons>. Accessed May 15, 2023.

CalRecycle. 2023a. SWIS Facility/Site Inspection Details – Frank R. Bowerman Sanitary LF (30-AB-0360). [online]: <https://www2.calrecycle.ca.gov/SolidWaste/SiteInspection/Details/349346?siteID=2103>. Accessed May 15, 2023.

CalRecycle. 2023b. SWIS Facility/Site Inspection Details – Olinda Alpha Landfill (30-AB-0035). [online]: <https://www2.calrecycle.ca.gov/SolidWaste/SiteInspection/Details/349413>. Accessed May 15, 2023.

CalRecycle. 2023c. SWIS Facility/Site Inspection Details – Prima Deschecha Landfill (30-AB-0019). [online]: <https://www2.calrecycle.ca.gov/SolidWaste/SiteInspection/Details/348618>. Accessed May 15, 2023.

City of Orange. November 2021. 2020 Urban Water Management Plan Final. [online]: <https://www.cityoforange.org/home/showpublisheddocument/1540/637873464981170000>. Accessed May 16, 2023.

EPA (U.S. Environmental Protection Agency). June 2021. Joint EPA and State NPDES Permit No. CA0110604: Orange County Sanitation District Reclamation Plant No. 1 and Treatment Plant No. 2. [online]: <https://www.epa.gov/npdes-permits/ca0110604-orange-county-sanitation-district-reclamation-plant-no-1-treatment-plant-no>. Accessed May 15, 2023.

OCSAN (Orange County Sanitation District). March 2021. An OC San Virtual Tour. [online]: <https://storymaps.arcgis.com/stories/146df09c1bc64dcb8ae95babf494ae39>. Accessed May 15, 2023.

20. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis:

a) The Project site is not located within a fire hazard zone (CAL FIRE, 2023). Additionally, the Project site is not located within an evacuation plan area, nor does it abut any generalized evacuation routes (Orange Fire Department). Therefore, Project construction activities would not interfere with emergency response in or evacuation plans for the Project site vicinity.

As previously discussed, the Project site would include a 20 to 26-foot-wide fire lane for emergency vehicle access during Project operation. Furthermore, the Project's development plans would be reviewed by the City to ensure adequate levels of emergency service could be provided to the Project site. Therefore, potential impacts related to an emergency response or evacuation would not occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

b) The Project site is currently fully developed and is located within an urbanized area of the City of Orange. The site is adjacent to a roadway, a railroad, and industrial development. The Project site is not adjacent to any wildland areas, and as determined by the CAL FIRE Hazard Severity Zone map, is not located within a fire hazard zone. In addition, the Project would be required to be developed in accordance with the requirements of the California Fire Code, as adopted by the City's Municipal Code, and the Project's plans would be reviewed by the City's Building and Safety Services during the permitting process to ensure that they meet fire protection requirements. The Project site does not include any slopes. In addition, because the Project is fully developed and located within an urbanized area, the Project site and vicinity does not contain any dry fuels or other factors that would exacerbate fire risks associated with prevailing winds such as the Santa Ana winds. Thus, the Project would not be located on a site or under conditions that would exacerbate wildfire risks and expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and no impact would occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

c) As described previously, the Project site is fully developed and located within an urbanized area that is not designated as being within a wildfire hazard zone. The Project does not include the installation or maintenance of any infrastructure that would exacerbate fire risks or that may result in temporary or ongoing impacts to the environment. Therefore, impacts related to infrastructure that could exacerbate fire risks would not occur.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

d) As described previously, the Project site is fully developed and located within an urban area that is not designated as being within a wildfire hazard zone. In addition, the Project site is flat and surrounded by flat areas. There are no slope or hillsides that would become unstable as a result of development of the Project. Therefore, impacts related to flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes would not occur as a result of the Project.

Significance Determination: No impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: No impact.

Existing Plans, Programs, or Policies

None.

Sources

CAL FIRE (California Department of Forestry and Fire Protection). 2023. Fire Hazard Severity Zone Viewer [online]: <https://egis.fire.ca.gov/FHSZ/>. Accessed May 16, 2023.

Orange Fire Department. Evacuation Information. [online]: <https://orangecityfire.org/evacuation-info>. Accessed May 16, 2023.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis:

a) As described in Section 4, *Biological Resources*, the Project site is located within an urban area and is fully disturbed. The site is currently developed with two light manufacturing buildings and a storage area. No endangered, rare, threatened, or special status plant species (or associated habitats) or wildlife species designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or California Native Plant Society (CNPS) occur on the site. However, the Project site contains ornamental trees on the northern and eastern boundary of the site that may be utilized by nesting birds and raptors. Therefore, the applicant has agreed to incorporate Mitigation Measure BIO-1 into the Project, which requires that pre-construction surveys be conducted if vegetation is required to be removed during nesting bird season. With the incorporation of MM BIO-1 into the Project, impacts related to nesting birds would be reduced to a less than significant level.

As described in Section 5, *Cultural Resources*, the Project site does not contain any buildings or structures that meet any of the California Register of Historical Resources (California Register) criteria or qualify as "historical resources" as defined by CEQA. In addition, the Project would not result in significant impacts to nearby historic resources. However, in the unlikely event that potential archaeological resources are discovered during grading, excavation, or other construction activities, the applicant has agreed to incorporate Mitigation Measure CUL-1 into the Project. Mitigation Measure CUL-1 requires that work in the vicinity of a find be halted until the find can be assessed for significance by a qualified archaeologist to determine appropriate treatment. Therefore, potential impacts related to cultural resources would be reduced to a less than significant level. Likewise, as described in Section 18, *Tribal Cultural Resources*, the site has the potential to contain tribal cultural resources. Therefore, the applicant has agreed to incorporate Mitigation Measure TCR-1 into the Project, which requires monitoring of native soils to ensure that any inadvertent discovery of potential tribal cultural resources during ground-disturbing activities would be less than significant. [Confirm measure is necessary once tribal consultation occurs]

As described in Section 7, *Geology and Soils*, the Project site is underlain by sediments identified as late to middle Pleistocene-aged old alluvial fan deposits with a high potential for fossils starting at a depth

of five feet below the surface. Thus, the applicant has agreed to incorporate Mitigation Measure PAL-1 into the Project to require the preparation of a PRIMP and paleontological monitoring during ground-disturbance activities greater than five feet in depth within native soil. Incorporation of Mitigation Measure PAL-1 into the Project would reduce potential impacts to paleontological resources to a less than significant level.

Significance Determination: Less than significant with mitigation incorporated.

Mitigation Measures: MM BIO-1, MM CUL-1, MM PAL-1, and MM TCR-1, as listed previously.

Significance Determination After Mitigation: Less than significant impact.

b) Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

The Project site is currently fully developed with two light manufacturing buildings and a storage area. The Project would redevelop the site with three self-storage buildings, consistent with the Light Industrial land use designation and M-2 zoning. As previously described, all potential impacts related to implementation of the Project would be less than significant or reduced to a less than significant level with implementation of mitigation measures. Therefore, the cumulative effect of the Project taken into consideration with other development projects in the area would be limited, because the Project would develop the site in consistency with the General Plan. Therefore, any cumulative impacts associated with the Project would be consistent with impacts disclosed in the General Plan EIR for buildout based on the General Plan.

As discussed in Section 3, *Air Quality*, SCAQMD's CEQA Air Quality Handbook methodology describes that any project that result in daily emissions that exceed any of these thresholds would have both an individually (project-level) and cumulatively significant air quality impact. If estimated emissions are less than the thresholds, impacts would be considered less than significant. As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the Project would not exceed SCAQMD regional thresholds. Operational emissions associated with the Project were modeled using CalEEMod and are presented in Tables AQ-3 and AQ-5. As shown, the Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the Project would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant.

As discussed in Section 8, *Greenhouse Gas Emissions*, global climate change occurs as the result of

global emissions of GHGs. An individual development project does not have the potential to result in direct and significant global climate change effects in the absence of cumulative sources of GHGs. The Project's total annual GHG emissions at buildout would not exceed the City's adopted GHG emissions threshold of 3,000 MTCO₂e per year. As shown on Table GHG-1, the Project would result in approximately 533.2 MTCO₂e per year. Therefore, the Project would not result in cumulative impacts related to GHG emissions.

Overall, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

Significance Determination: Less than significant impact.

Mitigation Measures: No mitigation measures are required.

Significance Determination After Mitigation: Less than significant impact.

c) The Project proposes redevelopment of the site for a new self-storage facility. As described previously, the Project site is within an urban area and surrounded by consistent land uses. The Project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with human beings and the Project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of existing plans, programs, or policies, or incorporation of mitigation measures into the Project.

As discussed in Section 9, *Hazards and Hazardous Materials*, soils within the Project site were determined to be contaminated with PCBs up to 25 ppm. Remediation of the soils onsite would be required to comply with the Toxic Substances Control Act threshold of 1 ppm of PCB. In addition, concentrations of shorter-chain TPH were determined to be marginally above current applicable non-cancer commercial/industrial thresholds. While significant concentrations of VOCs were not detected onsite, a VOC analysis will be conducted during excavation work. If VOC concentrations are identified, additional actions will be taken pursuant to the Soil Management Plan prepared for the Project, as included as MM HAZ-3. MM HAZ-1 through MM HAZ-4 have been included to address the PCB contamination and possible TPH contamination. These mitigation measures require the preparation of a Remedial Action Plan, Maintenance Plan, Soil Management Plan, and Health and Safety Plan which outline the proper remediation procedures to be taken before and after construction and ground-breaking activities. Therefore, with the incorporation of mitigation measures into the Project, including MM HAZ-1 through MM HAZ-4, the Project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Significance Determination: Less than significant with mitigation incorporated.

Mitigation Measures: MM HAZ-1, HAZ-2, HAZ-3, HAZ-4 as listed previously.

Significance Determination After Mitigation: Less than significant impact.

Existing Plans, Programs, or Policies

As listed in previous responses.

REFERENCES

- Air Quality, Health Risk, Greenhouse Gas, and Energy Impact Report. May 2023. Prepared by LSA. (Appendix A).
- ALUC (Airport Land Use Commission). Amended 2008. Land Use Plan for John Wayne Airport (Figure 1). [online]: https://files.ocair.com/media/2021-02/JWA_AELUP-April-17-2008.pdf?VersionId=cB0byJdad9OuY5im7Oaj5aWaT1FS.vD. Accessed February 28, 2023.
- Archaeological and Paleontological Resources Records Results. May 2023. Prepared by BFSA Environmental Services. (Appendix B).
- CAL FIRE (California Department of Forestry and Fire Protection). 2023. Fire Hazard Severity Zone Viewer [online]: <https://egis.fire.ca.gov/FHSZ/>. Accessed March 7, 2023.
- CalRecycle. 2022a. SWIS Facility/Site Inspection Details – Frank R. Bowerman Sanitary LF (30-AB-0360). [online]: <https://www2.calrecycle.ca.gov/SolidWaste/SiteInspection/Details/349346?siteID=2103>. Accessed May 8, 2023.
- CalRecycle. 2022b. SWIS Facility/Site Inspection Details – Olinda Alpha Landfill (30-AB-0035). [online]: <https://www2.calrecycle.ca.gov/SolidWaste/SiteInspection/Details/349413>. Accessed May 8, 2023.
- CalRecycle. 2022c. SWIS Facility/Site Inspection Details – Prima Deschecha Landfill (30-AB-0019). [online]: <https://www2.calrecycle.ca.gov/SolidWaste/SiteInspection/Details/348618>. Accessed March 8, 2023.
- CGS (California Geological Survey). 1994. Open File Report 94-15: Generalized Mineral Land Classification of Orange County, California. Plate 1. [online]: ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/OFR_94-15_Plate_1.pdf. Accessed May 24, 2023.
- City of Orange Municipal Code. 2022. [online]: https://library.qcode.us/lib/orange_ca/pub/municipal_code/item/title_12-chapter_12_28?view=all#title_12-chapter_12_28-12_28_020. Accessed April 20, 2023.
- City of Orange. 2010. Orange General Plan, Public Safety Element (Figure PS-1). [online]: <https://www.cityoforange.org/home/showpublisheddocument/214/637698172567530000>. Accessed May 24, 2023.
- City of Orange. 2020. 2020 Urban Water Management Plan. [online]: <https://www.cityoforange.org/home/showpublisheddocument/1540/637873464981170000>. Accessed May 24, 2023.

- City of Orange. March 2020. *Local Guidance Memo for Greenhouse Gas Emissions Analysis*. [online]: <https://cityoforange.prod.govaccess.org/home/showpublisheddocument/44/637707607308500000>. Accessed May 4, 2023.
- City of Orange. Master Street Tree Plan. [online]: <https://www.cityoforange.org/home/showpublisheddocument/336/637699043683430000>. Accessed April 20, 2023.
- City of Orange. November 2021. 2020 Urban Water Management Plan Final. [online]: <https://www.cityoforange.org/home/showpublisheddocument/1540/637873464981170000>. Accessed March 7, 2023.
- Drainage Study. March 2022. Prepared by Omega Engineering Consultants. (Appendix H).
- EPA (U.S. Environmental Protection Agency). June 2021. Joint EPA and State NPDES Permit No. CA0110604: Orange County Sanitation District Reclamation Plant No. 1 and Treatment Plant No. 2. [online]: <https://www.epa.gov/npdes-permits/ca0110604-orange-county-sanitation-district-reclamation-plant-no-1-treatment-plant-no>. Accessed March 7, 2023.
- FEMA (Federal Emergency Management Agency). 2020. Flood Insurance Rate Map (FIRM) Map No. 06059C0161J. [online]: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>. Accessed February 28, 2023.
- Historical Resources Summary. July 2022. Prepared by Urbana Preservation and Planning (Appendix D).
- Noise and Vibration Impact Analysis. June 2023. Prepared by LSA. (Appendix J).
- OCSAN (Orange County Sanitation District). March 2021. An OC San Virtual Tour. [online]: <https://storymaps.arcgis.com/stories/146df09c1bc64dcb8ae95babf494ae39>. Accessed March 7, 2023.
- Orange Fire Department. Evacuation Information. [online]: <https://orangecityfire.org/evacuation-info>. Accessed March 7, 2023.
- Phase I Environmental Site Assessment. August 2021. Prepared by Geosyntec Consultants. (Appendix E).
- Phase II Environmental Site Assessment. December 2021. Prepared by Geosyntec Consultants. (Appendix F).
- Preliminary Geotechnical Evaluation. March 2022. Prepared by Southern California Geotechnical. (Appendix C).
- Priority Water Quality Management Plan (PWQMP). June 2023. Prepared by Omega Engineering Consultants. (Appendix I).

Remedial Action Plan and TSCA Application. April 2023. Prepared by Geosyntec Consultants.
(Appendix G).

Trip Generation Screening Memo. January 2023. Prepared by EPD Solutions, Inc. (Appendix K).

USFWS (United States Fish and Wildlife Service). 2022. National Wetlands Inventory. [online]:
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. Accessed February 21,
2023.

USGS and CGS (U.S. Geological Survey and California Geological Survey). Quaternary Fault and Fold
Database of the United States. [online]: [https://www.usgs.gov/natural-hazards/earthquake-](https://www.usgs.gov/natural-hazards/earthquake-hazards/faults)
[hazards/faults](https://www.usgs.gov/natural-hazards/earthquake-hazards/faults). Accessed February 27, 2023.

Vehicle Miles Traveled (VMT) Screening Analysis. May 2023. Prepared by EPD Solutions, Inc.
(Appendix L).

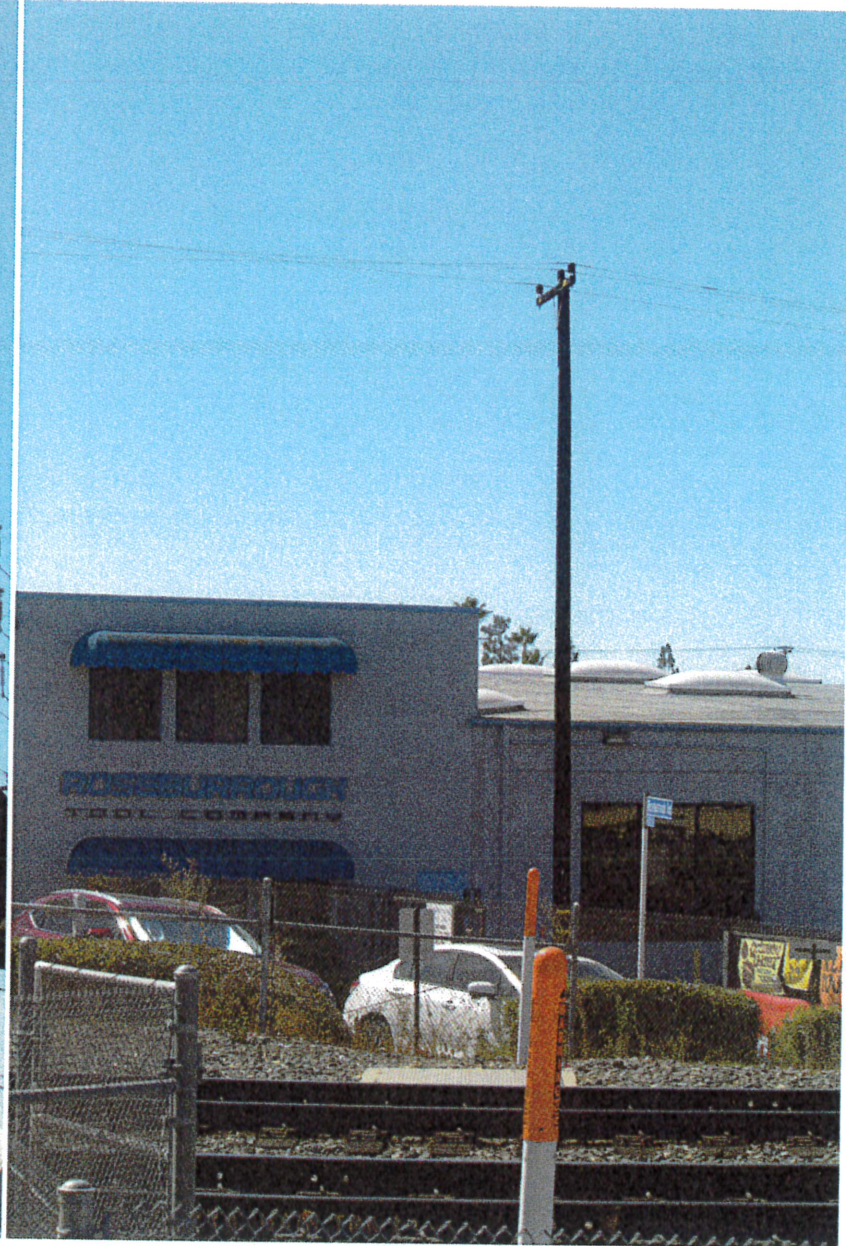
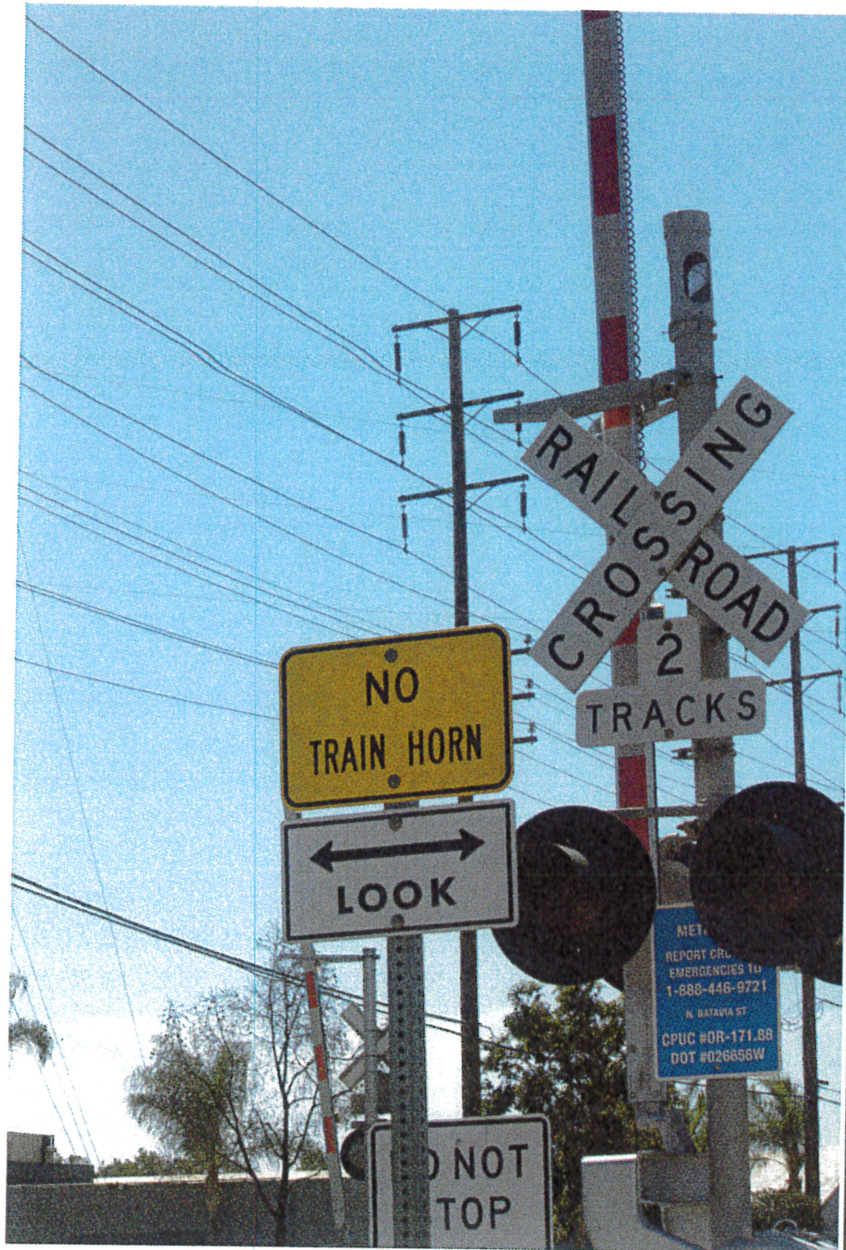
This is page intentionally left blank.













