

**City of Garden Grove**  
**WEEKLY CITY MANAGER'S MEMO**  
**March 29, 2018**

TO: Honorable Mayor and City Council      FROM: Scott C. Stiles, City Manager  
Members

**I. DEPARTMENT ITEMS**

- A. DOWNTOWN PARKING MANAGEMENT STRATEGIC PLAN UPDATE**  
Lisa Kim provides an update to the Downtown Parking Management Strategic Plan.
- B. OFFICE OF ECONOMIC DEVELOPMENT UPDATES**  
A summary of the business development activities that Economic Development is implementing is provided by Lisa Kim.

**II. ITEMS FROM OTHER GOVERNMENTAL AGENCIES, OUTSIDE AGENCIES, BUSINESSES AND INDIVIDUALS**

None

**• OTHER ITEMS**

- NEWSPAPER ARTICLES  
Copies of the local newspaper articles are attached for your information.
- MISCELLANEOUS ITEMS  
Items of interest are included.



SCOTT C. STILES  
City Manager

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles  
Dept: City Manager  
Subject: DOWNTOWN PARKING  
MANAGEMENT STRATEGIC  
PLAN UPDATE

From: Lisa L. Kim  
Dept: Community and Economic  
Development  
Date: March 27, 2018

**OBJECTIVE**

The purpose of this memorandum is to provide an update of the Downtown Parking Management Strategic Plan.

**BACKGROUND**

In May 2017, the City Council approved the award of contract to Fehr & Peers ("Consultant") to provide parking consultant services. Part of this initial process incorporated an informal Parking Advisory Committee. The first Parking Advisory Committee meeting was held in May in which the Consultant presented the overall scope of work, solicited feedback/concerns, and selection the parking count days. In September, the second Advisory Committee meeting was held, and the Consultant shared the parking count data results. A few noteworthy findings include:

- Peak parking utilization was at 10:00 a.m. (52%) on Tuesday.
- The Friday peak was at 10:00 a.m. (43%).
- The theater lots had high utilization in the late evening on both days.
- The lot located south of the Masonic Lodge is underutilized.
- When the car show was not occurring, the Main Street west lot had a maximum utilization of (55%).
- The highest parking utilization for both count days, and during most hours of the day are surrounding the Civic Center area which includes City Hall, Library Lot, Civic Center Park employee lot, and Community Center Lot.

**DISCUSSION**

In the continuation of the Parking Management Strategic Plan and public outreach efforts, a Downtown Garden Grove On-Line Parking Survey was developed to solicit an additional source of anecdotal information from the community. This survey was circulated in November to downtown business owners, Civic Center employees, residents, diners, and other visitors in the study area. The survey results identified

## DOWNTOWN PARKING MANAGEMENT STRATEGIC PLAN UPDATE

March 27, 2018

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certain parking preferences for the various users of parking in the Civic Center area. A few general highlights of the survey results were shared briefly with the Main Street Commission members at the March 8<sup>th</sup> meeting. This included:

- The Consultant reported 234 responses collected from the survey.
- The majority users of the parking were downtown diners/shoppers.
- The age range was consistent throughout the survey.
- Of the total participants, 68% confirmed they were satisfied with the current existing parking utilization and availability in the Downtown.
- The most important factor in parking was the distance to the destination (most patrons are willing to walk a maximum of three minutes).

In addition, with the parking count data and on-line survey data completed, a supplemental data request was necessary to continue the shared parking analysis. This data consisted of: the number of seats in the Gem Theater, the number of students enrolled and employees working at Coastline Community College, CSUF, and Concord Career College, including on-line students. Also requested, the number of fixed seats located in the United Methodist Church and the First Baptist Church. To date, this information has been compiled and provided to Fehr & Peers.

### CONCLUSION

According to the Consultant, the data collected to date will be utilized in determining both the existing baseline and future development scenario(s). This information would assist in calibrating the parking demand shared model as well as recommendations to address parking code requirements and calculations.

Staff will schedule a third Parking Advisory Committee meeting in April to discuss the shared parking model, results of the Downtown Garden Grove On-Line Parking Survey, and to invite feedback and suggestions from the committee members.



Lisa L. Kim  
Community and Economic Development Director

By: Alana Cheng  
Senior Administrative Analyst

**City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott Stiles  
Dept: City Manager  
Subject: Office of Economic Development Updates

From: Lisa Kim  
Dept: Community and Economic Development  
Date: March 29, 2018

**OBJECTIVE**

The purpose of this memorandum is to provide a summary of the business development activities that the Office of Economic Development is currently implementing.

**BACKGROUND**

As part of the organizational assessment of the Community and Economic Development, the Economic Development Division has been restructured as the Office of Economic Development and continues to implement its objectives to strengthen and grow the City's economic base. Over the next few months, a series of business development workshops and collaboration with the local chambers of commerce are underway. Updating the City's Economic Development Strategic Plan is near completion with a presentation to the City Council anticipated in 2<sup>nd</sup> Quarter 2018.

**DISCUSSION**

The Office of Economic Development continues to be proactive in its business development activities which includes business attraction, business retention, and marketing efforts. Provided is a brief summary of upcoming activities.

**Broker Outreach Program (Marketing)**

The Broker Outreach Program is a direct marketing initiative in which the Economic Development team visits a series of local brokerage firms and highlights development activity in Garden Grove. It provides a forum that fosters open lines of communication with the brokers who are on the front line when it comes to businesses wanting to expand, relocate or a new start-up. Several Broker Outreach meetings have been planned in April and May 2018 with active brokers doing business in Garden Grove including: Newmark Grubb Knight Frank, CBRE, and Voit Commercial.

### **Small Business Development Center (SBDC) Workshop Series**

In conjunction with several of local Chambers of Commerce and SBDC Orange County, a series of quarterly workshops are planned to provide small businesses entrepreneurs with resources and tools to enhance their business. Provided below is a list of recent and upcoming SBDC workshops:

<b>Date</b>	<b>Time</b>	<b>Topic</b>
Feb 7, 2018	6:00-8:30 pm	Legal Do's & Don'ts for Businesses
Feb 21, 2018	9:30am-11am	Google Viewing Party - Live stream Open for Business
April 10, 2018	6:00-8:30 pm	Small Business Jump Start
April 27, 2018	6:00-8:30 pm	The Art of Creating A Successful Business Plan

### **Service Corps of Retired Executives (SCORE) Workshops Series**

The Office of Economic Development has continued to partner with SCORE to sponsor quarterly workshops dedicated in assisting small businesses in planning a new business, marketing & sales and finance. SCORE is a nonprofit association dedicated to helping small businesses gets off the ground, grow and achieve their goals through education and mentorship. The recent and upcoming SCORE Workshops include the following:

<b>Date</b>	<b>Time</b>	<b>Topic</b>
Feb 13, 2018	6:00- 9:00 pm	Hiring Made Easy
April 10, 2018	6:00- 9:00 pm	Preparing To Lease Space For Your Business

### **International Trade – Trade Connect Introductory Workshop**

The Office of Economic Development will be hosting a Trade Connect Introductory Workshop, in partnership with the Port of Los Angeles on Wednesday, April 4, 2018, from 1:00 pm. to 5:30 pm. This event will be held at the Garden Grove Community Meeting Center followed by a networking reception, from 4:30 pm to 5:30 pm.

The workshop will cover the fundamentals of identifying markets, financing and insuring overseas sales, documentation and logistics, sea and air cargo services, and services of DEC, CITD, STEP, SBDC, WIT, SCORE, LACBFFA, and Export Tech.

Members of the Office of Economic Development will provide information on investment and development opportunities available in Garden Grove, as well as network with other business exhibitors and participants.

OFFICE OF ECONOMIC DEVELOPMENT UPDATE

March 29, 2018

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Lisa L. Kim

Community and Economic Development Director

By: Greg Blodgett  
Senior Project Manager  
Office of Economic Development

**WEEKLY MEMO 3-29-18**

# **NEWS ARTICLES**

# Relatives of four found dead in van gather at site in Garden Grove

By Jonathan Winslow  
[jwinslow@seng.com](mailto:jwinslow@seng.com)

More than 100 friends, family members and strangers lit candles and prayed in a twilight-soaked parking lot March 20 in Garden Grove to honor four people — a man, a woman and two young children believed to be a family — found dead in a van March 15.

Some bowed their heads, others brushed away tears or closed their eyes, but everyone in the parking lot — the very same where the people were found — prayed together in front of a large collection of flowers, candles, photos and other tributes that had been gathered.

The Garden Grove Police Department said the deaths are being investigated as an accident.

There were no signs of trauma or indications of a murder-suicide case — the van was parked



KEVIN SULLIVAN — STAFF PHOTOGRAPHER

Supporters of the Kanyavong family, who were found dead in their van in a CVS parking lot, look over a memorial after a prayer vigil March 20.

near a grass median that possibly blocked its exhaust pipe and caused a carbon monoxide build-up, according to police.

An exact cause of death won't be confirmed until a toxicology report comes back, police said.

**MOURNING » PAGE 5**



## Mourning

FROM PAGE 1

Phonexay Kanyavong, 39, of Anaheim, said when he heard that his brother Phunyouphone, identified as the man in the vehicle, was dead, he felt a mix of sadness and anger.

"A lot of us out there who have loved ones who are homeless — most people who have tried to help them have exhausted their resources, but it wouldn't hurt to reach out a second or third time to try again. It's just tragic," said Kanyavong, who said he hadn't spoken with his brother in more than a year. "My brother's not the kind of person who would listen to what people will tell him about how to live his life. He'll do what he wants to do — he was always that tough guy who wanted to do things on his own."

A friend of those who died, Santiago Aguilar, 35, of Long Beach, said the deaths served as a harsh reminder of the community's job to lend a hand when others are struggling — and the importance of being willing to accept that help.

"What touched me most was the babies," Aguilar said. "It's like having your own kids — knowing that maybe you could have done something. You wish you could have done something if you knew — if he would have opened up to family members or friends. I knew he would have reached out, but maybe he had too much pride and didn't want to say anything."



PHOTOS BY KEVIN SULLIVAN — STAFF PHOTOGRAPHER

Supporters of the Kanyavong family, who were found dead in their van in the parking lot of a CVS, participate in a prayer vigil near the site in Garden Grove on March 20.



Flowers from relatives adorn a memorial to the Kanyavong family, who were found dead in their van in the parking lot of a CVS, before a prayer vigil near the site in Garden Grove on March 20.

## Sen. Nguyen introduces bill to track and release sexual harassment complaint records

Following sexual harassment allegations at the State Capitol, Senator Janet Nguyen has introduced Senate Bill 908 requiring transparency for sexual harassment claims against members and staff of the California State Legislature. Specifically, SB 908 would require the Legislature to track all sexual harassment claims and to release all records pertaining to complaints, investigations, and settlement records dating back from 1989 and on. This bill would protect the privacy of victims and witnesses by requiring their names to be redacted from the public

records.  
"There must be increased transparency in the complaints process for sexual harassment claims in order to protect victims, deter harassers, and achieve justice," said Nguyen. "Currently, the state legislature



Courtesy photo

Sen. Janet Nguyen

see BILL, page 4

### **BILL:**

Continued from page 1

does not track complaints or release records in a timely manner. SB 908 would help shed an important light on sexual harassment claims dating back three decades while establishing an ongoing mechanism for residents to know whether their representative is engaging in depraved and abusive behavior."

In recent months, specific and serious allegations of sexual harassment have led to the resignation of three legislators and a leave of absence has been taken

by one additional member. There have been limited documents released from these investigations.

SB 908 would specifically strengthen the Legislative Open Records Act and would increase transparency by allowing Californians to see how much taxpayer money is used to settle sexual harassment claims for elected officials. By releasing this information, Nguyen hopes that the legislature and the public will have more information available on sexual harassment that will lead to policy solutions.

"We as leaders have a responsibility to correct an injustice that can no longer be ignored,"

said Nguyen. "By releasing three decades worth of information, I hope to discourage harassers by making their names known, while helping victims feel safer to come forward with their stories."

A member of the Select Committee on Women, Work and Family, Nguyen also co-authored Assembly Bill 403, the Legislative Employee Whistleblower Protection Act which prohibits Assemblymembers, Senators, or legislative employees from preventing any person through intimidation from reporting sexual harassment, sexual assault, and any other type of illegal activity. AB 403 was signed into law on Feb. 5.

## Man, Woman of Year named



Photo by Loreen Berlin

From left, are Miss Garden Grove Sara Bui, Garden Grove 2018 Man of the Year Scott Weimer, Garden Grove 2018 Woman of the Year Gayle Knight, and Miss Teen Sehrish Khan. The awards were presented by the Chamber of Commerce at the 112th Annual Gala Dinner and Awards at the Wyndham Hotel, 12021 Harbor Blvd. in Garden Grove.

### Light replacement

Southern California Edison, in coordination with the City of Garden Grove, is beginning a project to replace all 7,300 Edison-owned city street lights with energy-efficient Light Emitting Diode street lighting.

The project is scheduled to start this month and will take approximately 30-40 days to complete.

The city has selected LED lighting based on performance, energy savings and aesthetics in replacing the current street lighting system. The estimated savings in energy costs to the city is \$40,000 per year.

If qualified, the estimated one-time energy efficiency conversion incentive for the city will be approximately \$500,000.

Work hours are 7:30 a.m. to 4:30 p.m. Monday through Friday.

For the street light replacement schedule and location map, visit the city's webpage at [www.garden-grove.org/scs-lighting](http://www.garden-grove.org/scs-lighting).

### Assailant convicted

A 36-year-old man was convicted last Thursday of attacking five women in Anaheim and Garden Grove four years ago.

Ulises Omar De La Torre of Buena Park was convicted of attempted murder, kidnapping to commit a sex offense, assault with the intent to commit a sex offense, torture, burglary and assault. Jurors also found true sentencing enhancements for inflicting great bodily injury.

The attacks started about 5:15 p.m. Jan. 18, 2014, when De La Torre punched a woman in the back of the head and tried to pull her pants down in Garden Grove as she walked home from work at McDonald's.

De La Torre then broke into the home of a second woman and stabbed her as she arrived home, according to prosecutors.

Two other victims were headed to a room in an Anaheim hotel when he tried to force his way in. He stabbed the women as they shouted for help and managed to get away, prosecutors said.

The women suffered head, face and arm wounds.

About 10:30 p.m. that night, De La Torre attacked a jogger in Garden Grove, punching her in the face and knocking her down as he tugged at her clothes.

Orange County News  
March 28, 2018

**LEGAL NOTICE  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE \* INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• **THURSDAY, 7:00 P.M., APRIL 19, 2018**

**CONDITIONAL USE PERMIT NO. CUP-127-2018**

A request for Conditional Use Permit approval to allow the citywide installation of twenty-five (25) small wireless telecommunication facilities disguised as street lights along with a meter pedestal to be installed below finish grade or within the new street light. Each of the existing street lights, owned by Southern California Edison in the public right-of-way, will be removed and replaced with the new street light wireless telecommunication facility. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on **April 19, 2018**. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

DATE: March 26, 2018  
PUBLISH: Orange County News March 28, 2018

CITY OF GARDEN  
GROVE  
NOTICE INVITING  
SEALED BIDS  
CITY PROJECT NO.  
7164, 7131, 7132 and  
7134

**AMENDED BID  
OPENING DATE**

Notice is hereby given that sealed bids to furnish material, equipment, and labor for "TRAFFIC SIGNAL MODIFICATIONS AND PEDESTRIAN COUNTDOWN SIGNAL HEADS AT VARIOUS LOCATIONS, CITY PROJECT NO. 7164, 7131, 7132 and 7134", will be received in the City Clerk's Office, City Hall, 11222 Acacia Parkway, Garden Grove, California 92840.

The engineer's estimate is \$735,000. The proposed project generally consists of traffic signal modifications, striping modifications, signage installation, handicap ramp installation and installation of pedestrian countdown signal heads.

The plans, specifications and contract documents may be purchased from SABP Reprographics for the price of fifty five dollars (\$55). The price does not include tax or shipping if needed. The documents may be made available for "will call" or shipped directly to you. Please contact:

SABP Reprographics  
2372 Morse Avenue  
Irvine, CA 92614  
www.sabp.com

949-756-1001 (ask for the Digital Bond Department)  
Alternatively, you can e-mail your order to [workorder@sabp.com](mailto:workorder@sabp.com)

Bids are due in the City Clerk's Office by 10:00 a.m. on Thursday, April 12, 2018, and will be opened in Conference Room 1 - South, first floor, in City Hall.

Direct ANY and ALL questions to Ken Vu, P.E., Associate Engineer, (714) 741-5184.

/s/ Teresa Pomeroy, CMC  
City Clerk

Date: March 26, 2018  
Publish: Orange county News March 28, 2018 and April 4, 2018

**LEGAL NOTICE  
NOTICE OF PUBLIC  
HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE \* INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• **THURSDAY, 7:00 P.M.,  
APRIL 19, 2018**

**CONDITIONAL USE  
PERMIT NO. CUP-120-  
2018**

A request for Conditional Use Permit approval to upgrade an existing State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License to a new ABC Type "47" (On-Sale, General, Public Eating Place) License, and to allow live entertainment, in the form of karaoke, along with associated components (i.e., amplified sound, stage, and karaoke equipment), for an existing 1,885 square foot restaurant, Pho Hoa An Restaurant, currently operating under Conditional Use Permit No. CUP-102-03. The site is at 14291 Euclid Street #D101 in the PUD-104-81 (Planned Unit Development) zone.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on **April 19, 2018**. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

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GARDEN GROVE

## OCFA may replace city fire department

BY OC TRIBUNE STAFF ON MARCH 27, 2018 • ( LEAVE A COMMENT )



GARDEN GROVE fire truck (GGFD photo).

**By Jim Tortolano**

Garden Grove's fire department is 92 years old, and it may not make it to 100. At Tuesday's meeting of the City Council, the first public steps were taken toward possible replacement of the Garden Grove Fire Department with services from the Orange County Fire Authority.

No decision was made, but the OCFA – which serves most of Orange County and whose member cities surround most of Garden Grove – made a lengthy presentation to the council on how such a transition might occur, as well as cost savings projected for the city.

According to OCFA Battalion Chief Brad Phoenix, in 2018-19, the city could save \$2.5 million, and \$8.4 million over the first four years. Through the fiscal year of 2034-5, the projected savings could hit \$23 million.

(<https://orangecountytribune.files.wordpress.com/2018/03/ocfa-logo-200.png>) Under the proposal, all sworn employees of the GGFD would be offered a job with the Fire Authority, while non-sworn personnel – clerical, etc. – could be hired based on need and job vacancies.

Garden Grove's fire stations would have the same staffing levels as before, except for an upgrade in paramedic personnel.

The OCFA is run by a board that includes one representative per city involved. Currently, the authority serves 23 cities in the county, including the neighboring communities of Cypress, Stanton, Westminster and Santa Ana.

Garden Grove's fire department has its roots in the creation by voters in 1926 as the Garden Grove Fire Protection District, which became the GGFD after the city was incorporated in 1956.



"This is a big decision to make," said Councilman John O'Neill (District 2), citing the process of weighing potential cost savings against a city department "the people are so attached to."

## **Green set to turn blue**

Also on Tuesday night, the council took action on the issue of the color of bus benches and shelters. After a lengthy discussion, the council voted 7-0 to have both the shelters and benches painted the same shade of blue.

Color "swatches" will be brought back to the council to select a hue to be applied so that all the bus seating in the city would have the same shade of paint.

The issue became public when new bus benches installed around the city recently were a bright shade of lime green, which brought some criticism from the public. In addition to the shade of green, the fact that they "clashed" visually with the blue bus shelters, which are provided by a different company, was raised.

## **Garden Grove's Heritage Elementary to become a computer science academy in 2018-19**

OCDE Newsroom  
March 27, 2018

Ian Hanigan March 27, 2018

Garden Grove Unified has partnered with a company called Code to the Future to transform one of its elementary campuses into the district's first-ever computer science academy.



Heritage Elementary students Elizabeth Gonzalez and Carla Garcia show off their coding skills at a recent Family Technology Night event celebrating the upcoming launch of the new Computer Science Immersion Academy.

Beginning in 2018-19, all students who attend Heritage Elementary School will be part of the new Computer Science Immersion Academy, where programming, robotics, coding and other skills will be a regular part of their daily instruction.

The GGUSD school board approved the partnership with Code to the Future — billed as a national leader in establishing computer science magnet schools — at its Feb. 6 meeting. To celebrate, Heritage hosted a Family Technology Night in early March, inviting students and parents to a barbecue that included school-wide coding and interactive STEM activities.

The academy, district officials say, will be designed specifically for the elementary grade levels, integrating computer science into different academic content areas. In addition, students will tackle project-based learning assignments as they develop and strengthen core skills such as communication, creativity and critical thinking.

Teachers will receive resources, training and support in emerging technologies and STEM-centered instructional strategies, according to a GGUSD news release.

“Heritage Elementary School is already doing so much with technology,” Garden Grove school board President Bob Harden said. “This partnership will provide the school with new tools that have the power to inspire the next generation of computer programmers to fill jobs that have not even been imagined yet. Together, students and teachers will explore the world of STEM like never before.”



**EYEWITNESS  
NEWS**



**ABC7 News  
March 26, 2018**

By ABC7.com staff  
Monday, March 26, 2018 01:02PM

**GARDEN GROVE, Calif. (KABC) --**

Two people were killed in an early morning two-car crash in Garden Grove on Monday.

The collision happened just before 12:45 a.m. on Beach Boulevard near the 22 Freeway.

Officers responded to the scene and found a person dead and another unresponsive.

There were no passengers in either car, which were both significantly destroyed in the crash.

The second victim was transported to a nearby hospital, where the person later died.

Police are still investigating what caused the crash. They're asking any witnesses to call the

Garden Grove Police Department.



COURTESY OF JOHN MCEUEN

John McEuen of the Nitty Gritty Dirt Band picked up the banjo at 17 in Garden Grove and hasn't put it down since.



PHOTOS COURTESY OF JOHN MCEUEN

John McEuen, right, in the Willmore City Moonshiners, his band before joining the Nitty Gritty Dirt Band.

## MUSIC

# McEuen gets down to the nitty gritty

**Former Dirt Band member recounts his banjo-playing life that started in O.C.**

**By Peter Larsen**  
plarsen@scng.com  
@PeterLarsenBSF on Twitter

It was 1963 and 17-year-old John McEuen was hanging out with his best friend Steve Martin — yes, that Steve Martin — in Garden Grove when his older brother came by with a friend who owned a music shop in Long Beach and happened to have a banjo in tow.

“The guy knew, we found out

later, only four songs on the banjo that he could get through,” says McEuen, whose life was about to forever change. “Like ‘The Ballad of Jed Clampett’ and ‘Foggy Mountain Breakdown,’ but it didn’t quite break down. And Steve and I were there, our tongues were hanging out, going, ‘What is that?’ It was really an epiphany moment. Just the sound, for Steve and I both.”

McEuen — who joined the soon-to-be-quite-influential Nitty Gritty Dirt Band just a few gigs after founding member Jackson Browne, another Orange County native, left to pursue a solo career in 1966 — laughed as he shared

that story recently while driving south through Oregon on a West Coast tour that combines concerts and book events.

His forthcoming memoir, “The Life I’ve Picked: A Banjo Player’s Nitty Gritty Journey,” includes a version of the banjo epiphany. And between the book and his solo tour, he’s coming home to Southern California for a trio of events, including a pair in Huntington Beach on Saturday and Sunday and a third in Thousand Oaks on Monday.

His memoir is filled with fascinating tales of life onstage, in the studio, on the road and at home,

**MCEUEN » PAGE 2**

## McEuen

FROM PAGE 1

and while it's his personal tale, it's also a story of the music he and his peers made, a history of the transformation of folk music into country rock and the age-old beauty of acoustic instruments and the traditions with which they've been handed down.

That it's told from the point of view of a kid growing up in Orange County thousands of miles from the hollers of Kentucky or the mountains of Tennessee from which this music originally flowed only makes it more intriguing. But it was in Southern California where McEuen first fell in love with the banjo, so that's where his, and our, story begins.

"I happened to cross paths with the Dillards one night when I was 17," McEuen says of the legendary bluegrass band that brought that music to the mainstream when its members were hired to play the Darling Boys on "The Andy Griffith Show" in the early 1960s. "I went to the Paradox and Doug Dillard walked up and kicked off 'Hickory Hollow.' And the sounds, the presentation, the way they did it, just took me away."

He and Martin, who after great stardom in stand-up comedy and the movies in recent years has focused on bluegrass and the banjo, fell hard for the music, with McEuen helping Martin learn the instrument even as he was learning it himself.

McEuen, who like Martin worked at the Magic Shop at Disneyland, and credits that with giving him his first taste of performing, attended Santa Ana College and Cal

State Long Beach, but his real lessons came in the folk clubs of Orange County, places like the Paradox in Tustin, where he'd seen the Dillards that night, or the Rouge et Noir in Seal Beach, and especially at McCabe's Guitar Shop in Long Beach, where he met the fellow travelers with whom he'd soon join in the Nitty Gritty Dirt Band.

"Everybody was just hanging around playing," McEuen says. "And after a while we knew five or six songs together. You'd say, 'Well, let's play,' and you'd learn a new song. This wasn't like rehearsing or anything. It was just trying to figure out what the bridge to 'Jesse James' was, and how do we change chords here."

The owner of McCabe's "had a very welcoming coffee table that usually three or four or five or six people would be sitting around, and those people became the Nitty Gritty Dirt Band," he says.

The band found a measure of success with its self-titled 1967 debut album and the single "Buy for Me

the Rain," and even more with the 1970 release, "Uncle Charlie and His Dog Teddy," which produced singles such as the band's cover of "Mr. Bojangles," as well as "House at Pooh Corner," one of Kenny Loggins' first recorded songs, and "Some of Shelly's Blues," written by Michael Nesmith of the Monkees.

But McEuen's passion for vintage country music and its performers produced one of the group's greatest achievements in 1972 when he invited such legends as Earl Scruggs, Doc Watson and Maybelle Carter to record with this band of long-haired, hippie-looking West Coast boys, with the resulting album, "Will the Circle Be Unbroken," a landmark recording revered to this day.

There are plenty of great stories beyond these few moments highlighted here — backing Martin as the Toot Uncommons when he played his novelty hit "King Tut" on "Saturday Night Live," band pranks on the road, the thrill of the trav-

eling musician and the price that it takes on one's family life — and McEuen says he started writing them down about 15 years ago when one interviewer after another told him he should write a book one day.

He eventually sent a few of them to his lifelong friend Martin, who's written a number of books himself and encouraged him.

"He said, 'You need to put these in a book, but it's not a book yet, it's a bunch of stories, and you need to get an editor,'" McEuen said. So he did, and finally, "The Life I've Picked" emerged.

McEuen left the Dirt Band last year (he'd earlier taken a break from the group for the end of the '80s and all of the '90s), partly over business disagreements with his longtime bandmates and partly out of the frustration over their musical differences, both of which he talks about at different points in the book.

Around the same time he released his latest solo album, "Made In Brooklyn," which in addition to spotlighting Martin on banjo includes a varied set of standards and originals as well as bluegrass covers of two Warren Zevon songs, including "Excitable Boy." It's currently up for Americana album of the year at the Independent Music Awards.

He's modest about the legacy of the Nitty Gritty Dirt Band and the influence it's had on musicians who came after, though he's aware that it did spread the sounds you find today on the roots-oriented side of the country and rock music tracks.

"I always thought about it like John Fogerty took people to the bayou from Oakland or Berkeley, and we were taking people to Appalachia and Kentucky and the hills of Tennessee from Orange County," he says. "It came out West and through us it got filtered back."



# CITY OF GARDEN GROVE NEWS

**FOR IMMEDIATE RELEASE**

Public Information Office (714) 741-5280

CONTACT:  
John Montanchez (714) 741-5200  
Community Services Department

Tuesday, March 27, 2018

## **CITY RECEIVES AWARDS OF EXCELLENCE FOR RE:IMAGINE GARDEN GROVE-OPEN STREETS**

The City of Garden Grove's Community Services Department was recently recognized with two Award of Excellence distinctions in Economic Vitality and Marketing and Communications for efforts made towards Re:Imagine Garden Grove-Open Streets. The awards were presented by the California Park and Recreation Society (CPRS) during the 70<sup>th</sup> annual CPRS Conference and Expo in Long Beach. Garden Grove Mayor Steve Jones, City Manager Scott Stiles, and Community Services Director John Montanchez accepted the awards on behalf of the City.

Inaugurated in 2014, Re:Imagine Garden Grove-Open Streets is a City-wide initiative aimed at creating unique public spaces through innovative and fun experiences, while promoting a bike-friendly and pedestrian-friendly city.

"This is an exciting accomplishment for the City," said Mayor Jones. "These awards are testaments to the quality of work from staff and the certainty that the Re:Imagine Garden Grove-Open Streets events help further our position in Orange County as a progressive city, ready to re-imagine its future."

The selection process for the Economic Vitality Award of Excellence evaluated the positive impact and enhanced economic position Re:Imagine Garden Grove-Open Streets has on the community.

-more-

City Receives Awards of Excellence for Re:Imagine Garden Grove-Open Streets  
2-2-2

"Re:Imagine has brought the vision of Garden Grove's future to the present," said Montanez. "The past three Open Streets events have allowed tens of thousands of visitors to experience our downtown area and its unique collection of restaurants, retail, and open spaces."

Recognizing the efforts made towards marketing the third Open Streets event held on April 1, 2017, the City received the Marketing and Communications Award of Excellence for its innovative and detailed promotional and publicity strategies that attracted upwards of 15,000 local and regional attendees to car-free Garden Grove streets.

For more information about the CPRS Awards of Excellence Program, visit [www.cprs.org](http://www.cprs.org) or call the City's Community Services Department at (714) 741-5200.

