

FINANCIAL IMPACT

There is no impact to the General Fund.

RECOMMENDATION

It is recommended that the City Council:

- Approve Final Parcel Map No. 2012-100 for the property located at 8503 Acacia Avenue, Garden Grove (on the northeast corner of Dale Street and Acacia Avenue).


WILLIAM E. MURRAY, P.E.
Public Works Director

for By: 
Kamyar Dibaj, MS
Associate Engineer

Attachment 1: Final Parcel Map
Attachment 2: Resolution No. 9082-11

Recommended for Approval


Scott C. Stiles
City Manager

SHEET 1 OF 2 SHEETS
NUMBER OF PARCELS 2 NUMBERED
ACREAGE: 13,549 SQUARE FEET GROSS
12,435 SQUARE FEET NET
BEING ALL OF TENATIVE
PARCEL MAP NO. 2012-100

PARCEL MAP NO. 2012-100

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE CO

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE SOUTH 100 FEET OF THE WEST ONE-HALF OF L.O. 1, TRACT NO. 807,
AS PER MAP RECORDED IN BOOK 30, PAGE 9, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

BRUCE F. HUNSAKER, P.L.S. 6921 DATE OF SURVEY: FEBRUARY, 2013
HUNSAKER LAND SURVEYING, INC.

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE PUBLIC AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES TO DALE STREET AS SHOWN ON THIS MAP. WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE:
1. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS OF SURFACE ENTRY;
2. ALL VEHICULAR ACCESS RIGHTS TO DALE STREET AND ACACIA AVENUE, EXCEPT AT APPROVED LOCATIONS FOR ACCESS.

DINH LAI VU, A SINGLE MAN

BY: DINH LAI VU

CHASE MANHATTAN MORTGAGE CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 11, 1999 AS INSTRUMENT NO. 99-343822, OF OFFICIAL RECORDS AS BENEFICIAL INTEREST HAS BEEN ASSIGNED JUNE 29, 1999 BY INSTRUMENT NO. 99-484122 OF OFFICIAL RECORDS

BY: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____ }
ON _____ BEFORE ME, (INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____
WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
NOTARY PUBLIC IN AND FOR SAID STATE
(NAME PRINTED) MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____ }
ON _____ BEFORE ME, (INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____
WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
NOTARY PUBLIC IN AND FOR SAID STATE
(NAME PRINTED) MY COMMISSION EXPIRES: _____

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2013, AND THAT THEREUPON SAID COUNCIL, BY AN ORDER BULKY PASSED AND ENTERED, APPROVED SAID MAP AND DID ALSO ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS THE DEDICATION AS AN EASEMENT FOR STREET PURPOSES, DALE STREET AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:
1. ALL UNDERGROUND WATER RIGHTS AS RELEASED AND RELINQUISHED
2. ALL VEHICULAR ACCESS RIGHTS TO DALE STREET AND ACACIA AVENUE AS RELEASED AND RELINQUISHED
3. AND DID ALSO APPROVE THE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66435 (a) (3) (4) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED THE SEAL OF THE CITY OF GARDEN GROVE.

DATED THIS DAY _____ OF _____, 2015

CITY CLERK OF GARDEN GROVE

COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.
AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2015

SHARI L. FRETSCHEIDT BY _____
COUNTY TREASURER - TAX COLLECTOR TREASURER - TAX COLLECTOR

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LAI VU, PERMIT NO. 2012-100. I HEREBY CERTIFY THAT ALL MEASUREMENTS WERE MADE BY THE CHECKER AND GOVERNED BY THE PROVISIONS OF THE MAP ACT OR THAT THEY WILL BE SET IN SUCH POSITION ON OR BEFORE DEWEENBER 2013, AND THAT SAID MEASUREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED. I HEREBY STATE THAT THIS MAP SUBSTITUTIONALLY COMPLETES THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Bruce F. Hunsaker alcala
BRUCE F. HUNSAKER, P.L.S. 6921 DATE
LICENSE EXPIRES: 12/31/16



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AND CITY OF GARDEN GROVE SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2015

DANIEL J. CANDELAIA, P.E. 01278, EX. 02/31/2016
CITY ENGINEER FOR THE CITY OF GARDEN GROVE

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

THIS _____ DAY OF _____, 2015.