1. PROJECT SETTING

1.1 PROJECT LOCATION

The Batavia Street Self-Storage Project proposes to develop three self-storage buildings totaling 133,372 square feet of self-storage located at 630 N Batavia (APN 386-542-01) in the City of Orange. Regional access to the site is provided via the W Orangewood Avenue offramp to the State Route 57 (SR-57) which runs in a north-south direction and is located to the west of the Project site as seen in Figure 1, *Regional Location*. Local access to the Project site is provided via two ingress and egress points on Batavia Street. The project site and surrounding area are shown in Figure 2, *Aerial*.

1.2 EXISTING PROJECT SITE

The project is located on a 3.06-acre parcel that abuts industrial uses to the north, south, east, and west.

The Project site is developed with two existing light manufacturing buildings located on the south end of the property. The southeastern portion of the site is developed with 26,078 square feet building and the southwestern portion of the site is developed with 21,854 square feet building, which measure 34' and 24' in height. The northern portion of the property is paved, generally flat, and is striped for parking. The north, south, and west side of the property are fenced with chain link fence. The site is also located south of an active railroad as seen in Figure 2, *Aerial*.

1.3 EXISTING LAND USES AND REGULATORY SETTING OF THE PROJECT SITE

The Project site has a land use designation of Light Industrial and zoning designation of Industrial Manufacturing (M-2) within the jurisdiction of the City of Orange. This land use category allows for manufacturing, processing, and distribution of goods. Wholesale activities associated with industrial operations, as well as small-scale, support retail, service commercial and office uses may also be established in areas with ready access to major circulation routes. A 3-story building height limit applies within Light Industrial designated areas.

1.4 SURROUNDING LAND USES

The site is bound by the following land uses:

	Existing Land Use	General Plan and Zoning
NORTH	Light industrial use (Auto body shop warehouse)	General Plan: Light Industrial Zoning: Industrial Manufacturing
SOUTH	Light industrial use (Auto repair shop-Warehouse) (Residential Neighborhood Use)	General Plan: Light Industrial Zoning: Industrial Manufacturing
EAST	Light industrial use (Mattress Factory-Warehouse)	General Plan: Light Industrial Zoning: Industrial Manufacturing
WEST	Light industrial use (Bottled Water Supplier-Warehouse)	General Plan: Light Industrial Zoning: Industrial Manufacturing

2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed Project will consist of demolishing the existing buildings and other site improvements and construction of three S-1-11B & B-type-11B self-storage buildings with a total building area of 133,372 square feet. Building A will consist of a 1-story building approximately 8,693 square feet of self-storage, Building B will consist of a 3-story building approximately 104,667 square feet with office area totaling 1,044; and Building C will consist of a 1-story building approximately 18,968 square feet. Table 2-1 summarizes the proposed development. The project site and surrounding area are shown in Figure 3, Site Plan.

Table 2-1: Building Summary

Buildings	Footprint (SF)
Building A	8,693
Building B	104,667
Building B Office	1,044
Building C	18,968
Total (SF)	133,372

Landscaping and Screening

The Project would include ornamental landscaping along the street frontage and along the northern perimeter of the site. The site would include a total of 7,952 square feet within the landscaping area and 3,479 square feet of parking area totaling 43.8 percent of landscape. Landscaping would include a total

of 11 trees consisting of 24-inch box trees and 36-inch box trees, 1 to 15-gallon shrubs, and groundcover. The Project would include a minimum of 20 feet of landscaping setback along the Batavia Street frontage.

Much of the landscaping will be located east of the property's frontage near Batavia Street. The proposed self-storage project will include limited landscaping within the west portion of the site due to the RV parking stalls and contaminated soils located within the area. Landscape is unable to be provided on the northern portion of the site due to the potential encroachment of the railroad location. The proposed storage area has limited area for landscaping and will be provided on the frontage.

Fencing and Walls

The Project would construct a 6-foot-high concrete masonry unit (CMU) wall along the northwest corner of the site around the drainage equipment. To secure the storage units, 7-foot-high metal swing gates would be located near the eastern ends of Buildings A and C. The gates would include a Knox padlock to allow access for emergency vehicles.

Access and Circulation

The project site will be accessed via two driveways along North Batavia Street. Ingress and egress to the project site would be providing via two 30' drive aisles located along Batavia Street, while internal drive aisles provide connectivity throughout the site. The entrances will have 14'-0" clear entry and exit metal swing gates with Knox key box and exit keypad.

2.2 PROJECT FEATURES

Development & Operational Summary

The Project is anticipated to provide a total of 46 parking stalls, inclusive of 4 standard stalls, 1 van accessible stall, 1 ADA stall, 2 clean air stalls, 1 evcs stall, 6 loading stalls, 20 parallel parking, and 14 RV parking stalls. The vehicle parking stalls would be located around the perimeter of Building B.

Type of Parking Provided	Proposed No. of Stalls
Self-storage	46 parking spaces
Office	4 parking spaces
Standard Parking	4
Van Accessible	1
ADA	1
Clean Air	2
EVCS	1
Loading Zone	6
Total parking	15
Parallel Parking	20
RV Parking	14

As shown below in Table 2, the proposed project complies with City of Orange Municipal Code standards within the Industrial zone.

Table 2: Industrial District Development Standards

Development Standard	Required	Provided
Office	3/ 1,000 SF Total (40)	4 parking spaces
Storage	0.3/1,000 SF Total (4)	46 parking spaces
<u>Total</u>	<u>44 Total</u>	<u>Total parking 15</u>
FAR	1.0 FAR	FAR 0.999
Minimum Structure Height	<u>45-feet</u> (Standard) <i>20-feet*within residential district.</i>	Building A: 15'2" Building B: 41'4" Building C: 15'-2"
Front setback	20 ft	47'-10"
Side	0 ft	1'-9" & 7'-3"
Rear	0 ft	1'-0" & 1'-10"
Landscaping		3,479 SF 43.8%

CONSTRUCTION

Project construction would include demo, site preparation, grading, building construction, and paving.

Construction would occur within the hours allowed by City of Orange Municipal Code Section 8.24.050, which states that construction shall occur only between the hours of 7:00 AM and 8:00 PM Monday through Saturday, or between the hours of 9:00 AM and 8:00 PM on Sunday or a Federal holiday.

OPERATION

The Project would be operated as three self-storage buildings with ancillary office use. Typical operational characteristics include employees traveling to and from the site and lessees traveling to and from the site to deliver and retrieve belongings from their storage units. In order to provide a conservative environmental analysis, storage operations were assumed to be 24 hours a day, 7 days a week.

2.3 DISCRETIONARY APPROVALS, PERMITS, AND STUDIES

The following discretionary approvals, permits, and studies are anticipated to be necessary for implementation of the proposed Project:

City of Orange

- Major Site Plan Review/ Design Review Permits
- Adoption of Appropriate CEQA Compliance Document

- Building & Grading Permits

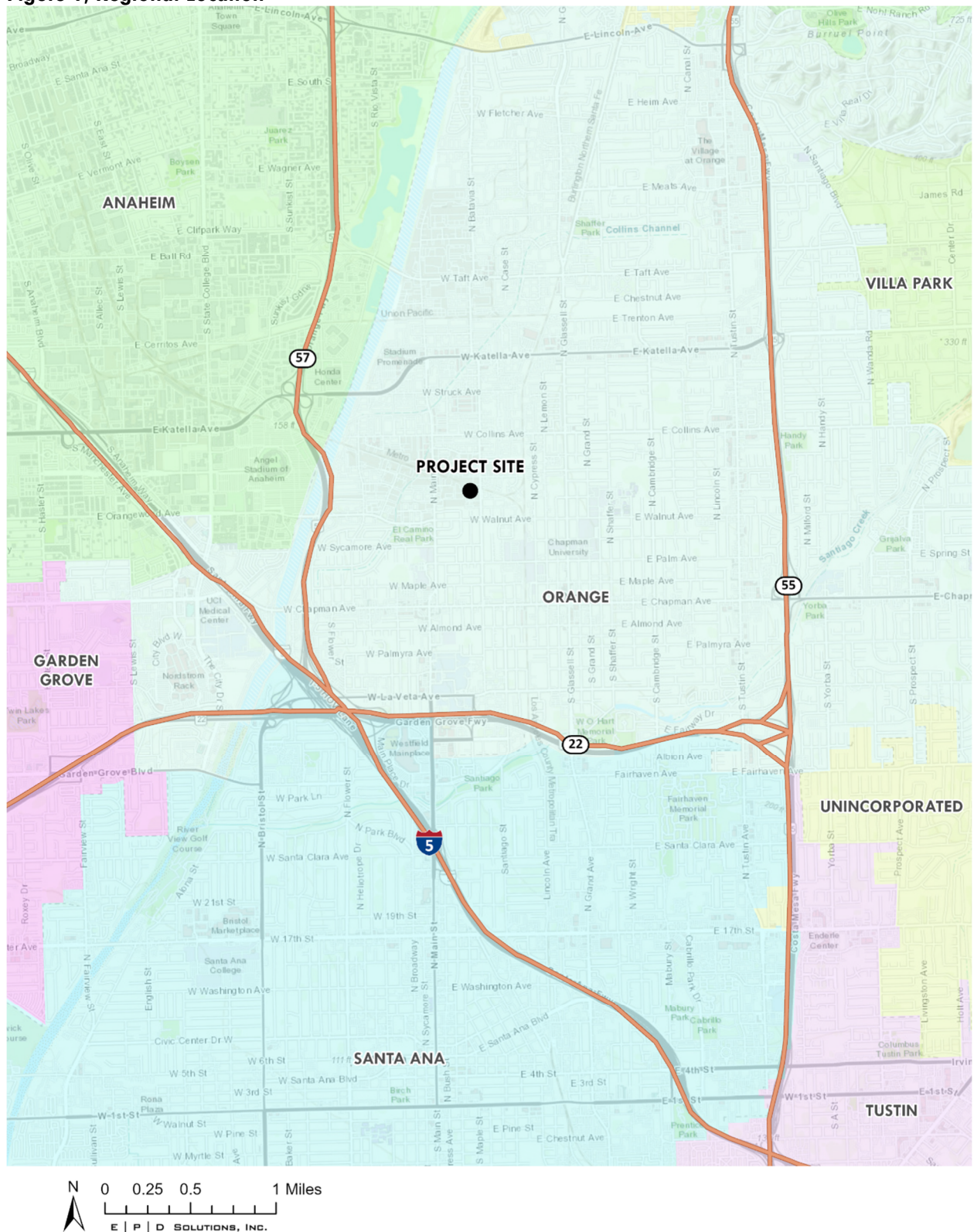
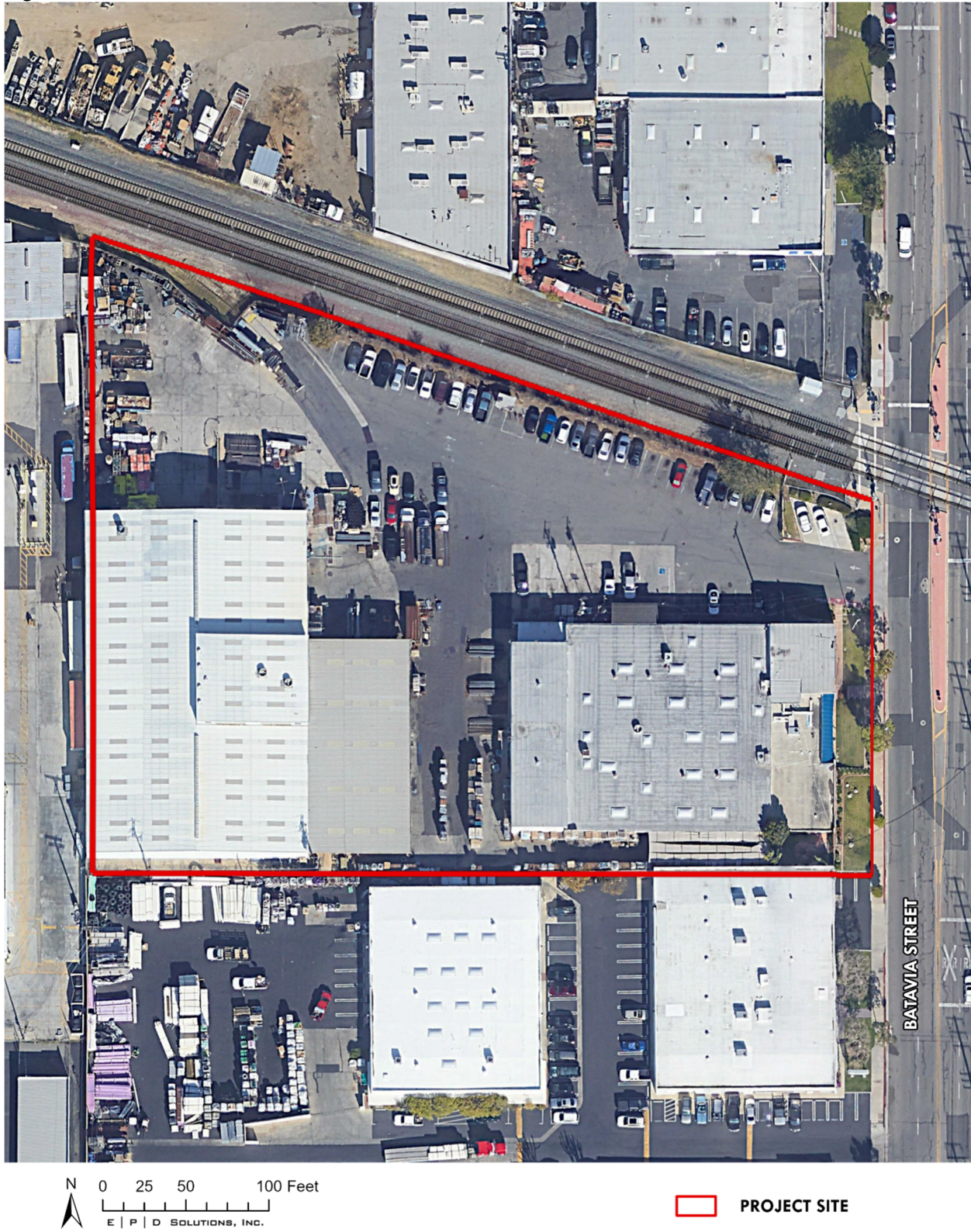
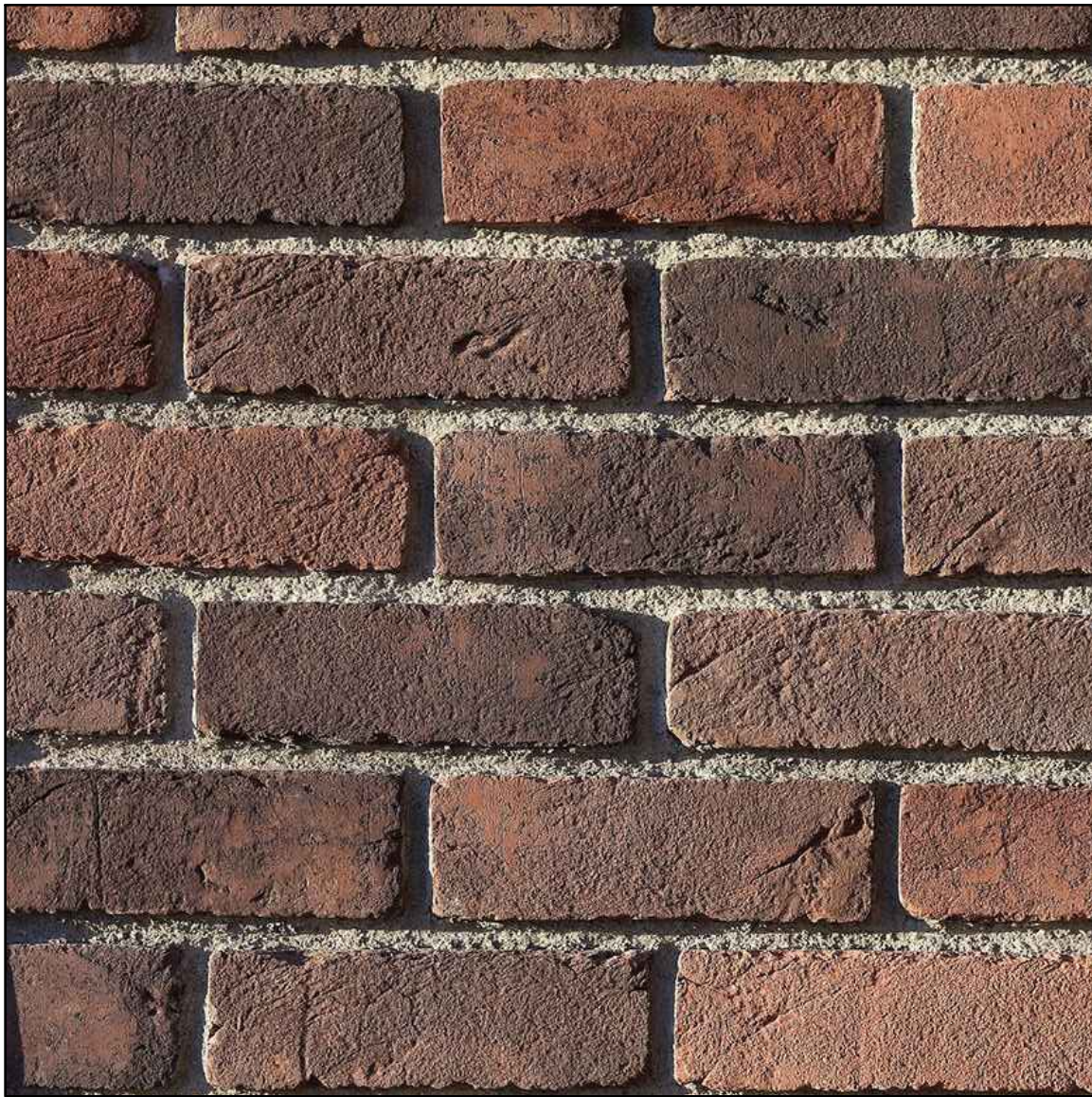
Figure 1, Regional Location

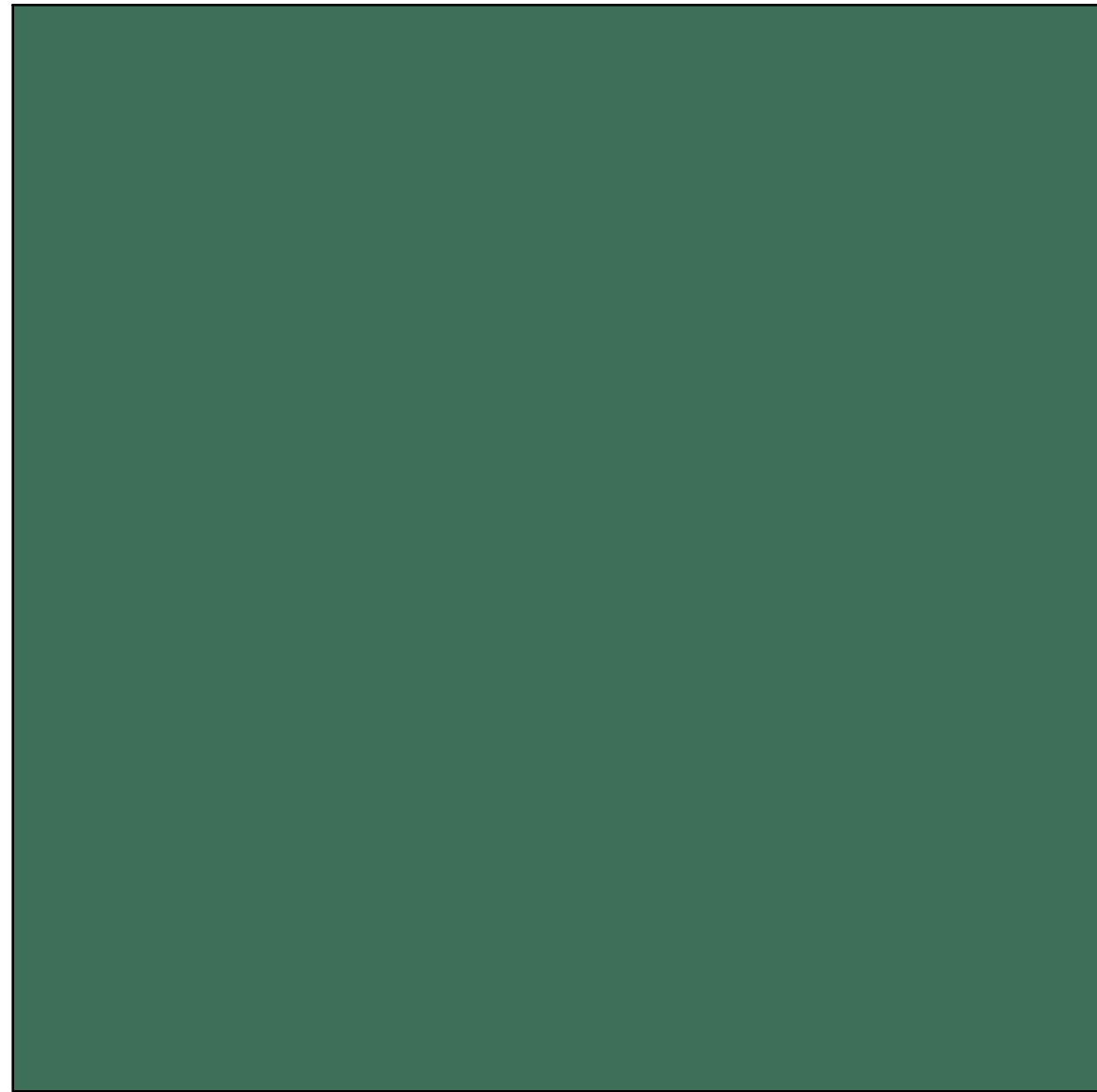
Figure 2, Aerial



[illegible]