For more information about Re:Imagine Garden Grove-Open Streets, visit [www.ggopenstreets.com](http://www.ggopenstreets.com).

###



# CITY OF GARDEN GROVE NEWS

## FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

CONTACT:  
Raquel Manson (714) 741-5554  
Public Works Department

Monday, March 26, 2018

### **FREE COMPOST GIVEAWAY TO GARDEN GROVE RESIDENTS**

Garden Grove residents can receive up to 60 gallons, per vehicle, of nutrient-rich compost for free at Garden Grove's annual Compost Giveaway. Rain or shine, the event takes place on Saturday, April 7, 2018, at the Garden Grove Municipal Service Center, located at 13802 Newhope Street, from 8:00 a.m. to 10:30 a.m., or until supplies run out.

Vehicles must enter from the rear of the Municipal Service Center, on A Better Way, accessible from Anabel Street.

Residents are advised to bring their own containers or buckets to pick up the loose compost. Bags are not permitted. Due to the popularity of this free event, residents should expect long lines.

Each year, Republic Services and the Garden Grove Sanitary District host the Compost Giveaway as a special thank-you to residents for participating in the residential green waste collection program.

For more information on the Compost Giveaway, or any of the residential collection programs, please call Republic Services at (714) 238-2444, or visit [www.republicservices.com/site/garden-grove-ca/](http://www.republicservices.com/site/garden-grove-ca/)

###



# CITY OF GARDEN GROVE NEWS

## FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

CONTACT: Mark Ladney (714) 741-5565  
Animal Care Services

Friday, March 23, 2018

### **LOW-COST PET CLINIC EVENT AT MAGNOLIA PARK**

The City of Garden Grove's Animal Care Services, in coordination with the Pet Clinic and Vaccination Services, is hosting a Pet Vaccine and Microchip Clinic on Sunday, April 15, 2018, from 10:00 a.m. to 12:00 p.m., at Magnolia Park, 11402 Magnolia Street.

The following services will be available to animals: dog and cat vaccinations, fecal exams, de-worming, physical exams, micro-chipping, nail trimming, prescription flea control, and diagnostic training.

Individual vaccinations and packaged vaccinations will be available. Please bring all dogs on leashes and cats in carriers.

For a complete list of services and more information, please visit [www.vetcarepetclinic.com](http://www.vetcarepetclinic.com)

###



# THÔNG TIN

## Từ Thành Phố Garden Grove

Để phổ biến trên các phương tiện truyền thông  
Văn phòng thông tin liên lạc: (714) 741-5280

Liên lạc: Ana Vergara-Neal (714) 741-5176  
Public Works Department

Thứ Tư, 28/3/2018

### **SOUTHERN CALIFORNIA EDISON THAY ĐỔI TOÀN BỘ ĐÈN ĐƯỜNG BẰNG ĐÈN LED**

Southern California Edison, phối hợp với Thành phố Garden Grove, đang bắt đầu một dự án để thay thế tất cả 7,300 đèn đường trong Thành phố bằng đèn tiết kiệm điện LED (Light Emitting Diode.) Dự án bắt đầu vào tuần thứ ba của tháng 3 năm 2018 và mất khoảng 30-40 ngày để hoàn thành.

Thành phố đã lựa chọn đèn LED dựa trên hiệu suất, tiết kiệm năng lượng và thẩm mỹ trong việc thay thế các bóng đèn hiện tại. Chi phí tiết kiệm điện ước tính cho Thành phố là \$40,000 mỗi năm.

Giám đốc Công trình công cộng William Murray cho biết, "Thay thế bóng đèn LED sẽ tốt cho môi trường, tốt cho việc sử dụng năng lượng, tiết kiệm tiền và làm cho đường phố trong Garden Grove của chúng ta an toàn hơn".

Giờ làm việc là 7:30 sáng đến 4:30 chiều, từ Thứ Hai đến Thứ Sáu. Công việc sẽ không có tác động đến các doanh nghiệp và cư dân gần khu vực.

Để biết lịch trình thay thế đèn đường và bản đồ vị trí, vui lòng truy cập trang web của Thành phố tại [www.garden-grove.org/sce-lighting](http://www.garden-grove.org/sce-lighting)

Để biết thêm thông tin, xin liên hệ Ana Vergara-Neal, Public Works Department tại số (714) 741-5176.

###





# THÔNG TIN

## Từ Thành Phố Garden Grove

**Đề phổ biến trên các phương tiện truyền thông**  
Văn phòng thông tin liên lạc: (714) 741-5280

Liên lạc: Monica Covarrubias (714) 741-5788  
Văn phòng Phát triển Kinh tế

Thứ Ba, 27/3/2018

### **GARDEN GROVE CÙNG 'PORT OF LA' TỔ CHỨC BUỔI HỘI THẢO MIỄN PHÍ**

Văn phòng Phát triển Kinh tế của Thành phố Garden Grove sẽ tổ chức Hội thảo miễn phí 'Trade Connect Introductory Workshop', hợp tác với Cảng Los Angeles. Hội thảo sẽ diễn ra vào Thứ Tư, ngày 4 tháng 4 năm 2018, từ 1:00 giờ đến 5:30 chiều, tại Trung tâm Hội nghị Cộng đồng Garden Grove, tọa lạc tại số 11300 Stanford Avenue, tiếp theo sau là buổi gặp gỡ và trao đổi, từ 4:30 đến 5:30 chiều.

Hội thảo sẽ bao gồm các nguyên tắc cơ bản để xác định thị trường, tài trợ và đảm bảo việc bán hàng, tài liệu và hậu cần, dịch vụ vận chuyển hàng hóa đường biển và hàng không ở nước ngoài và các dịch vụ của DEC, CITD, STEP, SBDC, WIT, SCORE, LACBFFA và xuất khẩu.

Các thành viên của Văn phòng Phát triển Kinh tế sẽ cung cấp thông tin về các cơ hội đầu tư và phát triển có sẵn tại Garden Grove, cũng như mạng lưới với các nhà triển lãm kinh doanh và những người tham gia khác.

Để biết thêm thông tin hoặc đăng ký, vui lòng truy cập  
[www.tinyurl.com/IntroGG18](http://www.tinyurl.com/IntroGG18)

###

VIỆTBÁO

Southern California Edison Đổ Đèn Đường Bằng Đèn LED

28/03/2018 00:00:00



GARDEN GROVE -- Southern California Edison, phối hợp với Thành phố Garden Grove, đang bắt đầu một dự án để thay thế tất cả 7,300 đèn đường trong Thành phố bằng đèn tiết kiệm điện LED (Light Emitting Diode.) Dự án bắt đầu vào tuần thứ ba của tháng 3 năm 2018 và mất khoảng 30-40 ngày để hoàn thành.

Thành phố đã lựa chọn đèn LED dựa trên hiệu suất, tiết kiệm năng lượng và thẩm mỹ trong việc thay thế các bóng đèn hiện tại. Chi phí tiết kiệm điện ước tính cho Thành phố là \$40,000 mỗi năm.

Giám đốc Công trình công cộng William Murray cho biết, "Thay thế bóng đèn LED sẽ tốt cho môi trường, tốt cho việc sử dụng năng lượng, tiết kiệm tiền và làm cho đường phố trong Garden Grove của chúng ta an toàn hơn".

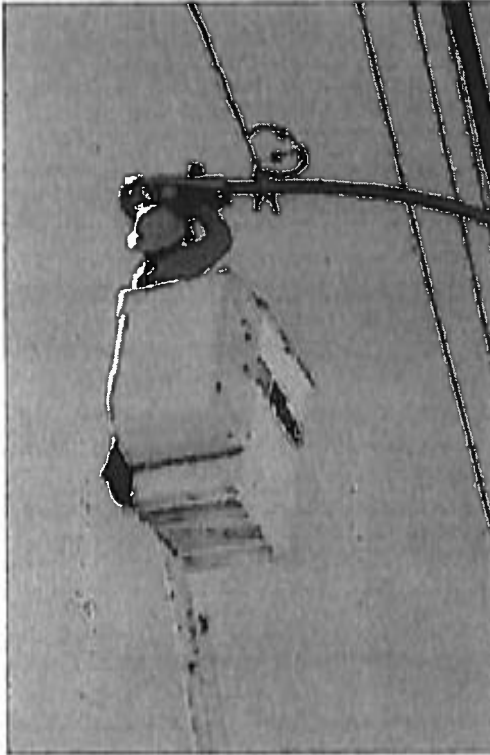
Giờ làm việc từ 7:30 sáng đến 4:30 chiều, từ Thứ Hai đến Thứ Sáu. Công việc sẽ không có tác động đến các doanh nghiệp và cư dân gần khu vực.

Để biết lịch trình thay thế đèn đường và bản đồ vị trí, vui lòng truy cập trang web của Thành phố tại [www.garden-grove.org/esc-lighting](http://www.garden-grove.org/esc-lighting)

Để biết thêm thông tin, xin liên hệ Ana Vergara-Nasal, Public Works Department tại số (714) 741-5178.

### Garden Grove: SCE đang thay đèn đường LED

Dùng kỹ để xem những gì bạn bè của bạn thích



Nhà dân Southern California Edison, phối hợp với chính quyền Garden Grove, đã bắt đầu một dự án để thay tất cả 7,300 đèn đường trong thành phố bằng đèn tiết kiệm điện LED (Light Emitting Diode). Dự án đã bắt đầu vào tuần thứ ba của tháng Ba hiện nay và có thể kéo dài đến 40 ngày để hoàn tất. Thành phố đã chọn đèn LED dựa trên hiệu suất, tiết kiệm năng lượng và thẩm mỹ. Thành phố có thể tiết kiệm tiền điện khoảng \$40,000 mỗi năm. Giám đốc Công Trình Công Cộng William Murray cho biết, "Thay thế bóng đèn LED sẽ tốt cho môi trường, tốt cho víp của chúng ta, tiết kiệm tiền và làm cho đường phố an toàn hơn." Giờ thay đèn là từ 7:30 sáng đến 4:30 chiều, từ thứ Hai đến thứ Sáu. (Hình do TP Garden Grove cung cấp)

Tweet Like +1

Advertising

New

>

New

Các tin khác

Hai phi công cũng thấy đĩa bay UFO tại Arizona

Là Mega Millions vượt quá \$500 triệu lần thứ tư trong lịch sử

### GEUMSAM GINSENG

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Start Saving On Insurance Today



### NORDSTRO

Từ Vi

Từ vi đồng phương ngày 23 tháng 3 năm 2018

"Ai giàu ba họ, ai khó 3 đời". Những khó khăn trở ngại dần dần qua đi. Để có những bức ảnh lúc may mắn bước một ngày là cơ ...

Từ vi đồng phương ngày 18 tháng 3 năm 2018

Từ vi đồng phương ngày 8 tháng 3 năm 2018

Từ vi đồng phương ngày 1 tháng 3 năm 2018

Xem tất cả

### Người Việt Khắp Nơi

Nạn nhân gốc Việt bị giết có dính liú tới mối dâm

Hai người bị truy tố tại giết Vương Thủ Phương là Lawrence Michael Duce, 30 tuổi, và Abelardo Ramos, 46 tuổi. Hai người đã có mặt trong phiên xử sơ ...

Là giáo sư Sĩ Phan Châu Trinh lên 82

Ông gốc Việt gọi bom tự chế dẫn sự quan chính phủ

Thứ Hai Tuần Thánh, Giáo Phận Orange cử hành Thánh Lễ Truyền Dầu

### Mới Nhất

Phát hiện lăng mộ và hài cốt nghi thuộc về Tào Tháo

Tượng điêu khắc 3,600 năm tuổi của nữ pharaoh Ai Cập

Tranh Van Gogh sắp được bán đấu giá tại Pháp

Tải số sao xe vào đêm đông, 1 người chết

Hai phi công cũng thấy đĩa bay UFO tại Arizona

Là Mega Millions vượt quá \$500 triệu lần thứ tư trong lịch sử

Nạn nhân gốc Việt bị giết có dính liú tới mối dâm

Bộ Trưởng Cựu Quân Nhân bị Trump thay với báo sĩ Tòa Bạch Ốc

Garden Grove: SCE đang thay đèn đường LED

Mới 18 tuổi, một cô Canada trúng số, lãnh \$1,000 mỗi tuần, suốt đời

# **Recent GGTV3 YouTube Videos**

## **Garden Grove Restaurant Week 2018:**

<https://www.youtube.com/watch?v=PB90PriGpMs>

## **2018 State of the City Full Length Version:**

<https://www.youtube.com/watch?v=eYHoGXcQKxg>

**WEEKLY MEMO 3-29-18**

**SOCIAL MEDIA  
HIGHLIGHTS**

Date Sent	Total Reach	Reactions	Comments	Engagement	Clicks
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**Garden Grove City Hall**

**SO CAL EDISON TO UPGRADE ALL EDISON-OWNED STREET LIGHTS TO LED**

2.8k

53

18

336

The city will see some new lights as **Southern California Edison (SCE)** begins their LED conversion project on all Edison-owned street lights. The selection of LED lighting is based on performance, energy savings, and aesthetics. The estimated savings in energy costs to the City is \$40,000 per year.  
<http://www.ci.garden-grove.ca.us/pw/street-lights-upgrade>

For the street light replacement schedule and location map, visit <https://www.ci.garden-grove.ca.us/sce-lighting>.

**#GG1956 #GardenGrove #SCE #LEDLighting**



(Post) March 26, 2018 5:29 pm



**Garden Grove City Hall**

Keep your gardens green, attend the annual Compost Giveaway next Saturday, April 7, from 8:00 a.m. to 10:30 a.m., at the Garden Grove Municipal Service Center, 13802 Newhope Street. **#GG** residents can receive up to 60 gallons of nutrient-rich compost for free! Full details at <https://www.ci.garden-grove.ca.us/pw/compost-giveaway-2018>. **#GG1956 #GardenGrove #Compost #FreeGiveaway Garden Grove Public Works Department**

2.7k

37

11

250



(Post) March 27, 2018 8:10 pm

Date Sent Total Reach Reactions Comments Engagement Clicks



**Garden Grove City Hall**

Thank you to these six officers for their dedicated service to this community.

895

28

1

114

Maintaining 9-1-1 emergency response times is critical to stopping crime, protecting victims, and saving lives. Visit [www.garden-grove.org/garden-grove-quality-of-life](http://www.garden-grove.org/garden-grove-quality-of-life) to join the conversation!

**#GG1956 #GardenGrove Garden Grove Police Department**



(Post) March 28, 2018 9:22 am



**Garden Grove City Hall**

Lotus Vegetarian Restaurant featured in **Los Angeles Times** article!

1.5k

20

4

71

Think **#BiGG** - Buy in **#GardenGrove #GG1956**

**At Lotus Vegetarian Restaurant in Little Saigon, your egg rolls are made by Vietnamese Buddhist nuns and monks**

(Post) March 27, 2018 8:39 am

Date Sent Total Reach Reactions Comments Engagement Clicks



**Garden Grove City Hall**

We'd like to give a shout out to Isaak Togia, from Pacifica High School, for receiving the **Association of California School Administrators** "Every Student Succeeding Award!"

1.1k

18

1

102

"Isaak is a perfect example of what can be achieved through hard work and a supportive school community like the one at Pacifica High School," said Teri Rocco, Board of Education trustee. "We are so proud of the student leader he has become and cannot wait to see what he accomplishes next." **Garden Grove Unified School District**

<http://ggusd.us/pacifica-high-school-student-receives-statewide-recognition>  
**#GGUSDPride #GG1956**



(Post) March 22, 2018 6:36 pm



**Garden Grove City Hall**

Are you the peanut butter to our jelly?

1.7k

14

0

162




Help feed 150 kids living in the Buena Clinton neighborhood in **#GardenGrove** by donating PB&J care packages to City Hall, at 11222 Acacia Parkway, or Buena Clinton Youth and Family Resource Center, at 12661 Sunswept Avenue. The deadline to donate has been extended to next Monday (3/26).

For more information, visit <https://www.ci.garden-grove.ca.us/city-files/peanut-butter-jelly-project-flyer.jpg>. **#GG1956 #NoChildGoesHungry**



(Post) March 23, 2018 4:00 pm



Date Sent	Total Reach	Reactions	Comments	Engagement	Clicks
 <p><b>Garden Grove City Hall</b>            Congratulations to Man of the Year, Scott Weimer; Woman of the Year, Gayle Knight; Business of the Year- Collaboration, <b>Orangefield Child Development Center</b>; Business of the Year- Community Service, <b>OC Food Bank</b>; and Business of the Year- Social Media &amp; Marketing, Debello Agency!</p> <p><b>#GG1956 #GardenGrove Garden Grove Chamber of Commerce</b></p> <p><b>Garden Grove Chamber of Commerce</b></p> <p>(Post) March 27, 2018 2:14 pm</p>	1.0k	12	1		46
 <p><b>Garden Grove City Hall</b>            The City of Garden Grove's Community Services Department was recently recognized with two Award of Excellence distinctions in Economic Vitality and Marketing and Communications for efforts made towards Re:Imagine Garden Grove-Open Streets!</p> <p><b>#GG1956 #GardenGrove GG Open Streets</b></p> <p>*Photo courtesy of Kerran Lakin with Kerran's Photos" for the "Garden Grove Mayor Steve Jones, City Manager Scott Stiles, and Community Services Director John Montanchez accepting awards</p> <p><b>City Receives Awards of Excellence for Re:Imagine Garden Grove-Open Streets   City of Garden Grove</b></p> <p>(Post) March 28, 2018 1:00 pm</p>	1.4k	10	6		185
 <p><b>Garden Grove City Hall</b>            Help us maintain public safety, 9-1-1 emergency response services, protect local drinking water supplies, and provide other services and programs that make our city a desirable place to live, visit, and do business by visiting the website provided below.</p> <p><b>#GG1956 #GardenGrove Garden Grove Fire Department Garden Grove Police Department</b></p> <p><b>Garden Grove Quality of Life - Join the Conversation!   City of Garden Grove</b></p> <p>(Post) March 23, 2018 2:29 pm</p>	912	6	1		58

Date Sent Total Reach Reactions Comments Engagement Clicks



**Garden Grove City Hall**  
**THERE'S STILL TIME...**

649

4

1

17

to sign up for the Garden Grove College Graduates' Reception!

If you are a Garden Grove resident graduating this spring, summer, or fall from any college or university, the City is inviting you be a part of the 6th annual Garden Grove College Graduates Reception!

A special thank you to our title sponsor **Shell** as well as our other sponsors: **Paris Baguette, Signal Hill Petroleum, Inc., Garden Grove Strawberry Festival, Kiwanis Club of Greater Garden Grove, Garden Grove Elks Lodge #1952, Garden Grove Unified School District, Giuliano's Specialty Foods, Nick Dibs, Women's Civic Club of Garden Grove, Garden Grove Chamber of Commerce Women's Division.**

For more information or to sign up, please visit the website below.

**#GG1956 #GardenGrove  
 #gardengrovegrads**

**Garden Grove College Graduates, Class of 2018 | City of Garden Grove**

(Post) March 26, 2018 3:06 pm

Date Sent Total Reach Reactions Comments Engagement Clicks



**Garden Grove City Hall**  
 City Partners with Port of LA for Trade Workshop

716 4 1 62

The City's Office of Economic Development is hosting a free Trade Connect Introductory Workshop, in partnership with the **Port of Los Angeles**. The workshop takes place on Wednesday, April 4, from 1:00 p.m. to 5:30 p.m., at the Community Meeting Center, 11300 Stanford Avenue, followed by a networking reception, from 4:30 p.m. to 5:30 p.m.

For more information and to sign up, visit <http://www.ci.garden-grove.ca.us/econdev/trade-workshop>.  
**#GG1956 #GardenGrove #TradeWorkshop**



(Post) March 22, 2018 5:45 pm



**Garden Grove City Hall**  
 Have you signed up for the **Kiwanis Club of Greater Garden Grove** poker cup tournament yet?

682 4 1 15

**#GG1956 #GardenGrove #Kiwanis**



(Post) March 22, 2018 8:54 am

Date Sent Total Reach Reactions Comments Engagement Clicks



**Garden Grove City Hall**  
ONE WEEK...

498

2

•

34

until the free Trade Connect Introductory Workshop, in partnership with the **Port of Los Angeles**. Sign up today!

**#GG1956 #GardenGrove**



(Post) March 28, 2018 10:59 am



**Garden Grove City Hall**









We'd like to give a shout out to **Isaak Togia**, from **Pacifica High School**, for receiving the **Association of California School Administrators "Every Student Succeeding Award!"**









"Isaak is a perfect example of what can be achieved through hard work and a supportive school community like the one at Pacifica High School," said Teri Rocco, Board of Education trustee. "We are so proud of the student leader he has become and cannot wait to see what he accomplishes next." **Garden Grove Unified School District**

<http://ggusd.us/pacifica-high-school-student-receives-statewide-recognition>  
**#GGUSDPride #GG1956**



(Post) March 22, 2018 6:13 pm

Date Sent	Total Reach	Reactions	Comments	Engagement	Clicks
 <p><b>Garden Grove Police Department</b></p>  <p>(Post) March 27, 2018 3:00 pm</p>	7.1k	633	83	2.2k	
 <p><b>Garden Grove Police Department</b></p>  <p>(Post) March 27, 2018 3:00 pm</p>	7.1k	633	83	2.2k	
 <p><b>Garden Grove Police Department</b></p> <p>Last night we swore in three new officers. Please help us welcome Julio Cortez (LAPD lateral), Brian Girgenti (Tustin lateral) and Thomas Reed (Golden West Academy Graduate) into our #GardenGrovePD family.  <b>#GGPD32 #GG1956 #thinblueline #lateralofficer #JoinGGPD Garden Grove City Hall</b></p>  <p>(Post) March 27, 2018 3:00 pm</p>	7.1k	633	83	2.2k	
 <p><b>Garden Grove Police Department</b></p> <p>Yesterday we paid our respects to a brother in blue. Officer Gregory Casillas made the ultimate sacrifice on March 9, 2018. Our thoughts and prayers continue to be with his family, friends and Department <b>Pomona Police Department.</b>  <b>Photos courtesy of Katherine Serrano. #GGPD32 #thinblueline #policefamily #restinpeace</b></p>  <p>(Post) March 23, 2018 9:00 am</p>	7.8k	555	36	1.7k	

Date Sent	Total Reach	Reactions	Comments	Engagement	Clicks
 <p data-bbox="289 239 636 268"><b>Garden Grove Police Department</b></p>  <p data-bbox="289 504 558 533">(Post) March 28, 2018 9:00 am</p>	6.0k	373	43	956	
 <p data-bbox="289 575 636 604"><b>Garden Grove Police Department</b></p>  <p data-bbox="289 764 558 793">(Post) March 28, 2018 9:00 am</p>	6.0k	373	43	956	
 <p data-bbox="289 840 636 869"><b>Garden Grove Police Department</b></p> <p data-bbox="289 873 727 1251">                     Not all <b>#heroes</b> wear a cape. Between six officers, three lives were saved, on three separate occasions. Last night Officers J. Delgado, D. Edwards, M. Elhami, M. Marchand, L. Ramirez and J. Vargas were recognized by the City Council and received <b>#LifeSaving #medals</b> from Chief Elgin for going above and beyond in providing life saving efforts.  <b>#GGPD32 #GG1956 #policework #thinblueline</b>  <b>Garden Grove City Hall</b> </p>  <p data-bbox="289 1428 558 1457">(Post) March 28, 2018 9:00 am</p>	6.0k	373	43	956	
 <p data-bbox="289 1503 636 1533"><b>Garden Grove Police Department</b></p> <p data-bbox="289 1537 743 1713">                     In honor of <b>#NationalPuppyDay</b> tomorrow, K9 Vader takes a break to enjoy some well deserved attention from the community.  <b>#GGPD32 #K9 #policedog #furmissile #policeofficer #k9handler #thinblueline</b> </p>  <p data-bbox="289 1898 548 1927">(Post) March 22, 2018 6:15 pm</p>	2.9k	148	12	151	

Date Sent Total Reach Reactions Comments Engagement Clicks



**Garden Grove Police Department**

Command staff, officers and explorers from the **Garden Grove Police Department**, along with law enforcement agencies from around Southern California, participated in the 6th annual Centanni-Cottle Memorial 5K Run in honor of Lance Corporal Rick Centanni and Sergeant Major RJ Cottle who were both killed in Afghanistan in 2010. Rick Centanni is an honorary police officer from the **Santa Ana Police Department** and RJ Cottle was an officer with **LAPD Metro**. **#GGPD32 #JoinGGPD #CentanniCottleMemorialRun**

3.3k 121 4 662



(Post) March 25, 2018 12:12 pm



**Garden Grove Police Department**

**#FlashBackFriday**. Then & Now of three ordinary guys who have accomplished extraordinary things at the **#GardenGrovePoliceDepartment**. (Some guys have changed more than others.) You will be missed. For the full story on their retirement from **#GGPD** and new careers at the OC District Attorney's Office: <http://bit.ly/2G1DNzC>  
 Photos courtesy of GGPD & Steven Georges/Behind the Badge OC  
**#GGPD32 #GG1956 #policehistory #retirement #thinblueline #fbf Behind the Badge OC Tony Rackaukas**

3.1k 105 16 392



(Post) March 23, 2018 3:00 pm

Date Sent

Total Reach

Reactions

Comments

Engagement

Clicks



**Garden Grove Police Department**

Today, @gardengrovepd command staff, officers and explorers, along with law enforcement agencies from around Southern California, participated in the 6th annual Centanni-Cottle Memorial Run 5k in honor of Lance Corporal Rick Centanni and Sergeant Major RJ Cottle who were both killed in Afghanistan in 2010. Rick Centanni is an honorary police officer from the @santaana\_pd and RJ Cottle was an officer with the @lapdhq. #GGPD32 #JoinGGPD @Centanni-Cottle Memorial 5k Run and Walk



(Post) March 25, 2018 11:28 am



Date Sent	Total Reach	Reactions	Comments	Engagement	Clicks
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**Garden Grove Fire Department**

The fire department has staffed OES E302 and they are assigned to a multi-jurisdictional strike team from Orange County to assist operations in Santa Barbara County. All fire stations in Garden Grove are fully staffed without interruption in service.

1.5k

48

1

100

It is expected today that Garden Grove will see the heaviest rainfall out of this storm. Here is a checklist to keep you and your home safe and dry:

Clear debris from drains.

Pick up sandbags as needed. Available to GG residents at stations 2, 3, & 4. Location at [www.gardengrovefire.org](http://www.gardengrovefire.org).

Stay out of moving bodies of water. If you see someone in it, stay away & call 911.

If you drive up to a large amount of water, turn around and pick another route.

If you see power lines down, keep everyone & animal away, and call 911.

Allow plenty of time to get to your destination. Driving is already a challenge, the rain doesn't help.

Make sure your windshield wipers are in good condition. Remember - if they go on, the headlights go on. No sense in camouflaging yourself in this weather.







Check back here for official City storm information.

Please share this message.

Have a great day, and make it a safe one!

**#gg1956 #LARain #cawx #sandbags  
Garden Grove Police Department  
Garden Grove City Hall Garden Grove  
Public Works Department**

(Post) March 22 2018 11:14 am

Date Sent	Reach	Organic Impressions	Responses	Likes	Clicks
 <p><b>CityGardenGrove</b>                      The city will see some new lights as @SCE begins their LED conversion project on all Edison-owned street lights in... <a href="https://twitter.com/l/web/status/9...">twitter.com/l/web/status/9...</a>                      (Tweet) March 26, 2018 5:33 pm</p>	8.4k	1.1k	6	-	-
 <p><b>CityGardenGrove</b>                      City Partners with Port of LA for Trade Workshop - The City is hosting a free Trade Connect Introductory Workshop,... <a href="https://twitter.com/l/web/status/9...">twitter.com/l/web/status/9...</a>                      (Tweet) March 22, 2018 5:49 pm</p>	22.3k	1.4k	4	-	-
 <p><b>CityGardenGrove</b>                      ONE WEEK...                       until the free Trade Connect Introductory Workshop, in partnership with the @PortofLA. Sign up today!                       #GG1956                       (Retweet with Comment) March 28, 2018 11:00 am</p>	2.6k	368	-	-	-
 <p><b>CityGardenGrove</b>                      Congratulations to all of the awardees! #GG1956 @GGChamber                      (Retweet with Comment) March 27, 2018 2:15 pm</p>	2.6k	311	-	-	-
 <p><b>CityGardenGrove</b>                      Are you the peanut butter to our jelly? Help feed 150 kids living in the Buena Clinton neighborhood in #GG by donating PB&amp;J care packages to City Hall, 11222 Acacia Pkwy or Buena Clinton Youth &amp; Family Resource Center, 12661 Sunswept Ave. The deadline to donate is next Mon, 3/26.  <a href="https://pic.twitter.com/ebFAMewuK5">pic.twitter.com/ebFAMewuK5</a></p> 	2.6k	528	-	-	-
<p>(Tweet) March 23, 2018 4:21 pm</p>					

## **MISCELLANEOUS ITEMS**

**March 29, 2018**

1. Calendar of Events
2. Agenda for the April 5, 2018 and Minutes for the March 15, 2018 Planning Commission meetings.
3. League of California Cities, "CA Cities Advocates" dated March 22-26, 2018.
4. CA Dept of Food and Agriculture Amendment Memo about the Huanglongbing (Citrus Tree) Disease.