NEVIN R. HULLS, COUNTY SURVEYOR
L.S. 6617, EXPIRATION DATE: 12/31/15

BY: CRAIG S. NEHRMAN, CHIEF DEPUTY SURVEYOR

RESOLUTION NO. 9082-11

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
APPROVING THE APPEAL FOR TENTATIVE PARCEL MAP NO. PM-2011-000 AND
VARIANCE NO. V-191-11

WHEREAS, the case, initiated by Dinh Lai Vu, requesting Tentative Parcel Map approval to subdivide an existing approximately 13,550 square foot lot into two separate parcels. Lot 1 will be 4,938 square feet in area and Lot 2 will be 7,500 square feet in area. Also, a Variance approval to deviate from the minimum lot area for the R-3 (Multiple-Family Residential) zone, for a property located on the northeast corner of Dale Street and Acacia Avenue, at 8503 Acacia Avenue, Parcel No. 133-473-09;

WHEREAS, Dinh Lai Vu, the property owner, has requested the appeal of the denial of Tentative Parcel Map No. PM-2011-000 and Variance No. V-191-11;

WHEREAS, pursuant to Resolution No. 5741-11, the Planning Commission, at a Public Hearing on July 7, 2011, denied Tentative Parcel Map No. PM-2011-000 and Variance No. V-191-11;

WHEREAS, pursuant to legal notice, a Public Hearing was held by the City Council on September 13, 2011, and all interested persons were given an opportunity to be heard. The discussion of the item was continued to September 27, 2011; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of September 13, 2011, and continued the discussion of the item to September 27, 2011.

BE IT FURTHER RESOLVED, FOUND, AND DETERMINED that the facts and reasons supporting the conclusion of the City Council, as required under Municipal Code Section 9.40.060 (Tentative Maps – Findings Required) and 9.32.030 (Variances), are as follows:

FACTS:

The subject property is currently an approximate 13,550 square foot lot, located on the northeast corner of Dale Street and Acacia Avenue at 8503 Acacia Avenue. The property has a General Plan Land Use Designation of Medium Density Residential and is zoned R-3 (Multiple-Family Residential).

The site is currently improved with two detached existing residential dwelling units.

FINDINGS AND REASONS FOR TENTATIVE PARCEL MAP APPROVAL:

The proposal meets the required findings under section 9.40.060 (Tentative Maps – Findings Required).

1. The map is consistent with the City's General Plan in that the subdivision of the existing parcel into the proposed new parcels is consistent with the State Subdivision Map Act. The project is consistent with the existing General Plan designation of Medium Density Residential.
2. The design of the proposed two-lot subdivision is consistent with the R-3 (Multiple-Family Residential) zone, Title 9 of the Garden Grove Municipal Code, and the General Plan.
3. The site is physically suitable for the existing development and complies with the spirit and intent of the R-3 (Multiple-Family Residential) zone and Title 9 of the City's Municipal Code.
4. The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15315, Minor Land Divisions.
5. The design of the subdivision is not likely to cause problems to the public health, safety, and welfare, and the two (2) new parcels.
6. The design of the subdivision will not conflict with the easements of record or easements established by court judgment acquired by the public-at-large for access through or use of property within the subdivision; if such easements exist, then alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.
7. The design and improvements of the subdivision are suitable for the existing site improvements and the subdivision can move forward in compliance with the applicable zoning regulations.
8. The design and improvement of the proposed subdivision are suitable for the proposed project and the subdivision will be in compliance with the applicable zoning regulations.
9. The design of the subdivision, to the extent feasible, does have allowance for future passive or natural heating and cooling opportunities.
10. The proposed subdivision of the existing parcel will have no effect on the housing needs of the region and of the public service needs. Furthermore, the character of the subdivision is compatible with the design of existing

structures in the general area. The proposed subdivision will not cause a need for additional housing in the area. The existing buildings and businesses will continue to operate as an integrated development.

FINDINGS AND REASONS FOR VARIANCE APPROVAL:

Variance Findings

1. That there are exceptional circumstances, or conditions applicable to the property involved, or to the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood.

Response: There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood. Although the current lot size is approximately 13,550 square feet, for property development considerations, the property is subject to a 10'-0" right-of-way dedication along the westerly property, as well as a corner cut-off dedication. This exceptional circumstance reduces the lot size to a net developable area of 12,438 square feet. Corner properties in the R-3 zone are not typically subject by such conditions in regard to the required right-of-way dedication and the corner cut-off dedication.

2. That such a Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, but which is denied to the subject property.

Response: There are R-3 zoned properties that are corner lots and/or lots adjacent to corner lots that maintain lot areas that are consistent with the proposed 4,938 square foot lot. Therefore, the subject Variance request will not create a lot that is out of character with the development patterns in the R-3 zone. There are other existing properties located in the R-3 zone with lot sizes that are approximately 5,000 square feet. There are also properties that are part of small-lot subdivisions, which have lot sizes close to 5,000 square feet. Furthermore, the City has approved variances in the past for lot size deviations that are similar to the subject project in terms of lot size. Therefore, the subject Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, but which is denied to the subject property. Besides the variance to the minimum lot size, the proposed subdivision, which includes the two (2) existing homes, meet the development standards for a single-family home in the R-3 zone as they pertain to setbacks, lot coverage, access, parking, open space requirements, and minimum unit size.

3. That the granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

Response: Since the proposed subdivision will not be out of character with other lots in the same zone, the proposed subdivision will not be detrimental to the public welfare or injurious to the property or improvements within the R-3 zone.