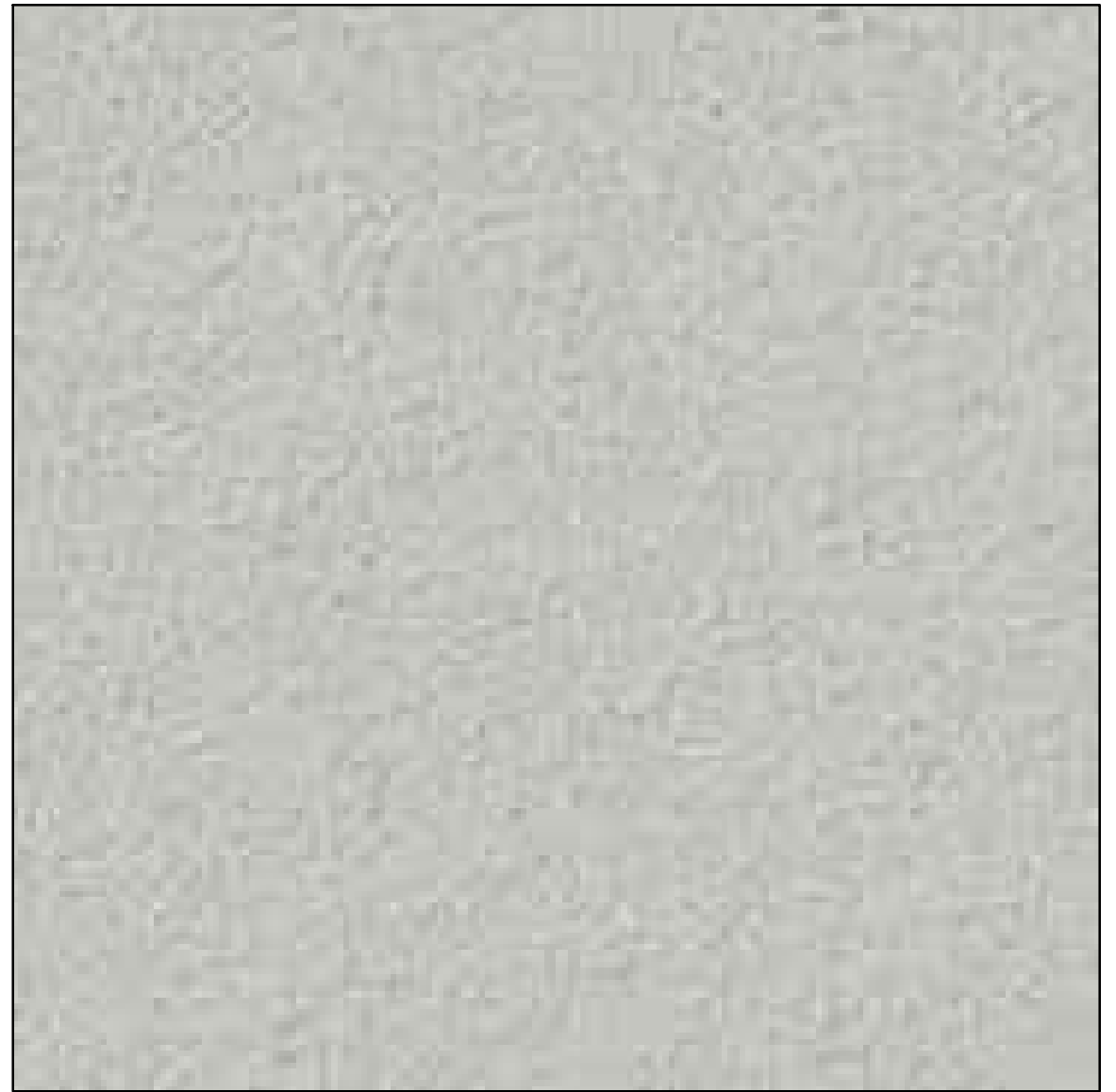
C1
BRICK
MANUFACTURER: EL DORADO STONE
TUNDRA BRICK-HARTFORD



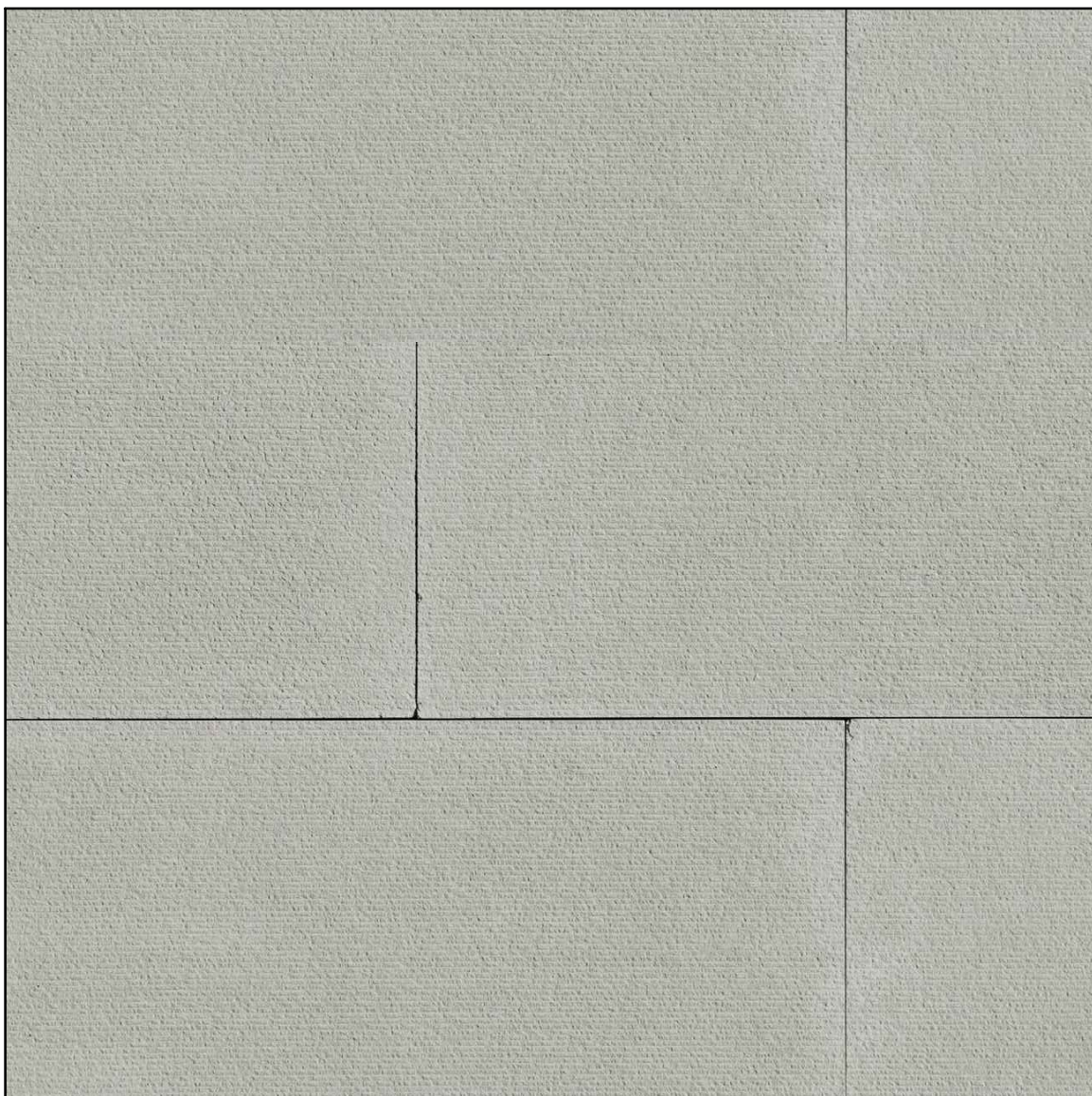
C2
PAINT
MANUFACTURER: DUNN EDWARDS
DEFD 36-VERDIGRIS GREEN



C3
STUCCO
MANUFACTURER: OMEGA
242-MIST



C4
STUCCO
MANUFACTURER: OMEGA
35-CLOUD



C5
STONE
MANUFACTURER: EL DORADO STONE
NICKEL-ZEN 24



C6
MASONRY DECORATIVE BLOCK
MANUFACTURER: ORCO BLOCK
STERLING MW-PRECISION



C7
PAINT
MANUFACTURER: DUNN EDWARDS
DE 6385-BLACK BEAN

BATAVIA SELF-STORAGE
630 N BATAVIA ST, ORANGE, CA 92864

SCHEME L A3.9
COLOR & MATERIAL BOARD

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-710
SCALE: 1/16"=1'-0"
DATE: 10/05/2023



JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



Agenda Item

Planning Commission

Item #: 3.4.

2/5/2024

File #: 24-0092

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Monique Schwartz, Senior Planner

1. SUBJECT

Approval of a Density Bonus Housing Agreement for the construction of The Orion Senior Citizen Apartment Complex located at 1800 E. La Veta Avenue.

2. SUMMARY

Approval of a Density Bonus Housing Agreement is required for the construction of a 166-unit affordable senior citizen apartment complex on a 3.85-acre site as part of the implementation of Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards. The Orion Senior Citizen Apartment Complex approved by the Planning Commission on March 7, 2022.

3. RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 03-24 entitled:

A Resolution of the Planning Commission of the City of Orange approving a Density Bonus Housing Agreement for the construction of a 166-unit affordable senior citizen apartment complex located at 1800 E. La Veta Avenue.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.15.070 authorizes the Planning Commission to approve Density Bonus Housing Agreements. The final determination by the Planning Commission on these applications may be appealed to the City Council pursuant to the time period and requirements established in the OMC for appeals.

5. PROJECT BACKGROUND

The DRC conducted a review of the project on December 15, 2021, and recommended project approval with conditions to the Planning Commission by a 3-1-1 vote.

On March 7, 2022, the Planning Commission approved the project at a public hearing subject to conditions of approval by a 4-0-1 vote. Planning Commission Resolution No. PC 02-22, and the associated Staff Report and Minutes are included as Attachments 2, 3 and 4.

The project conditions of approval (Attachment 2) require the applicant to record a Density Bonus

Housing Agreement on the parcel designated for the construction of the affordable units. The approval of the Density Bonus Housing Agreement (Attachment 1) would fulfill the requirement.

Pursuant to OMC Section 17.15.070, the Planning Commission has final approval of a Density Bonus Housing Agreement.

<i>Applicant:</i>	USA Properties Fund Incorporated / Leatha Clark
<i>Property Owner</i>	Orange 702 LP
<i>Property Location</i>	1800 E. La Veta Avenue
<i>Existing General Plan Land Use Element Designation</i>	Medium Density Residential, 15-24 dwelling units/acre (MDR)
<i>Existing Zoning Classification</i>	Residential Multiple Family (R-3)
<i>Old Towne</i>	No
<i>Specific Plan/PC</i>	No
<i>Site Size</i>	167,706 square feet (3.85-acres)
<i>Circulation</i>	The project site is located on the east side of South Tustin Street, on the south side of East La Veta Avenue, and on the north side of East Fairway Drive. The City's Master Plan of Streets and Highways classifies North Tustin Street as a Major Arterial with an ultimate right of way width of 120 feet, East La Veta Avenue as a Secondary Arterial with an ultimate right of way width of 86 feet, and East Fairway Drive as a local residential street. Access to the site is provided by two-way driveways along East La Veta Avenue and East Fairway Drive. These driveways are connected by an interior drive aisle that traverses the site in a north-south direction leading to interior gated parking lots. In addition, an access point to the multi-purpose Santiago Creek Trail is located at the northeast corner of the intersection of Tustin Street and La Veta Avenue immediately to the north, and OCTA Bus Route 71 (Yorba Linda to Newport Beach) is located adjacent to the northwest corner of the site along Tustin Street.
<i>Existing Conditions</i>	The existing site is an "H"-shaped parcel that is currently developed with a 107,586 square foot, 1 and 2-story rehabilitation center building with enclosed swimming pool built in phases from 1960 to 1987, surface parking lots, landscaped park with walking path, rectangular play yard, mature trees and related site improvements. A 1,300 square foot single-family residence built in 1914 was located at the southwest corner of the site, but was removed due to fire damage and vandalism.

<i>Surrounding Land Uses and Zoning</i>	To the north of the project site is East La Veta Avenue and a 2-story multi-family apartment complex (Arroyo Casa Apartment Homes), zoned Residential Multiple Family (R-3). Also to the north is the Santiago Creek Trail. To the south is East Fairway Drive, a 76 Gas Station and 7-Eleven convenience store, and 1-2 story multi-family apartment complex (Fairway Park Apartments), zoned Limited Business (C-1) and Residential Multiple Family (R-3), respectively. To the east is a 1-story multi-family apartment complex and swimming pool area (Fairway Park Apartments), zoned Residential Multiple Family (R-3). To the west is South Tustin Street and a 4-story multi-family apartment complex (Harmony Creek Senior Apartment Homes), zoned Planned Community (P-C).
<i>Previous Applications/Entitlements</i>	On December 2, 1985, the Planning Commission adopted Resolution No. PC 89-85 approving Conditional Use Permit No. 1478, Variance No. 1781, and Tentative Parcel Map No. 85-402 to allow subdivision of a 5.17-acre Rehabilitation Institute site into two parcels in order to construct a 3-story, 40-unit affordable senior citizen apartment complex. On August 18, 1986, the Planning Commission adopted Resolution No. PC-65-86 approving Conditional Use Permit No. 1528 for the construction of a 5,665 square foot, 1-story addition to an existing 24,004 square foot, 2-story outpatient rehabilitation building to be utilized for day care and bingo activities.

6. PROJECT DESCRIPTION

The approved project involves the demolition of an existing 107,586 square foot rehabilitation center building, a 1,300 square foot single family residence, and site improvements in order to construct a 166-unit (164 resident units and two manager units), 100% affordable senior citizen apartment complex. The 1,300 square foot single family residence has recently been demolished due to fire and vandalism. The community will be income restricted with incomes ranging between 30% Area Median Income (AMI) to 70% AMI. The population served by the project include low-and very-low-income households. The project will also be restricted to seniors at or over the age of 62. Please see the March 7, 2022 Planning Commission Staff Report (Attachment 3) for additional details regarding the project description.

7. ANALYSIS AND STATEMENT OF THE ISSUES

The approval of a Density Bonus Housing Agreement is an existing condition for the implementation of the project and no additional issues have been identified.

8. PUBLIC NOTICE

No public notice was required.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The project was determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 - Infill Development Projects) as noted in the March 7, 2022 Planning Commission approval because

the project meets the following criteria:

- a. With the allowed affordable housing concessions and waivers, the project was and continues to be consistent with the existing General Plan designations, General Plan policies and, applicable zoning designations and regulations.
- b. The project continues to be in the City on a site less than five acres and is substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. The project had been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.
- e. The site would be adequately served by all required utilities and public services.

The project did not trigger any exceptions of State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on hazardous waste site, and is not a historical resources site. No environmental public review was required.

A Notice of Exemption was filed for the project on March 14, 2022. The subject Density Bonus Housing Agreement was a condition of project approval. Since approval of the project and filing of the Notice of Exemption, there has been no change to the project or substantial changes in circumstances or new information that would warrant subsequent environmental analysis in accordance with CEQA.

10. ADVISORY BOARD ACTION

Review of the Density Bonus Housing Agreement is only required by the Community Development Director and the City Attorney.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 03-24 Including Density Bonus Housing Agreement
- Attachment 2 Planning Commission Resolution No. PC 02-22
- Attachment 3 March 7, 2022 Planning Commission Staff Report
- Attachment 4 March 7, 2022 Planning Commission Meeting Minutes



Agenda Item

Planning Commission

Item #: 3.4.

2/5/2024

File #: 24-0092

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Monique Schwartz, Senior Planner

1. SUBJECT

Density Bonus Housing Agreement, The Orion Senior Citizen Apartment Complex, 1800 E. La Veta Avenue

2. SUMMARY

Approval of a Density Bonus Housing Agreement is required for the construction of a 166-unit affordable senior citizen apartment complex on a 3.85-acre site as part of the implementation of Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards. The Orion Senior Citizen Apartment Complex approved by the Planning Commission on March 7, 2022.

3. RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 03-24 entitled:

A Resolution of the Planning Commission of the City of Orange approving a Density Bonus Housing Agreement for the construction of a 166-unit affordable senior citizen apartment complex located at 1800 E. La Veta Avenue.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.15.070 authorizes the Planning Commission to approve Density Bonus Housing Agreements. The final determination by the Planning Commission on these applications may be appealed to the City Council pursuant to the time period and requirements established in the OMC for appeals.

5. PROJECT BACKGROUND

The DRC conducted a review of the project on December 15, 2021, and recommended project approval with conditions to the Planning Commission by a 3-1-1 vote.

On March 7, 2022, the Planning Commission approved the project at a public hearing subject to conditions of approval by a 4-0-1 vote. Planning Commission Resolution No. PC 02-22, and the associated Staff Report and Minutes are included as Attachments 2, 3 and 4.

The project conditions of approval (Attachment 2) require the applicant to record a Density Bonus Housing Agreement on the parcel designated for the construction of the affordable units. The

approval of the Density Bonus Housing Agreement (Attachment 1) would fulfill the requirement.

Pursuant to OMC Section 17.15.070, the Planning Commission has final approval of a Density Bonus Housing Agreement.

<i>Applicant:</i>	USA Properties Fund Incorporated / Leatha Clark
<i>Property Owner</i>	Orange 702 LP
<i>Property Location</i>	1800 E. La Veta Avenue
<i>Existing General Plan Land Use Element Designation</i>	Medium Density Residential, 15-24 dwelling units/acre (MDR)
<i>Existing Zoning Classification</i>	Residential Multiple Family (R-3)
<i>Old Towne</i>	No
<i>Specific Plan/PC</i>	No
<i>Site Size</i>	167,706 square feet (3.85-acres)
<i>Circulation</i>	The project site is located on the east side of South Tustin Street, on the south side of East La Veta Avenue, and on the north side of East Fairway Drive. The City's Master Plan of Streets and Highways classifies North Tustin Street as a Major Arterial with an ultimate right of way width of 120 feet, East La Veta Avenue as a Secondary Arterial with an ultimate right of way width of 86 feet, and East Fairway Drive as a local residential street. Access to the site is provided by two-way driveways along East La Veta Avenue and East Fairway Drive. These driveways are connected by an interior drive aisle that traverses the site in a north-south direction leading to interior gated parking lots. In addition, an access point to the multi-purpose Santiago Creek Trail is located at the northeast corner of the intersection of Tustin Street and La Veta Avenue immediately to the north, and OCTA Bus Route 71 (Yorba Linda to Newport Beach) is located adjacent to the northwest corner of the site along Tustin Street.
<i>Existing Conditions</i>	The existing site is an "H"-shaped parcel that is currently developed with a 107,586 square foot, 1 and 2-story rehabilitation center building with enclosed swimming pool built in phases from 1960 to 1987, surface parking lots, landscaped park with walking path, rectangular play yard, mature trees and related site improvements. A 1,300 square foot single-family residence built in 1914 was located at the southwest corner of the site, but was removed due to fire damage and vandalism.

<i>Surrounding Land Uses and Zoning</i>	To the north of the project site is East La Veta Avenue and a 2-story multi-family apartment complex (Arroyo Casa Apartment Homes), zoned Residential Multiple Family (R-3). Also to the north is the Santiago Creek Trail. To the south is East Fairway Drive, a 76 Gas Station and 7-Eleven convenience store, and 1-2 story multi-family apartment complex (Fairway Park Apartments), zoned Limited Business (C-1) and Residential Multiple Family (R-3), respectively. To the east is a 1-story multi-family apartment complex and swimming pool area (Fairway Park Apartments), zoned Residential Multiple Family (R-3). To the west is South Tustin Street and a 4-story multi-family apartment complex (Harmony Creek Senior Apartment Homes), zoned Planned Community (P-C).
<i>Previous Applications/Entitlements</i>	On December 2, 1985, the Planning Commission adopted Resolution No. PC 89-85 approving Conditional Use Permit No. 1478, Variance No. 1781, and Tentative Parcel Map No. 85-402 to allow subdivision of a 5.17-acre Rehabilitation Institute site into two parcels in order to construct a 3-story, 40-unit affordable senior citizen apartment complex. On August 18, 1986, the Planning Commission adopted Resolution No. PC-65-86 approving Conditional Use Permit No. 1528 for the construction of a 5,665 square foot, 1-story addition to an existing 24,004 square foot, 2-story outpatient rehabilitation building to be utilized for day care and bingo activities.

6. PROJECT DESCRIPTION

The approved project involves the demolition of an existing 107,586 square foot rehabilitation center building, a 1,300 square foot single family residence, and site improvements in order to construct a 166-unit (164 resident units and two manager units), 100% affordable senior citizen apartment complex. The 1,300 square foot single family residence has recently been demolished due to fire and vandalism. The community will be income restricted with incomes ranging between 30% Area Median Income (AMI) to 70% AMI. The population served by the project include low-and very-low-income households. The project will also be restricted to seniors at or over the age of 62. Please see the March 7, 2022 Planning Commission Staff Report (Attachment 3) for additional details regarding the project description.