**GARDEN GROVE**

CALENDAR OF EVENTS

March 29, 2018 – April 19, 2018

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Thursday	March 29		Casual Day – Baseball Theme
Friday	March 30		City Hall Closed – Regular Friday Closure
Saturday	March 31	1:00 p.m.- 4:00 p.m.	2018 Eggs-Cavation Atlantis Play Center
Wednesday	April 4	1:00 p.m.- 5:30 p.m.	Trade Connect Introductory Workshop hosted by Economic Development - 1:00-4:30 p.m. Networking Reception - 4:30-5:30 p.m. Community Meeting Center, AB Room
Thursday	April 5	7:00 p.m.	Planning Commission Meeting, Council Chamber
Saturday	April 7	6:00 p.m.	Kiwanis Club of Garden Grove Poker Cup Tournament, Kiwanis Land, 9840 Larson Ave. Proceeds donated to the Buena Clinton Youth and Family Center and Magnolia Park Family Resource Center
Tuesday	April 10	5:30 p.m. 6:30 p.m. 6:30 p.m.	Closed Session, Founders Room Successor Agency Meeting, Council Chamber City Council Meeting, Council Chamber
Wednesday	April 11	2:00 p.m.	Oversight Board Meeting, Council Chamber
Thursday	April 12	9:00 a.m.	Zoning Administrator Meeting City Hall, 3 <sup>rd</sup> Floor Training Room
		6:00 p.m.	Parks, Recreation and Arts Commission Meeting Council Chamber
Thursday- Sunday	April 12- April 15		One More Productions presents "Always Patsy Cline", Gem Theater
Friday	April 13		City Hall Closed – Regular Friday Closure
Sunday	April 15	10:00 a.m.- Noon	Pet Vaccine and Microchip Clinic hosted by Garden Grove Animal Care Services Magnolia Park, 11402 Magnolia St.
Thursday	April 19		Casual Day
		7:00 p.m.	Planning Commission Meeting, Council Chamber



## AGENDA

### GARDEN GROVE PLANNING COMMISSION

#### REGULAR MEETING

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APRIL 5, 2018

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. - COUNCIL CHAMBER

ROLL CALL: CHAIR BRIETIGAM, VICE CHAIR TRUONG  
COMMISSIONERS KANZLER, LAZENBY, LEHMAN, NGUYEN,  
SALAZAR

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

#### PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: March 15, 2018
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. SITE PLAN NO. SP-050-2018  
CONDITIONAL USE PERMIT NO. CUP-128-2018

APPLICANT: JARED HARDIN

LOCATION: SOUTHWEST CORNER OF HARBOR BOULEVARD  
AND WOODBURY ROAD AT 13731 HARBOR  
BOULEVARD

**REQUEST:** Site Plan approval to demolish an existing 2,747 square foot accessory building on a lot improved with an existing main building of 21,708 square feet and to construct a new, approximately 5,485 square foot addition with site improvements to the parking lot, landscaping, lighting, service office and canopy, offices, and display areas, in conjunction with a request for Conditional Use Permit approval to allow the operation of a motor vehicle sales and maintenance facility. The site is in the C-3 (Heavy Commercial) zone. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

**STAFF RECOMMENDATION:** Approval of Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018, subject to the recommended Conditions of Approval.

- D. ITEM(S) FOR CONSIDERATION
  - D.1. REVIEW OF THE CODE OF ETHICS
- E. MATTERS FROM COMMISSIONERS
- F. MATTERS FROM STAFF
- G. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION  
Council Chamber, Community Meeting Center  
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes  
Thursday, March 15, 2018

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Brietigam  
Vice Chair Truong  
Commissioner Kanzler  
Commissioner Lazenby  
Commissioner Lehman  
Commissioner Nguyen  
Commissioner Salazar

Absent: None

PLEDGE OF ALLEGIANCE: Led by Vice Chair Truong.

ORAL COMMUNICATIONS – PUBLIC – Mr. Josh McInstosh asked staff for the percentage of market rate units versus low-income units at Brookhurst Triangle development. Staff would connect him with Greg Blodgett of Economic Development.

MARCH 1, 2018 MINUTES:

Action: Received and filed.  
Motion: Lehman Second: Lazenby  
Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong  
Noes: (0) None  
Abstain: (2) Kanzler, Salazar

Commissioner Kanzler recused himself from the meeting due to a conflict of interest explaining that he lived across the street from the following project.

PUBLIC HEARING – SITE PLAN NO. SP-045-2018, CONDITIONAL USE PERMIT NO. CUP-121-2018, CONDITIONAL USE PERMIT NO. CUP-122-2018, AND CONDITIONAL USE PERMIT NO. CUP-123-2018. FOR PROPERTY LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN CIVIC CENTER DRIVE AND 9<sup>TH</sup> STREET AT 12951 7<sup>TH</sup> STREET, 12932 AND 12942 8<sup>TH</sup> STREET, 12931 AND 12941 9<sup>TH</sup> STREET, AND 11421, 11461, AND 11301 GARDEN GROVE BOULEVARD.

Applicant: CHRIS BENNETT (COTTAGE INDUSTRIES, LLC.)

Date: March 15, 2018

Request: A request by Cottage Industries, LLC for approval of a Site Plan and three (3) Conditional Use Permits for the Cottage Industries project. The proposed Site Plan would allow the conversion of four (4) existing residential structures and two (2) existing accessory structures into commercial restaurant and retail use; the construction of two (2) new commercial buildings with a combined square footage of approximately 2,284 square feet to accommodate a communal lounge area, a restaurant, restrooms, and facility storage for the project; construction of accessory trellis and patio shade structures with a combined square footage of approximately 4,900 square feet; and the conversion of two parcels into a surface parking lot to serve the development. One of the proposed Conditional Use Permits would allow for the outdoor consumption/sales of alcohol within the communal area of the development and outdoor entertainment. The other two proposed Conditional Use Permits would allow for the operation of a new restaurant, located at 12932 8<sup>th</sup> Street, with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License, and a new restaurant, located 12941 9<sup>th</sup> Street, with Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License and entertainment. Each proposed Conditional Use Permit includes a request pursuant to Garden Grove Municipal Code Section 9.18.090.040.f.9 for waiver of distance and location provisions to allow the proposed uses within 200 feet of properties containing residential uses. The Planning Commission will also consider a determination that the Cottage Industries project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to the CEQA guidelines, including, but not limited to, Section 15332 thereof. The site is in the CC-1 (Civic Center East) zone. This project is exempt pursuant to CEQA Section 15332 – In-Fill Development Project.

Action: Public Hearing held. Speaker(s): Chris Bennett, Sara Soto, Clifford Hampton, George Alvarez, Gene Felling, Josh McIntosh, Linda Sadeghi, Maureen Blackmun, Gerald Sloan, John Ramirez.

Action: Resolution Nos. 5908-18, 5909-18, and 5910-18 were approved.

Motion: Lazenby Second: Lehman

Ayes: (6) Brietigam, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (1) Kanzler



Chair Brietigam called a ten minute recess at 8:09 p.m. The meeting reconvened with Commissioner Kanzler present at 8:20 p.m.

**PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION, PLANNED UNIT DEVELOPMENT NO. PUD-008-2018, GENERAL PLAN AMENDMENT NO. GPA-001-2018, SITE PLAN NO. SP-048-2018. FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST STREET AT 10080 GARDEN GROVE BOULEVARD.**

Applicant: AMG & ASSOCIATES, LLC  
Date: March 15, 2018

Request: To repurpose an existing 8-Story, unfinished, steel structure to a 400-unit senior housing project by amending the General Plan Land Use designation from Residential/Commercial Mixed Use 1 to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing; to rezone the site from Garden Grove Boulevard Mixed Use 1 (GGMU1) to Planned Unit Development (PUD) to implement the new General Plan designation; and Site Plan review for the proposed senior housing project which includes additional building mass and an increase in developable site area to 5.09 acres from 3.09 acres. The Developer is also requesting a density bonus of 35% under the State Density Bonus allowance and three concessions: a reduction in unit size from minimum requirements; a reduction in the required overall open space; and an increase in the number of allowable compact spaces. The site is in the GGMU1 (Garden Grove Boulevard Mixed Use 1) zone.

The Planning Commission will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the modified project.

Action: Public Hearing held. Speaker(s): Alexis Gevorgian, Maureen Blackmun, Bill Grant, Josh McIntosh. One letter of support was submitted by Cindy Spindle of the Garden Grove Chamber of Commerce.

Action: Resolution Nos. 5914-18 (PUD/GPA) and 5915-18 (SP) were approved.

Motion: Kanzler Second: Truong

Ayes: (7) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Salazar, Truong

Noes: (0) None

**MATTERS FROM COMMISSIONERS:** Referring to the Cottage Industries project, Commissioner Kanzler commented that he liked the idea of a local family area to walk to eat instead of using a car.

Commissioner Lazenby expressed concern for increased traffic and pedestrian safety on 9<sup>th</sup> Street, especially with several schools in the area, and asked if there was a method to reduce traffic speed and have more safe crosswalks. Staff responded that the crosswalk at Stanford Avenue could be enhanced with additional stripes, signage, and pedestrian-actuated flashing beacons, however, the amount of traffic did not warrant a signal at that location. Also, speed limits were based on traffic engineering studies every five years, with the next study two years out, though with changed demographics, the next study may indicate the speed should be lowered. Staff then added that a recently received Caltrans grant for the Active Downtown Plan would look at the disadvantaged neighborhoods to the east to determine how to better the downtown area as a whole for pedestrians and bicycle riders.

Chair Brietlgam challenged the City to find funding to increase the size of the Police Department to 200 sworn by the year 2020, especially with the increase of homelessness and release of prisoners.

**MATTERS FROM STAFF:** Staff gave a brief description of public hearing items for the next regular Planning Commission meeting on April 5<sup>th</sup>.

**ADJOURNMENT:** At 9:26 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, April 5, 2018, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion:	Lazenby	Second:	Lehman
Ayes:	(7)	Brietlgam, Kanzler, Lazenby, Lehman, Nguyen, Salazar, Truong	
Noes:	(0)	None	

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Judith Moore  
Recording Secretary

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> Southwest corner of Harbor Boulevard and Woodbury Road, located at 13731 Harbor Boulevard
<b>HEARING DATE:</b> April 5, 2018	<b>GENERAL PLAN:</b> Heavy Commercial (HC)
<b>CASE NO.:</b> Site Plan No. SP-050-2018 & Conditional Use Permit No. CUP-128-2018	<b>ZONE:</b> Heavy Commercial (C-3)
<b>APPLICANT:</b> Jared Hardin	<b>CEQA DETERMINATION:</b> Exempt - 15301 - Existing Facilities
<b>PROPERTY OWNER:</b> Gerardo C. Vega and Thomas C. Walbridge, Trustee of the Thomas C. Walbridge Trust	<b>APN:</b> 100-130-52

**REQUEST:**

The applicant is requesting approval of a Site Plan to demolish an existing 2,747 square foot accessory building on a 101,407 square foot lot improved with an actual useable building area of 21,708 square feet, which is composed of a two-story auto sales and repair facility, to construct an approximately 5,485 square foot addition to the existing auto sales and repair building along with site improvements that include: revisions to the parking and landscaping area, adding new perimeter lighting; service office and canopy addition, interior offices, and auto display areas. The Applicant is also requesting approval of a new Conditional Use Permit for an auto sales, service, parts, and inventory facility on two floors under a roof structure of approximately 30,193 square feet on a 101,407 square foot lot. An auto sale and repair business currently operates on the Site pursuant to Conditional Use Permit No. CUP-550-01. Upon approval of the proposed new Conditional Use Permit, Conditional use Permit No. CUP-550-01 would be deemed void and of no further force and effect.

**PROJECT STATISTICS**

	CODE REQUIREMENT	PROVIDED
<b>Lot Size</b>	20,000 square feet	101,407 square feet
<b>Lot Width</b>	75'-0"	267'-0"
<b>Parking</b>	93	112
<b>Landscaping</b>	2,346 square feet	4,400 square feet
<b>Building Height</b>	3 stories or 35'-0"	2 stories or 26'-3"
<b>Building Setbacks</b>		
Front	15'-0"	15'-0"
Rear	10'-0"	10'-0"
Street Side	10'-0"	10'-0"
Interior Side	0'-0"	0'-0"

**BACKGROUND:**

The subject site is a single parcel, approximately 101,407 square foot in size, located on the southwest corner of Harbor Boulevard and Woodbury Road at 13731 Harbor Boulevard. The site is improved with an existing approximately 21,708 square foot, two-story building that is under an approximately 20,988 square foot roof, located on the center portion of the property that is used for auto sales, display, and the repair of recreational vehicles. Along Woodbury Road, on the northwest corner, there is a 2,747 square feet accessory building. There are three (3) access points onto the site, one (1) on the east side along Harbor Boulevard, and two (2) entrances to the north, along Woodbury Road, leading to the adjacent customer parking area and to the auto and recreational vehicle parking area located on the west rear side of the property.

The subject site has a General Plan Land Use Designation of Heavy Commercial (HC) and is zoned C-3 (Heavy Commercial). The property abuts C-3 (Heavy Commercial) zoned properties to the south, north across Woodbury Road, East across Harbor Boulevard, and M-1 (Limited Industrial) north, across Woodbury Road, and west.

A historical review of the City's Business Licenses shows that as of 1997, the site was used to repair and paint recreational vehicles. On May 18, 2001, Director's Review DR-03-01 was approved, allowing for the sale of motor vehicles for a period of sixty days. On June 7, 2001, Conditional Use Permit No. CUP-550-01 was approved, allowing for sale of motor vehicles along with the continued repair and paint of recreational vehicles use. The Municipal Code requires the approval of a new Site Plan when there is a proposal for "any new building or structure or any addition to an existing structure or building that exceeds ten percent (10%) of the existing floor area, or one thousand square feet, whichever is less." The Municipal Code requires the approval of a new Conditional Use Permit when there is a proposal "for any expansion in floor area of a use currently under provisions of an approved conditional use permit" and/or "for any new use or Intensification of uses

at a facility currently being operated under provisions of an approved Conditional Use Permit”.

## **DISCUSSION:**

### **SITE PLAN**

#### **Site Design and Circulation**

The subject site layout is designed with three (3) access points: The first driveway, located along Harbor Boulevard, is ingress only and leads directly to the customer parking area. The second and third driveways, located along Woodbury Road, are both ingress and egress points that lead directly to the adjacent customer parking area and the service drop-off and pick-up area, the service bays, employee parking, and to the auto inventory parking area located on the west rear side of the property. The delivery of vehicles will be via a typical sixty-five foot (65'-0") long car carrier that will access the site via the second, most westerly driveway from Harbor Boulevard off of Woodbury Road. The car carrier will turn onto and unload the vehicles on-site, then exit the site via the same driveway. (Note: Woodbury Road is a street that terminates into a cul-da-sac approximately 470' from the second driveway). The sales and service customers, and employees will access the site via any of these driveways. Part of the perimeter improvements include the replacement of the existing perimeter lighting with a new, efficient system that will compliment the building's architecture. The lighting fixtures will include shields to direct lighting down on-site rather than towards the public right-of-way.

The site is improved with an existing approximately 21,708 square foot, two-story building located on the center portion of the property. The building improvements include adding 5,485 square feet to the existing auto sales and repair building on two floors. The proposal includes the demolition of the 2,747 square foot accessory building located along Woodbury Road, on the northwest corner.

#### **Floor Plan**

Under the expanded roofed structure, the applicant proposes on first floor, exterior and interior auto display areas; multiple offices; a consultation space; a lounge; a storage room; a car wash area; a mechanical room; a 15-bay service area; a service area drop-off and pick-up situated under a new canopy, and an auto staging area. On the second floor, there will be a storage area, multiple offices, and a conference room.

#### **Building Design**

The proposed elevations will consist of a cement, smooth trowel finish with precise vertical and horizontal joint lines, along with decorative covered columns, and a door and window storefront system that will create large uninterrupted window openings. The building colors will consist of neutral colors and tones, such as grey, silver, and white along with tactical use of red, present in the Kia brand. The design of the façade will provide strategic areas for sign placement. Overall, the

architecture and design of the building aligns itself as contemporary architecture, sleek, streamlined, and modern.

Parking

The City's Municipal Code Section 9.16.040.150, Parking Spaces Required, Commercial Uses, No. 11, Auto and boat sales, leasing, requires one (1) parking space per 400 square feet of gross floor area of inside display, plus one (1) space per 2,000 square feet of outside display, plus one (1) space per 500 square feet of gross floor area of repair, plus one (1) space per 300 square feet of gross floor area of parts storage and sales area. Therefore, based on the applicant's proposed spaces and square footage, code requires a minimum of ninety-three (93) parking spaces for the proposed project. The proposed site design provides a total of one hundred twelve (112) parking spaces on-site; broken down as one hundred and ten (107) standard parking spaces, eight (8) of those being electrical vehicle parking spaces, five (5) accessible parking spaces, consisting of two (2) van accessible spaces, and three (3) standard accessible parking spaces.

Landscape

The City's Municipal Code Section 9.16.040.070, Landscaping Requirements, requires for this type of development that all setbacks are to be landscaped and ten percent (10%) of all net developable site area for parking areas. The proposed project meets the minimum requirement by providing approximately 4,400 square feet of landscaping. The ten percent (10%) requirement is 2,346 square feet. As a condition of approval, the applicant is required to submit a landscape and irrigation plan to the City that complies with the landscaping requirement of Title 9 of the Municipal Code.

Signage

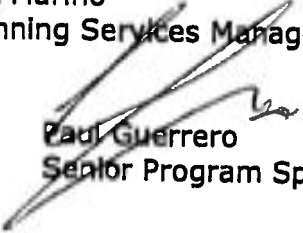
The applicant is required to submit an application for sign review with detailed and fully dimensioned drawings to the Planning Division for review and approval.

**RECOMMENDATION:**

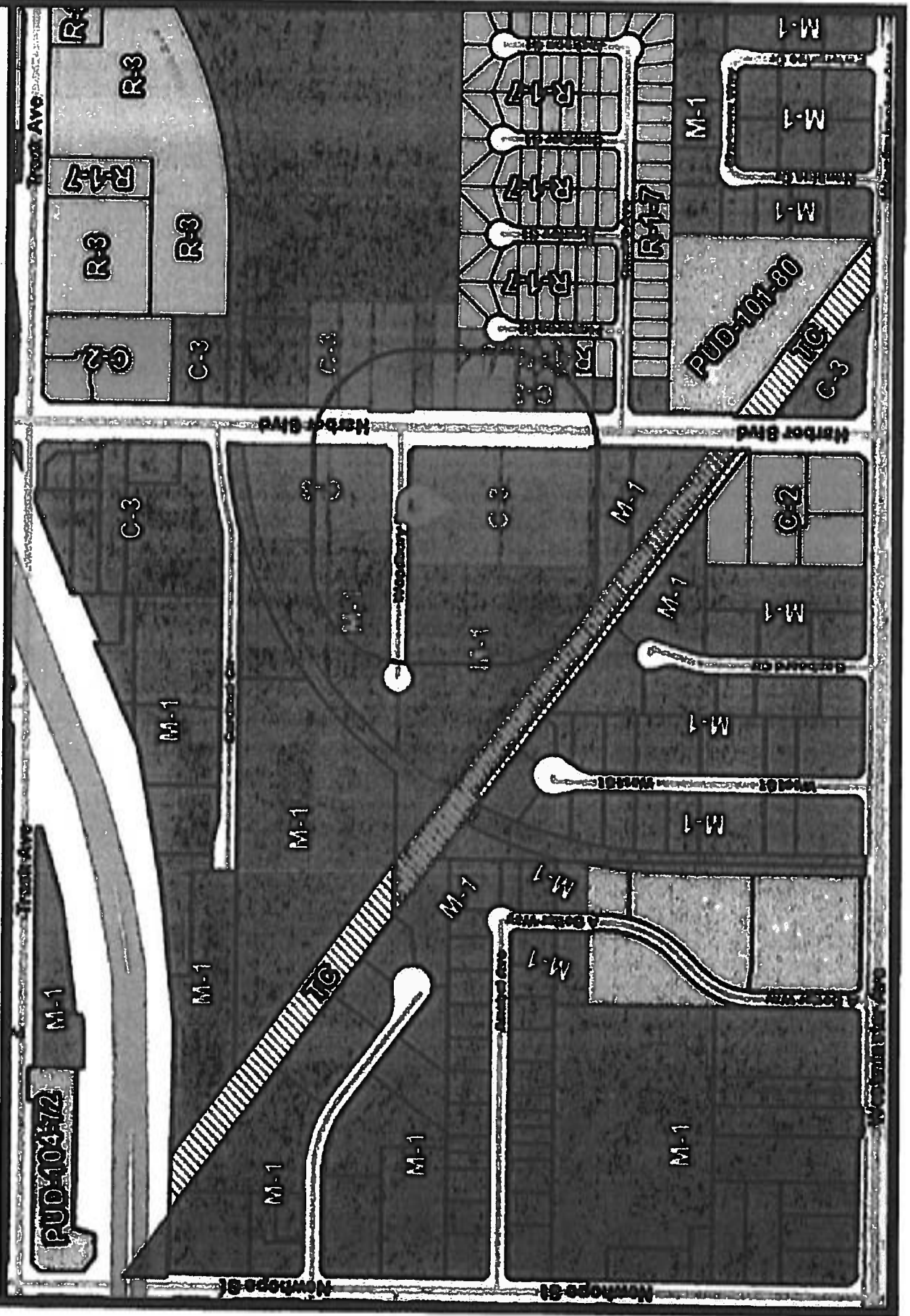
Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 5916-18 approving Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018, subject to the recommended conditions of approval.

  
Lee Marino  
Planning Services Manager

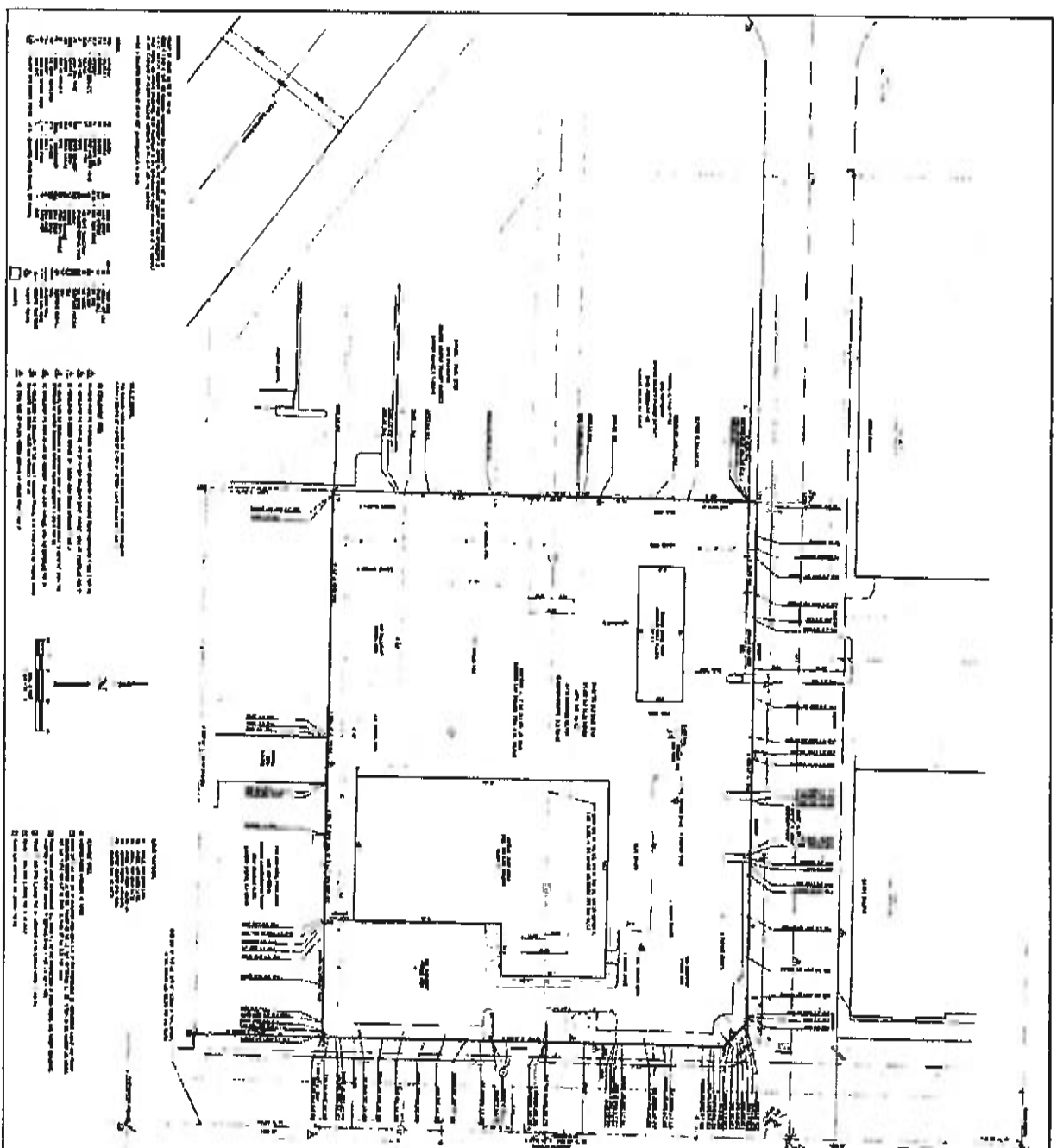
By:   
Paul Guerrero  
Senior Program Specialist

SP-050-2018 and CUP-128-2018—300'-0" RADIUS MAP (City of Garden Grove, California)









THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT, CHAPTER 108, OF THE CALIFORNIA GOVERNMENT CODE, AS AMENDED.

I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA, LICENSE NO. 12345.

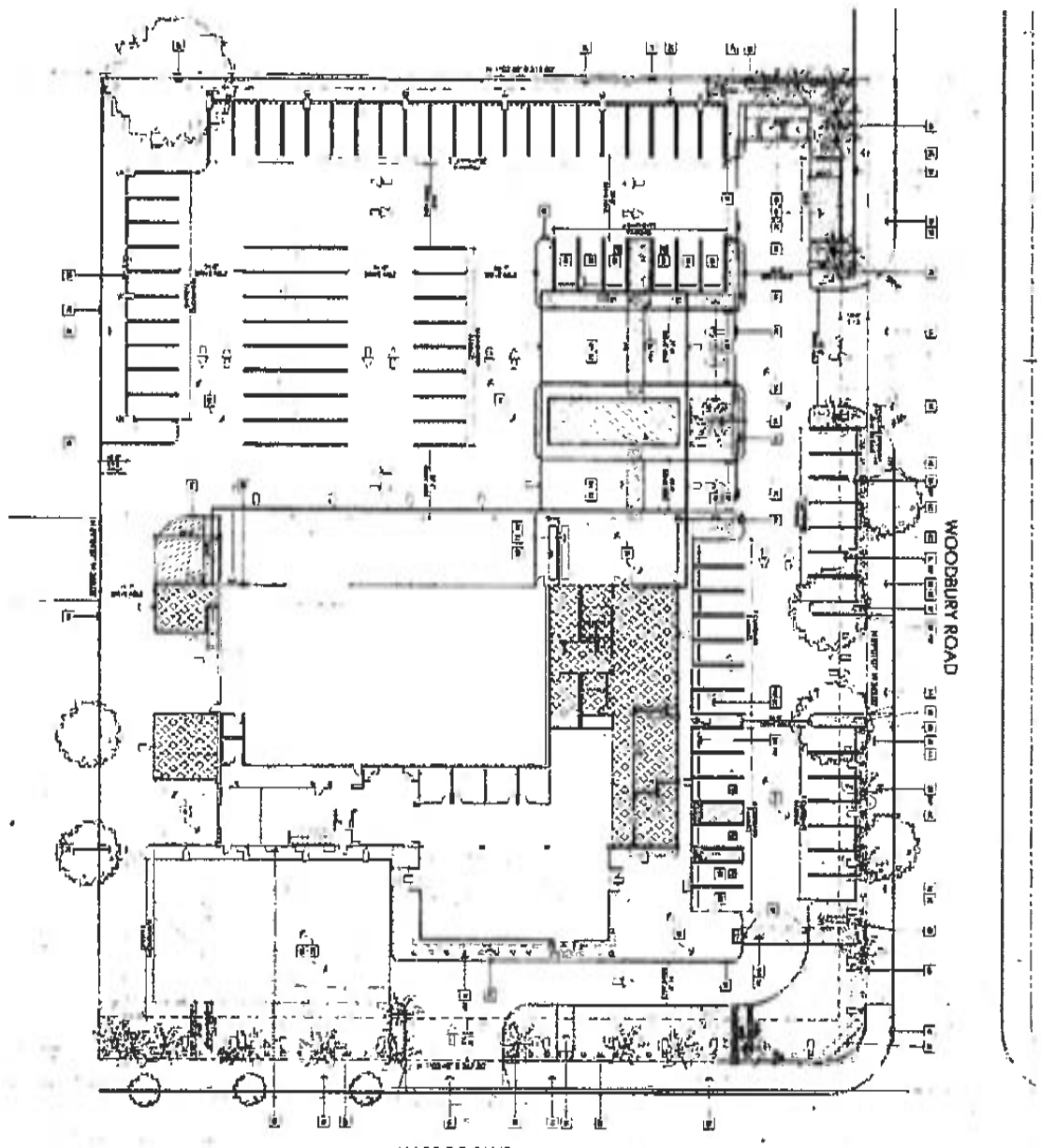
DATE OF SURVEY: 10/15/2023

PROJECT: 12345

SHEET NO. 1 OF 1

ALTMAN'S  
 LAND TITLE SURVEY  
 12345 HARBOR BLVD CARPENTERS CA

WALTER & ASSOCIATES  
 12345 HARBOR BLVD CARPENTERS CA



**SITE PLAN NOTES**

1. EXISTING UTILITIES TO BE MAINTAINED.
2. EXISTING UTILITIES TO BE REMOVED AND REPLACED.
3. EXISTING UTILITIES TO BE DELETED.
4. EXISTING UTILITIES TO BE RELOCATED.
5. EXISTING UTILITIES TO BE RECONSTRUCTED.
6. EXISTING UTILITIES TO BE REPAIRED.
7. EXISTING UTILITIES TO BE REPLACED.
8. EXISTING UTILITIES TO BE REMOVED.
9. EXISTING UTILITIES TO BE MAINTAINED.
10. EXISTING UTILITIES TO BE RELOCATED.