4. That the granting of such Variance will not adversely affect the City's General Plan.

Response: While the applicant is requesting a Variance to deviate from the Code's prescribed minimum lot size of 7,200 square feet, the proposed subdivision and Variance request will correspond with some of the lots already established within the R-3 zone. Approval of the subject Variance will create a lot that will be within the allowable densities for the zone and approval of the subdivision will be compatible with the established pattern and character of similar properties with the R-3 zone. Therefore, the approval of the subject Variance will not create an adverse effect on the City's General Plan.

5. That the approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Response: Granting of the subject Variance request will not create a lot that is out of character with the development patterns in the R-3 zone nor will it grant special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. There are other existing properties located in the R-3 zone with lot sizes that are approximately 5,000 square feet. Conditions of approval will ensure that the proposed subdivision will not be detrimental to the public welfare or injurious to the property or improvements within the R-3 zone.

NOW, THEREFORE, BE IT FURTHER RESOLVED:

1. The City Council approves the appeal for Tentative Parcel Map No. PM-2011-000 and Variance No. V-191-11, based upon the facts, findings and reasons set forth in the Resolution for approval of the appeal;
2. In order to fulfill the purpose and intent of the Municipal Code, and thereby promote the health, safety, and general welfare, the attached Conditions of

Approval (Exhibit "A") shall apply to Tentative Parcel Map No. PM-2011-000
and Variance No. V-191-11.

Adopted this 27th day of September 2011.

ATTEST:

/s/ WILLIAM J. DALTON
MAYOR

/s/ KATHLEEN BAILOR, CMC
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify
that the foregoing Resolution was duly adopted by the City Council of the City of Garden
Grove, California, at a meeting held on the 27th day of September 2011, by the following
vote:

AYES: COUNCIL MEMBERS: (5) BEARD, BROADWATER, JONES, NGUYEN, DALTON
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE

/s/ KATHLEEN BAILOR, CMC
CITY CLERK

I declare under penalty of perjury that the foregoing
instrument is a full, true and correct copy of the original
on file in this office.

ATTEST: Teresa Pomeroy
TERESA POMEROY, Deputy City Clerk
City of Garden Grove

DATED: September 29, 2011

EXHIBIT "A"

Parcel Map No. PM-2011-000 & Variance No. V-191-11
8503 Acacia Avenue

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant shall record a "Notice Of Agreement With Conditions of Approval and Discretionary Permit," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to the recordation of the Final Parcel Map. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval of the Planning Commission.
2. Approval of this Tentative Parcel Map and Variance request shall not be construed to mean any waiver of: Applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Garden Grove Municipal Code shall apply. The applicant shall obtain, and abide by, any necessary permits or licenses required to prepare, process and receive Final Parcel Map approval including recordation of this map, in compliance with all applicable laws.
3. All conditions contained herein shall apply to Tentative Parcel Map No. PM-2011-000 and Variance No. V-191-11. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the conditions of approval require approval by the Zoning Administrator.
4. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Tentative Parcel Map No. PM-2011-000 and Variance No. V-191-11, and his/her agreement with all conditions of approval.

Engineering Services Division Conditions

5. Before the issuance of a building permit, the applicant shall dedicate ten (10) feet of road right-of-way on Dale Street along the property frontage for an ultimate half-road right-of-way width of 40 feet, to provide for future street improvements. This will bring this segment of Dale Street into compliance with its Master Planned Designation as a Secondary Arterial Highway. The

applicant shall also dedicate a corner cut-off in accordance with City Standard Plan B-107.

6. A separate street permit is required for work performed within the public right-of-way.
7. Prior to recordation of the final parcel map, the applicant shall prepare street improvement plans and widen Dale Street by constructing the ultimate roadway improvements along the property frontage in a manner meeting the approval of the City Engineer. Said improvements shall include curb and gutter 32 feet from the centerline, a new curb return, and an 8-foot sidewalk.
8. TIES TO HORIZONTAL CONTROL: Prior to recordation of the final parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
9. DIGITAL MAP SUBMISSION: Prior to recordation of the Final Parcel Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City in Auto Cad DWG format.

Community Development Department Conditions

10. Any building improvements shall comply with the current California Building Code.
11. The applicant shall build the new two-car garage, on Lot 1, with a minimum inside dimension of 20'-0" x 20'-0". The new two-car garage shall comply with all applicable development standards in Title 9 of the Municipal Code, including, but not limited to rear and side setbacks and minimum rear yard open space.
12. 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, Zoning Administrator, or other City decision-making body, or City staff action concerning Tentative Parcel Map No. PM-2011-000 and Variance

No. V-191-11. 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 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.

I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: *Teresa Romero*
TERESA POMEROY, Deputy City Clerk
City of Garden Grove

DATED: *September 29, 2011*