7. ANALYSIS AND STATEMENT OF THE ISSUES

The approval of a Density Bonus Housing Agreement is an existing condition for the implementation of the project and no additional issues have been identified.

8. PUBLIC NOTICE

No public notice was required.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The project was determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 - Infill Development Projects) as noted in the March 7, 2022 Planning Commission approval because

the project meets the following criteria:

- a. With the allowed affordable housing concessions and waivers, the project was and continues to be consistent with the existing General Plan designations, General Plan policies and, applicable zoning designations and regulations.
- b. The project continues to be in the City on a site less than five acres and is substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. The project had been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.
- e. The site would be adequately served by all required utilities and public services.

The project did not trigger any exceptions of State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on hazardous waste site, and is not a historical resources site. No environmental public review was required.

A Notice of Exemption was filed for the project on March 14, 2022. The subject Density Bonus Housing Agreement was a condition of project approval. Since approval of the project and filing of the Notice of Exemption, there has been no change to the project or substantial changes in circumstances or new information that would warrant subsequent environmental analysis in accordance with CEQA.

10. ADVISORY BOARD ACTION

Review of the Density Bonus Housing Agreement is only required by the Community Development Director and the City Attorney.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 03-24 Including Density Bonus Housing Agreement
- Attachment 2 Planning Commission Resolution No. PC 02-22
- Attachment 3 March 7, 2022 Planning Commission Staff Report
- Attachment 4 March 7, 2022 Planning Commission Meeting Minutes

**DENSITY BONUS HOUSING AGREEMENT
THE ORION SENIOR CITIZEN APARTMENT COMPLEX**

RESOLUTION NO. PC 03-24

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ORANGE APPROVING A DENSITY BONUS HOUSING AGREEMENT
FOR THE CONSTRUCTION OF A 166-UNIT AFFORDABLE SENIOR
CITIZEN APARTMENT COMPLEX LOCATED AT 1800 E. LA VETA
AVENUE**

APPLICANT: USA PROPERTY FUNDS INCORPORATED / LEATHA CLARK

Moved by Commissioner _____ and seconded by Commissioner _____ that the following Resolution be adopted:

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Section 17.15.070 to approve the Density Bonus Housing Agreement for the 166-unit affordable senior citizen apartment complex located at 1800 E. La Veta Avenue on property described in Attachment A; and

WHEREAS, the Planning Commission conducted one duly advertised public hearing on March 7, 2022 for the purpose of considering Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21 for the property located at 1800 E. La Veta Avenue, and recommended by a 4-0-1 vote to approve the project subject to recommended conditions of approval including a condition requiring recordation of a Density Bonus Housing Agreement; and

WHEREAS, a Density Bonus Housing Agreement was drafted by USA Property Funds Incorporated in accordance with the provisions of the City of Orange Municipal Code and is included as Attachment B; and

WHEREAS, the Density Bonus Housing Agreement was reviewed and determined to be acceptable by the Community Development Director and City Attorney, who have recommended that it be approved by the Planning Commission, as prescribed by local law; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission:

1. Approves the attached Density Bonus Housing Agreement (Attachment B) for the project, with entitlements consisting of Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21 to allow for the construction of a 166-unit affordable senior citizen apartment complex for low-income senior households at an affordable rent as specified in the Density Bonus Housing Agreement.

2. Finds that:

(1) The underlying project was deemed categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 – In-fill Development Projects) because the project met the following criteria:

- a. With the allowed density bonus, the project is consistent with the existing General Plan designations, General Plan policies, and applicable zoning designations and regulations.
- b. The project is in the City on a site less than five acres and is substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. The project has been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.
- e. The site would be adequately served by all required utilities and public services.

(2) The project did not trigger any exceptions from State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on hazardous waste site, and is not a historical resources site. No environmental public review was required.

(3) A Notice of Exemption was filed for the project on March 14, 2022.

(4) The subject Density Bonus Housing Agreement was a condition of project approval. Since approval of the project and filing of the Notice of Exemption, there has been no change to the project or substantial changes in circumstances or new information that would warrant subsequent environmental analysis in accordance with CEQA.

I hereby certify that the foregoing Resolution was adopted on February 5, 2024, by the Planning Commission of the City of Orange by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

David Vazquez, Planning Commission Chair

Date

Attachment A
Legal Description

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

PARCEL 2 OF PARCEL MAP NO. 93-188, AS SHOWN ON A MAP FILED IN BOOK 280,
PAGES 39, 40, AND 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF ORANGE COUNTY, CALIFORNIA.

FOR CONVEYANCING PURPOSES ONLY: APN 390-322-15
THE LAND

Attachment B
Density Bonus Housing Agreement

RECORDING REQUESTED BY)
AND WHEN RECORDED MAIL TO:)
)
City of Orange)
300 E. Chapman Avenue)
Orange, California 92866)
)
Attention: City Clerk)

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

OFFICIAL BUSINESS:

THIS DOCUMENT IS RECORDED AT THE REQUEST AND FOR THE BENEFIT OF THE CITY OF ORANGE AND IS EXEMPT FROM THE PAYMENT OF A RECORDING FEE PURSUANT TO GOVERNMENT CODE SECTIONS 6103 AND 27383.

DENSITY BONUS HOUSING AGREEMENT

Orion Apartments

THIS DENSITY BONUS HOUSING AGREEMENT (the "Agreement") is entered into as of _____, 2023, by and among the **CITY OF ORANGE**, a municipal corporation ("**City**"), **ORANGE 702, L.P.**, a California limited partnership ("**Developer**").

RECITALS

A. The Developer intends to develop a housing development to be known as Orion Apartments ("Housing Development"), containing one hundred sixty-six (166) rental housing units ("Housing Units" or "Units") and subsequent management thereof as an affordable rental housing complex with one hundred sixty-four (164) Housing Units to be restricted to Lower Income Households for Eligible Tenants. The Housing Development will be constructed on land owned by the Developer at 1800 East La Veta, in the City of Orange ("Site"), as particularly described in the Legal Description attached hereto as Exhibit "A-1", and depicted on the Site Plan attached hereto as "Exhibit A-2", which are incorporated herein.

B. The Developer has applied to the City for incentives and concessions under the state density bonus law, California Government Code Section 65915(b)(1)(G), and the City's density bonus ordinance, Orange Municipal Code ("OMC") Chapter 17.15. The City has required, as a condition of granting such incentives and concessions, that one hundred sixty-four (164) Housing Units developed on the Site be made available to Lower Income Households for Eligible Tenants at an Affordable Rent.

C. This Agreement is intended to satisfy the requirements of OMC Section 17.15.070 for the Developer and City to enter into a Density Bonus Housing Agreement.

NOW, THEREFORE, the Developer and City declare, covenant and agree, by and for themselves, their heirs, executors, administrators and assigns, and all persons claiming under or through them, that the Site, for the term of this Agreement, shall be held transferred, encumbered, used, sold, conveyed, leased and occupied, subject to the covenants and restrictions hereinafter set forth.

1. DEFINITIONS. The following terms shall have the meanings ascribed to them in this Section for purposes of this Agreement.

1.1 “Actual Household Size” means the actual number of persons in the applicable household.

1.2 “Adjusted for Family Size Appropriate for the Unit” shall be determined consistent with Section 50052.5(h) of the California Health and Safety Code, subject to the application of federal rules and regulations applicable to Housing Development financing sources, including Section 42(g)(2) of the Internal Revenue Code of 1986, as amended.

1.3 “Affordable Rent” means the following, determined in accordance with Government Code Section 65915(c)(1)(B)(ii) and Health and Safety Code Section 50053(b)(4): (i) for thirty-four (34) of the Affordable Units in the Housing Development (20% of the total Units in the Housing Development) a monthly rent that does not exceed one-twelfth of thirty percent (30%) of sixty percent (60%) of Area Median Income, Adjusted for Family Size Appropriate for the Unit, less a utility allowance and other fees and charges required to be paid by tenants of the Housing Development on a non-optional basis, and (ii) for the remainder of the Affordable Units in the Housing Development, a monthly rent that does not exceed the applicable maximum rent level as determined by CTCAC regulations applicable to the Housing Development.

1.4 “Area Median Income” or “AMI” means the following: (i) pursuant to California Government Code Section 65915(c)(1)(B)(ii) and Health and Safety Code Sections 50053(d) and 50093, for thirty-four (34) of the Affordable Units in the Housing Development (20% of the total Units in the Housing Development), the median income for Orange County, California, adjusted for Actual Household Size, as determined by the U.S. Department of Housing and Urban Development (“HUD”) pursuant to Section 8 of the United States Housing Act of 1937 and as published from time to time by the State of California Department of Housing and Community Development in Section 6932 of Title 25 of the California Code of Regulations or successor provision published pursuant to California Health and Safety Code Section 50093, and (ii) for the remainder of the Affordable Units in the Housing Development, the median income for Orange County, California, Adjusted for Family Size Appropriate for the Unit, as determined by CTCAC regulations applicable to the Housing Development.

1.5 “Affordable Unit” shall mean one of the one hundred sixty-four (164) rental Units in the Housing Development restricted to occupancy by Lower Income Households.

1.6 “CTCAC” means the California Tax Credit Allocation Committee.

1.7 “Eligible Tenant” shall mean to a household that (i) qualifies as a Lower Income Household and (ii) satisfies the requirements of a household qualified to reside in a senior citizen housing development within the meaning of California Civil Code Section 51.3(b)(4).

1.8 “Gross Income” means the following: (i) pursuant to California Government Code Section 65915(c)(1)(B)(ii), for thirty-four (34) of the residential units in the Housing Development (20% of the total Units in the Housing Development), the total gross annual income of all persons in a household as calculated in accordance with Section 6914 of Title 25 of the California Code of Regulations, and (ii) for the remainder of the Affordable Units in the Housing Development, the total gross annual income of all persons in a household as determined by CTCAC regulations.

1.9 “Lower Income Households” shall mean households whose household income does not exceed eighty percent (80%) of the applicable Area Median Income.

2. DEVELOPMENT OF THE PROJECT

2.1 Overall Project. Developer shall develop, or cause to be developed, the Site with one hundred and sixty-six (166) Units, with appurtenant amenities.

2.2 Total Number of Affordable Units; Number of Bedrooms. Developer expressly understands and agrees that the state density bonus law allows, and the Developer has requested, a density bonus of eighty percent (80%), increasing the density from twenty-four dwelling units per acre (24 du/a) to forty-three dwelling units per acre (43 du/acre). The Housing Project shall have one hundred and sixty-four (164) Affordable Units and appurtenant amenities, pursuant to the terms and conditions of this Agreement. The Housing Project shall consist of a total of one hundred and sixty-six (166) units. The Affordable Units shall consist of: One Hundred Eleven (111) One-Bedroom Units; and Fifty-Three (53) Two-Bedroom Units.

2.3 Facilities. All of the Units in the Housing Development shall contain facilities adequate for living, sleeping, eating, cooking and sanitation in accordance with all applicable federal, state and local laws and codes. The development and maintenance of the Units shall comply with all applicable local codes, development standards, ordinances and zoning ordinances in effect, and the Units shall be decent, safe and sanitary and shall conform to the building, electrical, plumbing, mechanical and energy codes that have been adopted by the City.

2.4 Restrictions. None of the Units in the Housing Development shall at any time be utilized on a transient basis or shall ever be used as a hotel, motel, dormitory, fraternity house, sorority house, rooming house, nursing home, hospital, sanitarium, or trailer court or park, or any other use that is inconsistent or incompatible with this Agreement.

2.5 Ownership. No part of the Housing Development shall at any time be owned by a cooperative housing corporation nor shall the Developer take any steps in connection with the conversion to such ownership or uses to condominiums, or to any other form of ownership without prior written approval by the City.

2.6 Concessions or Incentives. The Developer is entitled to concessions or incentives and Developer acknowledges and agrees that the concessions or incentives described below are satisfactory to Developer and sufficient to fully comply with the requirements of Government Code Section 65915(d)(2):

(a) Height. The Developer requested a concession in building height. The OMC sets forth a height limit of 32 feet, or two stories. City agrees to grant a building height/story concession to construct a four (4) story building at a maximum height of fifty-three (53) feet.

(b) Unit Size. The Developer has requested a concession in minimum floor area for certain units. The OMC requires a minimum floor area of six hundred (600) square feet for a one-bedroom unit. City agrees to grant a concession in one-bedroom minimum floor area from the required six hundred square feet (600) to five hundred and eight four (584) square feet.

(c) Open Space. The Developer has requested a concession in private and common open space. The OMC requires a minimum width of 10 feet by 10 feet for decks/patios and 7 feet by 7 feet for balconies for each unit. The OMC requires two hundred and fifty (250) square feet of common open space per unit at the minimum dimensions of 20 feet by 20 feet and for the Housing Development, a total of 41,500 square feet. City further agrees the Developer shall provide private patios/balconies in 40% of the units (63 units) at 7 feet 7 inches by 5 feet 4 inches in size. City agrees Developer shall provide a total of 19,701 square feet (118 square feet per unit) in common open space and a minimum of 10 feet by 10 feet in most locations.

2.7 Planning Approvals; Environmental Review. Developer acknowledges that the City is a “public entity” and/or a “public agency” as defined under applicable California law. Therefore, the City must satisfy the requirements of certain California statutes relating to actions of public entities, including, without limitations, the California Environmental Quality Act (“CEQA”). Also, as a public entity, the City’s actions in approving this Agreement may be subject to proceedings to challenge or invalidate this Agreement or mandamus. Developer assumes the risk of delays and damages that may result to Developer from any third-party legal actions related to the City’s approval of this Agreement or pursuit of the activities contemplated by this Agreement, even in the event that an error, omission or abuse of discretion by the City is determined to have occurred. If a third-party files a legal actions regarding the City’s approval of this Agreement or the pursuit of activities contemplated by this Agreement, the City may terminate this Agreement on thirty (30) days advance written notice to Developer of the City’s intent to terminate this Agreement, refencing this Section 2.7, without any further obligations to perform the terms of this Agreement and without any liability to Developer resulting from such termination, unless Developer unconditionally agrees in writing to indemnify and defend the City, with legal counsel acceptable to the City, against such third party legal action, such indemnity agreement to be in form and content satisfactory to the City.

3. OCCUPANCY OF HOUSING DEVELOPMENT BY ELIGIBLE TENANTS.
Developer hereby represents, warrants, and covenants as follows:

3.1 Income Restrictions. Except as expressly provided herein, throughout the term of this Agreement, the Affordable Units shall be rented only to, and occupied only by, Eligible Tenants.

3.2 Rental Rates. Prior to the City's issuance of a certificate of occupancy for the Housing Development, and annually thereafter, the Developer shall submit to the City's Director of Community Development ("Director") a maximum rent schedule for the Affordable Units. Maximum rents for the Affordable Units set forth in such schedule shall not exceed Affordable Rent. Developer shall rent the Affordable Units to Eligible Tenants at no more than the allowable Affordable Rent. The rental rates for the Affordable Units shall be adjusted annually based upon annual updates of the applicable income and rent standards, including but not limited to updates published by the California Housing and Community Development Department, the United States Department of Housing and Urban Development and CTCAC. In no event shall any of the Affordable Units be rented at a rate greater than the applicable Affordable Rent. Failure to comply with the affordability requirements of this Agreement is an event of default.

3.3 Occupancy by Eligible Tenant. An Affordable Unit initially occupied by an Eligible Tenant shall be deemed occupied by an Eligible Tenant until such Affordable Unit is vacated, even if the tenant's household income subsequently increases to an amount that exceeds the maximum allowable income level for a Lower Income Household so long as satisfactory actions are taken to ensure that all vacancies are filled in accordance with this Agreement until the noncompliance is corrected.

3.4 Income Computation. Immediately prior to a prospective tenant's occupancy of an Affordable Unit, and annually thereafter, Developer shall obtain and maintain on file an income computation and certification form from such prospective tenant dated immediately prior to the date of initial occupancy of an Affordable Unit by such prospective tenant. Developer shall verify that the income information provided by an applicant is accurate by following all applicable City policies and procedures and by taking one or more of the following steps as a part of the verification process: (i) obtain two (2) pay stubs from the most recent pay periods; (ii) obtain a written verification of income and employment from applicant's current employer; (iii) obtain an income verification form from the Social Security Administration and/or California Department of Social Services if the applicant receives assistance from either agency; (iv) if an applicant is unemployed or did not file a tax return for the previous calendar year, obtain other verification of such applicant's income as is reasonably satisfactory; or (v) obtain such other information as may be reasonably required. Developer shall update the foregoing records annually and shall provide copies of updated tenant eligibility records and rental records to the Director (or his/her designee) for review. Upon review of such records, City may at its option perform an independent audit of the tenant eligibility records in order to verify compliance with the income and affordability requirements set forth herein. Developer shall retain the records described in this Section for a period of three (3) years after the date the respective records were created.

3.5 Lease Provisions. Total move-in costs for Eligible Tenants occupying Affordable Units shall be limited to the first month's rent plus a cleaning or security deposit not to exceed one month's rent. The lease for Affordable Units shall prohibit subletting except if (i) written permission is obtained from the Director (or his/her designee), (ii) the sublessee qualifies as an Eligible Tenant, as applicable to the Affordable Unit, and (iii) the rent payable by the sublessee does not exceed Affordable Rent applicable to the Affordable Unit.

3.6 Annual Reports. Developer covenants and agrees to submit to the Director an annual report ("Annual Report"), which shall include for each Affordable Unit the rental rate

and the income and family size of the occupants, and shall also include the records described in Section 8 of this Agreement. The income information shall be supplied by the tenant in a certified statement on a form provided by the City or on the form required by the CTCAC. The Developer shall submit the Annual Report on or before April 30 of the year following the year covered by the Annual Report. The Developer shall provide for the submission of household information and certification in its leases with tenants.

4. DURATION OF AFFORDABILITY REQUIREMENTS. The Affordable Units shall be subject to the requirements of this Agreement for fifty-five (55) years, commencing upon the date of the City's issuance of a certificate of occupancy for the Housing Development. The Developer hereby agrees that the Housing Development is to be owned, managed, and operated as a project for Eligible Tenants for the term of this Agreement.

5. NON-DISCRIMINATION COVENANTS. The Developer herein covenants by and for itself, its successors or assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in Government Code Section 12955 (a) or (d), as those bases are defined in Sections 12926, 12926.1, 12955(m), and 12955.2, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Housing Units, nor shall the Developer or any person claiming under or through it, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises conveyed. The foregoing covenants shall run with the land.

6. RESERVED.

7. COVENANTS TO RUN WITH THE LAND. Developer hereby subjects the Site to the covenants, reservations, and restrictions set forth in this Agreement. City and Developer hereby declare their express intent that all such covenants, reservations, and restrictions shall be deemed covenants running with the land and shall pass to and be binding upon the Developer's successors in title to the Site; provided, however, that on the termination of this Agreement said covenants, reservations and restrictions shall expire, except the nondiscrimination covenants contained in Section 5 shall remain in perpetuity. The covenants established in this Section 7 shall, without regard to technical classification and designation, be binding for the benefit and in favor of the City and its successors and assigns, and shall remain in effect in perpetuity.

8. MONITORING AND RECORDKEEPING. Throughout the term of this Agreement, Developer shall maintain complete and accurate records pertaining to the Affordable Units, including the name, address and income of each resident of an Affordable Unit, and which identifies the bedroom size and monthly rent of each Affordable Unit. Representatives of the City shall be entitled to enter the Housing Development during normal business hours, upon at least forty-eight (48) hours prior written notice, to monitor compliance with this Agreement, to inspect the records of the Housing Development, including, but not limited to, those records pertaining to tenant eligibility and occupancy of the Affordable Units, and to conduct an independent audit or inspection of such records. The Developer agrees to cooperate with the City in making the said records available for such inspection or audit. Developer agrees to maintain records in businesslike manner, and to maintain such records for at least three (3) years.

9. EVENTS OF DEFAULT. An "Event of Default" shall occur under this Agreement in the event there is a material breach of any condition, covenant, warranty, promise or representation contained in this Agreement, and such breach continues for a period of thirty (30) days after written notice thereof to the defaulting party without the defaulting party curing such breach. However, no Event of Default shall occur if such breach cannot reasonably be cured within such thirty (30) day period, and the party commences the cure of such breach within such thirty (30) day period and thereafter diligently proceeds to cure such breach.

10. REMEDIES. The occurrence of any Event of Default shall give the nondefaulting party the right to proceed with any and all remedies set forth in this Agreement, including an action for damages, and an action or proceeding at law or in equity to require the defaulting party to perform its obligations and covenants hereunder or to enjoin acts or things which may be unlawful or in violation of the provisions of this Agreement.

11. PERMITS AND PROCESSING, COMPLIANCE WITH LAW. Developer at its sole cost and expense shall secure or cause to be secured any and all permits that may be required by City or any other federal, state or local government entity having or claiming jurisdiction over the Site or Housing Project, except as provided by this Agreement. Upon securing any and all permits, Developer shall carry out and perform the development of the Housing Project in accordance with plans approved by the City, and in conformity with all applicable federal, state and local laws and regulations.

12. ATTORNEYS' FEES. In addition to any other remedies provided hereunder or available pursuant to law, if either party brings an action or proceeding to enforce, protect or establish any right or remedy hereunder, the prevailing party shall be entitled to recover from the other party its costs of suit, including without limitation expert witness fees and reasonable attorneys' fees.