**SITE PLAN LEGEND**

- 1. EXISTING UTILITIES TO BE MAINTAINED.
- 2. EXISTING UTILITIES TO BE REMOVED AND REPLACED.
- 3. EXISTING UTILITIES TO BE DELETED.
- 4. EXISTING UTILITIES TO BE RELOCATED.
- 5. EXISTING UTILITIES TO BE RECONSTRUCTED.
- 6. EXISTING UTILITIES TO BE REPAIRED.
- 7. EXISTING UTILITIES TO BE REPLACED.
- 8. EXISTING UTILITIES TO BE REMOVED.
- 9. EXISTING UTILITIES TO BE MAINTAINED.
- 10. EXISTING UTILITIES TO BE RELOCATED.

**SITE PLAN KEYNOTES**

1. EXISTING UTILITIES TO BE MAINTAINED.
2. EXISTING UTILITIES TO BE REMOVED AND REPLACED.
3. EXISTING UTILITIES TO BE DELETED.
4. EXISTING UTILITIES TO BE RELOCATED.
5. EXISTING UTILITIES TO BE RECONSTRUCTED.
6. EXISTING UTILITIES TO BE REPAIRED.
7. EXISTING UTILITIES TO BE REPLACED.
8. EXISTING UTILITIES TO BE REMOVED.
9. EXISTING UTILITIES TO BE MAINTAINED.
10. EXISTING UTILITIES TO BE RELOCATED.

**SITE CALCULATIONS**

ITEM	DESCRIPTION	AMOUNT
1	EXISTING UTILITIES TO BE MAINTAINED	100
2	EXISTING UTILITIES TO BE REMOVED AND REPLACED	200
3	EXISTING UTILITIES TO BE DELETED	50
4	EXISTING UTILITIES TO BE RELOCATED	150
5	EXISTING UTILITIES TO BE RECONSTRUCTED	300
6	EXISTING UTILITIES TO BE REPAIRED	100
7	EXISTING UTILITIES TO BE REPLACED	250
8	EXISTING UTILITIES TO BE REMOVED	100
9	EXISTING UTILITIES TO BE MAINTAINED	100
10	EXISTING UTILITIES TO BE RELOCATED	150

**PARKING CALCULATIONS**

ITEM	DESCRIPTION	AMOUNT
1	EXISTING UTILITIES TO BE MAINTAINED	100
2	EXISTING UTILITIES TO BE REMOVED AND REPLACED	200
3	EXISTING UTILITIES TO BE DELETED	50
4	EXISTING UTILITIES TO BE RELOCATED	150
5	EXISTING UTILITIES TO BE RECONSTRUCTED	300
6	EXISTING UTILITIES TO BE REPAIRED	100
7	EXISTING UTILITIES TO BE REPLACED	250
8	EXISTING UTILITIES TO BE REMOVED	100
9	EXISTING UTILITIES TO BE MAINTAINED	100
10	EXISTING UTILITIES TO BE RELOCATED	150

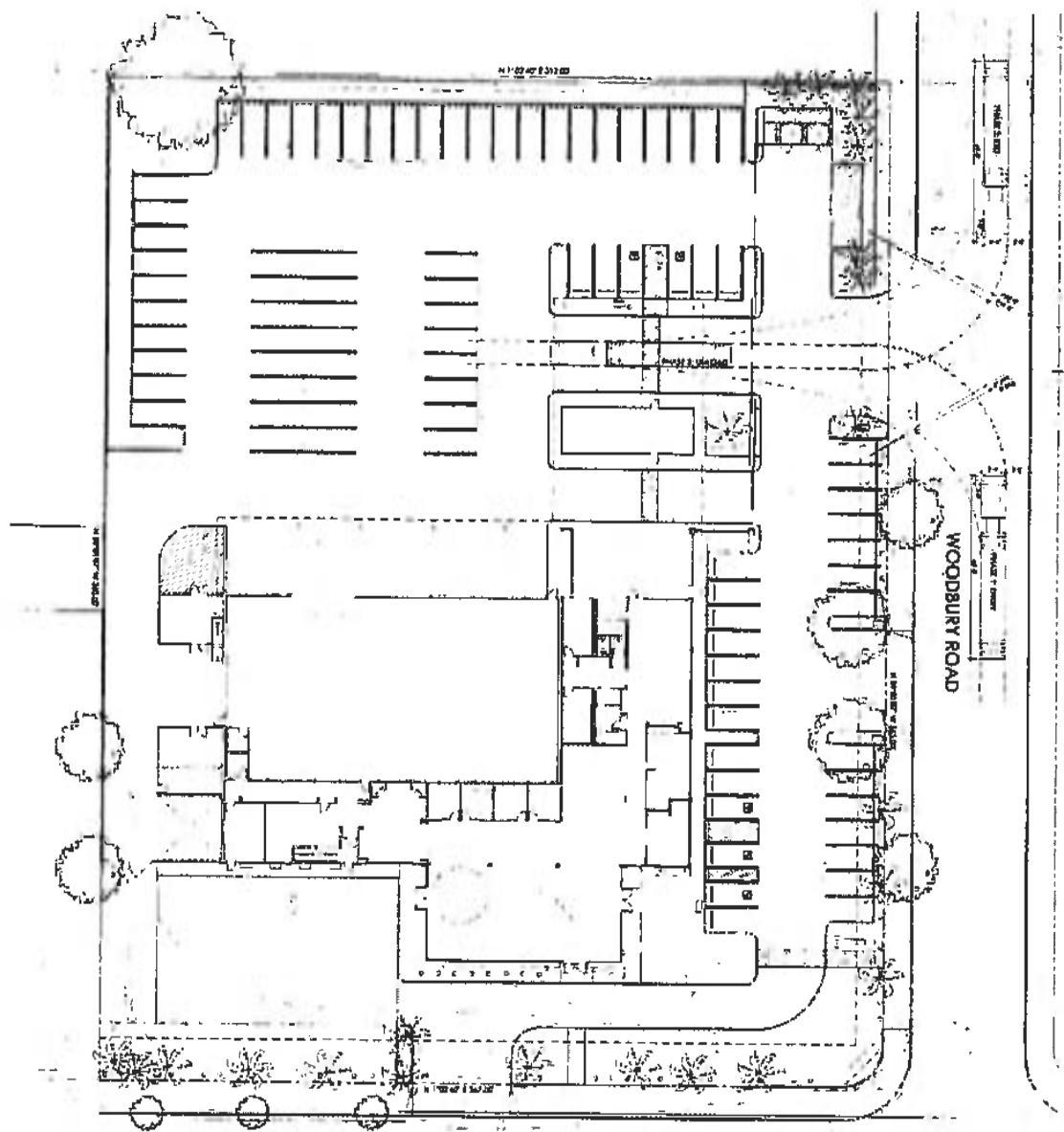
**2018-02-24 ENTITLEMENT SET**

PROPOSED ARCHITECTURAL SITE & LANDSCAPE PLAN  
 SCALE: 1/8" = 1'-0"  
 A091

**GARDEN GROVE KIA**

13731 HARBOR BLVD  
 GARDEN GROVE, CA 92843





HARBOR BLVD.



201502 PLACEMENT SET

A093	DATE	11.11.15
	SCALE	1/4" = 1'-0"

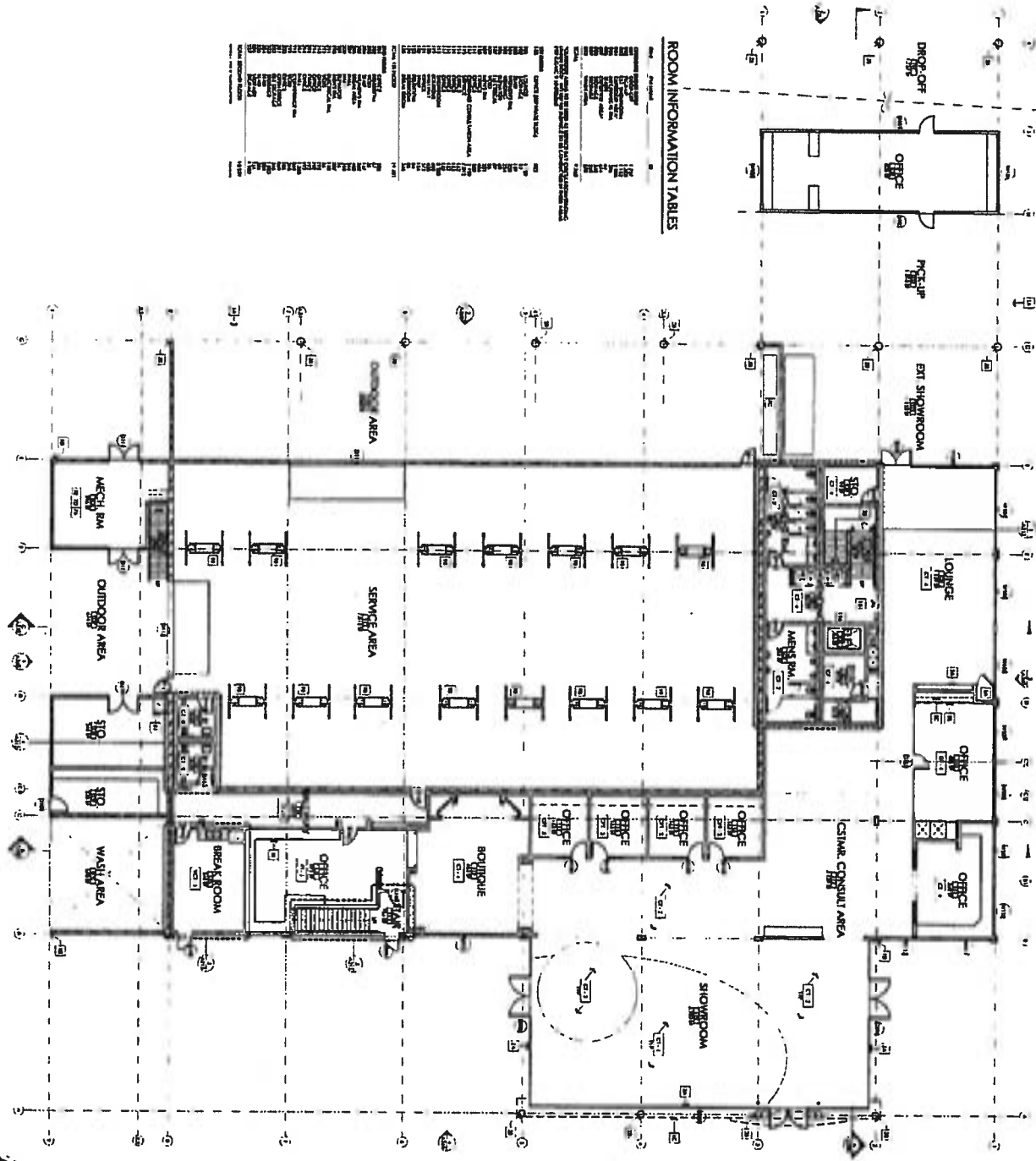
SITE CIRCULATION PLAN

SHEET

## GARDEN GROVE KIA

13731 HARBOR BLVD  
GARDEN GROVE, CA 92643





**ROOM INFORMATION TABLES**

Room No.	Room Name	Area (sq. ft.)	Notes
101	OFFICE	100	...
102	LOUNGE	150	...
103	SHOWROOM	200	...
104	SERVICE AREA	180	...
105	BREAK ROOM	80	...
106	BOUNIQUE	120	...
107	MECH. RM	50	...
108	WASH. AREA	30	...
109	OUTDOOR AREA	100	...
110	DRK. OFF	40	...
111	ENT. SHOWROOM	150	...
112	CLINIC CONSULT AREA	100	...
113	STORAGE	50	...
114	STORAGE	50	...
115	STORAGE	50	...
116	STORAGE	50	...
117	STORAGE	50	...
118	STORAGE	50	...
119	STORAGE	50	...
120	STORAGE	50	...

**FLOOR PLAN NOTES**

1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR DETAILS.
4. REFER TO STRUCTURAL PLANS FOR COLUMN AND BEAM LOCATIONS.
5. REFER TO FINISH SCHEDULE FOR MATERIALS AND FINISHES.
6. REFER TO SCHEDULE OF FINISHES FOR MATERIALS AND FINISHES.
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10. REFER TO SCHEDULE OF FINISHES FOR MATERIALS AND FINISHES.

**FLOOR PLAN KEYNOTES**

1. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR DETAILS.
2. REFER TO STRUCTURAL PLANS FOR COLUMN AND BEAM LOCATIONS.
3. REFER TO FINISH SCHEDULE FOR MATERIALS AND FINISHES.
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10. REFER TO SCHEDULE OF FINISHES FOR MATERIALS AND FINISHES.

**GARDEN GROVE KIA**

13731 HARBOR BLVD  
GARDEN GROVE, CA 92843



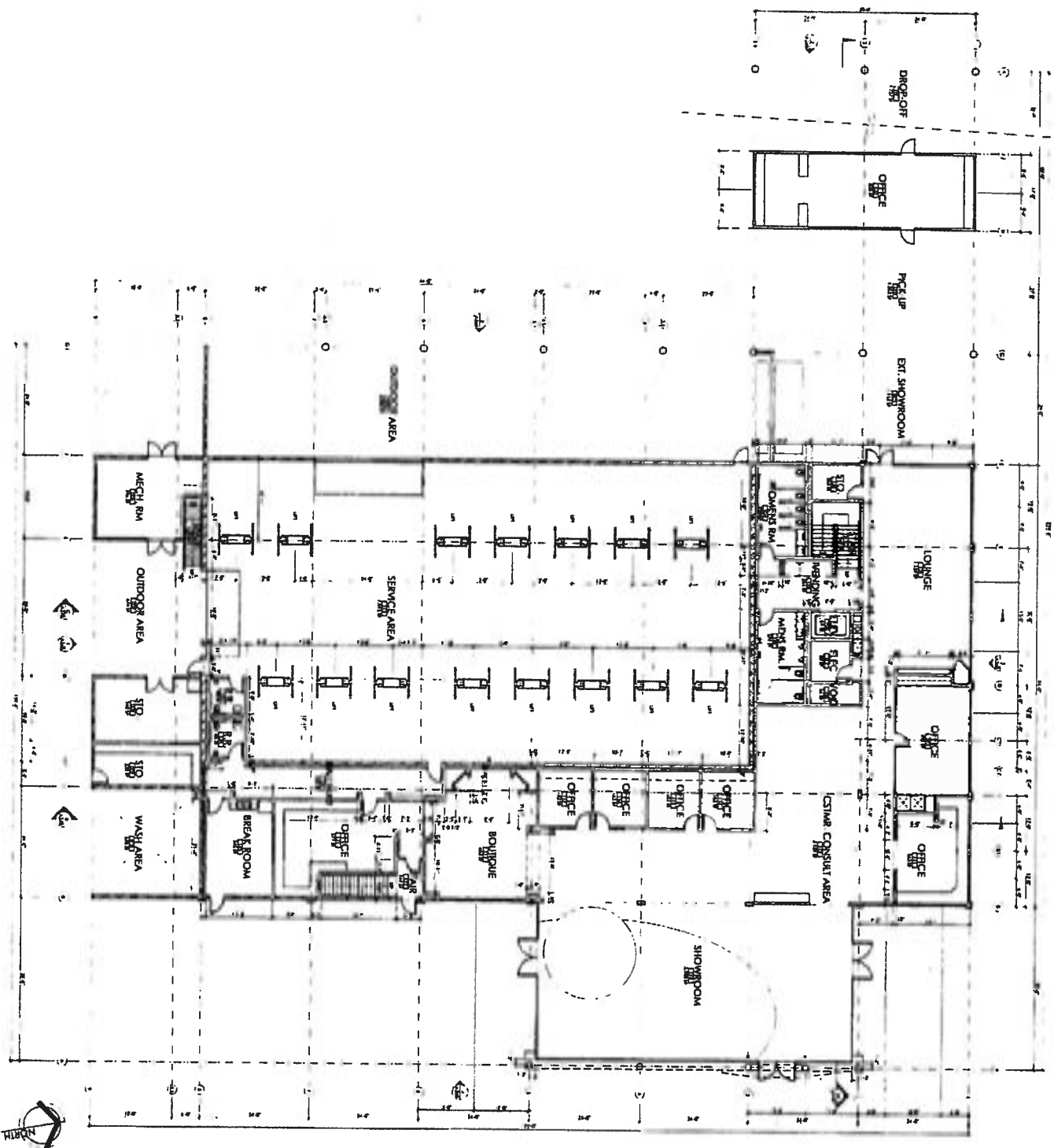
2016-02-24\_ENTITLEMENT SET

DATE: 02.24.16

REFERENCE FLOOR PLAN

SCALE: 1/8" = 1'-0"

**A210**



**FLOOR PLAN NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ROOM LOCATIONS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION.
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10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION.
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION.

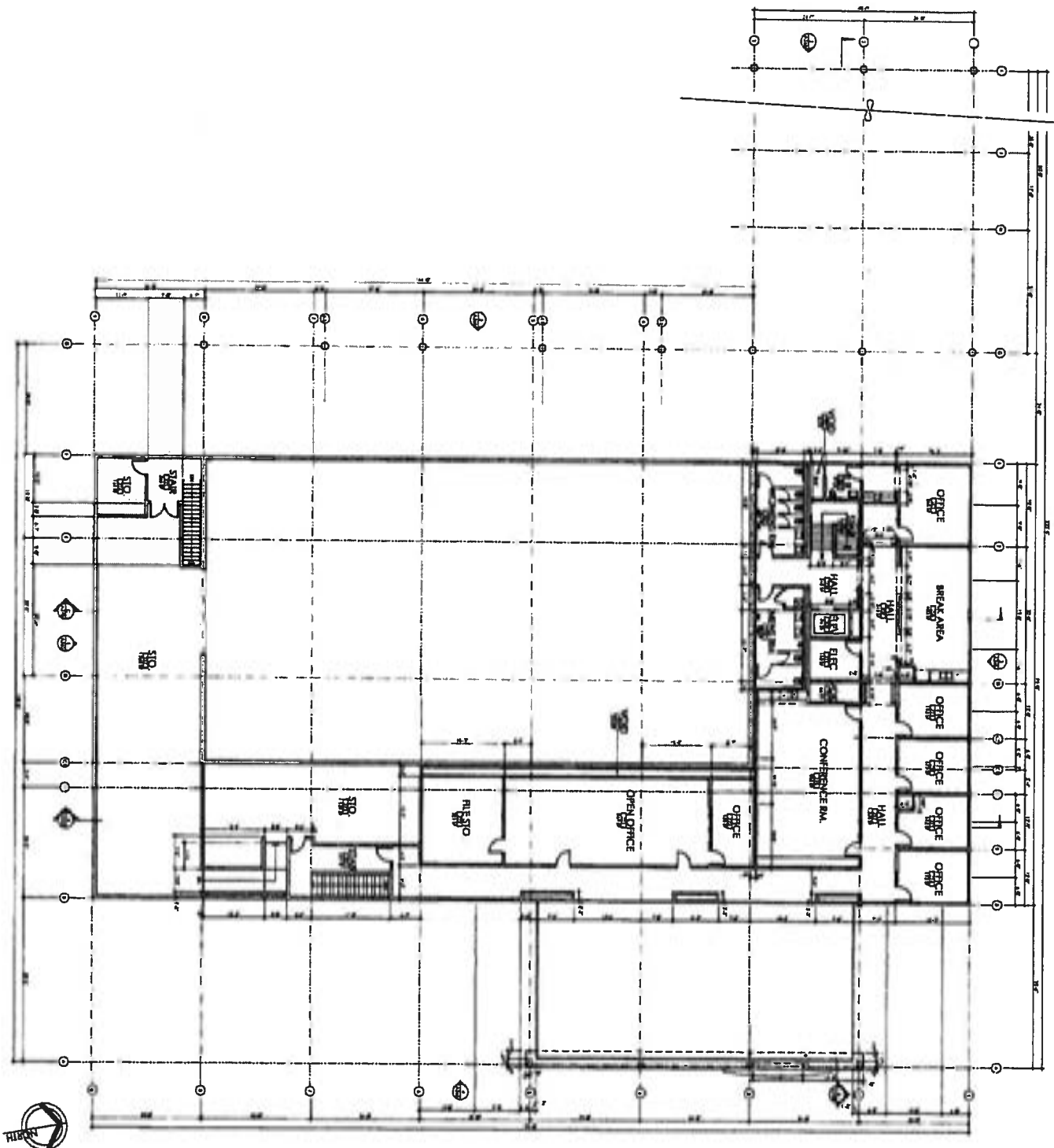
2018-02-26\_ENTITLEMENT SET

**A211**  
 DIMENSIONED  
 FIRST FLOOR  
 PLAN  
 SCALE: 1/8" = 1'-0"

**GARDEN GROVE KIA**  
 3731 HARBOR BLVD  
 GARDEN GROVE, CA 92843







**FLOOR PLAN NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
5. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
6. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
7. ALL LIGHT FIXTURES ARE TO BE DETERMINED BY THE ARCHITECT.
8. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DETERMINED BY THE ARCHITECT.
9. ALL STAIRS ARE TO BE DETERMINED BY THE ARCHITECT.
10. ALL ELEVATIONS ARE TO BE DETERMINED BY THE ARCHITECT.

2018-02-24\_ENTITLEMENT SET

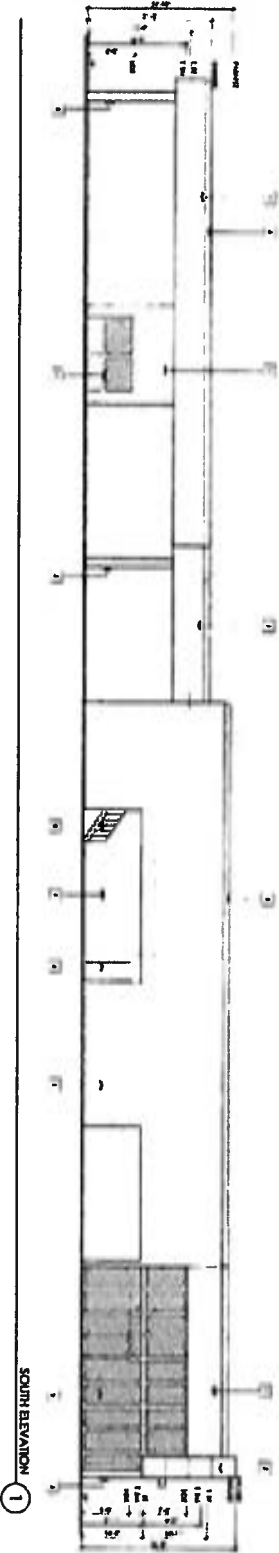
**A221**  
 DIMENSIONED  
 SECOND FLOOR  
 PLAN  
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

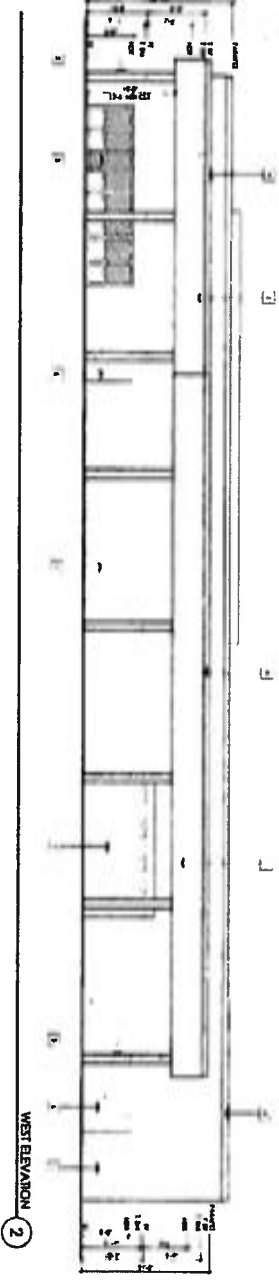
**GARDEN GROVE KIA**

13731 HARBOR BLVD  
 GARDEN GROVE, CA 92843

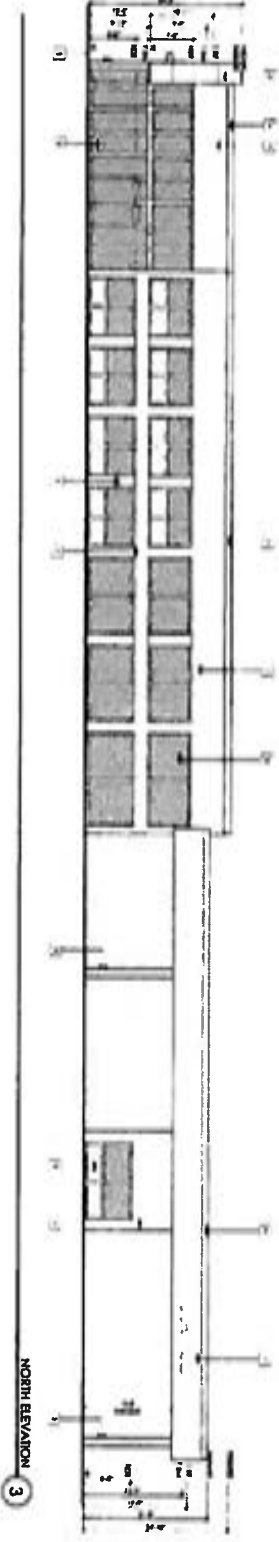




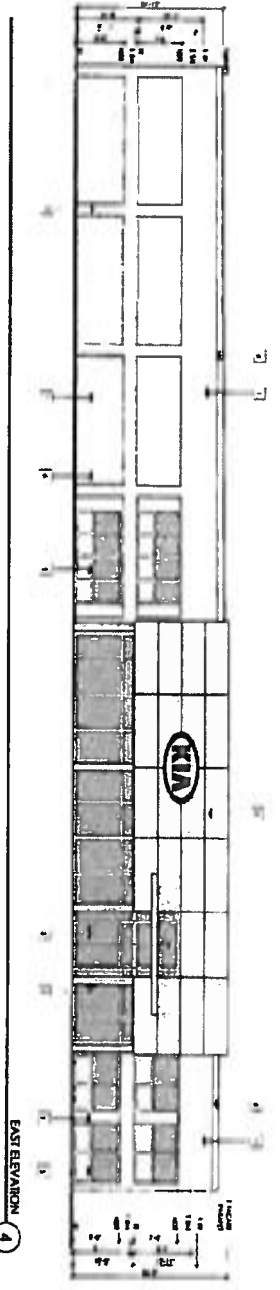
SOUTH ELEVATION 1



WEST ELEVATION 2



NORTH ELEVATION 3



EAST ELEVATION 4

- EXTERIOR ELEVATION NOTES**
1. CONSULT THE ARCHITECT FOR ALL NOTES AND SPECIFICATIONS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  3. MATERIALS SHALL BE SUBMITTED FOR APPROVAL AND APPROVED BY THE ARCHITECT.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING LANDSCAPE AND PLANTINGS.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING CURBS AND DRIVEWAYS.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SIGNAGE.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- EXT. ELEVATION KEYNOTES**
- 1. MATERIALS SHALL BE SUBMITTED FOR APPROVAL AND APPROVED BY THE ARCHITECT.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
  - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
  - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
  - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING LANDSCAPE AND PLANTINGS.
  - 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING CURBS AND DRIVEWAYS.
  - 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SIGNAGE.
  - 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

2016-02-24 EXTERIOR ELEVATION SET

SHEET NO. 11  
 DATE 11.11.16  
 SCALE 1/8" = 1'-0"  
**A260**  
 EXTERIOR ELEVATIONS

**GARDEN GROVE KIA**  
 13731 HARBOR BLVD  
 GARDEN GROVE, CA 92843





**RESOLUTION NO. 5916-18**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-050-2018 AND CONDITIONAL USE PERMIT NO. CUP-128-2018, FOR A PROPERTY LOCATED ON THE SOUTHWEST CORNER OF HARBOR BOULEVARD AND WOODBURY ROAD, AT 13731 HARBOR BOULEVARD, ASSESSOR PARCEL NO. 100-130-32.**

**BE IT RESOLVED** that the Planning Commission of the City of Garden Grove, in regular session assembled on April 5, 2018, does hereby approve Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018, for a parcel of land located on the southwest corner of Harbor Boulevard and Woodbury Road, at 13731 Harbor Boulevard, Assessor Parcel No. 100-130-32.

**BE IT FURTHER RESOLVED** in the matter of Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Jared Hardin for Garden Grove Kia.

The applicant is requesting approval of a Site Plan to demolish an existing 2,747 square foot accessory building on a 101,407 square foot lot improved with an actual useable building area of 21,708 square feet, which is composed of a two-story auto sales and repair facility, to construct an approximately 5,485 square foot addition to the existing auto sales and repair building along with site improvements that include: revisions to the parking and landscaping area, adding new perimeter lighting; service office and canopy addition, interior offices, and auto display areas. The Applicant is also requesting approval of a new Conditional Use Permit for an auto sales, service, parts, and inventory facility on two floors under a roof structure of approximately 30,193 square feet. An auto sale and repair business currently operates on the Site pursuant to Conditional Use Permit No. CUP-550-01. Upon approval of the proposed new Conditional Use Permit, Conditional use Permit No. CUP-550-01 would be deemed void and of no further force and effect.

2. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove has determined that the proposed project is categorically exempt from the CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
3. The subject site has a General Plan Land Use designation of Heavy Commercial (HC), and is zoned C-3 (Heavy Commercial).
4. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject site have been reviewed.