13. REMEDIES CUMULATIVE. No right, power, or remedy given to the City or Developer by the terms of this Agreement is intended to be exclusive of any other right, power, or remedy; and each and every such right, power, or remedy shall be cumulative and in addition to every other right, power, or remedy given to the City or Developer by the terms of any such instrument, or by any statute or otherwise against any other person.

14. RESERVED.

15. EFFECT OF AGREEMENT CONTAINING COVENANTS ON PERMITTED ENCUMBRANCES. This Agreement and any renewals or extensions thereof shall unconditionally be and remain at all times a lien on the Site and the Housing Development prior and superior to the lien created by the lien or charge of any mortgage or deed of trust or security recorded of record against the Site. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Agreement shall defeat or render invalid or in any way impair the lien or charge of any mortgage or deed of trust or security recorded of record against the Site; provided, however, that any subsequent Developer of the Site shall be bound by such remaining covenants, conditions, restrictions, provisions and limitations, whether such Developer's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

16. MISCELLANEOUS.

16.1 Waiver of Terms and Conditions. The City may, in its sole discretion, waive in writing any of the terms and conditions of this Agreement. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.

16.2 Notices. Any approval, disapproval, demand, document or other notice ("Notice") which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by reputable document delivery service such as Federal Express that provides a receipt showing date and time of delivery, or (iii) mailing in the United States mail, postage prepaid, addressed to the address of the party as set forth below, or at any other address as that party may later designate by Notice:

Developer: USA Orange 702, Inc.
3200 Douglas Boulevard, Suite 200
Roseville, California 95661
Attention: President

Riverside Charitable Corporation
14131 Yorba Street
Tustin, CA 92780
Attention: Executive Director

City: City of Orange
300 E. Chapman Avenue
Orange, California 92866
Attention: Director of Community Development

With a copy to: Office of the City Attorney
300 E. Chapman Avenue
Orange, California 92866

Such addresses may be changed by Notice to the other party given in the same manner as provided above.

16.3 Non-Liability of Officials and Employees of City. No member, official or employee of the City shall be personally liable to the Developer or any successor in interest, for any Event of Default or breach by the City or for any amount which may become due to the Developer or its successors, or on any obligations under the terms of this Agreement.

16.4 Relationship Between City and Developer. It is hereby acknowledged that the relationship between the City and the Developer is not that of a partnership or joint venture and that the City and the Developer shall not be deemed or construed for any purpose to be the agent of the other. Accordingly, except as expressly provided herein, the City shall have no rights, powers, duties or obligations with respect to the development, operation, maintenance or management of the Housing Development.

16.5 City Approvals and Actions. The City shall maintain authority over this Agreement and the authority to implement this Agreement through the City's Director of Community Development (or his/her designee). The Director shall have the authority to make approvals, issue interpretations, waive provisions, make and execute further agreements and/or enter into amendments of this Agreement on behalf of the City so long as such actions do not materially or substantially change the uses or development permitted on the Site. All other material and/or substantive interpretations, waivers, or amendments shall require the consideration, action and written consent of the City Council. All amendments to this Agreement shall be duly executed and recorded in the Official Records of the County of Orange.

16.6 Indemnification. In addition to any other indemnification specifically provided in this Agreement, Developer agrees to defend (with Counsel of City's choosing and the consent of Developer, which shall not be unreasonably withheld, and which may be joint defense counsel upon City's and Developer's consent), indemnify, and hold harmless City and its officers, officials, agents, employees, representatives, and volunteers (collectively, "Indemnitees") from and against ant loss, liability, claim or judgment arising from any act or omission of Developer in connection with its obligations under this Agreement, except to the extent caused by negligence or misconduct of Indemnitees.

16.7 Integration. This Agreement contains the entire understanding between the parties relating to the transaction contemplated by this Agreement. All prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged in this Agreement and shall be of no further force or effect. Each party is entering this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material. This Agreement constitutes the entire understanding and agreement of the parties, notwithstanding any previous negotiations or agreements between the parties or their predecessors in interest with respect to all or any part of the subject matter hereof.

16.8 Titles and Captions. Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of this Agreement or of any of its terms.

16.9 Interpretation. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others where and when the context so dictates. The word "including" shall be construed as if followed by the words "without limitation." This Agreement shall be interpreted as though prepared jointly by both parties.

16.10 Modifications. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance signed on behalf of each party.

16.11 Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held

invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

16.12 Computation of Time. The time in which any act is to be done under this Agreement is computed by excluding the first day and including the last day, unless the last day is a holiday or Saturday or Sunday, and then that day is also excluded. The term "holiday" shall mean all holidays as specified in Government Code Section 6700. If any act is to be done by a particular time during a day, that time shall be Pacific Time Zone time.

16.13 Legal Advice. Each party represents and warrants to the other the following: they have carefully read this Agreement, and in signing this Agreement, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in this Agreement, or have knowingly chosen not to consult legal counsel as to the matters set forth in this Agreement; and, they have freely signed this Agreement without any reliance upon any agreement, promise, statement or representation by or on behalf of the other party, or their respective agents, employees or attorneys, except as specifically set forth in this Agreement, and without duress or coercion, whether economic or otherwise.

16.14 Time of Essence. Time is expressly made of the essence with respect to the performance by the City and the Developer of each and every obligation, covenant and/or condition of this Agreement.

16.15 Cooperation. Each party agrees to cooperate with the other in this transaction and, in that regard, to sign any and all documents which may be reasonably necessary, helpful or appropriate to carry out the purposes and intent of this Agreement including, but not limited to, releases or additional agreements.

16.16 Conflicts of Interest. No member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to the Agreement which affects his/her personal interests or the interests of any corporation, partnership or association in which he/she is directly or indirectly interested.

16.17 Counterparts. This Agreement may be executed in two or more separate counterparts, each of which, when so executed, shall be deemed to be an original. Such counterparts shall, together, constitute and shall be one and the same instrument. This Agreement shall not be effective until the execution and delivery by the Parties of at least one set of counterparts. The Parties hereunder authorize each other to detach and combine original signature pages and consolidate them into a single identical original. Any one of such completely executed counterparts shall be sufficient proof of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth above.

DEVELOPER:

ORANGE 702, L.P.,
a California limited partnership

By: USA Orange 702, Inc.,
a California corporation,
its administrative general partner

By: _____
Geoffrey C. Brown, President

By: Riverside Charitable Corporation,
a California nonprofit public benefit corporation,
its managing general partner

By: _____
Recinda Shafer,
Deputy Executive Director

[Remainder of Signatures on Next Page]

CITY:

CITY OF ORANGE,
a California municipal corporation

By: _____

Dan Slater
Mayor of the City of Orange

ATTEST:

Pamela Coleman, City Clerk

APPROVED AS TO FORM:

Michael Vigliotta
City Attorney

APPROVED AS TO CONTENT:

Russell Bunim
Interim Director of Community Development

EXHIBIT "A-1"

LEGAL DESCRIPTION

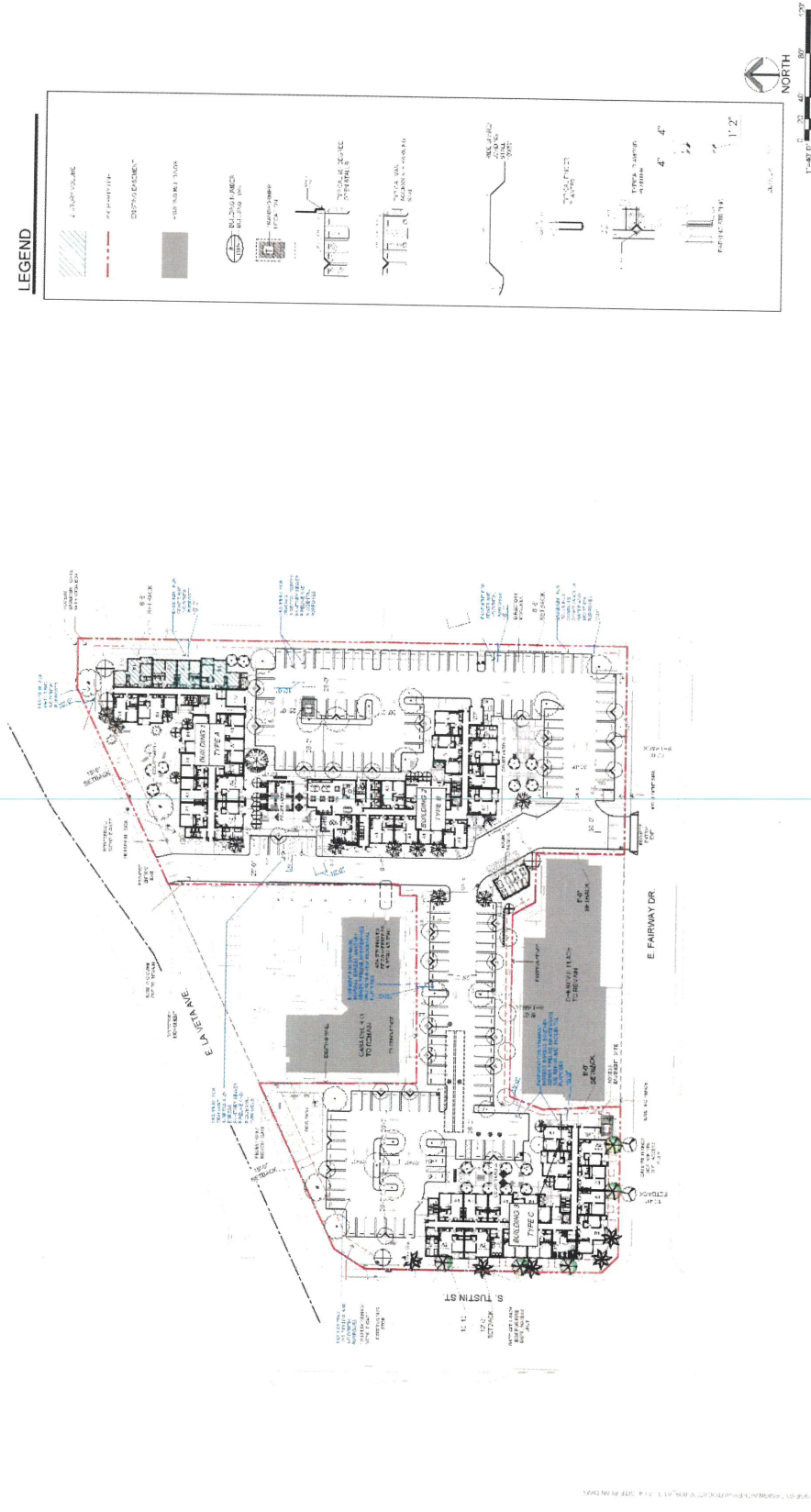
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 93-188, AS SHOWN ON A MAP FILED IN BOOK 280, PAGES 39, 40 AND 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

APN: 390-322-15

EXHIBIT "A-2"

SITE PLAN



**CONDITIONAL USE PERMIT NO. 3146-21
MAJOR SITE PLAN REVIEW NO. 1047-21
DESIGN REVIEW NO. 5042-21**

RESOLUTION NO. PC 02-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3146-21, MAJOR SITE PLAN REVIEW NO. 1047-21, DESIGN REVIEW NO. 5042-21, AND A DENSITY BONUS WITH AFFORDABLE HOUSING CONCESSIONS AND WAIVERS TO DEVELOPMENT STANDARDS TO REDEVELOP AN EXISTING REHABILITATION CENTER SITE WITH A NEW 166-UNIT AFFORDABLE SENIOR CITIZEN APARTMENT COMPLEX AND RELATED SITE IMPROVEMENTS, LOCATED AT 1800 E. LA VETA AVENUE/585 S. TUSTIN STREET

APPLICANT: USA PROPERTIES FUND INCORPORATED – LEATHA CLARK

Moved by Commissioner Glasgow and seconded by Commissioner Martinez that the following Resolution be adopted:

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Table 17.08.020, and Sections 17.10.030.C and 17.13.030 to take action to grant or deny Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards to redevelop an existing rehabilitation site with a new 166-unit affordable senior citizen apartment complex and related site improvements, located at 1800 E. La Veta Avenue/585 S. Tustin Street; and

WHEREAS, Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards were filed by USA Properties Fund Incorporated - Leatha Clark in accordance with the provisions of the OMC; and

WHEREAS, Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards were processed in the time and manner prescribed by state and local law; and

WHEREAS, Conditional Use Permit No. 3146-21, Major Site Plan Review No 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and

waivers to development standards are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15332 (Class 32 – Infill Development Projects), as detailed in Section 2; and

WHEREAS, the Planning Commission conducted one duly advertised public hearing on March 7, 2022, at which time interested persons had an opportunity to testify either in support of or opposition to Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards upon property described below:

The Land referred to herein below is situated in the City of Orange, County of Orange, State of California, and is described as follows:

PARCEL 2 OF PARCEL MAP NO. 93-188, AS SHOWN ON A MAP FILED IN [BOOK 280, PAGES 39, 40 AND 41](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

For conveyancing purposes only: APN 390-322-15

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a Density bonus with affordable housing concessions and waivers to development standards to redevelop an existing rehabilitation site with a new 166-unit affordable senior citizen apartment complex and related site improvements, based on the following findings:

SECTION 1 – FINDINGS

General Plan Finding:

1. *The project must be consistent with the goals and policies stated within the City's General Plan.*

The proposed project supports the goals of the existing General Plan Housing Element and Land Use Element by fulfilling a range of housing density and type to meet the diverse needs and lifestyles of residents; removes governmental constraints to housing development through the use of concessions and waivers; and, provides a housing option for Orange's aging population which was identified in the needs assessment in the Housing Element. The project provides housing to Low- and Very-Low income households. The new units contribute to the City's identified Regional Housing Need Allocation (RHNA) at the lower income household levels.

Additionally, the project supports the goals of the Circulation and Growth Management Elements with the placement of residential uses in close proximity to public transit, jobs, and services. The project also supports the goals of the Urban Design Element by providing contextually appropriate infill development along the Tustin Street corridor.

Conditional Use Permit Findings:

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community (OMC 17.10.030.F.1).*

The granting of this Conditional Use Permit is based upon sound principles of land use and in response to services required by the community in that consideration has been given to whether the proposed use will detrimentally affect adjacent land uses. The affordable senior apartment project is located along a residential and commercial corridor next to a 76 Gas Station and 7-Eleven convenience store and multi-family housing. Resident-serving uses in proximity to the site include service and commercial uses, public transit, Santiago Creek Trail, and the interchange between the State Route (SR) 55 and SR 22 Freeways. The proposed project supports the goals of the existing General Plan Housing Element and Land Use Element by fulfilling a range of housing density, affordability, and types to meet the diverse needs and lifestyles of residents; removes governmental constraints to housing development through the use of affordable housing provisions of State law; and, provides an affordable housing option for Orange's aging population which was identified in the needs assessment in the Housing Element.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located (OMC 17.10.030.F.2).*

The project is not expected to detrimentally affect adjacent land uses or create special problems in the area. The site is surrounded by multi-family residential development to the north, east, and west, and a combination of commercial and multi-family residential development to the south.

The project is designed with sensitivity to community aesthetics. The architecture utilizes a consistent and repetitive theme of colors, materials, shapes, and forms. The 10 to 12-foot setback of Building 3 along Tustin Street with enhanced landscaping will integrate the building with the streetscape. While the 4-story building height of 53 feet is not typical for the Tustin Street corridor and surrounding area, there are existing 4-story senior apartment complexes located directly west across Tustin Street (Harmony Creek Senior Apartment Homes) and adjacent to the project (Chestnut Place) along Fairway Drive that integrate with the height and massing of the project. To ensure that the project height would not create a shading/shadowing effect on adjacent sensitive uses, the applicant has completed a Shade and Shadow Analysis that demonstrates that the increase in building height will have no adverse impacts on surrounding properties.

The site layout includes three L-shaped buildings with adjacent open community spaces that are located a fair distance away from existing surrounding uses. Building 1 (closest to the east property line) has been designed with a 2-story eastern elevation to be sensitive to the existing one-story apartments on the adjacent property. In addition, existing mature trees located along the northeast property line provide visual separation between the building mass and the residents to the east.

The proposed site layout will not interfere with parking or drive aisles on the adjacent properties, or change fire or refuse service access on any of the bordering properties. A Preliminary Traffic Analysis was submitted by the applicant's consultant and deemed acceptable by the City's Traffic Engineer.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located (OMC 17.10.030.F.3).*

There is no community or neighborhood plan for the area. As stated in the General Plan finding, the project is consistent with and implements the General Plan.

The new affordable senior housing project will replace an aging and outdated rehabilitation center facility with a use that will better serve the community. The new buildings and associated landscaping improvements generally satisfy the development standards for the Residential Multiple Family (R-3) zone. The project brings a contemporary character to an area comprised of residential and commercial buildings dating from 1960's through the 1990's. The proposed landscaping will complement the project design and will refresh and integrate well with landscaping along Tustin Street, La Veta Avenue, and Fairway Drive. All right-of-way improvements including accessibility requirements have been satisfied. Therefore, the effects on the community within this area of the City have been considered and appropriately addressed and any specific requirements are included as conditions to be satisfied prior to permit issuance.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant (OMC 17.10.030.F.4).*

All project conditions maintain a purpose of preserving the general welfare of the City and community. Conditions specifically serve to manage project construction, provide for site maintenance, address water quality, accommodate disabled person site access, protect or improve the public right-of-way, protect or improve utilities and accommodate aesthetics.

Major Site Plan Review Findings:

1. *The project design is compatible with surrounding development and neighborhoods OMC 17.10.060.H.1).*

The project incorporates a contemporary architectural design that utilizes a consistent and repetitive color theme, high quality materials, shapes and forms that are comparable to surrounding buildings, and incorporate elements that respond to the site's topography, neighborhood adjacency, and street presence. The project includes appropriate setbacks, provides an integrated landscape theme, uses landscaping to buffer massing of the project from surrounding uses, provides for adequate on-site circulation and parking, and

presents no conflicts with surrounding uses, including traffic.

2. *Major Site Plan approval shall be granted if the project conforms to City development standards and any applicable special design guidelines or specific plan requirements (OMC 17.10.060.H.2).*

With the utilization of the affordable housing provisions of state law, the project conforms to the City Development Standards of the Residential Multiple Family (R-3) zone including: lot size, lot coverage, lot frontage, lot depth, setbacks, distance between structures, recreational amenities, storage, landscaping, bicycle parking, utilities, and trash enclosures.

Without the applied concessions and development standard waivers, the plan would not comply with the R-3 zone Development Standards for building height and number of stories, density, parking, unit size (one-bedroom units), usable and common open space, loading area, motorcycle parking and fence height within the front yard setback. These items are allowed under the Density Bonus provisions of OMC Chapter 17.15 and California's State Density Bonus Law, codified in the California Government Code at Sections 65915-65918 for an affordable housing development.

There are no special design guidelines or specific plans for the site. As stated in the General Plan finding, the project implements the General Plan.

3. *Major Site Plan approval shall be granted if the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site (OMC 17.10.060.H.3).*

Access to the site would occur from La Veta Avenue and Fairway Drive. As determined by the Fire Department and Public Works Department Traffic Division staff, under the proposed design, all site tenants, occupants, service providers, waste hauling vehicles and, emergency service vehicles will be able to safely and adequately access the site. The project does not affect any level of service for streets in the vicinity of the project as documented in the traffic analysis generated for the project.

4. *Major Site Plan approval shall be granted if City services are available and adequate to serve the project (OMC 17.10.060.H.4).*

A review of the project with all City Departments concludes that City services will be available and adequate to serve this site, including water, sewer, police and fire services.

5. *Major Site Plan approval shall be granted if the project has been designed to fully mitigate or substantially minimize adverse environmental effects (OMC 17.10.060.H.5).*

No adverse environmental effects were identified resulting from project implementation. The project was reviewed against the criteria for a Categorical Exemption. The proposed project is categorically exempt from the provisions of CEQA per State CEQA Guidelines 15332 (Class 32 – In-fill Development Projects) as detailed in Section 2 of this

Resolution. Additionally, traffic, noise, air quality, public services, and utility assessments were prepared for the project and concluded that the project would not result in impacts, supporting the Class 32 exemption. The OMC will adequately manage construction and use regulation needs of the project.

Design Review Findings:

1. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.070.G.3).*

The consistent architectural design of the buildings, including colors and materials, brings a contemporary aesthetic to an area that is characterized by an eclectic mix of commercial and multi-family residential development dating from the 1960's through the 1990's. The 2 and 4-story building height and massing integrates with the adjacent 3 and 4-story Casas Del Rio and Chestnut Place senior citizen housing developments, and the 4-story Harmony Creek Senior Apartment Homes to the west across Tustin Street. The 2-story building height along the eastern edge of Building 1 takes into consideration the adjacent 1-story multi-family residential project to the east. The proposed landscape design, project lighting, and signage will enhance the architectural aesthetics of the contemporary residential development, and will contribute to the integration of the project with the surrounding development along Tustin Street, La Veta Avenue, and Fairway Drive. Streetscape enhancements complement the design of the buildings and provide an appealing pedestrian environment to encourage pedestrian activity and linkage between the project and surrounding commercial and residential uses. The new senior apartment project will not only provide an updated feel along Tustin Street, La Veta Avenue, and Fairway Drive, but it will also replace an aging, underutilized rehabilitation facility with an alternative project that will benefit the community. The project presents an overall internally consistent and integrated design theme that upholds community aesthetics.

There are no adopted specific plans or design standards applicable to this site.

Density Bonus Concessions and Incentives/ Waivers and Reductions:

1. *The application for concessions and incentives meets the threshold requirements of the definition of concessions and incentives set forth in Section 17.15.020, in particular, they result in identifiable, financially sufficient, and actual cost reduction for the housing development.*

Concessions for building height and stories, private and common open space, and unit size, will provide the development with a greater number of units without compromising area for recreational amenities and landscaping. These concessions will ultimately allow the project to be profitable by allowing enough additional rental unit income to make the project viable, which may not be able to occur under standard OMC requirements.