5. Report submitted by City staff was reviewed.
6. Pursuant to a legal notice, a public hearing was held on April 5, 2018, and all interested persons were given an opportunity to be heard.
7. The Planning Commission gave due and careful consideration to the matter during its meeting of April 5, 2018, and

**BE IT FURTHER RESOLVED, FOUND AND DETERMINED** that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 are as follows:

**FACTS:**

The subject site is an approximately 101,407 square foot lot located on the southwest corner of Harbor Boulevard and Woodbury Road at 13731 Harbor Boulevard. The site is improved with an existing approximately 39,193 square foot roof structure with an actual useable building area of 21,708 square feet, which is composed of a two-story auto sales and repair facility of recreational vehicles. On the northwest corner, there is a 2,747 square foot accessory building. There are three (3) access points onto the site, one (1) on the east side along Harbor Boulevard, and two (2) entrances to the north, along Woodbury Road, leading to the adjacent customer parking area and to the auto and recreational vehicle parking area located on the west rear side of the property.

The subject site has a General Plan Land Use Designation of Heavy Commercial (HC) and is zoned C-3 (Heavy Commercial). The property abuts C-3 (Heavy Commercial) zoned properties to the south, north across Woodbury Road, East across Harbor Boulevard, and M-1 (Limited Industrial) north, across Woodbury Road, and the west. The subject site is adjacent to an existing auto sales facility.

As of 1997, the site was used to repair and paint recreational vehicles. On June 7, 2001, Conditional Use Permit No. CUP-550-01 was approved and allowed for the sale of motor vehicles along with the repair and paint of recreational vehicles use.

The applicant is requesting approval of a Site Plan to demolish an existing 2,747 square foot accessory building on the improved lot and proposes to construct an approximately 5,485 square foot addition to the existing 21,708 square foot, two-story auto sales and repair facility, along with site improvements that include: revisions to the parking and landscaping area, adding new perimeter lighting; service office and canopy addition, interior offices, and auto display areas. The applicant is also requesting approval of a new Conditional Use Permit for an auto sales, service, parts, and inventory facility within a total 30,193 square foot structure on the 101,407 square foot lot.

## SITE PLAN

### Site Design and Circulation

The subject site layout is designed with three (3) access points: The first driveway located along Harbor Boulevard is ingress only and leads directly to the customer parking area. The second and third driveways located along Woodbury Road are both ingress and egress points that lead directly to the adjacent customer parking area and the service drop-off and pick-up area, the service bays, employee parking, and to the auto inventory parking area located on the west rear side of the property. The delivery of vehicles will be via a typical sixty-five foot (65'-0") long car carrier that will access the site via the second, most westerly driveway from Harbor Boulevard off Woodbury Road. The car carrier will turn onto and unload the vehicles on-site and will exit the site via the same driveway. The sales and service customers, and employees will access the site via any of the driveways. Perimeter improvements include a new, efficient lighting system to illuminate the site and compliment the architecture.

The site is improved with an existing approximately 21,708 square foot, two-story building located on the center portion of the property. The building improvements include adding 5,485 square foot to the existing auto sales and repair building on two floors. The proposal includes the demolition of the 2,747 square foot accessory building located along Woodbury Road, on the northwest corner.

### Floor Plan

Under the expanded roofed structure, the applicant proposes on first floor, exterior and interior auto display areas; multiple offices; a consultation space; a lounge; a storage room; a car wash area; a mechanical room; a 15-bay service area; a service area drop-off and pick-up situated under a new canopy, and an auto staging area. On the second floor, there will be a storage area, multiple offices, and a conference room.

### Building Design

The proposed elevations will consist of a cement, smooth trowel finish with precise vertical and horizontal joint lines, along with decorative covered columns, and a door and window storefront system that will create large uninterrupted window openings. The building colors will consist of neutral colors and tones, such as grey, silver, and white along with tactical use of red, present in the Kia brand. The architecture and design of the building aligns itself as contemporary architecture, sleek, streamlined, and modern.

### Parking

Title 9 of the City's Municipal Code parks auto and boat sales, leasing uses at a rate of one (1) parking space per 400 square feet of gross floor area of inside display, plus one (1) space per 2,000 square feet of outside display, plus one (1) space per 500 square feet of gross floor area of repair, plus one (1) space per 300 square feet

of gross floor area of parts storage and sales area. Therefore, based on the applicant's proposed spaces and square footage, code requires, a minimum of ninety-three (93) parking spaces for the proposed project. The proposed site design provided a total of one hundred twelve (112) parking spaces on-site, satisfying the parking requirement.

Landscape

Title 9 of the City's Municipal Code requires for this type of development that all setbacks be landscaped as well as ten percent (10%) of all net developable site area for parking areas. The proposed project is providing 4,400 square feet of landscaping, the net ten percent requirement is 2,346 square feet, thus meeting the minimum requirement.

FINDINGS AND REASONS:

All findings for approval of the proposed Site Plan required under Section 9.32.030.D.3 (Site Plan) of the Garden Grove Municipal Code can be made.

SITE PLAN:

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions and requirements of the Municipal Code and other applicable ordinances.

The subject site has a General Plan Land Use designation of Heavy Commercial (HC), and is zoned C-3 (Heavy Commercial). The Heavy Commercial Use is intended to provide for a variety of more intensive commercial uses. The applicant is proposing to conduct auto sales, service, parts, and inventory within the existing and expanded facility, and the zoning permits motor vehicle sales use subject to a Conditional Use Permit. Policy LU-6.1 of the General Plan Use Element provides direction to monitor the uses and developments proposed in the City's commercial corridors to determine the viability of existing and proposed development. Policy LU-IMP-6C encourages façade renovation, enhanced parking area landscaping, and improved lighting. The existing facility, the addition, site design, parking lot layout, number of on-site parking spaces, landscape areas and the proposed use are consistent with the spirit and intent of the requirements of the Municipal Code and will serve the City's needs. Therefore, the proposed project will improve the site and fulfill the goals and policies of the General Plan and Land Use Code by creating a well-maintained and attractive development that enhances the existing commercial corridor and enables an existing Garden Grove business to remain in the City.

2. The project will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

The proposed building addition to the existing main building, the service office, and canopy, do not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and adequate pedestrian access. The proposed on-site and off-site improvements that will be performed will adequately accommodate the proposed project. The project is designed with two (2) pedestrian access points, one located off of Harbor Boulevard and one off of Woodbury Road. The project provides three (3) vehicle access points, one located off Harbor Boulevard, two (2) off Woodbury Road. Additionally, the City's Traffic Engineering Division has requested that all three ingress and egress driveways be a minimum width of 30'-0" wide.

The project has been designed to meet the parking requirements of the Municipal Code, and will provide a total of 112 parking spaces. Eight (8) of those parking spaces will be electrical vehicle spaces, and five (5) will be accessible parking spaces, consisting of two (2) van accessible spaces and three (3) standard accessible spaces.

Adequate trash enclosures/bins will be provided. As such, the proposed development will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

The City's Traffic Engineering Division has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets.

The City's Fire Department has reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to surrounding streets.

3. The project will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area will be adequate to accommodate the proposed development once the developer provides the necessary improvements for the project. Street improvements include two (2) pedestrian access points, one located off of Harbor Boulevard and one off of Woodbury Road, three (3) vehicle access points, one located off of Harbor Boulevard, two (2) off of Woodbury Road. Additionally, all three (3) driveways will be a minimum width of 30'-0". The proposed development will also provide landscaping and proper grading of the project site to improve adequate on-site drainage. Utilities and drainage channels in the area are existing and adequate to accommodate the development.

The City's Public Works Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets and alleys, utilities and drainage channels.

4. The Project will not adversely impact the Public Works Department's ability to perform its required function.

The proposed project requires various on- and off-site improvements, including requiring all driveways to be a minimum width of 30'-0", a new main water line, and grading improvements.

The Public Work's Department has reviewed the Project and has incorporated conditions of approval that will minimize any adverse impacts.

5. The project is compatible with the physical, functional, and visual quality of the neighboring uses and desirable commercial corridor characteristics.

The project has been designed to consider building appearance, building placement, landscaping, and other amenities in order to create an attractive environment that will be an enhancement to the commercial corridor and is compatible with the physical, functional, and visual quality of the commercial corridor uses and desirable commercial corridor characteristics. All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the conditions of approval for the project, the necessary agreements for the protection and maintenance of all landscaping will be achieved.

6. That through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The project has been designed with consideration to the building's appearance, building placement, form, function, landscaping, as well as other amenities to achieve an attractive environment. The proposed project will revitalize the existing commercial building into a modern auto use that will be both modern and productive. The project may be the catalyst to inspire adjacent business or property owners to enhance the commercial corridor.

The proposed elevations will consist of a cement, smooth trowel finish with precise vertical and horizontal joint lines, along with decorative covered columns, and a door and window storefront system that will create large uninterrupted window openings. Overall, the architecture and design of the building aligns itself as contemporary architecture, sleek, streamlined, and modern.

**CONDITIONAL USE PERMIT:**

1. That the proposed use will be consistent with the City's adopted General Plan.

The subject site has a General Plan Land Use Designation of Heavy Commercial (HC) and is zoned C-3 (Heavy Commercial). The Heavy Commercial land use designation is intended to provide for a variety of more intensive commercial uses. The applicant is proposing to conduct auto sales, service, parts, and inventory within the existing and expanded facility, and the zoning permits motor vehicle sales use subject to a Conditional Use Permit. Policy LU-IMP-6C encourages façade renovation, enhanced parking area landscaping, and improved lighting. In conjunction with the Conditional Use Permit request, the Applicant is proposing to improve the site in a manner consistent with this policy. The proposed development will create an environment and a use that is consistent with the goals of the General Plan.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The subject property abuts C-3 (Heavy Commercial) zoned properties to the south, north across Woodbury Road, East across Harbor Boulevard, and M-1 (Limited Industrial) north, across Woodbury Road, and the west. The subject site is adjacent to an existing auto sales facility. Therefore, the proposed expansion of the existing building and the operation of auto sales, service, parts, and inventory facility use will not adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, nor will the use unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The C-3 zone allows for the operation of auto sales, service, parts, and inventory facility use and would be compatible to the previous recreation vehicles sales and repair business operation. Hours of operation shall be permitted only between the hours of 7:00 a.m. to 11:00 p.m., seven (7) days a week. The propose auto sales, service, parts, and inventory facility use is consistent with the goals of the General Plan. All appropriate conditions of approval for similar types of uses have been incorporated to minimize potential impacts to the adjacent properties.

The City's Departments have reviewed the plans, and all appropriate conditions of approval have been incorporated. The conditions of approval will ensure the public health, safety, and welfare. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The subject site is a single parcel, approximately 101,407 square foot lot. The proposed project will include the existing 21,708 square foot building and the proposed addition to create the new auto sales, service, parts, and inventory facility. On-site and off-site improvements will be performed to accommodate the proposed project, including installing one (1) new drive approach, sidewalk panel, path of travel access, and perimeter lighting along the street frontage on Harbor Boulevard, and two (2) new drive approaches, curb and gutter, sidewalk, pavement replacement, water meter, two (2) tree replacements, path of travel access, and perimeter lighting along the street frontage on Woodbury Road. Additionally, the landscaping throughout the project will be enhanced.

The project has been designed to exceed the parking requirements of the Municipal Code, City code requires 93 parking spaces for the proposed project. A total of 112 parking spaces have been provided, eight (8) of those being electrical vehicle parking spaces, and five (5) accessible parking spaces, consisting of two (2) van accessible spaces and three (3) standard accessible parking spaces.

Lastly, adequate trash enclosures/bins will be provided. As such, the proposed development is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features.

4. The proposed site is adequately served: by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is adequately served by existing public streets with one (1) ingress only driveway off of Harbor Boulevard, and two (2) off of Woodbury Road, both allowing ingress and egress. Additionally, the project will provide a pedestrian path-of-travel to and from the site along Harbor Boulevard and



Woodbury Road. The site is adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

The proposal has been reviewed by City Departments responsible for traffic, water services, environmental services, and safety. These Departments have determined that the site will be adequately served by existing infrastructure, circulation, and other facilities to allow its operation.

**INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT**

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan (SP-050-2018) and Conditional Use Permit (CUP-128-2018) possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following conditions of approval, attached as "Exhibit A," shall apply to Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018.
3. Conditional Use Permit No. CUP-550-01, and any other Conditional Use Permit previously governing this subject tenant space, shall be null and void, and is superseded in its entirety by Conditional Use Permit No. CUP-128-2018.

## **EXHIBIT "A"**

### **Site Plan No. SP-050-2018 & Conditional Use Permit No. CUP-128-2018**

13731 Harbor Boulevard

#### **CONDITIONS OF APPROVAL**

##### **General Conditions**

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within thirty (30) days of approval. This Conditional Use Permit runs with the land and is binding upon the Property Owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "Applicant" shall mean and refer to the project applicant, Jared Hardin, the current Owner(s) of the property, the future owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The Applicant, Owner(s) of the property, and subsequent property Owner(s) and operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Planning Commission, except as otherwise provided herein.
3. This Conditional Use Permit only authorizes the operation of a 39,193 square foot Auto Sales, Service, Parts, and Inventory Facility business as identified on the site plan and floor plan attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

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5. All conditions of approval shall be implemented at the Applicant's expense, except where specified in the individual condition.

**Fire Department**

6. The Applicant shall comply with all requirements of the Fire Department for all life safety issues. This includes, but is not limited to, ensuring that proper exiting is provided and maintained at all times.
7. The Applicant shall provide occupancy breakdown per room, which will determine exiting requirements pursuant to the current California Fire Code Standards.
8. The Applicant shall provide emergency lighting throughout the building pursuant to the current California Fire Code Standards.
9. Vertical access to upper level shall meet Garden Grove Fire Department gurney specifications.
10. Fire sprinklers, where required, shall be provided pursuant to the current California Fire Code Standards.
11. Fire hydrants, where required, shall be provided.
12. Fire alarm shall be provided pursuant to the current California Fire Code Standards.

**Police Department**

13. Hours of operation shall be permitted only between the hours of 7:00 a.m. to 11:00 p.m., seven (7) days a week. The City reserves the right to reduce the hours of operation, by order of the Chief of the Police Department, in the event problems arise concerning the operation of this business.
14. There shall be no uses or activities permitted of an adult-oriented nature as outlined in the City Code, Section 9.04.060.
15. The Applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.

**Conditions of Approval**

16. In the event of security problems occur, the Police Department may require additional security measures including security patrols and/or security lighting. Any installed lighting on the site shall be directed, positioned, or shielded in such a manner so as to not unreasonably illuminate nearby properties.
17. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to Chapter 1.22 of the Garden Grove Municipal Code, in addition to other penalties provided by law.

**Public Works Engineering Division**

18. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
19. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
20. Grading/street improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30'-0" outside the boundary, and designed to preclude cross lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.

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21. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
22. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition.
23. A separate street permit is required for work performed within the public right-of-way. The City of Garden Grove completed a street rehabilitation project on Harbor Boulevard in 2018. Any utility trench backfilling fronting the project on Harbor Boulevard is subject to 15'-0" of asphalt resurfacing (up to 2-inches of asphalt grind and cap) from the center line of proposed utility (water, gas, sewer, communication cables) in both directions and may extend the full width of the street as determined by the City Engineer.
24. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.
25. The three (3) drive approaches to the site shall be modified in accordance with the City of Garden Grove Standard B-120.
26. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, if any, shall have wheel stops.
27. No parallel curb parking shall be permitted anywhere on the site.
28. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the precise grading plans.
29. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
30. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:

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- a. Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
  - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP;
  - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP;
  - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
  - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs; and
  - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
31. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
  - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site; and
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
32. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and state mandated commercial organic recycling law-AB 1826:

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- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
  - b. Provide solid roof or awning to prevent direct precipitation;
  - c. Connection of trash area drains to the municipal storm drain system is prohibited;
  - d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
  - e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information;
  - f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures; and
  - g. Pursuant to state mandated commercial organic recycling law-AB 1826, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
33. The Applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal, relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.
34. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by

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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. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.

35. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
  - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to Installation.
36. The Applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets.
37. Prior to issuance of a grading permit, the Applicant submit and obtain approval of a worksite traffic control plan, satisfactory to the City Traffic Engineer.
38. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
39. Any required lane closures should occur outside of peak travel periods.
40. Construction vehicles should be parked off traveled roadways in a designated parking.
41. Prior to issuance of a grading permit, the Applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.



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42. Prior to issuance of a building permit, the Applicant shall design and construct street frontage improvements as identified below:

Harbor Boulevard

- a. Remove and replace the existing substandard driveway approach to the site in accordance with the City of Garden Grove Standard Plan B-120. Standard Plan B-120 calls for a minimum width of 30'-0" for commercial and multi residential projects, with any deviation from the standard requiring approval by the City Traffic Engineer and detailed on the street improvement plan showing all modifications;
- b. Remove the northerly landscape planter box and replace it with sidewalk panel in accordance with the City of Garden Grove Standard B-106;
- c. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Harbor Boulevard with Planning Services Division and Water Services Division; and
- d. Any proposed new landscaping in public right-of-way shall be approved by Planning Services Division and maintained by the Applicant.

Woodbury Road

- a. The existing substandard driveway approaches and landscape fronting the property along Woodbury Road shall be removed and curb & gutter, sidewalk and two (2) new driveway approaches shall be constructed in accordance with the City of Garden Grove Standard;
- b. New 6-inch curb and gutter shall be constructed replacing the existing driveway at 20'-0" from the center line of Woodbury Road in accordance with the City of Garden Grove Standard Plan B-114 (Type D-6);
- c. Construct 6-inch curb and gutter along the property frontage on Woodbury Road at 20'-0" from centerline in accordance with the City of Garden Grove Standard Plan B-114 (Type D-6);
- d. Construct a 10'-0" sidewalk adjacent to the new 6-inch curb and gutter along property frontage in accordance with the City of Garden Grove Standard B-106;

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- e. Construct two (2) new driveway approaches to the site in accordance with the City of Garden Grove Standard B-120. Standard Plan B-120 calls for a minimum width of 30'-0" for commercial and multi-residential projects, with any deviation from the standard requiring approval by the City Traffic Engineer and detailed on the street improvement plan showing all modifications. The proposed deviation of 42'-0" is acceptable by City Traffic Engineer for the westerly drive approach;
- f. Remove and replace the pavement of the street from the edge of the northerly gutter to the edge of new southerly gutter along the property frontage on Woodbury Road in accordance with the City of Garden Grove Standard B-104 and the direction of the of City Engineer;
- g. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk area on Woodbury Road with Planning Services Division and Water Services Division; and
- h. Any proposed new landscaping in public right-of-way shall be approved by Planning Services Division and maintained by the Applicant.

**Public Works Water Services Division**

43. New water meter and service, if needed, shall be located within the City right-of-way. Fire services and large water services 3" and larger shall be installed by contractor with class A or C-34 license, per City water standards and inspected by approved Public Works Inspection.
44. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Applicant shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Applicant must open a water account upon installation of RPPD device.
45. New utilities shall have a minimum five-feet (5'-0") horizontal and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.

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46. There shall be a minimum clearance from sewer main and water main of ten-feet (10'-0") from outside of pipe to outside of pipe.
47. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
48. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
49. Fire service, if required, shall have above ground backflow device with a double check detector assembly per City Standard B-773, dated December 2015. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the Property Owner. The above ground assembly shall be screened from public view as required by the Planning Services Division. The new fire service, if needed, shall come off the 12" water main on Harbor Blvd. A new fire hydrant, if required, shall also come off of the 12" water main on Harbor Boulevard.
50. Location and number of fire hydrants shall be as required by Public Works, Water Services Division and the Fire Department.

**Public Works Environmental Services Division**

51. The new wash area shall not discharge into the public right-of-way.
52. The Applicant shall remove the two (2) existing City trees located on Woodbury Road and replace with two new trees subject to the approval of the Public Works, Trees Services Division.
53. The Applicant shall remove and replace the existing asphalt sidewalk and construct a new sidewalk in accordance with the City of Garden Grove Standard B-106.

**Building and Safety Division**

54. Curb ramps shall be provided at all exterior path-of-travels.
55. Truncated domes shall not be located within required door landings and parking access aisles on plans submitted for building permits.

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56. An accessible route shall be provided to the proposed trash enclosure.
57. The Applicant shall provide electric vehicle charging stations pursuant to Section 5.1065.3 of the California Building Green Code.
58. All restrooms shall comply with 11B-213 and Division 6 of the California Building Code.
59. Drinking fountain is required per California Plumbing Code and shall comply with 11B-211.
60. Plans submitted for building permits shall show clear floor space in front of fixtures in employee break rooms and lounges.
61. Offices serving customers for service and consulting shall be provided with wheelchair space, knee/toe clearance, counter/table reach height.
62. Storage of chemicals shall comply with California Building Code Section 414.
63. Exit signs shall comply with Sections 1013 and 11B Division 7.

**Community and Economic Development Department**

64. There shall be no additional changes in the design of the floor plan without the approval of the Community and Economic Development Department, Planning Services Division. Any additional changes in the approved floor plan, which has the effect of expanding or intensifying the present use, shall require approval of a new or amended Conditional Use Permit.
65. This approval shall allow the operation of an Auto Sales, Service, Parts, and Inventory business only. There shall be no additional uses, activities, or changes in operation, or expansion of the use without first obtaining approval by the City through the appropriate process.
66. Based on the Applicant's representation, the auto sales, service, parts, and inventory will require up to a total of ninety-three (93) on-site parking spaces, which shall be available on the property for the operation of the proposed use. The parking spaces shall be available at all times for employee(s) and client parking.
67. In the event the site cannot accommodate the parking demand for the proposed auto sales, service, parts, and inventory business, at any given time, and operation of the uses results in a demonstrable nuisance,

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hindrance, and/or problem with either on-site and/or off-site parking and circulation, as determined in the reasonable discretion of the Community and Economic Development Director, the Applicant and Property Owner shall devise and implement a plan approved by the City to relieve the situation. Upon request of the City, the Applicant and Property Owner shall submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but not be limited to: reducing the hours of operation and/or other alternatives that may be deemed applicable to the situation. If the City deems such action is necessary to address parking and circulation problems, such action shall be required within thirty (30) days of written notice. Failure to take appropriate action may result in the City restricting the overall use of the facility or revoking Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018.

68. There shall be no business storage permitted outside of the building. All business related equipment, material, supplies, and/or machinery shall be kept inside the building except for loading or unloading purposes.
69. The Applicant shall post a prominent and permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the auto business. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance of the establishment, and shall also be visible to the public.
70. All driveway entrances shall be clearly marked to avoid traffic conflicts. On-site circulation shall remain unimpeded at all times, including during the loading and unloading of vehicles.
71. Deliveries may occur during all hours of the day 7:00 a.m. to 10:00 p.m., seven days a week. Delivery trucks shall be shut off and shall not remain idle during deliveries. However, in the event problems arise where the delivery hours need to be reduced or restricted in order to minimize noise issues, the operator shall modify the delivery hours as prescribed by the City.
72. All loading and unloading of vehicles shall occur on-site.
73. There shall be no outdoor amplification or outdoor loud speaker system used at any time.

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74. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
75. All service of vehicles shall occur within a wholly enclosed building, and there shall be no auto servicing or other activities outside of the wholly enclosed building, roof structure cover open area, or in any of the parking areas.
76. Proper light and ventilation shall be provided within the service building.
77. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
78. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be based on the existing schedule provided by the commercial center.
79. The applicant shall abate all graffiti vandalism within the premises. The applicant shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
80. The subject site shall be well maintained and orderly. There shall be no accumulation of debris, auto parts, or inoperable vehicles stored on-site. There shall be no long-term storage of inoperable vehicles or equipment in the parking areas.
81. No razor wire or concertina wire shall be used on any of the subject site perimeter walls or fences.
82. All materials, including oil and solvents shall be properly stored and disposed of per the U.F.C. and C.B.C.
83. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.

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84. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
85. All signs shall comply with the City's sign requirements set forth in Title 9 of the Municipal Code., Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
86. The Applicant shall ensure that appropriate building permits are obtained for any art installation or other similar structures that require a building permit.
87. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
  - a. Monday through Saturday - not before 7:00 a.m. and not after 8:00 p.m. (of the same day).
  - b. Sunday and Federal Holidays may work the same hours, but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
88. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
89. During construction, if paleontological or archeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable laws and regulations.
90. The proposed trash enclosure shall be designed to comply with the City's B-502 trash enclosure standard, or with an alternative design approved by the Public Works Engineering Division, which includes that installation of corrugated metal gates. The applicant shall contract with the City's approved trash disposal company for solid waste processing.
91. The trash enclosure shall match the color and exterior finish of the adjoining building (s). The proposed roof design of the trash enclosure shall also be architecturally compatible with the design of the adjoining building (s). The

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Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.

92. The trash bins shall be kept inside the trash enclosures, and gates closed at all times, except during disposal and pick-up. All trash bins shall be promptly placed back within the trash enclosure after pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site. If noise or other complaints are received by the City due to the location of the trash enclosure and bin pick-up route, the applicant shall resolve the issue to the satisfaction of the Community and Economic Development Director.
93. The Applicant shall comply with the adopted City Noise Ordinance.
94. As a part of the finalized working drawings for Planning Services Division, Engineering Division and Building and Safety Plan Check, the Contractor or Applicant shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the conditions of approval herein. The plans shall indicate landscape materials, wall materials and building materials proposed for the project.
95. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low, decorative type, wall-mounted lights, or ground lighting system. Any new lighting that is provided within the revised parking lot area shall maintain a minimum of two foot-candies of light on the parking areas during business hours. Lighting in the parking areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the windows of adjacent properties.
96. The Applicant shall submit a light plan (photometric plan) to Planning Services for review and approval. The lighting shall be provided throughout the parking area at a minimum of two-foot candle of light during the hours of darkness when the businesses are open, and an one-foot candle of light during all other hours of darkness.
97. The Applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division, for review and approval prior to submittal of plans for Building and Safety Division, Plan Check. The project shall also be subject to the following:



Site Plan No. SP-050-2018 & Conditional Use Permit No. CUP-128-2018  
Conditions of Approval

- a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community and Economic Development Department, Planning Services Division, and
  - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Services Division approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
98. The Applicant shall submit a complete landscape plan governing the entire development for review and approval by the Community and Economic Development Department prior to building permit issuance. The landscaping plan shall be in substantial conformance with the proposed landscaping shown on the submitted site plan for this project. Said plan shall include type, size, location and quality of all plant material. The plan shall include an irrigation plan, and staking and planting specification. The landscape plan is subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. The sprinklers shall be of low flow/precipitation/drip/micro-spray/etc. sprinkler heads for water conservation;
  - b. All above ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscape plan in order to ensure proper landscape screening and will be provided around each of these equipment/apparatus;
  - c. The applicant shall be responsible for the installation and maintenance of all landscaping on the property during and after the construction period. Said responsibility shall extend to within the public right-of-way;
  - d. All proposed trees shall be non-fruit bearing, evergreen trees that require minimal maintenance; and
  - e. No trees shall be planted closer than five-feet (5'-0") from the public right-of-way. Trees planted within fifteen-feet (15'-0") of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages, adjacent to driveways, shall be of the low-height variety to ensure safe sight clearance.

Site Plan No. SP-050-2018 & Conditional Use Permit No. CUP-128-2018  
Conditions of Approval

- f. All landscape areas, including the areas located within the public right-of-way, are the responsibility of the Applicant.
  - g. The Applicant shall maintain all landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
  - h. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.
- 99. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property, unless properly screened.
  - 100. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the Applicant and all agents thereof.
  - 101. All drive aisles on the site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles.
  - 102. The Applicant shall work with planning staff to ensure that the proposed building colors are appropriate, and not overly bright. The Applicant shall submit the actual chip samples of the proposed paint colors to the Planning Services Division for review and approval.
  - 103. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Building and Safety Division. These conditions must be printed on the site plan or a subsequent reference page.
  - 104. A copy of the Resolution No. 5916-18 approving Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018 shall be kept on the licensed premises at all times and be made available upon request by City Staff and/or Police Department.
  - 105. The Applicant shall submit a signed letter acknowledging receipt of the resolution approving Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018, and his/her/its agreement with all conditions of the approval.

Site Plan No. SP-050-2018 & Conditional Use Permit No. CUP-128-2018  
Conditions of Approval

106. The Applicant is advised that this Conditional Use Permit may be reviewed one (1) year from the date of this approval, and at least every three (3) years thereafter in order to determine if the business is operating in compliance.
107. In addition, this Conditional Use Permit may be called for review before the City staff, the City Council, or Planning Commission at any time, if noise or other types complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
108. It shall be the applicant's responsibility to verify that any building or site improvements do not cross over, encroach into, or cause issue with any recorded easements on the subject property or the adjacent properties.
109. The Applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018. The Applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The Applicant shall defend the City with legal counsel mutually selected by the Applicant and the office of the City Attorney and shall further pay any adverse financial award, which may issue against the City, including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
110. Upon approval and implementation of the proposed entitlements, SP-050-2018 and CUP-128-2018 shall constitute the governing provisions on the subject site and prior entitlements shall become null and void.
111. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Site Plan No. SP-050-2018 and Conditional Use Permit No. CUP-128-2018 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of

**Exhibit "A"**

**Page 19**

**Site Plan No. SP-050-2018 & Conditional Use Permit No. CUP-128-2018**

**Conditions of Approval**

**the appeal period and thereafter diligently advanced until completion of the project.**

**City of Garden Grove  
INTER-DEPARTMENT MEMORANDUM**

**To:** Planning Commission

**From:** Lisa L. Kim

**Dept:**


**Dept:** Community & Economic  
Development

**Subject:** REVIEW OF CODE OF ETHICS

**Date:** April 5, 2018

Chapter 2.02 of the Municipal Code comprises the City's Code of Ethics. Pursuant to that Chapter, the Planning Commission has a duty to review the Code of Ethics annually during their first meeting in the month of April; however, if the first meeting is cancelled, the review shall be re-scheduled to the next regular meeting.

Accordingly, the Code of Ethics is scheduled for your formal review at the Commission meeting of April 5, 2018. There is no resolution required; rather, your action will be documented in the minutes of the meeting.



LISA L. KIM  
Community and Economic Development Director

Attachment: Municipal Code Chapter 2.02

## **Chapter 2.02 CODE OF ETHICS FOR PUBLIC OFFICERS AND EMPLOYEES**

### **2.02.005 Code Review**

All official boards, commissions, and committees of the City are to formally review the following Code of Ethics provided in this chapter with their members annually during their first meeting in the month of April. New members are to be provided a copy of the Code of Ethics for their review when they are appointed or elected to each board, commission, or committee. (2813 § 1, 2012; 1437 § 1, 1975)

### **2.02.010 Declaration of Policy**

The proper operation of municipal government requires that public officials and employees be independent, impartial, and responsible to the people; that governmental decisions and policy be made in the proper channels of the governmental structure; and that public office not be used for personal gain. (2813 § 1, 2012; 1301 § 1, 1972)

### **2.02.020 Responsibilities of Public Office**

Public officials are all elective officials of the City and the members of all official boards, commissions, and committees of the City. Public officials and employees are bound to uphold the Constitution of the United States and the Constitution of the State and to carry out the laws of the nation, state, and municipality. Public officials and employees are bound to observe in their official acts the highest standards of morality and to discharge faithfully the duties of their offices, regardless of personal considerations; recognizing that the public interest must be their primary concern, and that conduct in both their official and private affairs should be above reproach. (2813 § 1, 2012; 1301 § 1, 1972)

### **2.02.030 Dedicated Service**

Public officials and employees should not exceed their authority or breach the law or ask others to do so, and they should work in full cooperation with other public officials and employees unless prohibited from so doing by law or the officially recognized confidentiality of their work. (2813 § 1, 2012; 1301 § 1, 1972)

### **2.02.040 Fair and Equal Treatment**

Preferential consideration of the request or petition of any individual citizen or group of citizens shall not be given. No person shall receive special advantages beyond that which are available to any other citizen. (2813 § 1, 2012; 1301 § 1, 1972)

### **2.02.050 Use of Public Property**

No public official or employee shall request or permit the use of City-owned vehicles, equipment, materials, or property for personal convenience or profit, except when such services are available to the public generally or are provided as municipal policy for the use of such public official or employee in the conduct of official business. No public official or employee shall use the time of any City employee during working hours for personal convenience or profit. (2813 § 1, 2012; 1301 § 1, 1972)

### **2.02.060 Obligations to Citizens**

A. **CONFLICT WITH PROPER DISCHARGE OF DUTIES.** No public official or employee, while serving as such, shall have any interest, financial or otherwise, direct or indirect, or engage in any

business or transaction or professional activity, or incur any obligation of any nature that is in substantial conflict with the proper discharge of his or her duties in the public interest and of his or her responsibilities as prescribed by law.

B. **INCOMPATIBLE EMPLOYMENT.** No public official or employee shall accept other employment that he or she has reason to believe will either impair his or her independence of judgment as to his or her official duties or require him or her or induce him or her to disclose confidential information acquired by him or her in the course of and by reason of his or her official duties.

C. **DISCLOSURE OF CONFIDENTIAL INFORMATION.** No public official or employee shall willfully and knowingly disclose for pecuniary gain to any other person confidential information acquired by him or her in the course of and by reason of his or her official duties nor shall any public official or employee use any such information for the purpose of pecuniary gain.

D. **CONFLICT OF INTEREST.** A conflict of interest exists in a matter before a public official for consideration or determination if:

1. The public official has a substantial financial or substantial personal interest in the outcome or as owner, member, partner, officer, employee, or stockholder of any corporation or other professional enterprise that will be affected by the outcome, and such interest is or may be adverse to the public interest in the proper performance of governmental duties by the public official;

2. The public official has reason to believe or expect that he or she will derive direct monetary gain or suffer a direct monetary loss, as the case may be, by reason of his or her official activity;

3. The public official, because of bias, prejudice, or because he or she has prejudged a matter set for public hearing, is incapable because of such bias, prejudice or prejudgment of granting to the matter before him or her a fair and impartial hearing.

4. Personal interest as distinguished from financial interest is defined as including, among other matters, an interest arising from blood or marriage relationships, or close business association. (2813 § 1, 2012; 1301 § 1, 1972)

#### **2.02.070 Disclosure of Interest and Disqualification**

A. Any Councilmember who has a conflict of interest as defined herein, in any matter before the City Council, shall disclose such fact on the record of the City Council and refrain from participating in any discussion or voting thereon, provided that such exceptions shall be observed as are required by law.

B. Any member of any official board, commission, or committee who has a conflict of interest as defined herein in any matter before the board, commission, or committee of which he or she is a member, shall disclose such fact on the record of such board, commission, or committee and refrain from participating in any discussion or voting thereon, provided that such exceptions shall be observed as are required by law.

C. Any employee who has a financial or other special interest in a matter before the City Council or any board, commission, or committee and who participates in discussion with, or gives an official opinion to the City Council, or to such board, commission, or committee relating to such matter, shall disclose on the record of the City Council or such board, commission, or committee, as the case may be, the nature and extent of such interest. (2813 § 1, 2012; 1301 § 1, 1972)

**2.02.080 Compliance with State Law**

Public officials and employees of the City shall comply with applicable provisions of state law relative to conflicts of interest and generally regulating the conduct of public officials and employees. (2813 § 1, 2012; 1301 § 1, 1972)

**2.02.090 Violations—Actions**

The violation of any provision of this chapter shall be:

- A. As to all City employees, grounds for dismissal from City employment;
- B. As to any appointed position on any board, commission, or committee, grounds for removal from any such board, commission, or committee;
- C. As to any prosecution of any elected public official, the City Council shall make findings of fact by at least a vote of three City Councilmembers that an elected public official has, in fact, violated this chapter as a prerequisite to prosecution. (2813 § 1, 2012; 1301 § 1, 1972)

**2.02.100 State Laws—Control**

This chapter and its application are intended to be supplemental to and consistent with all applicable state laws. (2813 § 1, 2012; 1301 § 1, 1972)

**2.02.110 Violations—Penalty**

Any person violating any of the provisions of this chapter is guilty of a misdemeanor and, upon conviction thereof, is punishable as provided in Section 1.04.010 of this Code. (2813 § 1, 2012; 1301 § 1, 1972)



# Support Legislation that Strengthens Enforcement Tools for Ordinances and Building Codes

March 26, 2018

Cities are encouraged to support AB 2598 (Quirk), which will assist cities' ability to enforce local ordinances and building codes by updating the existing statutory fine caps for inflation.

The bill also establishes a higher maximum fine for commercial property owners who repeatedly fail to maintain their property and adds a hardship process for repeat violators.

The statutory fine amounts for violations of local ordinances and building codes have not been updated for many years, and are losing their deterrent effect. Inadequate available penalties can erode respect for the law. If the consequences for violating a local ordinance or building standard are deemed to be minimal then some community members will ignore the law and create inequities in its application.

For instance, if an ordinance requires dry brush to be cleared for fire protection, and a property owner chooses not to do so, they could be placing the homes of their neighboring properties at risk. If one property owner allows trash and junk to build up on their property, it could attract vermin and devalue adjacent properties.

In brief, AB 2598 would accomplish the following:

- Update for inflation the fine levels for repeated violations, while continuing to keep the initial fine lower – because the object of such laws is securing compliance with local requirements to uphold community requirements, not collecting fines;
- Authorize a \$2,500 fine for commercial property owners who repeatedly fail to maintain their properties; and
- Establish a hardship waiver process for repeated violators who have made a bona fide effort to comply with the first violation and payment of the additional fines would create an undue financial hardship.

## Next Steps

AB 2598 will be first heard in the Assembly Local Government Committee. The hearing date has yet to be set. The League has prepared a sample support letter cities can use. It is available, along with the bill text and the League's support letter, at [www.cacities.org/billsearch](http://www.cacities.org/billsearch) by plugging AB 2598 into the search function.

# Don't Miss Opportunity to Learn How to Use New CTC Online SB 1 Project List Submission Portal

May 1 is Deadline to Submit Projects for Upcoming Fiscal Year

*March 23, 2018*

Mark your calendars for April 2 at 1 p.m. when the League, California State Association of Counties (CSAC) and the CTC will host a webinar on the new required SB 1 FY 2018–19 project list submission process.

Panelists will cover the new online submission tool and other SB 1 project list questions, including the fact that project lists can now only be adopted via resolution.

Register online by Friday, March 30.

## **Cities Can Now Only Adopt Project Lists Via Resolution**

Annually cities and counties must adopt, via resolution, a list of projects they intend to fund through SB 1 in order to be eligible for funding in the upcoming fiscal year. Cities and counties can no longer adopt their project lists through their budgets. Project lists can only be adopted by passing a resolution.

Cities must upload their adopted project lists to the CTC via the new online tool. May 1 is the deadline to submit project lists for the upcoming fiscal year that begins on July 1.

CTC released a companion SB 1 Program Intake Tool Guide to help explain the uploading process. For more information and the CTC's program submission guidelines, please visit the CTC website.

If you have specific questions regarding SB 1 project list submission, please contact Alicia Sequeira Smith at (916) 651-6143 or Laura Pennebaker at (916) 653-7121.

## **Resources Available in SB 1 Toolkit**

The SB 1 toolkit includes documents that can be tailored to each city and a number of other resources. In addition to a sample resolution, the toolkit has a sample press release and social media posts cities can use to promote their SB 1-funded transportation projects, a sample op-ed, an FAQ and more.

If you are interested in additional information regarding SB 1, please visit the League's Transportation Funding page.

## Upcoming Bills in Committee and Legislative Hearings of Interest to Cities, April 2–26

The Legislature is officially on Spring Break as of March 26 and will return on April 2. Legislative hearings and bills in committee start back up on April 2 and hearings resume in full swing.

March 23, 2018

The Legislature is officially on Spring Break as of March 26 and will return on April 2. Legislative hearings and bills in committee start back up on April 2 and hearings resume in full swing.

Some hearings, if not all, will be televised. The Senate and Assembly publish weekly television schedules, but audio is always available online. In addition, many hearings are also webcast via the California Channel.

Here are a number of upcoming hearings of interest to cities:

### April 2

**Senate Business, Professions and Economic Development, 11 a.m., State Capitol, Room 3191**

- Informational Hearing: Update on the Regulation of Massage Therapy in California: Business Oversight and Best Practices

### April 3

**Assembly Budget Subcommittee No. 4 on State Administration, 1:30 p.m., State Capitol, Room 447**

- Local Government Financing

### April 4

**Assembly Insurance, 9 a.m., State Capitol, Room 437**

- AB 1749 (Daly) Workers' compensation off-duty peace officer. *League position: Oppose unless amended.*

### April 9

**Assembly Natural Resources, 2:30 p.m. State Capitol, Room 447**

- **HOT** AB 1775 (Muratsuchi) State lands: leasing: oil and gas. *League position: Support.*

## **April 10**

### **Senate Governmental Organizations, 9:30 a.m., State Capitol, Room 4203**

- **HOT SB 833 (McGuire) Emergency alerts: evacuation orders: operators. *League position: Support.***

## **April 11**

### **Assembly Elections and Redistricting, 9 a.m., State Capitol, Room 444**

- **AB 2123 (Cervantes) District-based elections. *League position: Support in concept.***

## **April 16**

### **Senate Natural Resources and Water, Upon Adjournment of session, State Capitol, Room 112**

- **HOT SB 834 (Jackson) State lands: leasing: oil and gas. *League position: Support.***

## **April 17**

### **Assembly Health, 1:30 p.m., State Capitol, Room 4202**

- **AB 3162 (Friedman) Alcoholism or drug abuse recovery or treatment facilities. *League position: Support.***

## **April 26**

### **Senate Budget and Fiscal Review Subcommittee No. 4 on State Administration and General Government, 9:30 a.m., State Capitol, Room 2040**

- **Commission on State Mandates**
- **Local Government Financing**

# April 11 is Deadline to Submit Your Fire Chiefs Leadership Seminar Session Idea

March 23, 2018

Planning is already underway for the 2018 Fire Chiefs Leadership Seminar and the League is soliciting session topics for the Dec. 12–13 conference in San Francisco.

Session proposals must be submitted online by Wednesday, April 11 to be considered by the planning committee.

The two day educational and networking event brings together 150 California fire service leaders. Session proposals should focus on timely topics of importance to fire service professionals including but not limited to; fire chiefs, chief officers and union leadership.

Submissions, non-commercial in nature, from any individual, group, business or organization, on any topic are welcome. The session selection process is highly competitive. Sessions have a greater chance of being selected if the proposal is thorough, thoughtful and complete and communicates how the session will help fire service leaders to improve their careers and communities.

Proposals can only be submitted through the [online submission tool](#).

For more information on the agenda from 2017, please email [kpebler@cacities.org](mailto:kpebler@cacities.org).

# Learn More about Streets and Roads Financing Tool

Free April 11 Webinar Covers TRIP Financing Option

*March 23, 2018*

The California State Wide Development Authority (CSCDA) is offering a free webinar on April 11 to cover a Total Road Improvement Program (TRIP) financing tool available for cities, counties and regional governments where voters have approved local sales tax measures to address unmet transportation needs.

These dedicated revenues can be borrowed against for up to 30 years at low interest rates.

Participants on the webinar will learn about CSCDA's TRIP financing program that helps local agencies "catch up" on decades of deferred maintenance by funding more projects up front.

## **Webinar Details**

Wednesday, April 11, 10–11 a.m.

[Register online](#) by April 10 at 2 p.m.

There is no cost to participate for League member cities. Non-member cities will be charged \$100.

Contact [Megan Dunn](#) with questions about registration.

Contact [Amanda Cadelago](#) with other questions.

# Register Today for the League's April 18 Legislative Action Day and April 11 Preview Webinar on Priority Bills

Legislative Action Day Registration Closes April 13, Webinar Registration Closes April 9

March 23, 2018

The League of California Cities'® 2018 Legislative Action Day is coming up on April 18.

To prepare and brief local officials on priority bills of interest, the League is also holding a Legislative Action Day Preview webinar on April 10.

## **Legislative Action Day – Register by Friday, April 18**

This one-day event gives city officials the opportunity to engage with state lawmakers, learn about priority issues and network with colleagues. Scheduled for Wednesday, April 18, the event is free for League members and League Partners.

Contact your Regional Manager to set up a meeting with your legislator.

Online registration for this important event is free and open until April 13.

For registration questions please contact Megan Dunn

Legislative Action Day coincides with the 2nd Annual Capitol Cup Soccer Match, a friendly soccer match (Dems vs. Reps) benefitting two local non-profits: the Sacramento Food Bank & Family Services and Weave. Tickets are only \$25 and include the 5:00 p.m. game, 6:15 p.m. reception with legislators, and 7:30 p.m. Sacramento Republic FC match vs. the Colorado Springs Switchbacks FC. *Game tickets and transportation are not included in Legislative Action Day.*

Additional information about the event is available on Legislative Action Day event webpage.

## **Legislative Action Day Preview, Tuesday, April 11**

Join the League's Legislative team on Tuesday, April 11 from 10:30 a.m.–noon for a free legislative briefing webinar to review the top priority bills that will impact local governments. League lobbyists will be share information on legislation affecting local land use authority and affordable housing; homelessness issues and funding opportunities; disaster response; economic development and redevelopment tool restoration; and public safety, marijuana regulation and drones.

This webinar will provide you with the information on priority bills that you will need to successfully advocate on behalf of your city at the League's Legislative Action Day on April 18.

Registration closes at 5 p.m. on April 9. The webinar is free for League member cities and League Partners. Non-member cities and all others will be charged \$100. Log-in information will be sent the morning of Tuesday, April 10.

For most League webinars only one connection is allowed per city. However, due to the capacity for this webinar, the League is allowing two connections per city to provide easier access for its members.

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# Grants Available to Help Cities Ensure U.S. Census Bureau has Accurate Addresses for Your City's Residents

Participation Now in the Local Update of Census Addresses is Critical for the 2020 Census

March 22, 2018

The next census does not begin until April 1, 2020, but now is the time for cities to review and comment on the U.S. Census Bureau's residential address list.

Funding is available this fiscal year, with additional funding proposed in the FY 2018–19 budget, to support local and state agencies verify the accuracy of the Census Bureau's address lists. Between now and April, cities need to review and update the Census Bureau's address list.

## What is LUCA

The Local Update of Census Addresses (LUCA) is the only opportunity for tribal, state and local governments to add, correct or delete addresses on the lists and maps used to conduct the census. An accurate and thorough census count is critical to help the federal government distribute more than \$400 billion annually for infrastructure, programs and services and also helps communities plan for the future. Census results have an effect on the state's congressional representation and will also play a role in redrawing state legislative districts.

Additional information about LUCA is available from the Census Bureau.

## Grants for Cities

The Department of Finance (DOF) is administering the LUCA incentive fund. Gov. Jerry Brown earlier in March signed AB 105, which provides \$7 million in this fiscal year, with 5 percent directed to administrative costs, to support LUCA efforts. Each jurisdiction is eligible for at least \$7,500 that applies and participates.

To be eligible to receive funds, local governments must:

- Register to participate in the LUCA program with the U.S. Census Bureau by Dec. 15, 2017;
- Participate in the LUCA Program and submit required materials provided to the Census Bureau (materials will be sent out in the first quarter of 2018); and
- Request incentive funds from DOF after sending in your city's LUCA response to the Census Bureau. (Instructions will be sent to all jurisdictions that register as a LUCA participant.)

DOF has [additional information](#) online about LUCA and the upcoming census.

Governor Brown has proposed a \$40.3 million allocation in the FY 2018–19 budget for outreach and other activities related to the 2020 count.

The Public Policy Institute of California has recently released a fact sheet entitled [Californians and the 2020 Census](#).

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# Support Parks and Water Funding, Yes on 68

March 22, 2018

The Yes on 68 campaign is gaining momentum with more cities passing resolutions to support the passage of the \$4 billion parks and water bond on the June ballot.

The broad coalition behind Proposition 68 comprises local agencies, elected officials, parks departments and districts, business groups and individual businesses, environmental organizations and other groups.

The League Board of Directors voted in December to support the bond.

There are many ways to stay informed about Yes on 68. The website features a supporter toolkit. Regular updates also go out through the campaign's Facebook and Twitter feeds.

The League created a toolkit for cities that want to support Prop. 68. It includes:

- Sample resolution;
- Sample press release announcing passage of resolution; and
- Sample social media posts cities can also use to inform their local media and residents about the action.

## Bond Details

If voters approve the parks and water bond, cities will be eligible for at least \$1.69 billion for park improvements, water infrastructure and projects, and climate programs. Every city in the state will benefit from the passage of this bond through a per capita allocation of at least \$200,000 for their parks. Also significant is the \$750 million grant fund it contains for competitive grants for safe neighborhood parks. Cities will be able to apply for many other grants to fund clean water projects, stormwater upgrades, local parks and coastal and climate resiliency projects.

The bond would provide funding in three main areas:

- Parks (\$1.283 billion);
- Water (\$1.19 billion); and
- Climate and environmental programs (\$1.547 billion).



## CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE

### AMENDMENT TO THE PROCLAMATION OF AN EMERGENCY PROGRAM AGAINST THE HUANGLONGBING DISEASE

#### FOR THE CITIES OF ANAHEIM, FULLERTON, GARDEN GROVE, SANTA ANA, AND WESTMINSTER

Between July 21, 2017 and February 20, 2018, the California Department of Food and Agriculture (CDFA) confirmed the presence of the causative bacterial agent of the citrus disease huanglongbing (HLB) in citrus tree tissue and insect vectors collected from the cities of Anaheim, Fullerton, Garden Grove, Santa Ana, and Westminster, Orange County.

HLB is a devastating disease of citrus and is spread through feeding action by populations of the Asian citrus psyllid (ACP), *Diaphorina citri* Kuwayama. In order to determine the extent of the infestation, and to define an appropriate response area, additional surveys took place for several days over a one-square mile area, centered on the detection sites. Based on the results of the surveys, implementation of the CDFA's ACP and HLB emergency response strategies is necessary for eradication and control.

HLB is considered the most devastating disease of citrus in the world. In the United States, HLB's unchecked spread in Florida starting in 2006 resulted in devastating impacts on the environment and economy. Symptoms of HLB include yellow shoots with mottling and chlorosis of the leaves, misshapen fruit, fruit that does not fully color, and fruit that has a very bitter taste, which makes it unfit for human consumption. These symptoms often do not appear until two years after infection, making this particular disease difficult to contain and suppress. The bacterium that causes the disease, namely *Candidatus Liberibacter asiaticus*, blocks the flow of nutrients within the tree, causing the tree to starve to death. There is no cure, and trees infected with the disease will die two to five years after infection. The undesirable symptoms of HLB-infected trees result in the trees' loss of commercial and aesthetic value while they remain hosts for spreading HLB to ACP and other plants. These effects would be catastrophic to California's natural environment, agriculture, and economy. For example, the effect of HLB's establishment in Florida resulted in a citrus industry loss of \$7 billion. Similar consequences can be expected in California, where the citrus industry is valued at \$2.2 billion.

ACP feeds on members of the plant family Rutaceae, primarily on *Citrus* and *Murraya* species, but is also known to attack several other genera, including over forty species of plant that act as hosts and possible carriers. The most serious damage to the environment and property caused by ACP—the death and loss in value of host plants—is due to its vectoring the phloem-inhabiting bacteria in the genus *Candidatus Liberibacter*. However, the psyllids also cause injury to their host plants via the withdrawal of large amounts of sap as they feed, and via the production of large amounts of honeydew, which coats the leaves of the tree and encourages the growth of sooty mold. Sooty mold blocks sunlight from reaching the leaves.

On November 22, 2017, the University of California and the United States Department of Agriculture (USDA) released a briefing paper that indicates, beginning in June 2017, a sharp increase in HLB and HLB-positive ACP detections, cities containing HLB, and ACP nymphs. Prior to the release of the November 22, 2017 briefing paper, the level of HLB risk in California was thought to be relatively stable. Following the release of the November 22, 2017 briefing

paper, the Department has become aware of the exponential intensification of the HLB epidemic, as demonstrated by the indicators contained in the paper.

Emergency action is needed to protect California from the negative environmental and economic impact HLB and ACP will cause should it be allowed to remain in this area. The emergency program is based on recommendations developed in consultation with the California HLB Task Force, the United States Department of Agriculture (USDA) experts on HLB and ACP, the Primary State Entomologist, the Primary State Plant Pathologist, and the affected counties agricultural commissioners' representatives who are knowledgeable on HLB and ACP. Incorporating these experts' recommendations and findings, the program requires removal of all HLB-infected trees and insecticide treatments within 800 meters of each detection site.

In determining how to respond to this emergency, the CDFA employs integrated pest management (IPM) principles. IPM includes cultural, biological, physical, and chemical control methods. The CDFA considered all relevant factors, data and science and determined that cultural and biological control methods would not abate the imminent threat posed by HLB/ACP or meet its statutory obligations. Therefore, physical and chemical control methods were selected which include removal of any infected host plant and ACP control treatment. These options were selected based upon minimal impacts to the environment, biological effectiveness, minimal public intrusiveness, and cost.

The detections of HLB described above were sudden and unexpected, and now require immediate action to address the imminent threat to California's natural environment, agriculture and economy. More specifically, in addition to citrus, the HLB/ACP complex threatens loss and damage to native wildlife, private and public property, and food supplies. Therefore, the Secretary is invoking Public Resources Code Section 21080(b)(4) to carry out immediate emergency action to prevent this loss and damage.

In addition, the Secretary is mandated to: thoroughly investigate the existence of the disease; determine the probability that the disease will spread; adopt regulations as are reasonably necessary to carry out the provisions of this code (title 3, California Code of Regulations, section 3591.21); abate the disease from the established treatment area; and prevent further economic damage. See FAC sections 401, 403, 408, 5401-5405 and 5761-5763.

The treatment plan for the HLB infestation shall be implemented within an 800-meter radius of each detection site, as follows:

1. Physical Control. All host plants found to be infected with HLB will be removed and destroyed using mechanical means in order to stop the spread of the disease.
2. Chemical Control. All properties with host plants within an 800-meter radius around each HLB detection site shall be treated according to the following protocol to control ACP:
  - a. Tempo® SC Ultra, containing the contact pyrethroid insecticide cyfluthrin shall be applied by ground-based hydraulic spray equipment to the foliage of host plants for controlling the adults and nymphs of ACP. Treatment may be re-applied up to six times annually if additional ACPs are detected.
  - b. Either Merit® 2F or CoreTect™, containing the systemic insecticide imidacloprid, shall be applied to the root zone beneath host plants for controlling developing nymphs and providing long term protection against

reinfestation. Merit® 2F is applied as a soil drench, while CoreTect™ tablets are inserted two to five inches below the soil surface and watered in to initiate tablet dissolution. CoreTect™ is used in place of Merit® 2F in situations where there are environmental concerns about soil surface runoff of the liquid Merit® 2F formulation, such as host plants growing next to ponds and other environmentally sensitive areas. Treatment may be re-applied once annually if additional ACPs are detected.

**Public Notification:**

Residents of affected properties shall be invited to a public meeting where officials from CDFA, the Department of Pesticide Regulation, the Office of Environmental Health Hazard Assessment, and the county agricultural commissioner's office shall be available to address residents' questions and concerns.

Residents shall be notified in writing at least 48 hours in advance of any treatment in accordance with the Food and Agricultural Code, Section 5771-5779 and 5421-5436. For any questions related to this program, please contact the CDFA toll-free telephone number at 800-491-1899 for assistance. This telephone number is also listed on all treatment notices. Treatment information is posted at [http://cdfa.ca.gov/plant/acp/treatment\\_maps.html](http://cdfa.ca.gov/plant/acp/treatment_maps.html).

Following the treatment, completion notices are left with the residents detailing precautions to take and post-harvest intervals applicable to the citrus fruit on the property.

Press releases, if issued, are prepared by the CDFA information officer and the county agricultural commissioner in close coordination with the program leader responsible for treatment. Either the county agricultural commissioner or the public information officer serves as the primary contact to the media.

Information concerning the HLB/ACP program shall be conveyed directly to local and State political representatives and authorities via letters, emails, and/or faxes.

Enclosed are the findings regarding the treatment plan, a map of the treatment area, the November 22, 2017 UC and USDA briefing paper, work plan, integrated pest management analysis of alternative treatment methods, and a pest profile.

Attachments

**FINDINGS OF AN EMERGENCY  
FOR  
ASIAN CITRUS PSYLLID / HUANGLONGBING  
Anaheim, Fullerton, Garden Grove, Santa Ana, and Westminster, Orange County  
Project AM-2444**

Between July 21, 2017 and February 20, 2018, the California Department of Food and Agriculture (CDFA) confirmed the presence of the causative bacterial agent of the citrus disease huanglongbing (HLB) from citrus tree tissue and insect vectors collected in the cities of Anaheim, Fullerton, Garden Grove, Santa Ana, and Westminster, Orange County. HLB is a devastating disease of citrus and is spread through feeding action by populations of the Asian citrus psyllid (ACP), *Diaphorina citri* Kuwayama.

On November 22, 2017, the University of California and the United States Department of Agriculture (USDA) released a briefing paper that indicates, beginning in June 2017, a sharp increase in HLB and HLB-positive ACP detections, cities containing HLB, and ACP nymphs. Prior to the release of the November 22, 2017 briefing paper, the level of HLB risk in California was thought to be relatively stable. Following the release of the November 22, 2017 briefing paper, the Department has become aware of the exponential intensification of the HLB epidemic, as demonstrated by the indicators contained in the paper.

In order to determine the extent of the infestation in Anaheim, Fullerton, Garden Grove, Santa Ana, and Westminster, and to define an appropriate response area, additional surveys took place for several days over a one-square mile area around each detection site, centered on the following detections: February 20, Anaheim and Garden Grove, February 14, Fullerton and Westminster, and February 6, Santa Ana. Based on these surveys, and findings and recommendations from California's HLB Task Force the Primary State Entomologist, the Primary State Plant Pathologist, USDA experts on HLB and ACP, and County Agricultural Commissioner representatives who are knowledgeable on HLB and ACP, I have determined that HLB poses a statewide imminent danger to the environment and economy.

The results of the additional surveys also indicated that the local infestation is amenable to CDFA's ACP and HLB emergency response strategies, which include removal of any infected host plant and chemical control treatment. These options were selected based upon minimal impacts to the natural environment, biological effectiveness, minimal public intrusiveness, and cost.

HLB is considered one of the most devastating diseases of citrus in the world. The bacterium that causes the disease, namely *Candidatus Liberibacter asiaticus*, blocks the flow of nutrients within the tree and causes the tree to starve to death within two to five years of infection. There is no cure. Symptoms of HLB include yellow shoots with mottling and chlorosis of the leaves, misshapen fruit, fruit that does not fully color, and fruit that has a very bitter taste, which makes it inedible for human consumption. These symptoms often do not appear until two years after infection, making this particular disease difficult to contain and suppress. These undesirable symptoms of HLB-infected trees result in the trees' loss of commercial and aesthetic value while at the same time they are hosts for spreading HLB.

ACP is an insect pest that is native to Asia. It has appeared in Central and South America, the Caribbean, and Mexico. In the United States, ACP has been found in Alabama, Arizona, Florida, Georgia, Hawaii, Louisiana, Mississippi, South Carolina, and Texas. In California, ACP has been found in twenty-six counties.