Furthermore, OMC Section 17.14.100 would otherwise allow the Planning Commission to grant a Conditional Use Permit for greater height and stories.

2. *The incentives and concessions are required in order to provide for affordable housing costs or for affordable rents for the lower income density bonus units proposed by the applicant.*

The cumulative whole of the concessions will help to maximize the number of units provided which will facilitate affordability for the entire project. Without concessions for building height and stories, private and common open space, and unit size, fewer units for seniors would result which would not make the project financially viable.

3. *The project would not have any specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health, safety or the physical environment, and for which there is not feasible method to satisfactorily mitigate or avoid the specific adverse impact.*

There is no adverse impact on public health or safety as a result of the project. There are no state or federal laws that the project conflicts with. The project site and surrounding properties are not designated for agriculture or resource preservation. The project is consistent with the General Plan and zoning ordinance.

4. *The project would not have an adverse impact on any real property that is listed in the California Register of Historical Resources.*

The subject site and adjacent properties are not listed in the California Register of Historical Resources. A Historic Resources Assessment of the existing rehabilitation center building and residence was conducted for the project. After documentary research, site analysis, development of historical background, and evaluation against federal and state eligibility criteria, the Assessment concluded that the subject property, including the rehabilitation center building and residence is not eligible for listing in the National or California Registers and does not meet the definition of historical resources under CEQA.

5. *The project would not have an adverse effect on any real property that qualifies for inclusion in a local, state or federal listing of historically significant resources. An adverse effect is found when a project eligible for a density bonus may alter, directly or indirectly, any of the characteristics of any real property that qualifies for inclusion in a local, state or federal listing of historically significant resources in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.*

The buildings within the project vicinity have not been identified as eligible for inclusion in any listing per the City's most recent historical resources survey in 2005.

A Historic Resources Assessment of the existing rehabilitation center building and residence was conducted for the project. After documentary research, site analysis,

development of historical background, and evaluation against federal and state eligibility criteria, the Assessment concluded that the subject property, including the rehabilitation center building and residence is not eligible for listing in the National or California Registers and do not meet the definition of historical resources under CEQA.

Because the project site is located within high sensitivity areas on the City's General Plan pre-historic and historic archaeological sensitivity maps, an Archaeological Report was conducted. The Report indicated that no archaeological resources that require further consideration were identified on the site as a result of a pedestrian survey. In addition, a records search revealed that the project area had not been previously surveyed and no resources had been previously recorded. A California Native American Heritage Commission (NAHC) Sacred Lands File search; however, yielded a positive result. The Gabrieleno Band of Mission Indians – Kizh Nation responded to the environmental consultant's information query letter expressing concern about the project area. The project site is also in a location that has been identified as being archaeologically sensitive due to its proximity to Santiago Creek. As such, the Report provided archaeological monitoring recommendations during ground disturbing activities. These recommendations are included as conditions of approval for the project.

6. *The development standard being waived would otherwise preclude or inhibit the construction of the housing development with the density bonus to which the housing development is entitled and that are needed to make the housing development economically feasible.*

Without the waivers for motorcycle parking and loading area, building footprints would need to be smaller and fewer units for seniors would result which would not make the project financially viable. A waiver for fence height within the front yard setback ensures security for the senior community and rentability of the units.

7. *The project meets the threshold requirements of the definition of a waiver or reduction as defined in Orange Municipal Code Section 17.15.020.*

OMC Section 17.15.020 defines Waivers and Reductions as "Modifications to development standards that would otherwise preclude construction of the housing development with the density bonus and concessions and incentives to which the housing development is entitled and that are needed to make the housing development economically feasible." The project provides affordable senior housing units. The development standard waivers are needed per the justification in the above finding. Without the waivers for motorcycle parking and loading area, building footprints would need to be smaller and fewer units for seniors would result which would not make the project financially viable. A waiver for fence height within the front yard setback ensures security for the senior community and rentability of the units.

SECTION 2 – ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of CEQA per State CEQA Guidelines 15332 (Class 32 – Infill Development Projects) because the project meets the following criteria:

- a. With the allowed density bonus, the project is consistent with the existing General Plan designations, General Plan policies, applicable zoning designations and regulations.
- b. The project is in the City on a site less than five acres and is substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. The project has been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.
- e. The site would be adequately served by all required utilities and public services.

Traffic, noise, air quality, public services, and utility assessments were prepared for the project and concluded that the project would not result in impacts, supporting the Class 32 exemption. In addition, the project would not trigger any exceptions from State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on hazardous waste site, and is not a historical resources site. No environmental public review is required.

SECTION 3– CONDITIONS OF APPROVAL

BE IT FURTHER RESOLVED that the following conditions are imposed:

General:

1. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.
2. The applicant shall comply with all conditions of approval contained within Planning Commission Resolution No. PC 02-22 associated with Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21.
3. All construction shall conform in substance and be maintained in general conformance with plans and exhibits labeled as Attachment 16 in the staff report (date stamped received February 22, 2022), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee and Planning Commission.

4. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan administratively.
5. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the Director may refer the review to the Design Review Committee.
6. Any modifications to the plans including, but not limited to, the landscaping and parking as a result of other Department requirements such as Building Codes, Water Quality, Fire, or Police shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Planning Commission.
7. Any future expansion in area or in the nature and operation of the approved use by Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21 shall require new or amended applications.
8. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
9. Building permits shall be obtained for all future construction work, as required by the Public Works Department. Failure to obtain the required building permits will be cause for revocation of this permit.
10. All signage shall comply with OMC Chapter 17.36 - Sign Regulations.
11. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 24 months of the original approval.
12. Grading operations shall be restricted to Monday through Friday between the hours of 7:30 a.m. and 5:00 p.m., with limited grading as necessary permitted on Saturdays between the hours of 8:00 a.m. and 4:30 p.m. Mechanics may service the equipment up to two hours after each shift.

13. All other construction activities shall conform to the City's Noise Ordinance, OMC Chapter 8.24, and shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
14. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
15. Any new lighting on the premises shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property.
16. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.
17. Prior to building permit issuance, all required parking spaces shall be shown on construction documents as doubled striped to City standards.
18. The project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions or requirements constitute written notice of the fees and/or exactions. The applicant is hereby notified that the ninety (90) day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
19. Prior to building permit issuance, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
20. Prior to building permit issuance, the applicant shall pay any outstanding monies due to the City for Planning Division entitlement activities related to this project.
21. In conjunction with the operation of the senior affordable apartments, the property owner shall be responsible for maintaining the property to a level deemed adequate by the Community Development Director. This includes, but is not limited to, the buildings, on-site landscaping, recreational areas, trash areas, signage, utilities, property walls, and gates.
22. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.

23. Prior to building permit issuance, the applicant shall demonstrate that the trash enclosure utilizes similar materials, colors, and finishes as the apartment buildings, including any roofing.
24. Prior to building permit issuance, the applicant shall identify the precise location of existing walls proposed for demolition, if applicable. If the location of the existing wall slated for demolition is wholly or partially upon an adjacent property, the applicant shall secure the property owner(s) approval to demolish and replace the wall. The applicant will be responsible for any site repairs to walls damaged through demolition activity.
25. In conjunction with the operation senior affordable apartments, all noise levels generated shall conform to the levels allowed by the OMC.
26. The loading and trash enclosure area shall be maintained and kept clean and free of debris.
27. In conjunction with the operation the senior affordable apartments, should parking or queuing issues arise on the site or the surrounding neighborhood, the applicant shall work with the Community Development Department to resolve any issues. If such issues are not resolved to the City's satisfaction, Conditional Use Permit 3146-21, Major Site Plan Review No. 1047-21, and Design Review No. 5042-21 shall be presented to the Planning Commission for its consideration of further conditions and modifications.
28. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.

Archaeological Report:

29. An archaeological monitor with, at a minimum, a four-year degree in archaeology (or anthropology with concentration in archaeology) under the supervision of an archaeologist who meets or exceeds the Secretary of the Interior's Professional Standards for Archeology shall be present full-time when Project excavation activities will extend below artificial fill deposits into native soils. The applicant shall provide documentation to the Planning Division that a qualified monitor has been retained prior to issuance of a grading permit. No archaeological monitoring is recommended during demolition of existing buildings or clearing/grubbing of existing landscape. Archaeological monitoring should last no more than 10 working days if the monitoring archaeologist does not identify archaeological resources or the potential for archaeological resources during that time. Alternately, archaeological monitoring could be reduced from full-time to part-time or to spot-checking if determined appropriate by the professional archaeologist based on the monitoring results. However, if determined necessary, archaeological monitoring should continue until grading and excavation are complete or until the monitoring archaeologist determines, based on field observations, that there is no likelihood of encountering intact archaeological cultural resources.

30. In the event that archaeological materials are identified during project excavation, all activities must be suspended within 50 feet of the find until a representative identified by the City is contacted and a qualified professional archaeologist can assess the nature and significance of the find and determine if any additional study or treatment of the find is warranted. Additional studies could include, but would not be limited to, collection and documentation of artifacts, documentation of the cultural resources on State of California Department of Parks and Recreation Series 523 forms, or subsurface testing. If evaluated as eligible for the California Register of Historic Resources (CRHR) and if impacts to the resource cannot be avoided, mitigation will be necessary. In addition, if significant subsurface prehistoric resources are encountered that will be subject to impacts from the Project, tribes with historic and cultural ties to the area shall be contacted by the City.
31. Upon completion of any monitoring activities, the archaeologist shall prepare a report to document the methods and results of monitoring activities for submittal to the City prior to the issuance of a certificate of occupancy. The final version of this report should be submitted to the South Central Coastal Information Center (SCCIC).
32. If human remains of any kind are found during construction, the requirements of CEQA Guidelines Section 15064.5(c) and AB 2641 (2006) shall be followed. According to these requirements, all construction activities must cease immediately, and the Orange County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the Coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission (NAHC). The NAHC will then identify the most likely descendants (MLD) to be consulted regarding treatment and/or reburial of the remains. If a MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to the remains, the property owner shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

Affordable Housing Provisions:

33. Prior to certificate of occupancy, a deed restriction shall be placed on the property for a period of 55 years to ensure that the apartments will be rented to those who qualify for low and very low income housing. This use reservation period shall begin on the date that the occupancy permit is granted for the affordable units.
34. Prior to certificate of occupancy, the Community Development Director or his/her designee shall review and approve the general apartment lease form to ensure that the conditions of approval, which affect the residents, are added to the lease form. The Community Development Director shall review and approve of any subsequent lease forms changes.
35. Prior to certificate of occupancy, the maximum rent schedule shall be submitted to the Community Development Department per OMC Section 17.15.070. This shall be

updated annually on the anniversary of occupancy and provided to the City.

36. Prior to building permit issuance, the applicant shall record a Density Bonus Housing Agreement on the parcel(s) designated for the construction of the affordable units. The Density Bonus Housing Agreement shall be drafted by the applicant and reviewed by the Community Development Director and the City Attorney with a recommendation to the Planning Commission for final approval. The Density Bonus Housing Agreement shall provide those provisions listed in OMC 17.15.070, including:
- a. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and maintaining the affordable units for qualified tenants.
 - b. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this chapter.
 - c. Provisions requiring owners to submit an annual report to the city, which includes the name, address and income of each person occupying each affordable unit, and which identifies the bedroom size and monthly rent or cost of each affordable unit.
 - d. Determination of Rent. A maximum rent schedule shall be submitted to the Department of Community Development prior to the issuance of an occupancy permit for the affordable units, and updated annually on the anniversary date of occupancy.
 - e. Deposit amount. Total move-in costs for eligible tenants occupying affordable units shall be limited to first month's rent plus a security/cleaning deposit not to exceed one month's rent.
 - f. Upward Mobility Allowance. When a tenant occupying an affordable unit no longer qualifies under the income requirements, verified through the monitoring program required as part of the Density Bonus Housing Agreement, that tenant may then be charged market rate rent. If this occurs, any currently vacant unit of similar type to the affordable unit in question shall then be designated as an affordable unit, and the owner shall immediately attempt to secure tenants in accordance with this chapter. The owner is required to maintain at all times during the use restriction the minimum number of affordable units identifies in the Density Bonus Housing Agreement.
 - g. Subletting of Affordable Units. No subletting of designated affordable units shall be allowed unless the following conditions are met:
 - i. Written permission is obtained from the Community Development Director
 - ii. The sublessee qualifies as a very low or lower income household.
 - iii. The rent collected shall not exceed the maximum affordable rent.

Community Services:

37. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plans, site plans, and the conceptual

landscaping plan as proposed for the project for the review and approval of the Director of Community Development and Community Services Director or their designees.

38. Prior to building permit issuance, the final landscape plan shall be reviewed and approved by the Public Works Director when landscaping is proposed within the public right-of-way and/or the project is constructing Storm Water Quality Best Management Practices (BMPs) in landscaped areas.
39. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX of the City of Orange Landscape Standards and Specifications.
40. Prior to building permit issuance, all landscaping located within public areas shall be shown on the landscape plans and shall include the installation of root barriers acceptable to the Public Works Department on the sidewalk side of the tree, or where conditions warrant, the installation of a Deep Root box as directed by the Public Works Director.
41. Prior to building permit issuance, the final landscape plan shall include a note that a fully automated irrigation system will be provided.
42. Prior to building permit issuance, City required irrigation and landscape inspection notes shall be placed on the final landscape plan, to the satisfaction of the Community Services Director.
43. All landscape areas shall be maintained in a neat and healthy condition. Should the plant material die, the property owner/operator shall replace it with similar plant material within one month.
44. Prior to building permit issuance, landscape plans shall include landscape area calculations needed for State landscape water use reporting.
45. Prior to certificate of occupancy, all parking lot and landscaping improvements shall be completed according to the approved plans and to the satisfaction of the Community Development Director.
46. Prior to building permit issuance, there shall be an 18-inch minimum planting buffer between the back of sidewalk and new six-foot tall tubular steel fencing along La Veta Avenue and Fairway Drive.
47. Prior to building permit issuance, a Tree Removal Permit shall be approved by the Community Services Director in accordance with OMC Chapter 12.32. A plan is required for submittal to the City depicting all of the existing on-site trees, the species of each tree, and the number of trees proposed for removal and replacement.
48. Prior to building permit issuance, the applicant shall add the submitted Arborist Report, dated February 19, 2021 (Attachment 8 to the Staff Report) in its entirety to the approved

building permit plan sets as a critical reference for contractor implementation. The contractor shall be familiar with the specific instructions and responsibilities revolving around the trees to be protected. Prior to commencement of work, the project arborist shall be retained to work with the contractor and his personnel during critical phases of the project (demolition and grading, construction of driveways, and utilities).

49. The applicant shall adhere to Tree Protection Measures, Conclusions, and Recommendations as included with the submitted Arborist Report, dated February 19, 2021 (Attachment 8 to the Staff Report).

Fire:

50. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for building permit. On-site Fire Department access will require easement recording prior to precise grading permit issuance and shall be reviewed by the Fire Department prior to approval.
51. The fire hydrant and fire department connection located on Tustin Street are required to be made easily accessible directly from the public way. Fencing will be adjusted according to final placement of the devices.

Police:

52. The opening between the trash enclosure block wall and roof shall require security mesh (heavy gauge 8-10) or wrought iron barrier. The mesh or wrought iron shall coordinate with the design and color scheme of the trash enclosure. This shall be reflected on the construction drawings for Police Department approval prior to building permit issuance. Chain link fencing material is not permitted. Trash enclosure doors shall be secured with a lock to prevent unauthorized entry.
53. Prior to building permit issuance, the project shall comply with the requirements of OMC Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. Approved structural drawings, if any, shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
54. Security and design measures that employ Defensible Space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves consideration such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing and landscaping.
55. Prior to building permit issuance, a photometric study shall be reviewed and approved by the Police Department. A minimum of one-foot candle shall be maintained on all surfaces of the parking lot, from dusk until the termination of business every operating day. The

applicant shall ensure that lighting on the site shall be directed, controlled, and screened in such a manner so as to refrain from shining directly on surrounding properties, such as adjacent residences.

56. Prior to certificate of occupancy, the applicant shall schedule a light reading inspection with the Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for the areas beyond the property's exterior boundaries; light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.

Trash:

57. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the City that coordination has occurred with the City's waste hauler to schedule trash collection from the site the number of times necessary to ensure that waste, food waste recycling, refuse, organics and recycling materials are collected to prevent container overflow on-site.
58. Prior to building permit issuance, the applicant shall implement a compliant food waste program for each building and the entire site. Food waste recycling may be included on the plans the following ways, or as otherwise approved by the Community Development Director in consultation with the Director of Public Works:
 - a. Add a third trash chute for food waste recycling and extend enclosure space for a 3-yard bin to add food waste in each building (5 bins total: 2-trash, 2-recycle, 1-food waste).
 - b. Add a cart on each floor for recycling collection. Staff would bring the recycling carts down to the recycling bin found in the enclosure.
59. Prior to building permit issuance, the applicant shall submit and receive approval from the Public Works Director for a Waste Reduction Plan. The applicant shall coordinate with the Building Division to develop a plan to employ measures to reduce the amount of construction-generated waste.

Subdivision:

60. Prior to precise grading permit issuance, a Fire Access Easement per Fire Department requirements shall be dedicated to the City. Applicant shall prepare and facilitate all easement documentation and recordation.
61. Prior to building permit issuance, the applicant shall file and record a reciprocal access/use agreement for the management of shared open space, pedestrian access, reciprocal driveway access, utility access, and surface stormwater cross-lot drainage with

the adjacent Chestnut Place (APN: 390-322-14) and Casas Del Rio (APN: 390-322-12) senior citizen apartment properties. The document shall be in a form approved by the City Attorney's Office, the Community Development Department, and the Public Works Department prior to recordation.

62. Prior to grading permit issuance, all works within the public right-of-way and public utility easements will require encroachment permits, including sidewalk and driveway constructions and utility main and lateral constructions.
63. Prior to grading permit issuance, all public infrastructures, including street sections, sidewalk, driveway apron, and utilities shall comply with City of Orange Standard Plans and Specifications.
64. Prior to certificate of occupancy, utilities serving the development, such as electric, cable television, street lighting, and communication shall be installed underground, completed and approved by the appropriate utility provider.
65. Prior to certificate of occupancy, the applicant shall remove unused driveway approaches and restore them to full height curb and gutter, including any sidewalk restoration at the driveway apron.
66. Prior to grading permit issuance, driveway aprons shall conform to Public Works Standard Plan 115 for commercial driveway with ADA accessibility.
67. Prior to grading permit issuance, all private ways shall conform to Engineering Standard Plan 108.
68. Prior to grading permit issuance, all driveway approaches shall conform to ADA standards for wheelchair access conforming to Public Works Standard Plans 155 and 116.
69. Prior to certificate of occupancy, an unobstructed pedestrian access way of 5 feet width shall be maintained at all times for the sidewalk. The unobstructed access shall increase to 6 feet when there is no planting strip between the sidewalk and the street curb.
70. Prior to certificate of occupancy, the applicant shall provide adequate wheelchair accessibility around driveway aprons that do not conform to current ADA standards.
71. Prior to certificate of occupancy, the applicant shall repair any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontages.
72. Prior to certificate of occupancy, the applicant shall be required to install new streetlights, or upgrade existing streetlights, to close the gaps along La Veta Avenue, Tustin Street, and Fairway Drive, as required by the Public Works Department, Traffic Division.
73. Prior to certificate of occupancy, the applicant shall be required to install street trees as required by the Public Works Department.

74. Prior to certificate of occupancy, the sanitary sewer system connecting from the buildings to the public main line shall be private and maintained by the property owner.
75. Prior to building permit issuance, any private sewer system connecting directly to Orange County Sanitation District (OCSD) lines without using City of Orange sewer systems shall require a permit from OCSD.
76. Prior to grading permit issuance, the applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan.
77. Prior to grading permit issuance, plans preparation and submittals shall be per Development Services Plan Preparation Guidelines and Checklist, and Checklist for Submittal Packages.
78. Prior to grading permit issuance, a geotechnical report shall accompany the grading plan review.
79. Prior to grading permit issuance, a Hydrology Study/Report or Drainage Assessment Letter shall be submitted for review and approval by the Public Works Department. The Hydrology Study/Report shall comply with the Orange County Hydrology Manual and Addenda (OCHM). Design Storm Frequency at a minimum, shall be 10-year storm (25-year in a sump condition) and a 100-year storm event. Proposed improvements shall comply with freeboard requirements per OCHM and County Local Drainage Manuals.
80. Prior to grading permit issuance, a sewer capacity analysis shall be submitted for review and approval by the City. The report shall include sewer generation rates, impact to downstream sewer main segments, and hydraulic calculations.
81. Prior to grading permit issuance, any soil imported or exported shall require a transportation permit from the Traffic Division in the Public Works Department.
82. Prior to grading permit issuance, the applicant shall obtain a grading permit from the Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
83. Prior to grading permit issuance, upon submittal of a grading plan for plan check, the applicant shall pay a deposit to cover plan check and inspection services related to the grading activities.
84. Prior to grading permit issuance, the grading plan shall detail all of the locations where retaining walls will be constructed. Geometric detail of retaining walls shall be shown on

the grading plan, including material type, dimensions, backfill, and subdrains. A building permit is also required for retaining walls over 4 feet in height measured from the bottom of the footing to the top of the wall prior to construction. Structural details and design calculations shall be submitted as a separate document and will be reviewed and permitted by the Building Division in the Public Works Department.

85. Prior to grading permit issuance, any grading outside of the owner's property boundary shall require the applicant to either obtain temporary construction easements or permission by adjacent property owners in a form suitable to the Public Works Director.
86. Prior to grading permit issuance, trash receptacle locations and details shall be included on the grading plan. The trash storage area shall be constructed per Public Works Standard Plan 409.
87. Prior to grading permit issuance, the applicant shall show all sewer and storm drain lines on the grading plan. Other utility lines, such as water lines may also be shown on the grading plan for reference.
88. Prior to grading permit issuance, the applicant shall show all structural BMPs for water quality purposes on the grading plan. Water quality features shown on the grading plan shall match the Water Quality Management Plan (WQMP).
89. Prior to grading permit issuance, the property owner shall maintain in good condition, all on-site driveways where heavy-duty trucks would travel.
90. Prior to grading permit issuance, and prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to the Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan.
91. Prior to building permit issuance, the applicant shall submit an address number request, including an addressing plan to the Public Works Department for review and approval.
92. Prior to certificate of occupancy, an address shall be required for all three buildings. Address number shall be illuminated, in a contrasting color, and between 6 and 12 inches in height.
93. Prior to certificate of occupancy, the address number of each building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background. In addition, any building, which affords vehicular access to the rear through any driveway, alleyway, or parking lot, shall also display the same numbers on the rear of the building.
94. Prior to certificate of occupancy, the building closest to the street frontage shall have the lowest address number.

95. Prior to certificate of occupancy, for the building in the back that is not clear in sight from the street, an illuminated address sign shall be placed in front.
96. Prior to certificate of occupancy, those lots having reduced street frontage flag lot configuration shall have additional illuminated monument addressing at the street.

Water Division:

97. Prior to building permit issuance, the 8-inch diameter water main in Fairway Drive along the frontage of the property to Tustin Street shall be upgraded to a 12-inch diameter water main.
98. Prior to building permit issuance, all unused services shall be abandoned per Orange Water Division (OWD) standards.
99. Prior to building permit issuance, all services (existing and new) shall have a lead-free OWD approved backflow prevention device that will be installed on private property, directly behind the meter and behind the property line per OWD standards. Maintain a minimum clearance of 3 feet around all backflow prevention device(s) for access and testing.
100. Prior to building permit issuance, public fire hydrants shall be in the sidewalk per OWD standards. Private hydrants will require a backflow device at the property line.
101. Prior to building permit issuance, the applicant shall submit improvement plans to the OWD for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities.
102. Prior to building permit issuance, the applicant shall be responsible for the installation and/or relocation of the proposed or existing public water system facilities to a location and of a design per the improvement plans approved by the OWD.
103. Prior to certificate of occupancy, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and OWD.
104. Prior to building permit issuance, the OWD shall approve the type and location of landscaping and fire service (backflow prevention) device for proposed City services.
105. Prior to building permit issuance, construction documents shall show that a 6-foot minimum horizontal clearance and a 1-foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The OWD shall review and approve the construction documents.

106. Prior to building permit issuance, construction documents shall show that an 8-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the OWD. The OWD shall review and approve the construction documents.
107. Prior to building permit issuance, construction documents shall show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the OWD.
108. Prior to building permit issuance for the first phase of work, the applicant shall be responsible for obtaining approval all of the necessary encroachment permits from affected agencies for all public water construction work.
109. Prior to approval of a water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspections charges as determined by the OWD.
110. Prior to approval of the water improvement plan, the applicant shall satisfy all water construction bond requirements for the installation of the public water system improvements as determined by the OWD.
111. Prior to grading permit issuance, the applicant shall construct all public and/or private improvements to the satisfaction of the OWD. The applicant may be required to enter into an agreement with the City of Orange, and post security in a form and amount acceptable to the City Engineer and/or OWD to ensure construction of said improvements.
112. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate its plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
113. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans shall coordinate its plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that their designs are consistent.
114. At least 14 calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the OWD per the City of Orange General Water Construction Notes for review and approval.
115. Prior to certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.

Water Quality:

116. Prior to the issuance of any grading permits the applicant shall submit a Priority Project WQMP for review and approval to the Public Works Department that:
 - a. Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable,
 - b. Incorporates the applicable Site Design, Routine Source, Structural Control and Low Impact BMPs as defined in the Model WQMP and Technical Guidance Document,
 - c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume and hydrograph for a 2-year storm event,
 - d. Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat,
 - e. Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs,
 - f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs,
 - g. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs,
 - h. Includes a copy of the forms to be used in conducting maintenance and inspection activities,
 - i. Meets recordkeeping requirements (forms to be kept for 5 years),
 - j. Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP.
117. Prior to certificate of occupancy, the applicant shall demonstrate the following to the Public Works Department:

- a. That all structural and treatment control BMPs described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - b. That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP; and
 - c. That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
118. Prior to certificate of occupancy or final signoff by the Public Works Department, the applicant shall demonstrate to the satisfaction of Public Works, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
119. Prior to issuance of building permits, the applicant shall review the approved WQMP and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans specifically showing the downspouts and drainage outlets shall be submitted to the Public Works Department for review.
120. The project applicant shall maintain all structural, treatment and low impact development BMPs at the frequency specified in the approved WQMP. Upon transfer of ownership or management responsibilities for the project site, the applicant shall notify the Public Works Department of the new person(s) or entity responsible for maintenance of the BMPs.
121. Prior to grading permit issuance (including grubbing, clearing, or paving permits) the applicant shall demonstrate that coverage has been obtained under the State's General Permit for Stormwater Discharges Associated with Construction Activity (Construction General Permit for all projects with soil disturbance greater than 1 acre) by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing. A copy of the current Stormwater Pollution Prevention Plan (SWPPP) required by the General Permit shall be kept at the project site and be available for review by City representatives upon request.
122. Prior to City approval of the landscape plans, the applicant shall review the approved WQMP and ensure the proposed landscape plans are consistent with the project grading plans. The plans must show the proposed storm water treatment BMPs such as bioretention planters, drywells, permeable pavers, and any other proposed surface water quality BMPs.

I hereby certify that the foregoing Resolution was adopted on March 7, 2022 by the Planning Commission of the City of Orange by the following vote:

AYES: Simpson, Vazquez, Glasgow, and Martinez

NOES: None

RECUSED: None

ABSENT: Trapesonian



Dave Simpson, Planning Commission Chair



Date



Agenda Item

Planning Commission

Item #: 7.1.

3/7/2022

File #: 22-0012

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Monique Schwartz, Associate Planner

1. SUBJECT

Public Hearing: Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards - The Orion Senior Citizen Apartment Complex, 1800 E. La Veta Avenue/585 S. Tustin Street

2. SUMMARY

The applicant proposes to redevelop an existing 3.85-acre rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements.

3. RECOMMENDED ACTION

Adopt Planning Commission Resolution No. PC 02-22 entitled:

A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards to redevelop an existing rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements, located at 1800 E. La Veta Avenue/585 S. Tustin Street.

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Sections 17.08.020, 17.10.030.C, and 17.13.030 authorize the Planning Commission to review and take action on the subject applications. OMC Table 17.08.020 - Reviewing Bodies states that when more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. In addition, OMC Section 17.15.060.B authorizes the Planning Commission to review and make final determinations on applications for a density bonus when no direct financial assistance is provided by the City for the project. Therefore, the Planning Commission is acting as the final approving body on all of the applications for the project.

5. PROJECT BACKGROUND

<i>Applicant:</i>	USA Properties Fund Incorporated / Leatha Clark
<i>Property Owner</i>	Rehabilitation Institute of Southern California, a California Corporation / Glenn Motola
<i>Property Location</i>	1800 E. La Veta Avenue/585 S. Tustin Street
<i>Existing General Plan Land Use Element Designation</i>	Medium Density Residential, 15-24 dwellings units/acre (MDR)
<i>Existing Zoning Classification</i>	Residential Multiple Family (R-3)
<i>Old Towne</i>	No
<i>Specific Plan/PC</i>	No
<i>Site Size</i>	167,706 square feet (3.85-acres)
<i>Circulation</i>	<p>The project site is located on the east side of South Tustin Street, on the south side of East La Veta Avenue, and on the north side of East Fairway Drive. The City's Master Plan of Streets and Highways classifies North Tustin Street as a Major Arterial with an ultimate right of way width of 120 feet, East La Veta Avenue as a Secondary Arterial with an ultimate right of way width of 86 feet, and East Fairway Drive as a local residential street. Access to the site is provided by two-way driveways along East La Veta Avenue and East Fairway Drive. These driveways are connected by an interior drive aisle that traverses the site in a north-south direction leading to interior gated parking lots. In addition, an access point to the multi-purpose Santiago Creek Trail is located at the northeast corner of the intersection of Tustin Street and La Veta Avenue immediately to the north, and OCTA Bus Route 71 (Yorba Linda to Newport Beach) is located adjacent to the northwest corner of the site along Tustin Street.</p>

Existing Conditions	<p>The existing site is an “H”-shaped parcel that is currently developed with a 107,586 square foot, 1 and 2-story rehabilitation center building with enclosed swimming pool built in phases from 1960 to 1987 and a 1,300 square foot single-family residence built in 1914, surface parking lots, landscaped park with walking path and rectangular play yard. There are many mature trees located on the property interior and perimeter. An easement with above ground utility poles is located along the eastern boundary. A 3-story affordable senior citizen apartment building and associated parking lot (Casas Del Rio - 1740 E. La Veta Avenue), and a 4-story affordable senior citizen apartment building over podium parking (Chestnut Place - 1745 E. Fairway Drive) are located between the residence and rehabilitation center on separate parcels. The rehabilitation center building is currently occupied by a non-profit organization, and the house is vacant and was recently destroyed by fire. <u>Historic Resources Assessment</u> A Historic Resources Assessment (Attachment 9) of the rehabilitation center building and residence was conducted for the project. The Assessment characterized the design of the rehabilitation center building as “a modest institutional derivative of the Mid-Century Modern style”, and the residence as “a very modest example of the Craftsman architectural style. The Assessment concluded that the structures on the subject property are not eligible for listing in the National or California Registers and do not meet the definition of historical resources under the California Environmental Quality Act (CEQA).</p> <p><u>Archaeological Report</u>: Because the project site is located within high sensitivity areas on the City’s General Plan pre-historic and historic archaeological sensitivity maps, an Archaeological Report (Attachment 10) was conducted. The Report indicated that no archaeological resources that require further consideration were identified on the site as a result of a pedestrian survey. In addition, a records search revealed that the project area had not been previously surveyed and no resources had been previously recorded. A California Native American Heritage Commission (NAHC) Sacred Lands File search; however, yielded a positive result. The project site is also in a location that has been identified as being archaeologically sensitive due to its proximity to Santiago Creek. As such, the Report provided archaeological monitoring recommendations during ground disturbing activities. These recommendations are included as conditions of approval for the project. (See Attachment 1 - Resolution No. PC 02-22)</p>
---------------------	---

<i>Surrounding Land Uses and Zoning</i>	To the north of the project site is East La Veta Avenue and a 2-story multi-family apartment complex (Arroyo Casa Apartment Homes), zoned Residential Multiple Family (R-3). Also to the north is the Santiago Creek Trail. To the south is East Fairway Drive, a 76 Gas Station and 7-Eleven convenience store, and 1-2 story multi-family apartment complex (Fairway Park Apartments), zoned Limited Business (C-1) and Residential Multiple Family (R-3), respectively. To the east is a 1-story multi-family apartment complex and swimming pool area (Fairway Park Apartments), zoned Residential Multiple Family (R-3). To the west is South Tustin Street and a 4-story multi-family apartment complex (Harmony Creek Senior Apartment Homes), zoned Planned Community (P-C).
<i>Previous Applications/Entitlements</i>	On December 2, 1985, the Planning Commission adopted Resolution No. PC 89-85 approving Conditional Use Permit No. 1478, Variance No. 1781, and Tentative Parcel Map No. 85-402 to allow subdivision of a 5.17-acre Rehabilitation Institute site into two parcels in order to construct a 3-story, 40-unit affordable senior citizen apartment complex. On August 18, 1986, the Planning Commission adopted Resolution No. PC-65-86 approving Conditional Use Permit No. 1528 for the construction of a 5,665 square foot, 1-story addition to an existing 24,004 square foot, 2-story outpatient rehabilitation building to be utilized for day care and bingo activities.

6. PROJECT DESCRIPTION

The applicant proposes to demolish a 107,586 square foot, 1 and 2-story rehabilitation center building with enclosed swimming pool, a 1,300 square foot single family residence, and related site improvements in order to construct a 166-unit (165 resident units and one manager unit), 100% affordable senior citizen apartment complex. The community will have a full-time resident manager and onsite management/leasing office. The community will be income restricted with incomes ranging between 30% Area Median Income (AMI) to 70% AMI. The population served by the project include low- and very-low income households. The project will also be restricted to seniors at or over the age of 62.

The 3.85-acre site is an irregular "H"-shaped parcel that will be configured with three apartment buildings containing 51-59 units each, and a total of 145,716 square feet of gross building area. Each building is "L"-shaped, 2- and 4-stories in height, and designed around or adjacent to common amenity courtyards and surface parking. 63 units will have a private patio or balcony.

The project provides four different floor plans ranging from 584-769 square feet:

Floor Plan	No. of Units	Bedrooms	Bathrooms	Square Footage
A1	103	1	1	584

A2	8	1	1	589
B1	40	2	1	761
B1 ALT	15	2	1	769

Access to the site is provided by two-way driveways along La Veta Avenue and Fairway Drive. These driveways are connected by an interior drive aisle that traverses the site in a north-south direction, leading to gated parking lots on the east, middle, and west sides of the property, and a total of 168 parking spaces. The project also provides pedestrian and bicycle gates along La Veta Avenue and Tustin Street for convenient access to the nearby Santiago Creek Trail and bus stop located on Tustin Street, adjacent to the northwest corner of the site.

Building 1 is located at the northeast corner of the site, is set back approximately 15 feet from the north and east property lines, is 2-stories (29 feet-3 inches) in height along the eastern edge (taking into consideration the adjacent 1-story multi-family development along the eastern boundary), and steps up to 4-stories (53 feet) on the west side of the building. This building provides street presence along La Veta Avenue and is designed around Courtyard 1, with amenities including a strolling garden with meandering pathways and seating. Building 2 is centrally located on the east side of the property, is set back approximately 52 feet from the east property line, is 4-stories (53 feet) in height, and will contain the complex's leasing office, clubroom with kitchen, and computer area. This building lies between Courtyards 2 and 3 with amenities including barbeques, large shade structure with tables and chairs, shaded lounge seating areas, and a community garden. Building 3 is located at the southwest corner of the site, is set back 10-12 feet along the Tustin Street and Fairway Drive street frontages, is 4-stories (53 feet) in height and will contain the complex's fitness center. This building is designed around Courtyard 4 and is adjacent to the dog park with amenities including barbeques, open and covered seating, and enclosed dog yard with bench seating. Building 3 accentuates the highly visible intersection of Tustin Street and Fairway Drive, and is similar in size and massing to the 4-story Harmony Creek Senior Apartment development across Tustin Street, and the 3 and 4-story Chestnut Place development on Fairway Drive.

Shared Access, Parking, and Common Open Space with Casas Del Rio and Chestnut Place

The proposed project is located adjacent to the Casas Del Rio and Chestnut Place affordable senior citizen apartment developments that currently share access, parking, and recreational open space with the existing rehabilitation center.

The Casas Del Rio development (40-units) was approved in 1985 under Conditional Use Permit No. 1478, Variance No. 1781, and Tentative Parcel Map No. 85-402. This project included shared use of the rehabilitation center's playground area in lieu of open space recreational area required by the Code at that time. In addition, the project included shared parking with the rehabilitation center for overflow and guests. Staff determined that approximately 6,745 square feet of open space recreational area is shared with the existing rehabilitation facility, but the number of shared parking spaces could not be identified. As a result, the applicant has provided a Parking Demand Analysis for the existing Casas Del Rio property (Attachment 12), which concluded that the existing project has sufficient parking, providing that one accessible parking stall is converted to a standard parking stall. The proposed project will include the parking stall conversion and has reflected this condition on the plans.

The Chestnut Place development (50-units) was approved in 1994 under Conditional Use Permit No.

2047-94 and Tentative Parcel Map 93-188. This project also included the use of the rehabilitation center's playground in lieu of open space recreational area required by the Code at that time. Staff determined that approximately 1,450 square feet of open space recreational area is shared with the rehabilitation center.

In summary, both Casas Del Rio and Chestnut Place share approximately 8,195 square feet of open space recreational area with the existing rehabilitation center. The proposed project will continue to share common open space and amenities with these developments. Casas Del Rio will share Courtyards 1, 4, and the dog park, while Chestnut Place will share Courtyard 4, for a total of 8,273 square feet. A Shared Access and Open Space Plan is provided on Sheet 1 of the project plans (Attachment 16) and Condition of Approval #61 has been included within Resolution No. PC-02-22 (Attachment 1) requiring recordation of a reciprocal access/use agreement for shared open space and pedestrian access with the Casas Del Rio and Chestnut Place properties.

Building Architecture

The project features a contemporary architectural style that reflects current trends in multi-family housing development. A variety of architectural features strive to achieve this character, including varied flat roof lines, extensive use of window and balconies, alternating wall planes, and vertical and horizontal accent details. The use of a variety of exterior building materials also contributes to this distinctive architectural style, including painted stucco in a light sand finish, vinyl windows, metal railings at balconies, metal awnings over fourth story windows, Fry Reglet Metal Screed Channels (1.5-inches in width and depth), and aluminum storefront system. The buildings will incorporate coordinating color schemes in shades of orange, gray, and black.

A large concrete masonry trash enclosure will be located within a landscape planter across from Courtyard 5 and adjacent to the project entry off of Fairway Drive. The enclosure exterior will incorporate similar design features and matching colors and materials as the other buildings on the site, including horizontal and vertical accent details, painted stucco finish, painted metal gates, and painted flat metal awning.

Streetscape and Landscape

The project site includes many existing mature trees. The applicant has provided an Arborist Report (Attachment 8) that discusses the impacts of project construction adjacent to 67 on-site, and 11 street trees. The report identifies 57 on-site trees proposed for removal, and the remaining 10 on-site, and 11 street trees to be preserved and protected in place. In addition, the report provides tree protection measures and recommendations for the project. Sheet L4 (Existing Tree Inventory) illustrates the location of the existing trees to remain and to be removed.

Sheets L1, L2, and L5 (Conceptual Landscape, Amenity Courtyard Enlargement, and Plant Material Plans) illustrate the proposed landscape palette for the project. The project incorporates a variety of water efficient plant material along the street frontages, project interior, and perimeter boundaries, including a total of 129 new trees, for a total of 139 on-site trees for the project site. Enhanced landscaping, including Date Palms, Goldenrain, D.D. Blanchard Magnolia, Camphor, London Plane, Chinese Elm, Canary Island Pine, and Brisbane Box trees as well as a mix of shrubs and ground cover, including Blue Flame Agave, Dwarf Bottle Brush, Fortnight Lily, Bird of Paradise, and New Gold Lantana will articulate and soften the 4-story building design at the southwest corner of the site and create a relationship between the buildings and pedestrians along all street frontages. Two new Ornamental Pear street trees are proposed along Fairway Drive, adjacent to the southwest corner of

the site.

The project interior includes foundation landscaping around the buildings, and landscape planters distributed throughout the parking lots and amenity courtyards, containing London Plane, Chinese Elm, Brisbane Box, Orchid, Southern Magnolia, and Crape Myrtle trees, as well as a variety shrubs and ground cover, including synthetic turf. Existing mature trees located at the northeast corner of the site and along the eastern boundary will remain to help screen the 2-story building elevation of Building 1 from the 1-story multi-family residential development to the east. Enhanced paving is provided at the entrance to each apartment building, within the amenity courtyards, and on pedestrian pathways that provide connectivity throughout the community.

Fencing

Sheet L3 (Fence and Wall Plan) illustrates existing and proposed fencing for the project. For community security purposes, the site will be completely enclosed with a combination of existing and new 6-foot tall fencing, including concrete masonry walls and tubular steel fencing with or without pilasters. A 4-foot tall tubular steel fence with screening will enclose the interior of the landscaped dog park. Two automatic, key fob operated sliding gates will be located along the vertical drive aisle that will provide access to the project parking lots. Key fob operated tubular steel pedestrian gates are distributed throughout the project interior as well as perimeter boundaries providing access to the project street frontages, nearby Santiago Creek Trail, and adjacent bus stop. The project includes a waiver of the 42-inch tall front yard setback fencing requirement along La Veta Avenue.

Lighting

Sheets E0.0, E1.0 and E1.1 (Site Lighting Plans) include LED wall mounted light fixtures (with lights projecting in a downward direction) on the first floor building elevations. The interior drive aisle and parking lots will include 14-foot tall LED pole mounted light fixtures, while walkways and amenity courtyards will include 42-inch tall LED bollard lighting. All project lighting will be shielded and oriented to prevent glare or light spillage onto neighboring properties. The proposed fixture styles are contemporary and compatible with the architecture of the buildings.

Signage

Conceptual signage is included for illustrative purposes and is not part of this project proposal. Building signage is proposed on the west elevation of Building 1 and on the north elevation of Building 3. Monument signs are proposed at the entry driveways along La Veta Avenue and Fairway Drive. Directory monuments are proposed at the southwest corners of Buildings 1 and 2. All signage will comply with the City's sign regulations.

Development Standards

With the utilization of concessions and waivers provided under the affordable housing provisions of state law, the design of the project is acceptable in the zoning district.