ACP feeds on members of the plant family Rutaceae, primarily on *Citrus* and *Murraya* species, but is also known to attack several other genera, including over forty species of plant that act as hosts and possible carriers. The most serious damage to the environment and property caused by ACP – the death and loss in value of host plants – is due to its vectoring the phloem-inhabiting bacteria in the

genus *Candidatus Liberibacter*. In addition, the psyllids also cause injury to their host plants via the withdrawal of large amounts of sap as they feed and via the production of large amounts of honeydew, which coats the leaves of the tree and encourages the growth of sooty mold. Sooty mold blocks sunlight from reaching the leaves.

These pests present a significant and imminent threat to the natural environment, agriculture and economy of California. For example, HLB would have severe consequences to both the citrus industry and to the urban landscape via the decline and the death of citrus trees. California is the top citrus-producing state in the U.S., with total production valued at over \$2.2 billion. Recent studies in Florida have shown that the presence of HLB increases citrus production costs by up to 40 percent and has resulted in a loss of over \$7 billion and 6,600 jobs.

Additionally, if unabated, the establishment of HLB in California would harm the natural environment as commercial and residential citrus growers would be forced to increase pesticide use. And, the establishment of HLB could lead to enforcement of quarantine restrictions by the USDA and our international trading partners. Such restrictions would jeopardize California's citrus exports, which are valued at over \$800 million per year.

The causative bacteria of HLB was first detected in Los Angeles in 2012. It has subsequently been detected in Orange, Riverside, and San Bernardino counties. Infected trees are destroyed as soon as they are discovered. However, due to the length of time it takes for symptoms to appear on infected trees, new infestations continue to be discovered. If the current infestation is not abated immediately, ACP will likely become established in neighboring counties and could pave the way for a statewide HLB infestation.

The CDFA has evaluated possible treatment methods in accordance with integrated pest management (IPM) principles. As part of these principles, I have considered the following treatments for control of HLB: 1) physical controls; 2) cultural controls; 3) biological controls; and 4) chemical controls. Upon careful evaluation of each these options, I have determined that it is necessary to address the imminent threat posed by HLB using currently available technology in a manner that is recommended by the HLB Task Force.

Based upon input from the HLB Task Force, the Primary State Entomologist, the Primary State Plant Pathologist, USDA experts on HLB and ACP, and county agricultural commissioner representatives who are knowledgeable on ACP and HLB, I find there are no cultural or biological control methods that are both effective against HLB and allow CDFA to meet its statutory obligations and therefore it is necessary to conduct physical and chemical treatments to abate this threat. As a result, I am ordering removal of all HLB-infected trees and insecticide treatments for ACP using ground-based equipment within an 800-meter radius around the HLB detection sites and any subsequent sites.

### **Sensitive Areas**

The CDFA has consulted with the California Department of Fish and Wildlife's California Natural Diversity Database for threatened or endangered species, the United States Fish and Wildlife Service, the National Marine Fisheries Service and the California Department of Fish and Wildlife when rare and endangered species are located within the treatment area. Mitigation measures for rare and endangered species will be implemented as needed. The CDFA shall not apply pesticides to bodies of water or undeveloped areas of native vegetation. All treatment shall be applied to residential properties, common areas within residential development, non-agricultural commercial properties, and rights-of-way.



### **Work Plan**

The proposed treatment area encompasses those portions of Orange County which fall within a one-square-mile area around the properties on which HLB has been detected, and any subsequent detection sites within the program boundaries. A map of the program boundaries is attached. The work plan consists of the following elements:

1. **ACP Monitoring.** Yellow panel traps shall be placed within an 800-meter radius around each HLB detection site to monitor post-treatment ACP populations at a density of 100 traps per square mile and shall be serviced on a regular schedule, generally once every two weeks.
2. **ACP and HLB Visual Survey.** All host plants shall be inspected for ACP and for HLB symptoms within an 800-meter radius around each HLB detection site, at least twice a year. ACP and HLB-symptomatic plant tissue shall be collected and forwarded to the CDFA Plant Pest Diagnostic Center (Lab) for identification and analysis.
3. **HLB Disease testing.** All collected symptomatic host tree tissues and ACP life stages shall be tested by the Lab for the presence of HLB.
4. **Physical Control.** All host plants found to be infected with HLB shall be destroyed. Infected host plants shall be removed and destroyed using mechanical means.
5. **Chemical Control.** All properties with host plants within an 800-meter radius around each HLB detection site shall be treated according to the following protocol to control ACP:
  - a. Tempo® SC Ultra, containing the contact pyrethroid insecticide cyfluthrin, shall be applied by ground-based hydraulic spray equipment to the foliage of host plants for controlling the adults and nymphs of ACP. Treatment may be re-applied up to six times annually if additional ACPs are detected.
  - b. Either Merit® 2F or CoreTect™, containing the systemic insecticide imidacloprid, shall be applied to the root zone beneath host plants for controlling developing nymphs and providing long term protection against reinfestation. Merit® 2F is applied as a soil drench, while CoreTect™ tablets are inserted two to five inches below the soil surface and watered in to initiate tablet dissolution. CoreTect™ is used in place of Merit® 2F in situations where there are environmental concerns about soil surface runoff of the liquid Merit® 2F formulation, such as host plants growing next to ponds and other environmentally sensitive areas. Treatment may be re-applied once annually if additional ACPs are detected.

### **Public Information**

Residents of affected properties shall be invited to a public meeting where officials from the CDFA, the California Department of Pesticide Regulation, the Office of Environmental Health Hazard Assessment, and the county agricultural commissioner's office shall be present to address residents' questions and concerns.

Residents shall be notified in writing at least 48 hours in advance of any treatment in accordance with the Food and Agricultural Code (FAC), Section 5771 – 5779 and 5421-5436. For any questions related

to this program, please contact the CDFA toll-free telephone number at 800-491-1899 for assistance. This telephone number is also listed on all treatment notices. Treatment information is posted at [http://cdfa.ca.gov/plant/acp/treatment\\_maps.html](http://cdfa.ca.gov/plant/acp/treatment_maps.html).

After treatment, completion notices are left with the residents detailing precautions to take and post-harvest intervals applicable to the citrus fruit on the property.

Press releases, if issued, are prepared by the CDFA information officer and the county agricultural commissioner, in close coordination with the program leader responsible for treatment. Either the county agricultural commissioner or the public information officer serves as the primary contact to the media.

Information concerning the HLB/ACP program shall be conveyed directly to local and State political representatives and authorities via letters, emails, and/or faxes.

### Findings

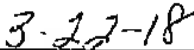
Due to the detection of HLB or ACP, there exists a significant, imminent threat to California's natural environment, agriculture, public and private property, and its economy.

The work plan involving physical and chemical control of these pests is necessary to prevent loss and damage to California's natural environment, citrus industry, native wildlife, private and public property, and food supplies.

The detection of HLB comprises a sudden and unexpected occurrence that involves a clear and imminent threat to California's environment and economy.

Therefore, I am invoking Public Resources Code Section 21080(b)(4) to carry out immediate emergency action to prevent this loss and damage. My decision to adopt findings and take action is based on Sections 24.5, 401.5, 403, 407, 408, 5401-5405, and 5761-5764 of the FAC.

  
\_\_\_\_\_  
Karen Ross, Secretary

  
\_\_\_\_\_  
Date

Asian Citrus Psyllid/Huanglongbing Work Plan  
March 2017

**I. Trapping and Visual Survey**

**A. Urban and Rural Residential Detection Trapping and Visual Survey**

This is a cooperative State/County trapping program for the Asian Citrus Psyllid (ACP) and Huanglongbing (HLB) disease to provide early detection of an infestation in a county. Traps are serviced by agricultural inspectors. The trap used for ACP detection is the yellow panel trap, which is a cardboard panel coated with stickum on each side. ACP becomes entangled on the sticky surface and cannot move off the trap. Yellow panel traps have proven successful at detecting infestations of ACP. At all locations where traps are placed, the host plant is visually inspected for ACP. If ACP is detected, the host shall be visually surveyed for additional ACP and symptoms of Huanglongbing (HLB).

- Trap Density: Five to 16 traps/square mile.
- Trap Servicing Interval: Every two to four weeks.
- Trap Relocation and Replacement: Traps should be replaced and relocated every four to eight weeks to another host at least 500 feet away, if other hosts are available.
- Visual surveys and/or tap sampling are conducted once at each trapping site when the trap is placed.

**B. Delimitation Trapping and Visual Survey Outside of the Generally Infested Area**

The protocols below are the actions in response to the detection of ACP in counties north of Ventura County and the Tehachapi Mountains.

**1. Response to the collection one or more ACP**

**a. Trapping**

Density shall be 25 to 100 traps per square mile in a 1.5-mile radius, to form a nine-square mile delimitation area. Traps shall be serviced weekly for one month. If no additional ACP are detected, the traps shall be serviced monthly for two years past the identification date. Additional detections may increase the size of the delimitation survey area and shall restart the two-year clock on the trap servicing requirement.

**b. Visual Survey**

All find sites and adjacent properties shall be visually surveyed for ACP and HLB. Additional sites may be surveyed as part of the risk-based survey.

**C. Commercial Grove Trapping**

In counties with substantial commercial citrus production and which are not generally infested with ACP, traps are placed within the groves at the density of one trap per 40 acres. Traps are replaced every month and submitted for screening.

In areas that are generally infested with ACP, agricultural inspectors visually survey commercial groves for plant tissue displaying symptoms of HLB and collect ACP which are tested for HLB.

Asian Citrus Psyllid/Huanglongbing Work Plan  
March 2017

## II. Treatment

CDFA's treatment activities for ACP and HLB vary throughout the state and depend on multiple factors. Factors CDFA considers prior to treatment include:

- Determination if suppression of ACP is feasible;
- The proximity of the ACP infestation to commercial citrus;
- Whether growers are conducting coordinated treatment activities;
- The level of HLB risk;
- Consistency with the overall goal of protecting the state's commercial citrus production;

### A. Treatment Scenarios Throughout the State in Which Treatment Shall Occur:

- In areas with commercial citrus production that are generally infested with ACP, and where all growers are treating on a coordinated schedule; CDFA may conduct residential buffer treatments in response to ACP detections to suppress populations.
- In areas with commercial citrus production that are not generally infested with ACP; CDFA shall conduct residential treatments in response to ACP detections.
- In areas where HLB is detected, CDFA shall conduct residential treatments to suppress ACP populations.
- Where ACP has been detected at low densities, CDFA shall conduct residential treatments to prevent ACP establishment or suppress populations.

CDFA's current policy is to not conduct treatments in areas that are generally infested if there is limited or no commercial citrus production in the area, or if all growers in the area are not treating.

### 1. Treatment Protocols

In accordance with the integrated pest management principles, the CDFA has evaluated possible treatment methods and determined that there are no physical, cultural, or biological controls available to eliminate ACP from an area.

In general, when treatment has been deemed appropriate, CDFA applies insecticides to host trees in the residential (urban) areas in a 50 to 800-meter radius around each detection site. Only ACP host plants are treated.

- a. **Detections of One or More ACP within Two Miles of International Border with Mexico**
  - CDFA shall treat the residential area within an 800-meter buffer of the border.
- b. **Detections of One or More ACP within a Generally Infested Area with Commercial Citrus Production**
  - CDFA shall treat the residential area within a 400-meter buffer surrounding commercial citrus groves if the growers are conducting coordinated treatments.
  - A Proclamation of Emergency (PEP) shall be issued.

**Asian Citrus Psyllid/Huanglongbing Work Plan  
March 2017**

**c. Outside of the Generally Infested Area**

The actions below are in response to the detection of one ACP in counties north of Ventura County and the Tehachapi Mountains.

- Detection of one ACP - All properties with hosts within 50-meter radius of the detection site shall be treated.
- A PEP shall be issued.

The actions below are in response to the detection of two or ACP in Fresno, Madera, Kern, Kings, and Tulare counties.

- Detection of two or more ACP on one trap or one or more ACP detected on separate traps within 400 meters of each other within a six-month period – All properties with hosts within a 400-meter radius shall be treated.
- In a commercial citrus environment, where there are few residences in the area, CDFA shall treat the residential area within an 800-meter buffer surrounding commercial citrus groves if the growers are conducting coordinated treatments.
- A PEP shall be issued.

**d. In Response to an HLB Detection**

- All properties within an 800-meter radius of the detection site shall be treated.
- A PEP shall be issued.

**2. Treatment Methodology**

The treatment protocol consists of a foliar and a systemic insecticide. The foliar insecticide is used for immediate reduction of the adult population to prevent the adults from dispersal. The systemic insecticide is a soil treatment used to kill the sedentary nymphs and provide long term protection against reinfestation. Treatment frequency is dependent on the insecticide applied and severity of the infestation. Treatments will end no later than two years after the last psyllid detection in the treatment area.

CDFA uses registered pesticides and follows the label directions. The treatment protocol may be adjusted to use only the foliar or the systemic insecticide to allow for mitigations in special situations.

**a. Foliar Treatment**

Tempo® SC Ultra (cyfluthrin) is a pyrethroid contact insecticide. Treatment shall initially occur once, and subsequent applications may occur for up to three times annually if additional psyllids are detected. This material shall be applied to the foliage of all host plants using hydraulic spray or hand spray equipment.

**b. Soil Treatment**

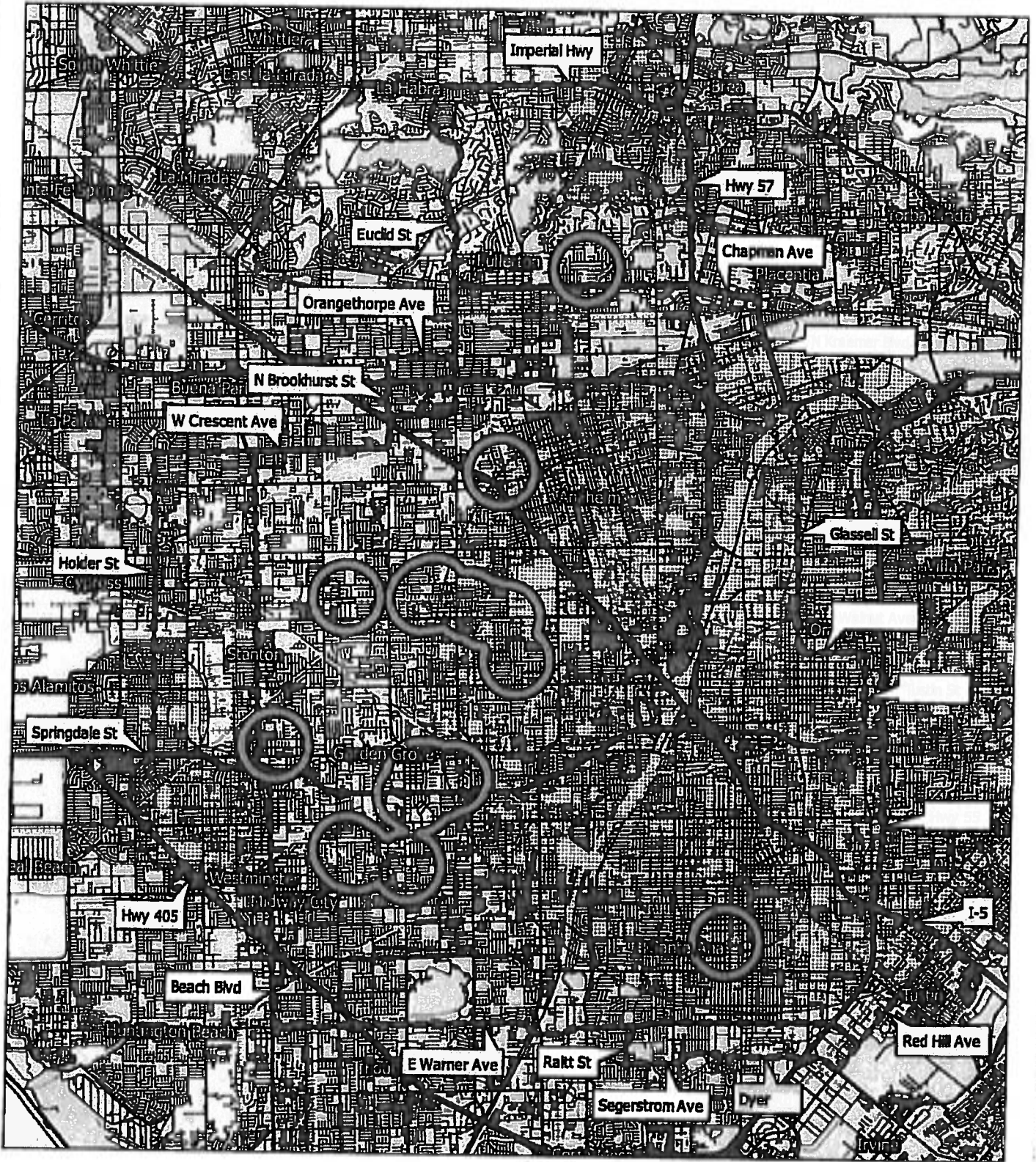
A systemic soil application shall be made using either Merit® 2F or CoreTect™.

**Asian Citrus Psyllid/Huanglongbing Work Plan  
March 2017**

- **Merit® 2F (imidacloprid), is a neonicotinoid systemic insecticide. Treatment shall initially occur once, and a subsequent application may occur once on an annual basis if additional psyllids are detected. This material shall be applied to the soil within the root zone of host plants.**
- **CoreTect™ (imidacloprid) is a neonicotinoid systemic insecticide. It is used in place of Merit® 2F in situations where there are environmental concerns about soil surface runoff of the liquid Merit® 2F formulation, such as host plants growing next to ponds and other environmentally sensitive areas. Treatment shall initially occur once, with a subsequent application once on an annual basis if additional psyllids are detected. This material is a pelletized tablet and is inserted into the soil and watered in within the root zone of host plants.**

# Huanglongbing Eradication Project

## Anaheim, Garden Grove, Santa Ana, Westminster, Fullerton, Orange County Amendment 2018



- Maximum Program Boundary
- Previous Maximum Program Boundary
- Proposed 800 Meter Treatment Area
- Sensitive Environmental Area/Treatment Mitigations In Place



**INTEGRATED PEST MANAGEMENT ANALYSIS OF ALTERNATIVE TREATMENT  
METHODS FOR CONTROL OF THE ASIAN CITRUS PSYLLID  
January 2017**

The chemical treatment program used by the California Department of Food and Agriculture (CDFA) for control of the Asian citrus psyllid (ACP), *Diaphorina citri* (Hemiptera: Psyllidae), targets multiple life stages. A contact insecticide is used for an immediate control of adults in order to prevent spread, and a systemic insecticide is used to control developing nymphs and to give the plant long term protection from re-infestation. The contact insecticide preferentially used contains the synthetic pyrethroid cyfluthrin, while the systemic insecticide contains the synthetic neonicotinoid imidacloprid. Both products have been shown to be effective against ACP elsewhere, particularly in Florida. The California Huanglongbing Task Force, a joint government, university, and industry group formed in 2007 to provide guidance to the CDFA on matters pertaining to ACP and huanglongbing has endorsed the use of these chemicals in the CDFA's treatment program.

Below is an evaluation of alternative treatment methods to control ACP which have been considered for treatment programs in California.

**A. PHYSICAL CONTROL**

**Mass Trapping.** Mass trapping of adults involves placing a high density of traps in an area in an attempt to physically remove them before they can reproduce. The current available trapping system for ACP relies on short distance visual stimulus, and is not considered effective enough to use in a mass trapping program.

**Active Psyllid Removal.** Adult ACPs are mobile daytime fliers, and adults could theoretically be netted or collected off of foliage. However, due to their ability to fly when disturbed, and the laborious and time-prohibitive task of collecting minute insects from several properties by hand, it would be highly unlikely that all adults could be captured and removed. Nymphs attach themselves to developing leaves and stems via their proboscis. Therefore, physical removal of the nymphs would entail removal of the growing shoots which will stunt the tree and reduce fruit production. For these reasons, mechanical control is not considered to be an effective alternative.

**Host Removal.** Removal of host plants would involve the large scale destruction of plants and their roots by either physical removal or phytotoxic herbicides. Additionally, host removal could promote dispersal of female psyllids in search of hosts outside of the treatment area, thus spreading the infestation. For these reasons, host removal is considered inefficient and too intrusive to use over the entirety of the treatment areas used for ACP.

**B. CULTURAL CONTROL**

**Cultural Control.** Cultural controls involve the manipulation of cultivation practices to reduce the prevalence of pest populations. These include crop rotation, using pest-resistant varieties, and intercropping with pest-repellent plants. None of these options are applicable for ACP control in an urban environment, and may only serve to drive the psyllids outside the treatment area, thus spreading the infestation.

**C. BIOLOGICAL CONTROL**

**Microorganisms.** No single-celled microorganisms, such as bacteria, are currently available to control ACP.



**Nematodes.** Entomopathogenic nematodes can be effective for control of some soil-inhabiting insects, but are not effective, nor are they used, against above ground insects such as psyllids.

**Parasites and Predators.** There have been two parasites released in Florida against ACP, but only one of these are considered somewhat successful there, namely *Tamarixia radiata* (Hymenoptera: Eulophidae). This insect has been released into the environment in southern California. The CDFA is working with the citrus industry to pursue options for incorporating this parasite into treatment programs statewide. In addition, a second wasp has been recently released by the University of California Riverside, *Diaphorencyrtus aligarhensis*.

**Sterile Insect Technique (SIT).** SIT involves the release of reproductively sterile insects which then mate with the wild population, resulting in the production of infertile eggs. SIT has neither been researched nor developed for ACP, nor has it been developed for any species of psyllids, and is therefore unavailable.

#### D. CHEMICAL CONTROL

**Follar Treatment.** A number of contact insecticides have been researched for use against ACP elsewhere, particularly in Florida. Contact insecticides are more effective against adult ACPs than the sedentary nymphs because adults actively move around on plants, thereby coming into contact with residues, whereas nymphs have to be directly sprayed in order for them to come into contact. The following product has been identified for use by the CDFA, based on a combination of effectiveness against ACP, worker and environmental safety, and California registration status.

Tempo® SC Ultra is a formulation of cyfluthrin which is applied to the foliage of all host plants. Tempo® SC Ultra is a broad-spectrum synthetic pyrethroid insecticide which kills insects on contact. Tempo® SC Ultra has no preharvest interval, which makes it compatible with residential fruit-growing practices.

**Soil Treatment.** A number of systemic insecticides have been researched for use against ACP elsewhere, particularly in Florida. Systemic insecticides are particularly effective against psyllid nymphs because nymphs spend much of their time feeding, thereby acquiring a lethal dose. The following products have been identified for use by the CDFA, based on a combination of effectiveness against ACP, worker and environmental safety, and California registration status.

Merit® 2F is a formulation of imidacloprid which is applied to the root system of all host plants via a soil drench. Imidacloprid is a synthetic neonicotinoid insecticide which controls a number of other phloem feeding pests such as psyllids, aphids, mealybugs, etc.

CoreTect™ is a formulation of imidacloprid which is applied to the root system of all host plants via insertion of a tablet into the soil, followed by watering. It is used in place of Merit® 2F in situations where there are environmental concerns about soil surface runoff of the liquid Merit® 2F formulation, such as host plants growing next to ponds and other environmentally sensitive areas.

#### E. RESOURCES

Grafton-Cardwell, E. E. and M. P. Daugherty. 2013. Asian citrus psyllid and huanglongbing disease. Pest Notes Publication 74155. University of California, Division of Agriculture and Natural Resources Publication 8205. 5 pp.  
<http://www.ipm.ucdavis.edu/PDF/PESTNOTES/pnasiancitruspsyllid.pdf>.

Grafton-Cardwell, E. E., J. G. Morse, N. V. O'Connell, P. A. Phillips, C. E. Kallsen, and D. R. Haviland. 2013. UC IPM Management Guidelines: Citrus. Asian Citrus Psyllid. Pest Notes Publication 74155. University of California, Division of Agriculture and Natural Resources. <http://www.ipm.ucdavis.edu/PMG/r107304411.html>.

## PEST PROFILE

Common Name: Asian Citrus Psyllid

Scientific Name: *Diaphorina citri* Kuwayama

Order and Family: Hemiptera, Psyllidae

Description: The Asian citrus psyllid (ACP) is 3 to 4 millimeters long with a brown mottled body. The head is light brown. The wings are broadest in the apical half, mottled, and with a dark brown band extending around the periphery of the outer half of the wing. The insect is covered with a whitish waxy secretion, making it appear dusty. Nymphs are generally yellowish orange in color, with large filaments confined to an apical plate of the abdomen. The eggs are approximately 0.3 millimeters long, elongated, and almond-shaped. Fresh eggs are pale in color, then, turn yellow, and finally orange at the time of hatching. Eggs are placed on plant tissue with the long axis vertical to the surface of the plant.

History: Asian citrus psyllid was first found in the United States in Palm Beach County, Florida, in June 1998 in backyard plantings of orange jasmine. By 2001, it had spread to 31 counties in Florida, with much of the spread due to movement of infested nursery plants. In the spring of 2001, Asian citrus psyllid was accidentally introduced into the Rio Grande Valley, Texas on potted nursery stock from Florida. It was subsequently found in Hawaii in 2006, in Alabama, Georgia, Louisiana, Mississippi, and South Carolina in 2008. ACP was first found in California on August 27, 2008 in San Diego County. Subsequent to this initial detection in San Diego County, the ACP has been detected in 25 other California counties (Alameda, Contra Costa, Fresno, Imperial, Kern, Kings, Los Angeles, Madera, Merced, Monterey, Orange, Placer, Riverside, San Benito, San Bernardino, San Joaquin, San Luis Obispo, Santa Barbara, Santa Clara, San Mateo, Solano, Stanislaus, Tulare, Ventura, and Yolo counties). The ACP has demonstrated the potential to establish itself throughout California wherever citrus is grown.

Distribution: ACP is found in tropical and subtropical Asia, Afghanistan, Saudi Arabia, Reunion, Mauritius, parts of South and Central America, Mexico, the Caribbean, and in the U.S. (Alabama, Arizona, California, Florida, Georgia, Hawaii, Louisiana, Mississippi, South Carolina, and Texas).

Life Cycle: Eggs are laid on tips of growing shoots; on and between unfurling leaves. Females may lay more than 800 eggs during their lives. Nymphs pass through five instars. The total life cycle requires from 15 to 47 days, depending on environmental factors such as temperature and season. The adults may live for several months. There is no diapause but populations are low in the winter or during dry periods. There are nine to ten generations a year, with up to 16 noted under observation in field cages.

Hosts and Economic Importance: ACP feeds mainly on *Citrus* spp., at least two species of *Murraya*, and at least three other genera, all in the family Rutaceae. Damage from the psyllids occurs in two ways: the first by drawing out of large amounts of sap from the plant as they feed and, secondly, the psyllids produce copious amounts of honeydew. The honeydew then coats the leaves of the tree, encouraging sooty mold to grow which blocks sunlight to the leaves. However, the most serious damage caused by ACP is due to its ability to effectively vector three phloem-inhabiting bacteria in the genus *Candidatus Liberibacter*, the most widespread being *Candidatus Liberibacter asiaticus*. These bacteria cause a disease known as huanglongbing, or

citrus greening. In the past, these bacteria have been difficult to detect and characterize. In recent years, however, DNA probes, electron microscopy, and enzyme-linked immunosorbent assay tests (ELISA) have been developed that have improved detection. Symptoms of huanglongbing include yellow shoots, with mottling and chlorosis of the leaves. The juice of the infected fruit has a bitter taste. Fruit does not color properly, hence the term "greening" is sometimes used in reference to the disease. Huanglongbing is one of the most devastating diseases of citrus in the world. Once infected, there is no cure for disease and infected trees will die within ten years. The once flourishing citrus industry in India is slowly being wiped out by dieback. This dieback has multiple causes, but the major reason is due to HLB. In California, the disease has only been found in residential areas of Los Angeles, Orange, and Riverside counties.