	Required	Proposed	Code Section
<i>Building Height</i>	32 feet - 2 stories unless greater height is approved via a Conditional Use Permit.	29-53 feet - 2-4 stories Concession Applied	OMC Table 17.14.070, and OMC Sections 17.14.100 and 17.15.050

<i>Distance between structures</i> <i>Distance between principal and accessory structures</i>	15 feet between building fronts/any other building wall. 8 feet between all other configurations. 6 feet	Separation between Buildings 1 and 2: 57 feet-3inches Separation between Buildings 2 and 3: +300 feet Separation between Building 3 and Chestnut Place: 20 feet Separation between Building 2 and Casas Del Rio: 46 feet Separation between Building 2 and trash enclosure: 39 feet	OMC Table 17.14.120
<i>Fence height</i>	Front yard - 3.5 feet Side and Rear yards: 6 feet	6 feet Waiver Applied 6 feet	OMC Section 17.12.070.B.2 OMC Section 17.12.070.B.1
<i>Floor Area Ratio (FAR)</i>	Not applicable.	Not applicable.	General Plan Land Use Element
<i>Lot coverage</i>	45% for 2-story structures. Code is silent on 3 and 4-story structures.	24%	OMC Table 17.14.070
<i>Lot size (residential)</i>	8,000 square feet for corner lots	167,706 square feet (3.85 acres)	OMC Table 17.14.070
<i>Lot frontage (La Veta Avenue)</i>	80 feet for corner lots	648 feet	OMC Table 17.14.070
<i>Lot depth</i>	100 feet	274-508 feet	OMC Table 17.14.070

<i>Open space, common (residential)</i>	250 square feet/unit = 41,500 square feet Minimum depth and width shall be 20 feet x 20 feet One recreational amenity for each 25 units (7 required). A mix shall be provided for projects exceeding 25 units.	19,701 square feet Concession Applied • Strolling garden with seating in Courtyard 1 • Large shade structure with seating in Courtyard 2 • 2 BBQ areas in Courtyard 2 • 2 BBQ areas in Courtyard 4 • Community Garden in Courtyard 3 • Table seating with umbrellas in Courtyards 2, 3, and 4 • Open lounge seating in Courtyards 2 and 3 • 1,318 square foot Club Room with kitchen in Building 2 • 469 square foot fitness center in Building 3	OMC Table 17.14.070 and 17.14.110.B.2
<i>Open space, private (residential)</i>	Each unit shall be provided with at least one area of private useable open space accessible directly from the living area of the unit in the form of a fenced yard or patio, deck, or balcony. To count toward the open space requirement, the minimum dimensions shall be 10 x 10 feet for decks or patios and 7 x 7 feet for balconies.	2,583 square feet Project provides 7 x 5 foot-4 inches sized balconies/patios for 63 units. 103 units are not provided with private open space. Concession Applied	OMC Section 17.14.110.B.1
<i>Open space, useable (residential)</i>	250 square feet per unit = 41,500 square feet	19,701 square feet Concession Applied	OMC Table 17.14.070, and OMC Section 17.14.110

<i>Parking (residential)</i>	349 total spaces required One bedroom: 1.7 spaces/unit 111 two bedroom units = 188.7 spaces Two bedrooms: 2.0 spaces/unit 55 two bedroom units = 110 spaces 0.3 spaces/unit for guest parking. 166 units = 49.8 spaces	0.5 spaces/unit = 83 spaces required Per Affordable Housing Provisions of State Law Project has provided 168 spaces	OMC Table 17.34.060.A
<i>Motorcycle Parking</i>	300 square feet for a project with more than 50 parking spaces.	0 square feet Waiver Applied	OMC Section 17.34.080 and OMC Table 17.34.080
<i>Bicycle Parking</i>	2 racks with locking capabilities for a minimum of 5 bicycles.	2 racks for a total of 10 bicycles.	OMC Section 17.34.080 and OMC Table 17.34.080
<i>Loading Area for Senior Housing</i>	10 feet x 60 feet for a development with 51-250 parking spaces.	10 feet x 50 feet Waiver Applied	OMC Section 17.34.160
<i>Setback, Front (La Veta Avenue)</i>	15 feet	15 feet	OMC Table 17.14.070
<i>Setback, Rear (Fairway Drive)</i>	10 feet	10 feet	OMC Table 17.14.070
<i>Setback, East Side</i>	5 feet	15 feet	OMC Table 17.14.070
<i>Setback, West Side (Tustin Street)</i>	10 feet	10 feet-10 inches	OMC Table 17.14.070
<i>Unit Size</i>	One Bedroom: 600 square feet Two Bedrooms: 750 square feet	One Bedroom: 584 square feet with Concession Applied Two Bedrooms: 763 square feet	OMC Section 17.14.130
<i>Storage Area</i>	A unified storage area of at least 120 cubic feet/unit in addition to typical storage areas.	120 cubic feet/unit	OMC Section 17.14.140
<i>Density</i>	15-24 dwelling units/acre = 92.4 units	43 dwelling units/acre are proposed = 166 units Per Affordable Housing Provisions of State Law	General Plan Land Use Map

7. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1: Design Review Committee Meeting Feedback

On December 15, 2021, the Design Review Committee (DRC) conducted a review of the proposed project, where they provided comments relating to the following:

- Tree removal, replacement, size, and distribution
- Height, length, and appearance of fence along Tustin Street
- Building design elements
- Privacy and visual impacts to neighboring residents
- Site plan design and building placement
- Building No. 1 shading, placement, and height
- Need for vertical landscaping
- Pedestrian circulation

The DRC generally supported the architectural design of the project and recommended approval to the Planning Commission with the following conditions:

- The existing fencing along the back of the walk at Tustin Street shall be modified to provide two landscape offsets of a minimum of three-foot planter space.
- Prior to going to the Planning Commission, the new fence and tree proposals shall be reviewed by the Police and Fire Departments, including fence entries.
- Taller stature trees shall be used along Tustin Street and in parking areas.
- The massing along the southern end of the eastern edge of Building No. 1 shall be lowered by one story; relocating units to Building 3 is acceptable.

The applicant has subsequently revised their plans incorporating some recommendations by the Committee. The applicant has provided written responses to comments, included as Attachment 15. Updates and clarification regarding the proposed revisions include the following:

Fencing Along Tustin Street

Concerns were raised by the DRC regarding the appearance and location of the existing 6-foot tall fencing to remain along the Tustin Street frontage. The DRC recommended the installation of fence offsets to help break up the extended length and provide opportunities for the installation of more trees. In an attempt to satisfy this condition, the applicant revised Sheet L-3 (Fence and Wall Plan) to accommodate the fence offsets as directed by the Committee. The revised fence plan was reviewed by the Orange Police and Fire Departments. While the Police Department had no objections, the new fence plan was in conflict with the approved Fire Master Plan. The Fire Department requires an 8-foot clear pathway for laddering around the perimeter of Building 3 and the new offsets encroached into this required area. The applicant has taken the Fire Department comments into consideration and has revised the fence plans once again to address their comments. The project plans (Attachment 16) reflect the location of the fencing along Tustin Street, as approved by the Fire Department.

Taller Stature Trees

The DRC was concerned about the lack of vertical landscaping in relation to the 4-story elevation of Building 3 along the Tustin Street frontage, and the size/stature of the proposed trees within the parking lot areas for shade purposes. In an effort to satisfy this condition, the applicant revised Sheet L-1 (Landscape Plan) to include additional trees along Tustin Street and Fairway Drive. In addition, three 24-inch box size Brisbane Box trees have been replaced with three 36-inch box size London Plane/Chinese Elm trees in the parking lot area adjacent to the northwest corner of the site. The

revised landscape plan was reviewed by the Orange Police and Fire Departments. The Police Department had no objections; however, the new trees proposed along the Tustin Street and Fairway Drive street frontages were in conflict with the approved Fire Master Plan. Similar to the fencing, the Fire Department requires an 8-foot clear pathway for laddering around the perimeter of Building 3 and the new trees encroached into this required area. The Fire Department required the elimination of some of the new trees, and the submittal plans (Attachment 16) reflect this requirement. The revised plans currently show five Date Palms, one D.D. Blanchard Magnolia, and five Goldenrain trees along the Tustin Street and Fairway Drive street frontages adjacent to Building 3.

Building Massing

The DRC raised concerns regarding the 3-story elevation on the east side of Building 1 as it relates to the 1-story apartment building on the adjacent property and the potential for shading/shadowing and privacy issues. The applicant has since revised the plans by reducing the massing of Building 1 to 2-stories along the eastern edge. The 4 units removed from Building 1 were relocated to the southern edge of Building 3, changing this portion of Building 3 to 4-stories. Staff supports the proposed changes as the 2-story elevation on Building 1 provides a more sensitive interface with the adjacent 1-story neighbors, and the street presence along Tustin is heightened and blends more appropriately with the massing of the adjacent 4-story apartments. In addition, the Shade/Shadow Analysis (Attachment 7) submitted by the applicant concluded that the 2 and 4-story height of Building 1 will not impact the adjacent 1-story neighbors.

Issue 2: Density Bonus, Concessions and Incentives, and Waivers to Development Standards

The project includes a density bonus request which utilizes affordable housing provisions of state law to qualify for concessions or incentives, and waivers or reductions to development standards that are needed to make the project financially feasible (See Attachment 4 - Project Pro Forma Summary). Because the project is 100% affordable, the project qualifies for a substantial increase in density and a reduction in the required parking. In addition, concessions for building height, useable open space (private and common), unit size, as well as waivers to loading space size, fence height within the front yard setback, and motorcycle parking are proposed. The table below shows the R-3 District development standards and the concessions and waivers proposed for the development:

	R-3 Development Standards	Density Bonus Law	Concessions	Waivers
Density	24 dwelling units/acre	43 dwelling units/acre		
Parking	349	168		
Building Height	32 feet - 2 stories		29-53 feet - 2-4 stories	
Unit Size (one bedroom)	600 square feet		584 square feet	
Private Open Space	49-100 square feet per unit = 8,134-16,600 square feet		2,583 square feet total for 63 units	

Common Open Space	250 square feet/unit = 41,500 square feet		19,701 square feet	
Loading Area	10 feet x 60 feet			10 feet x 50 feet
Motorcycle Parking	300 square feet			0 square feet
Fence Height in Front Yard Setback	42 inches tall			48-72 inches

Density Bonus

The project proposes a 100% affordable senior citizen housing development. The applicant is requesting a density bonus under the Density Bonus Law found in California Government Sections 65915-65918. The amount of density bonus is set based on the percentage of affordable units at each income level. When 100% of the total units (other than the manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate), then the applicant may receive an 80% density increase. The project is requesting an 80% density bonus that would increase the project density from 24 dwelling units per acre (the maximum allowed within the R-3 zoning district) to 43 dwelling units per acre.

The increase in density is not expected to impact traffic to and from the site and within the neighborhood of the development. A Preliminary Traffic Analysis (Attachment 11) was conducted for the project, which concluded that the project would generate 141 fewer daily vehicle trips than the existing rehabilitation center use.

Parking

The OMC requires a total of 349 parking spaces for the project (Please refer to Development Standards Table for breakdown). Affordable housing provisions of state law allow 0.5 parking spaces per unit for a development that is 100% affordable, within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development. Parking may be tandem or uncovered. This calculates to a total of 83 required parking spaces. The project is providing 168 parking spaces at a ratio of 1.01 spaces per unit. The applicant will require proposed residents to register vehicles that will be parked on-site, and marketing for the property will specify the number of parking spaces allotted to each unit. The project is also within one-half mile of Bus Route 71 (adjacent to the northwest corner of the site on Tustin Street) that operates at least eight times per day. The applicant has indicated that parking at their other facilities has been appropriate and is confident that parking for this project is sufficient.

Building Height

The OMC allows a maximum building height of 32 feet or 2-stories. The applicant is requesting a concession to construct 4-story buildings at a maximum height of 53 feet.

A Shade and Shadow Analysis (Attachment 7) and Sheets A1.9A - A1.9F of the submittal plans demonstrate that the increase in building height will have no adverse impacts on surrounding properties. In addition, the proposed building height is comparable to the adjacent Chestnut Place and the Harmony Creek apartments.

Unit Size

The OMC requires one-bedroom units to have a minimum floor area of 600 feet. The project is requesting a concession for all 1-bedroom units to be 584 square feet, which is similar to other existing senior projects developed by the applicant. Staff believes that the 16 square foot reduction will not negatively impact the living area of the proposed units.

Private Open Space

The OMC requires private open space for each unit with a minimum width of 10 feet by 10 feet for decks/patios and 7 feet by 7 feet for balconies. The applicant is requesting a concession for a reduction in the minimum size requirement and the number of private open spaces provided for each unit. The applicant has provided private patios/balconies in 40% of the units (63 units total) which are 7 feet-7 inches by 5 feet-4 inches in size. The reduction in private open space will be mitigated with resident access to the community's indoor common open space which has been specifically planned for senior tenants and promotes an active and social lifestyle. The community will include indoor amenities such as a community clubroom with kitchen, computer room, media TV, seating areas, game tables, a fitness center, and lobby/lounge area.

Common Open Space

The OMC requires 250 square feet of common open space per unit at the minimum dimensions of 20 feet by 20 feet, which calculates to a total of 41,500 square feet. The applicant is requesting a concession to this requirement and is providing a total of 19,701 square feet (118 square feet per unit) and a minimum of 10 feet by 10 feet in most locations. The project is deficient approximately 21,799 square feet. The community's common open space meets the intent of the Code as it has been attractively designed and programmed specifically for the use and enjoyment of the senior tenants and is also comparable to the amount of common open space typically included with the applicant's other senior communities. The community will include 5 separate outdoor courtyard areas dispersed throughout the site. Outdoor amenities within the courtyards include a dog park, community garden, BBQ areas, lounge and picnic seating, meandering pathways and bench seating.

Loading Area

The OMC requires a loading area that is 10 feet by 60 feet. The applicant is requesting a waiver of this requirement and is providing a loading area that measures 10 feet by 50 feet. The applicant has indicated that because of the proposed reduced size of the senior apartments, smaller moving trucks/vehicles are required. In addition, the proposed loading space size is appropriate for average sized delivery vehicles.

Motorcycle Parking

The OMC requires 300 square feet of motorcycle parking for the project. The applicant is requesting a waiver to exclude motorcycle parking for the project. Because the project is providing 168 parking spaces with a surplus of 85 parking spaces over what state law requires, potential motorcycle parking may occur in the surplus stalls, rather than a designated motorcycle parking area. In addition, the applicant has indicated that the inclusion of motorcycle parking is not typically programmed in their senior communities and has not been a concern with tenants.

Fence Height within the Front Yard Setback

The OMC allows a maximum fence height of 3 feet-6 inches within the front yard setback. The applicant is requesting a waiver to this requirement and is proposing 4 to 6-foot tall fencing along the

La Veta Avenue street frontage. The project intends to maintain the existing 6-foot tall (tubular steel with CMU pilasters) fencing along the La Veta frontage and is proposing new 4 to 6-foot tall tubular steel fencing around the perimeter of the dog park. The 6-foot tall open fencing around the perimeter of the development is intended for security, visibility, and leaseability purposes for the community.

Issue 3: Contribution to Regional Housing Needs Allocation (RHNA)

The affordability of the proposed project contributes to the identified low- and very-low income housing needs identified in the City's RHNA and supports implementation of the City's 2021-2029 Housing Element.

City of Orange Housing Needs for 2021-2029 and The Orion Project		
Income Category (% of County AMI)	RHNA Number of Units	The Orion Project Number of Units
Extremely Low (30% or less)	534	10% at 30% = 16.6
Very Low (31 to 50%)	1,067	26% at 50% = 43.16
Low (51 to 80%)	604	26% at 60% = 43.16 38% at 70% = 63.08
Moderate (81% to 120%)	677	0
Above Moderate (over 120%)	1,588	0
Total	3,936	166

8. PUBLIC NOTICE

On February 25, 2022, the City sent a Public Hearing Notice to a total of 683 property owners/tenants within a 300-foot radius of the project site and persons specifically requesting notice. The project site has been posted in three locations with the notification on that same date.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: Categorical Exemption: A Memorandum was prepared by the applicant's environmental consultant (Attachment 6) to evaluate whether the proposed project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA). The Memorandum concluded that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 - Infill Development Projects) because the project meets the following criteria:

- With the allowed affordable housing concessions and waivers, the project is consistent with the existing General Plan designations, General Plan policies and, applicable zoning designations and regulations.
- The project is in the City on a site less than five acres and is substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare, or threatened species.
- The project has been evaluated for significant effects relating to traffic, noise, air quality, and water quality and no significant effects have been identified.

- e. The site would be adequately served by all required utilities and public services.

In addition, the project would not trigger any exceptions of State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on hazardous waste site, and is not a historical resources site. No environmental public review is required.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The City's inter-departmental staff review committee (SMART) conducted a review of the project on August 4, 2021 and provided comments. On November 17, 2021, SMART conducted a second review and recommended that the project proceed to the DRC with conditions.

Design Review Committee:

The DRC conducted a review of the project on December 15, 2021 where the DRC provided comments relating to tree removal, replacement size and distribution, fencing height along Tustin Street, building design, privacy and visual impacts to adjacent neighboring residents, site plan design, potential shade impacts of Building 1, and the need for vertical landscaping along Tustin Street as detailed in the Analysis section of this report. The DRC recommended project approval with conditions to the Planning Commission by a 3-1-1 vote. The Staff Report and Minutes of the December 15, 2021 meeting are provided as Attachments 13 and 14 to this report.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 02-22
- Attachment 2 Vicinity Map
- Attachment 3 Applicant's Letter of Explanation
- Attachment 4 Project Pro Forma Summary
- Attachment 5 Memo from Applicant Detailing the Need for Requested Density Bonus, Concessions, and Waivers
- Attachment 6 CEQA Memorandum by Helix Environmental Planning
- Attachment 7 Shade and Shadow Analysis
- Attachment 8 Arborist Report
- Attachment 9 Historic Resources Assessment
- Attachment 10 Archaeological Report
- Attachment 11 Preliminary Traffic Analysis
- Attachment 12 Parking Demand Analysis for the Existing Casas de Rio Affordable Senior Apartment Development

- Attachment 13 December 15, 2021 DRC Meeting Staff Report
- Attachment 14 December 15, 2021 DRC Meeting Minutes
- Attachment 15 Applicant's Responses to the December 15, 2021 DRC Meeting Comments
- Attachment 16 Project Plans, Date Stamped Received February 22, 2022. Colors and Materials Boards provided at Meeting

MINUTES - FINAL

City of Orange

Planning Commission

March 07, 2022

The Planning Commission of the City of Orange, California convened on March 7, 2022, at 7:00 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Simpson called the meeting to order at 7:00 p.m.

1.1 PLEDGE OF ALLEGIANCE

Commissioner Glasgow led the flag salute.

1.2 ROLL CALL

Present: Simpson, Vazquez, Glasgow, and Martinez

Absent: Trapesonian

2. PUBLIC COMMENTS

None

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the Planning Commission of the City of Orange for the February 23, 2022 Regular Meeting.

ACTION: Approved minutes as presented.

Vice Chair Vazquez abstained from voting on the February 23, 2022 meeting minutes due to his absence from the meeting.

A motion was made by Commissioner Glasgow, seconded by Commissioner Martinez, to approve the Consent Calendar as presented. The motion carried by the following vote:

Ayes: Simpson, Glasgow, and Martinez

Noes: None

Absent: Trapesonian

Abstain: Vazquez

4. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR REPORTS

None

5. COMMISSION BUSINESS

None

5.1. Selection of Planning Commission Officers (Continued from February 23, 2022).

A motion was made by Chair Simpson, seconded by Commissioner Martinez, to nominate Vice Chair Vazquez as Chair effective March 21, 2022, for a one year term.

The motion carried by the following vote:

Ayes: Simpson, Vazquez, Glasgow, and Martinez

Noes: None

Absent: Trapesonian

A motion was made by Chair Simpson, seconded by Vice Chair Vazquez to nominate Commissioner Glasgow as Vice Chair effective March 21, 2022, for a one year term.

The motion carried by the following vote:

Ayes: Simpson, Vazquez, Glasgow, and Martinez

Noes: None

Absent: Trapesonian

6. CONTINUED HEARINGS

None

7. NEW HEARINGS

7.1. Public Hearing: Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards - The Orion Senior Citizen Apartment Complex, 1800 E. La Veta Avenue/585 S. Tustin Street

The following spoke on behalf of the project:

- Ken Robertson, President, USA Properties
- Leatha Clark, Development Manager, USA Properties
- Tippy Lambert, Vice-President of USA Properties

The Commissioners had questions about the following:

- Shade study
- Timing of construction
- Parking agreement with Casa de Rio
- Overnight stay policy
- Reciprocal Access

Chair Simpson opened the public hearing.

Linda McAndrews, Chestnut Place property manager, inquired about the number of buildings associated with the project.

Chair Simpson closed the public hearing.

A motion was made by Commissioner Glasgow, seconded by Commissioner Martinez to approve (with conditions) Planning Commission Resolution 02-22. A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3146-21, Major Site Plan Review No. 1047-21, Design Review No. 5042-21, and a density bonus with affordable housing concessions and waivers to development standards to redevelop an existing rehabilitation center site with a new 166-unit affordable senior citizen apartment complex and related site improvements, located at 1800 E. La Veta Avenue/585 S. Tustin Street.

The motion carried by the following vote:

Ayes: Simpson, Vazquez, Glasgow, and Martinez

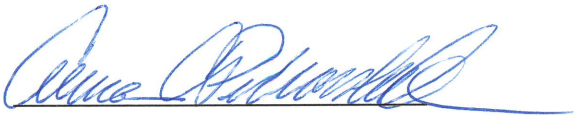
Noes: None

Absent: Trapesonian

8. ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m.

The next Regular Planning Commission Meeting will be held on Monday, March 21, 2022 at 7:00 p.m., in the Council Chamber.



s/Anna Pehoushek

Assistant Community Development Director