### Host List

#### **SCIENTIFIC NAME**

*Aegle marmelos*  
*Aeglopsis chevalieri*  
*Afraegle gabonensis*  
*Afraegle paniculata*  
*Amyris madrensis*  
*Atalantia monophylla*  
*Atalantia* spp.  
*Balsamocitrus dawei*  
*Bergia (=Murraya) koenigii*  
*Calodendrum capense*  
*X Citroncirus webberi*  
*Choisya arizonica*  
*Choisya temata*  
*Citropsis articulata*  
*Citropsis gilletiana*  
*Citropsis schweinfurthii*  
*Citrus aurantiifolia*  
  
*Citrus aurantium*  
  
*Citrus hystrix*  
*Citrus jambhiri*  
*Citrus limon*  
*Citrus madurensis*  
 (=X *Citrofortunella microcarpa*)  
*Citrus maxima*  
*Citrus medica*  
*Citrus meyeri*  
*Citrus × nobilis*  
*Citrus × paradisi*  
*Citrus reticulata*  
*Citrus sinensis*  
*Citrus* spp.  
*Clausena anisum-olens*  
*Clausena excavata*

#### **COMMON NAMES**

bael, Bengal quince, golden apple, bela, milva  
 Chevalier's aeglopsis  
 Gabon powder-flask  
 Nigerian powder-flask  
 mountain torchwood  
 Indian atalantia  
  
 Uganda powder-flask  
 curry leaf  
 Cape chestnut  
  
 Arizonia orange  
 Mexican or mock orange  
 Katimboro, Muboro, West African cherry orange  
 cherry-orange  
 African cherry-orange  
 lime, Key lime, Persian lime, lima, limón agrio, limón ceutí, lima mejicana, limero  
 sour orange, Seville orange, bigarde, marmalade orange, naranja agria, naranja amarga  
 Mauritius papeda, Kaffir lime  
 rough lemon, jambhiri-orange, limón rugoso, rugoso  
 lemon, limón, limonero  
 calamondin  
  
 pummelo, pomelo, shaddock, pompelmous, toronja  
 citron, cidra, cidro, toronja  
 Meyer lemon, dwarf lemon  
 king mandarin, tangor, Florida orange, King-of-Siam  
 grapefruit, pomelo, toronja  
 mandarin, tangerine, mandarina  
 sweet orange, orange, naranja, naranja dulce  
  
 anis  
 clausena

<i>Clausena indica</i>	clausena
<i>Clausena lansium</i>	wampi, wampee
<i>Clymenia polyandra</i>	a-mulis
<i>Eremocitrus glauca</i>	Australian desert lime
<i>Eremocitrus hybrid</i>	
<i>Esenbeckia berlandieri</i>	Berlandier's jopoy
<i>Fortunella crassifolia</i>	Melwa kumquat
<i>Fortunella margarita</i>	Nagami kumquat, oval kumquat
<i>Fortunella polyandra</i>	Malayan kumquat
<i>Fortunella spp.</i>	
<i>Limonia acidissima</i>	Indian wood apple
<i>Merrillia caloxylon</i>	flowering merrillia
<i>Microcitrus australasica</i>	finger-lime
<i>Microcitrus australis</i>	Australian round-lime
<i>Microcitrus papuana</i>	desert-lime
<i>X Microcitronella spp.</i>	
<i>Murraya spp.</i>	curry leaf, orange-jasmine, Chinese-box, naranjo jazmin
<i>Naringi crenulata</i>	naringi
<i>Pamburus missionis</i>	
<i>Poncirus trifoliata</i>	trifoliate orange, naranjo trébol
<i>Severinia buxifolia</i>	Chinese box-orange
<i>Swinglea glutinosa</i>	tabog
<i>Tetradium ruticarpum</i>	evodia, wu zhu yu
<i>Toddalia asiatica</i>	orange climber
<i>Triphasia trifolia</i>	trifoliate limeberry, triphasia
<i>Vepris (=Toddalia) lanceolata</i>	white ironwood
<i>Zanthoxylum fagara</i>	wild lime, lime prickly-ash



**USDA** United States Department of Agriculture  
Animal and Plant Health Inspection Service

**USDA** United States Department of Agriculture  
Agricultural Research Service

**Briefing Paper: Recent changes in the ACP/HLB invasion in California and implications for regional quarantines**

**Date: 11/22/2017**

*Neil McRoberts, Carla Thomas, Brianna McGuire*

Quantitative Biology & Epidemiology Lab, Plant Pathology Department, UC Davis, CA 95616

*Belh Grafton Cardwell*

Department of Entomology, UC Riverside & UC Lindcove Research and Extension Center, Exeter, CA 93221

*David Bartels*

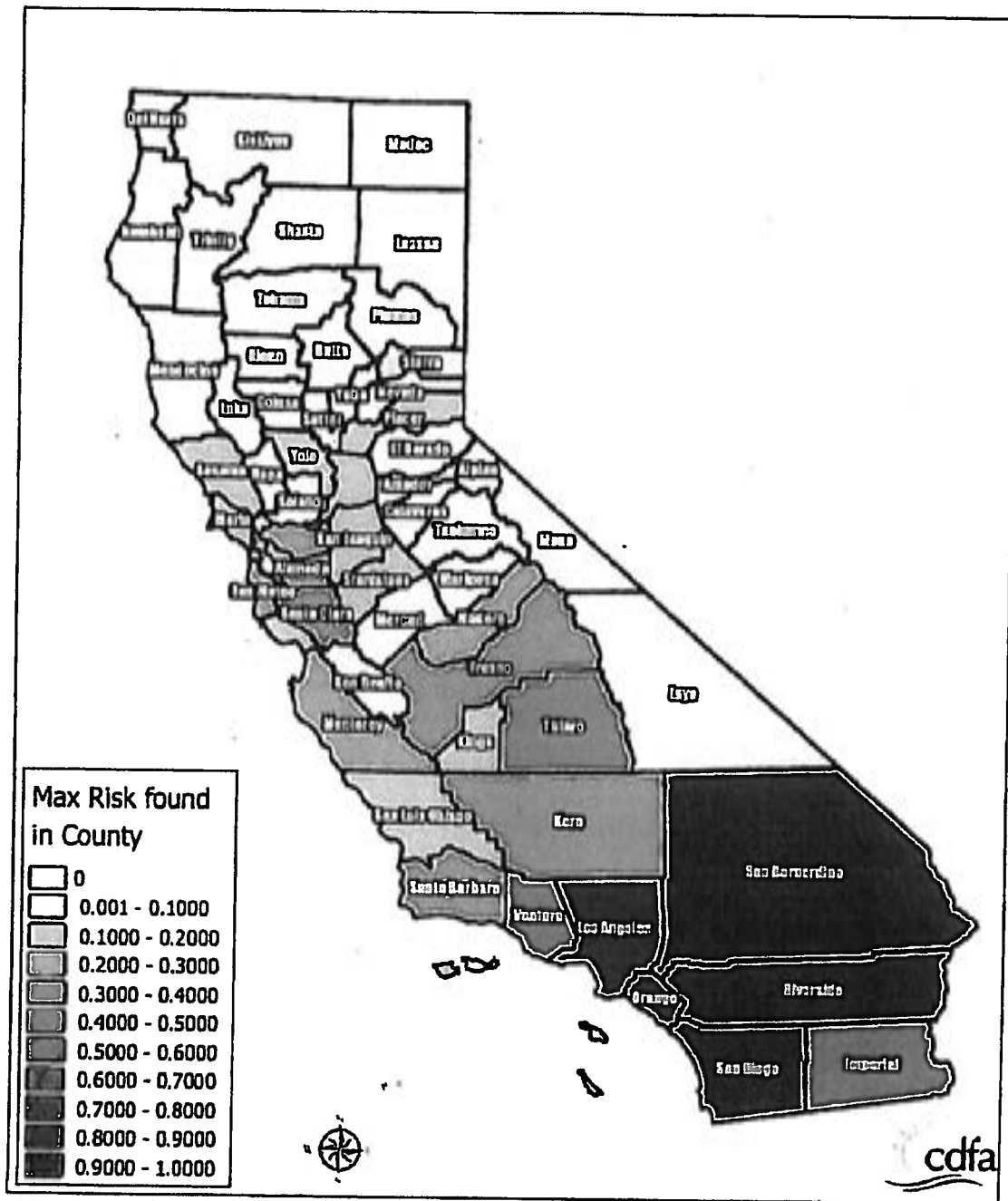
USDA-APHIS-PPQ, Field Operations – Data Analysis, Risk, and Targeting, 2150 Centre Ave., Bldg B., 3E14, Fort Collins, CO 80526

*Tim Gottwald*

USDA-ARS, U.S. Horticultural Research Laboratory, 2001 S. Rock Road, Fort Pierce, FL 34945

**State-wide background risk level for HLB**

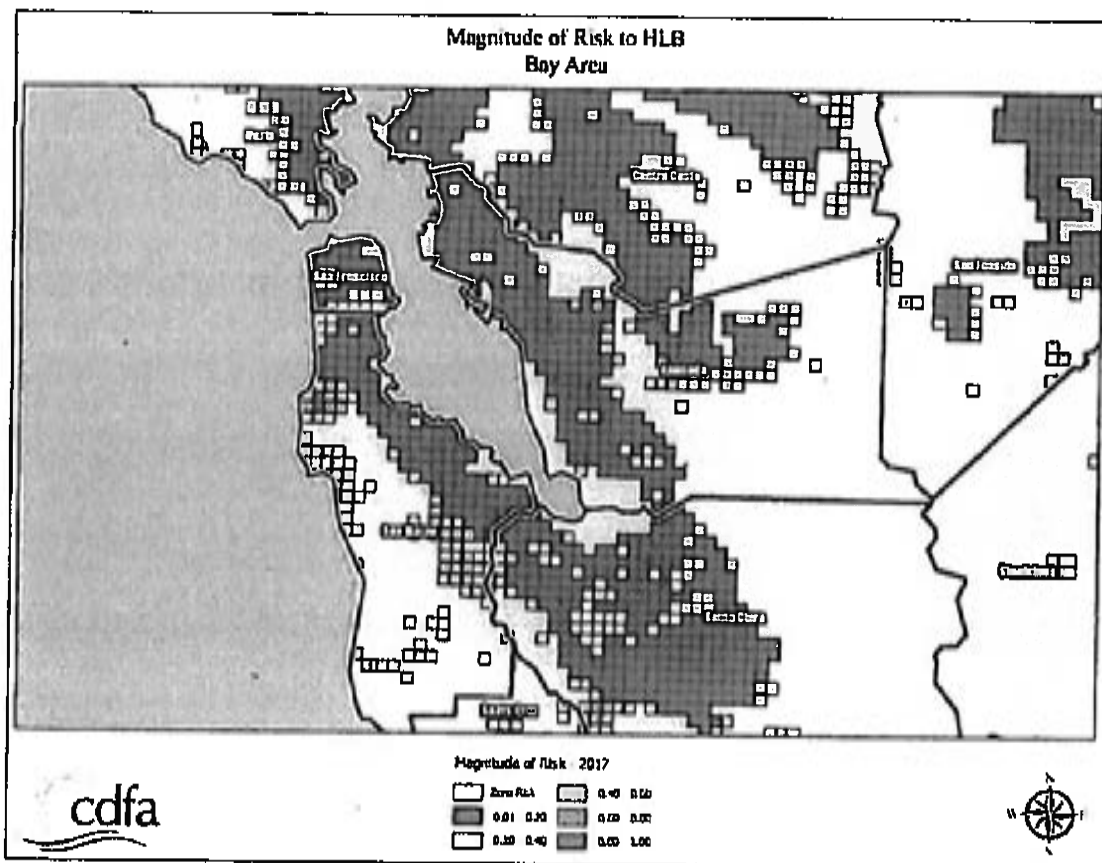
Since 2012, a background risk level for HLB in both residential and commercial citrus in each square mile of interest has been calculated 2-3 times per year using a risk model developed in Florida and adapted for use in California (Gottwald et al., 2014). The model uses a range of risk variables including census data, topography, land use, and known incidence of both HLB and Asian Citrus Psyllid (ACP) to produce a risk value ranging from 0 (extremely low risk) to 1 (very high risk) that applies to each square mile. Figure 1 shows the current risk status across the state at a county level, where the risk level applied to the county is the highest value for any individual square mile within that county



**Figure 1. Maximum HLB risk level by county across California as estimated by the USDA-ARS HLB risk model.**

In Figure 1 note that the risk level is generally higher in the south than north, because of the known presence of HLB and large ACP population in the southern counties. Note also that in northern California even counties with only a few ACP detections – for example Santa Clara County – may still have

relatively high risk levels because of population census data that indicate the background risk of the presence of infected citrus in private yards is relatively high. To illustrate this point further, Figure 2 shows the San Francisco Bay Area in more detail.



**Figure 2. Individual square mile HLB risk levels for the San Francisco Bay Area. Note that the general risk level is low, but there are pockets of moderately high risk in San Francisco itself, and more noticeably in San Jose, associated with population census risk factors; ACP detections in this area is still low and sporadic.**

While the background risk of HLB is strongly dependent on factors which are either static (e.g. topography) or change only slowly (e.g. human socio-economic factors) the presence of the ACP vector of the pathogen introduces a large dynamic component into the risk level across the state. To illustrate the impact of the vector population on changing risk status for HLB Figure 3 shows changes in HLB risk for the proposed quarantine areas 5 (San Diego, Imperial and Eastern Riverside) and 6 (L.A. Western... Riverside, San Bernardino and Orange). The risk level is shown as a blue-to-red heat map with higher risk indicated by darker red color and lower risk indicated by darker blue color, a time series of six periods is shown for each area.



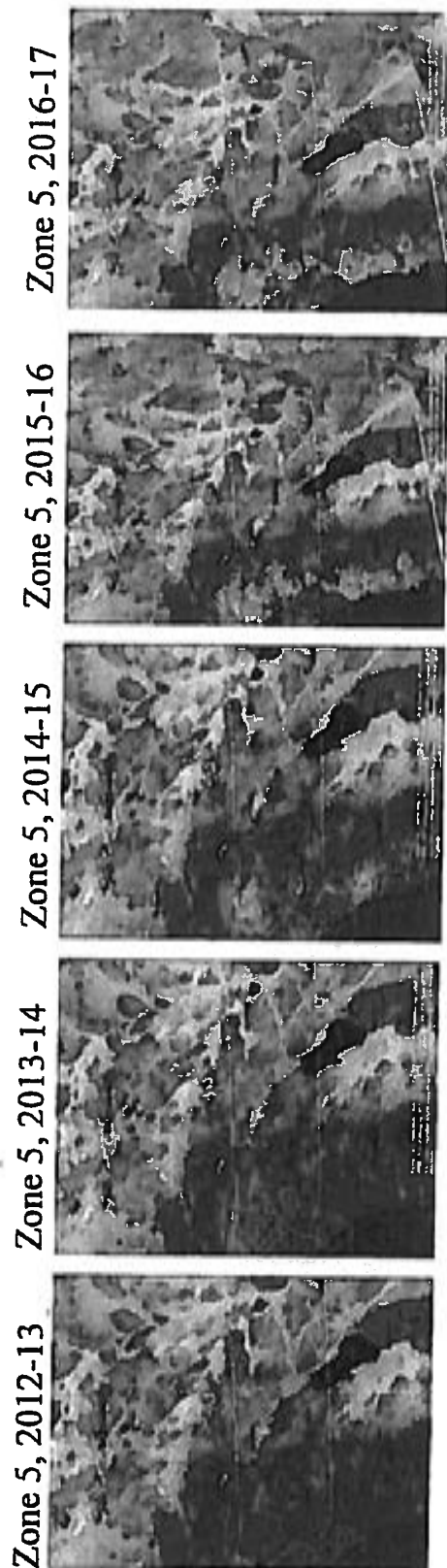


Figure 3. Changes in background risk of HLB in proposed quarantine areas 5 and 6 from 2012 to present. Red color indicates high risk, blue indicates low risk. Note that the location of the early HLB detections in Hacienda Heights and San Gabriel falls inside the single high-risk area predicted in 2012. The progressive increase in risk in both areas is apparent with the passage of time. All known cases of HLB are in proposed Quarantine Area 6.

Figure 3 tells us at least two useful things about HLB risk. First, note that in 2012-13 the only area of predicted high risk was centered on Hacienda Heights and San Gabriel, the locations of the first HLB discoveries in California; in other words, the risk model correctly anticipated the presence of HLB. Also note that the model also highlighted the focus of high risk in the city of Riverside as early as 2013-14; this outbreak emerged in 2017. These results are important for interpreting the presence of areas of elevated risk in places such as San Jose. Second, the pattern of change in risk in both areas 5 and 6 is a steady increase, spreading out from the original high risk area in LA, but also with additional foci developing at locations quite distant from the original focus. These changes are associated mainly with the spread of ACP through the region and the patterns of population density of the insect recorded in the risk-based surveys.

Taken together the results presented in this section highlight two important aspects of HLB risk that are relevant to quarantine regulations:

1. Because HLB-affected citrus plant material can be propagated and spread by human activity, the risk of HLB and ACP are to some extent independent, particularly in areas that are not generally infested with ACP.
2. **The risk of HLB can exist before the arrival of the vector** in an area because HLB-affected plant material is often brought to an area by human activities.

After ACP infests an area with pre-existing infected trees present, the vector population eventually comes into contact with the infected trees and foci of disease begin to build around them. This is because ACP acquires the pathogen from the infected trees and establishes a recurring cycle of infection and acquisition. Because trees remain asymptomatic for a long period of time, spread in the absence of detection and tree removal can occur.

### **Reducing disease spread by quarantines**

The basic principle of underlying the use of quarantines is to restrict the spread of disease by sub-dividing an area into smaller regions and limiting the opportunities for disease to spread from one region to another. In the case of invasive and highly mobile diseases, quarantines should be applied early and rigorously to have the largest effect on disease spread. Importantly, quarantines do not have to be 100% effective to be worth imposing. If the incursion of the disease into generally uninfected areas can be limited to a low rate, and psyllid populations can be kept low, local eradications can be achieved when new incursions are detected.

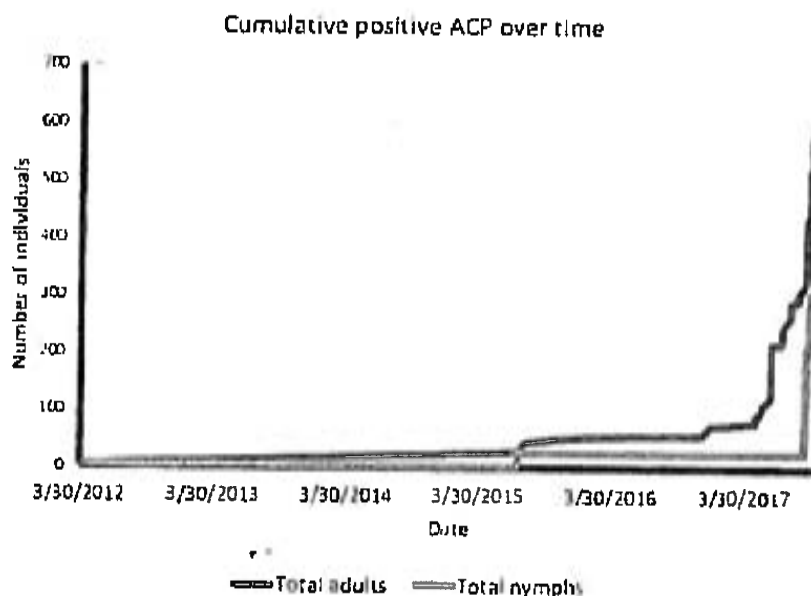
The basic idea of setting up quarantine regions within the state is an ecological analogue of the idea of constructing a ship using multiple watertight compartments; even if one compartment is flooded, as long as the flow of water is negligible to the other compartments the ship won't sink. In instituting a quarantine policy, the aim is to limit the flow of vectors and disease throughout the state and thus safeguard the industry and homeowners as a whole.

### Recent changes in the dynamics of HLB/ACP detections

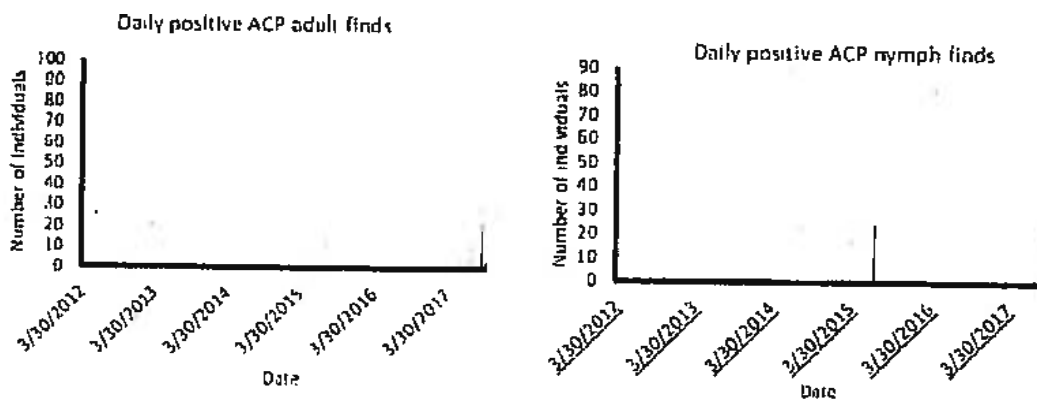
Until recently, the rate of accumulation of new positive ACP and tree detections had been relatively stable. Over the last 6 months there has been a dramatic increase in the rate of new detections of HLB infections in both ACP and citrus trees. In addition, there has been a recent increase in the number of cities in which positive finds have been reported and a sharp increase in the number of ACP nymph detections. These results are summarized in Figures 4 through 7.

Taken together the results indicate an exponential increase in the intensity of the HLB epidemic at multiple scales. The pathogen is becoming more prevalent in the vector population and in the tree population. At the same time, the upswing in nymphal detections indicates that the transmission rate is increasing and the increase in the number of cities with positive detections indicates that the geographic extent of the epidemic is increasing rapidly.

Most of these changes have become apparent only in the last 6 months. Given the very sharp increase in the intensity of the epidemic, a rapid response is needed to implement additional measures to slow the rate of spread of HLB beyond its current range before the opportunity is lost.



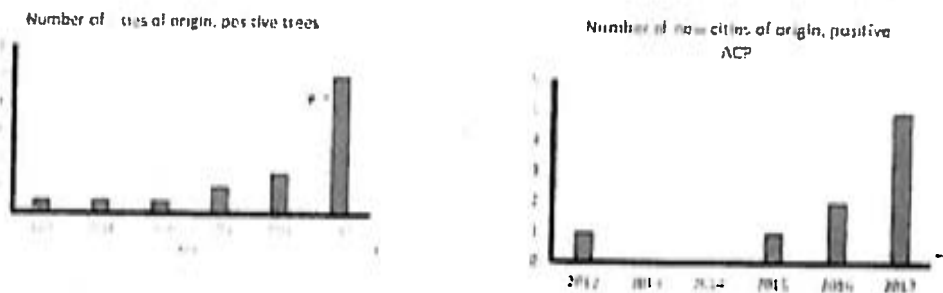
**Figure 4: Cumulative counts of PCR-positive ACP samples collected in California over time since 2012. Note the sharp increase in the rate of accumulation from mid-2017 onwards.**



**Figure 5: Daily discovery rate for PCR-positive ACP (adults and nymphs are shown separately). Note the sharp increase in finds toward the end of 2017, particularly for nymphs which had largely been absent from positive samples until recent detections.**



**Figure 6: PCR-positive tree detections over time. In the left panel the cumulative number of detections is shown, highlighting the exponential increase in 2017. In the right panel the ratio of positive trees to all trees tested per year is shown. Note that until 2017 the ratio had been more or less stable at approximately 5%, but has nearly tripled in 2017 to just under 15%.**



**Figure 7: Numbers of cities with PCR-positive ACP detections over time. The left panel shows the cumulative figure, the right panel shows the number of new cities per year. Mirroring the results for trees and for ACP, note the sharp increase in 2017. These results indicate that the epidemic is intensifying across several spatial scales at a very high rate.**

### Changes in diagnostic results on tested Asian Citrus Psyllids

The previous section detailed the recent sharp increases in PCR detections for ACP and trees. These increases indicate that the pathogen population is growing and this can be seen directly by considering the Ct values in qPCR tests. Results highlighting the increase in the pathogen population are shown here in Figures 8 and 9.

Figure 8 shows the data for qPCR Ct values obtained from psyllid samples collected in different sampling cycles of the survey program. The data are sub-divided into samples obtained from inside and outside the existing HLB quarantine areas. It can be seen that the Ct values obtained from ACP samples inside the quarantine areas are showing a much faster increase in the proportion of low values (CT <32 to 33), indicating an intensification of the pathogen population in the vector population.

The presence of some ACP with low qPCR Ct values outside the existing quarantine areas highlights the risk of ACP moving the disease around and the need for quarantine regulations that apply at a larger scale than the current radius around confirmed HLB-positive trees.

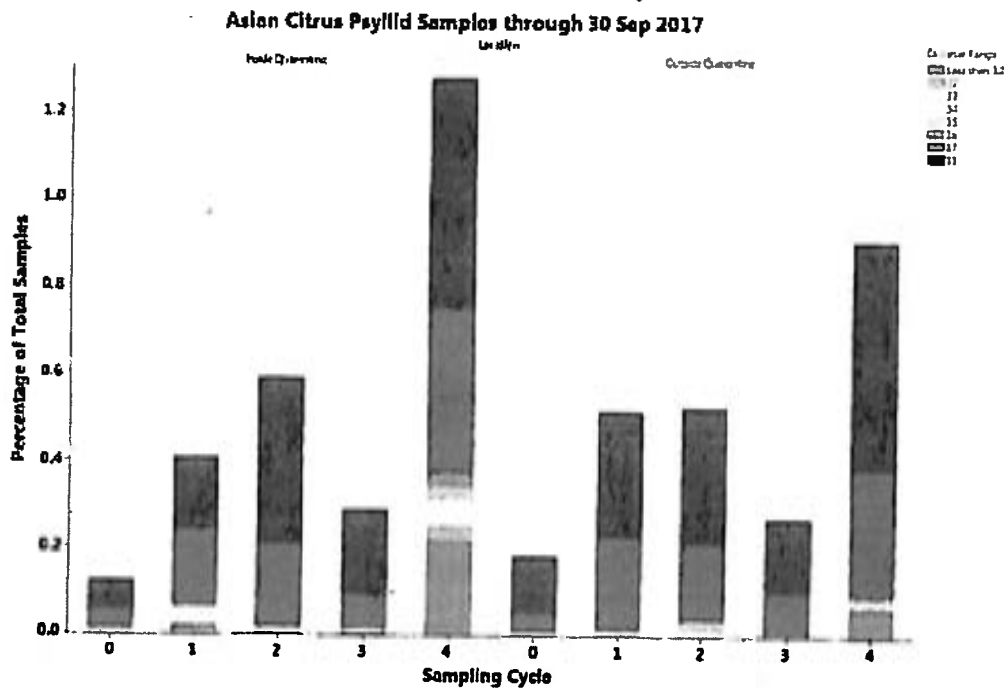


Figure 8: qPCR test results on ACP samples tested by CDFA through 30 September 2017. Note that the proportion of light blue and red (indicating presence of the HLB pathogen) in the samples from inside the quarantine areas (left panel) has increased over time, whereas no corresponding change is apparent in samples outside the quarantine areas (right panel).

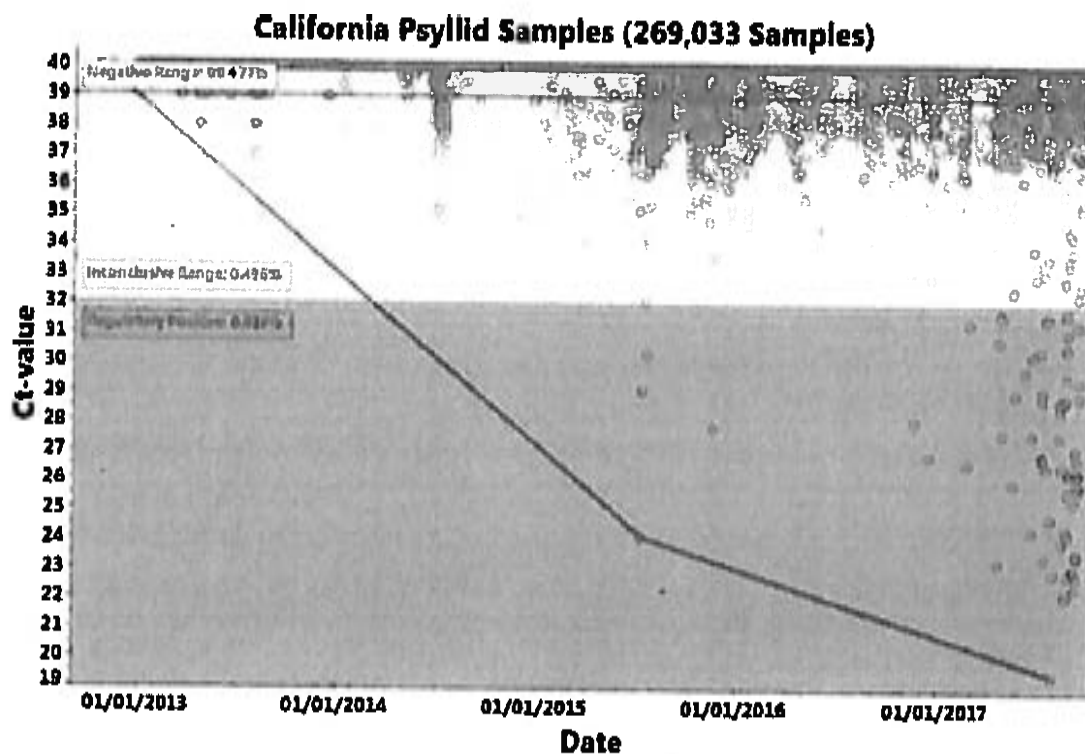


Figure 9: qPCR regulatory results recorded since the detection of HLB in California over time compared to the concentration of the pathogen in the sample (Ct < 32.1= HLB positive (red zone), Ct 32.1-38.9 = suspect (yellow zone), Ct > 38.9=HLB not detected (green zone)). The lower the Ct value, the higher the concentration of the HLB bacterium. Note the trend towards lower Ct values over time and the increase in numbers of HLB positive psyllids starting in 2015 and continuing through 2017 indicating that the titre (concentration) of HLB DNA in the psyllids is increasing.

#### Implications of changes in the dynamics and recommendations

To summarize the recent changes in the dynamics of HLB/ACP detections in trees and psyllids:

1. The number of HLB positive citrus trees detected has increased exponentially in the last 4 months as compared to the previous 6 years.
2. The number of HLB positive and infectious Asian citrus psyllids has increased exponentially in the last four months as compared to the previous 6 years.
3. These HLB infectious psyllids are spreading to new communities in the LA basin at a significantly escalated rate compared to the previous 6 years.
4. These infectious psyllids can be spread by movement of ACP-host nursery stock, bulk citrus, and other possible carriers of ACP.

Given the above developments in the California HLB epidemic it is of the utmost urgency to further compartmentalize the state using quarantine zones defined by HLB risk to commercial citrus (rather than 5 mile and county wide quarantines). This will help to reduce the potential for spread of HLB to zones where HLB has not been detected in citrus trees, nor has Asian citrus psyllid become established in some cases. The proposal to divide the state into 7 zones for bulk citrus movement and three zones for nursery stock, will serve to restrict the dispersal of HLB and its ACP vectors. Currently all known HLB infected trees are inside a single quarantine zone - zone 6. However, with the exponential escalation of the number of infected ACP and citrus trees requires an immediate regulatory response to restrict spread before the opportunity for such measures to be effective is lost.