

**City of Garden Grove**  
**WEEKLY CITY MANAGER'S MEMO**  
**February 9, 2023**

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

**I. DEPARTMENT ITEMS**

A. COMMUNITY AND ECONOMIC DEVELOPMENT

The purpose of this memorandum is to provide an update to the City's industrial market and highlight upcoming industrial and manufacturing projects.

- B. A copy of the Mayor's letter to support the Orange County Transportation Authority's Orange County Central Mobility Loop project application submitted for funding through the California State Transportation Agency Cycle 6 Transit and Intercity Rail Capital Program (TIRCP) is attached for your review.

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

A. SOUTHERN CALIFORNIA EDISON

Southern California Edison Company's Notice of Filing: Application regarding energy resource recovery account trigger mechanism; expedited treatment requested. (Application 23-01-020)

B. CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE

Proclamation of Emergency Program for Asian Citrus Psyllid and Huanglongbing and Findings Regarding an Emergency Program for Asian Citrus Psyllid and Huanglongbing from the California Department of Food and Agriculture.

• **OTHER ITEMS**

– SOCIAL MEDIA HIGHLIGHTS AND NEWSPAPER ARTICLES

Copies of the week's social media posts and local newspaper articles are attached for your information.

– MISCELLANEOUS ITEMS

Items of interest are included.



Scott Stiles  
City Manager

## INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles  
From: Lisa L. Kim  
Dept: City Manager  
Dept: Community and Economic Development  
Subject: 2023 Industrial Market Update  
Date: February 9, 2023

### OBJECTIVE

The purpose of this memorandum is to provide an update to the City's industrial market and highlight upcoming industrial and manufacturing projects.

### BACKGROUND

There continues to be positive metrics for industrial properties in Garden Grove. This trend includes high demand for space and low vacancy rates with lease rates increasing due to overall inflation.

#### *Industrial Sector*

The metrics for the City of Garden Grove industrial sector resulted in little change in the third quarter of 2022, with a continued low vacancy rate, as well as rising lease rates and sales prices as detailed in the Voit Market Report (Orange County Industrial). (see Attachment No. 1) Despite rising mortgage interest rates and inflation, transaction volume remained strong. The unemployment rate in Orange County increased to 3.0% in 2022 and employment grew in the construction trade, transportation, utilities, and manufacturing sectors. With over 12 million square feet of industrial space, Garden Grove has a historic low vacancy rate of 1.74% or 210,000 square feet of leasable area available.

### DISCUSSION

The Office of Economic Development activity regularly monitors industrial activity and assist brokers/tenants in processing building permits, where possible. Provided below is a general update.

#### **Rexford Industrial**

There have been recent developments in the City's industrial market, particularly in West Garden Grove, where developers have taken underutilized sites and added additional leasable area. One company that has been successful been extremely active is Rexford Real Estate Investment Trust (Rexford), which owns and operates industrial properties throughout Southern California infill markets. Rexford portfolio includes 232 properties with approximately 27.9 million rentable square feet and manages an additional 20 properties with approximately 1.0 million rentable square feet.

Rexford completed acquisition and expansion of a 165,171 square foot industrial property on 6.97 acres at 12821 Knott Street. The company has effectively transformed this building into a top-notch warehouse and distribution center and in process of lease negotiations to attract a new electric vehicle manufacturer. (Refer to the attached Rexford Brochure for details). In

addition, Rexford is repositioning three other industrial properties in Garden Grove including the following sites:

<b>Address</b>	<b>Active Projects</b>	<b>Building Completion Date</b>	<b>Proposed Tenant/Time Line</b>
12821 Knott Street	165,171 SF, Class-A Industrial Building	3/15/23	Lease negotiations with an Electrical Vehicle Manufacturer
12822 Monarch Street	For Lease, New development of a 97,896 SF, Class-A Industrial Building	4/30/23	Available
12802 Monarch Street	For Lease, 63,815 SF, Class-A Industrial Building	4/30/23	Available
12762 Monarch Street	For Lease, 22,800 SF, Class-A Industrial Building	TBA	Processing Permit Available in 4 <sup>th</sup> Qtr 2023

**Prologis**

Prologis is building top-notch warehouse and distribution center located at 12641 Industry Street and 12691 Pala Drive. The project will included a brand new 148,284 industrial building.

**Scannell Properties**

Scannell Properties has proposed a 88,164 square-foot shell industrial building following the demolition of a 76,500 square-foot building at 7390 Lincoln Way and a 29,950 square-foot building at 7440 Lincoln Way. Also, a Tentative Parcel Map to consolidate 7390 Lincoln Way and 7440 Lincoln Way.

**Chapman Site (self-storage project)**

Capital Holdings is proposing to build 158,694 S.F. 6 story building which includes approximately 1,266 self-storage unit facility located at 7441 Chapman Avenue.

**CONCLUSION**

The Office of Economic Development plans to undertake outreach with the industrial brokerage community to extend support services that will further implement the City’s Economic Development Strategic Plan to drive economic recovery and resiliency, and to help create new permanent job opportunities and new revenues in the City.

Greg Blodgett  
 Division Manager  
 Office of Economic Development

**Attachments:**

1. Voit Market Report (Orange County Industrial)
2. Rexford Industrial Marketing Flyers
3. Scannell Properties

# FOR SALE / LEASE ±88,164 SF FREESTANDING DISTRIBUTION BUILDING

## 7390 LINCOLN WAY, GARDEN GROVE, CA 92841



**Voit**  
REAL ESTATE SERVICES



**STAN KWAK**  
Senior Vice President | Partner  
714.935.2327  
Lic. #01824776

**SELDEN MCKNIGHT**  
Vice President | Partner  
714.935.2323  
Lic. #02027919

Another Quality Project by :

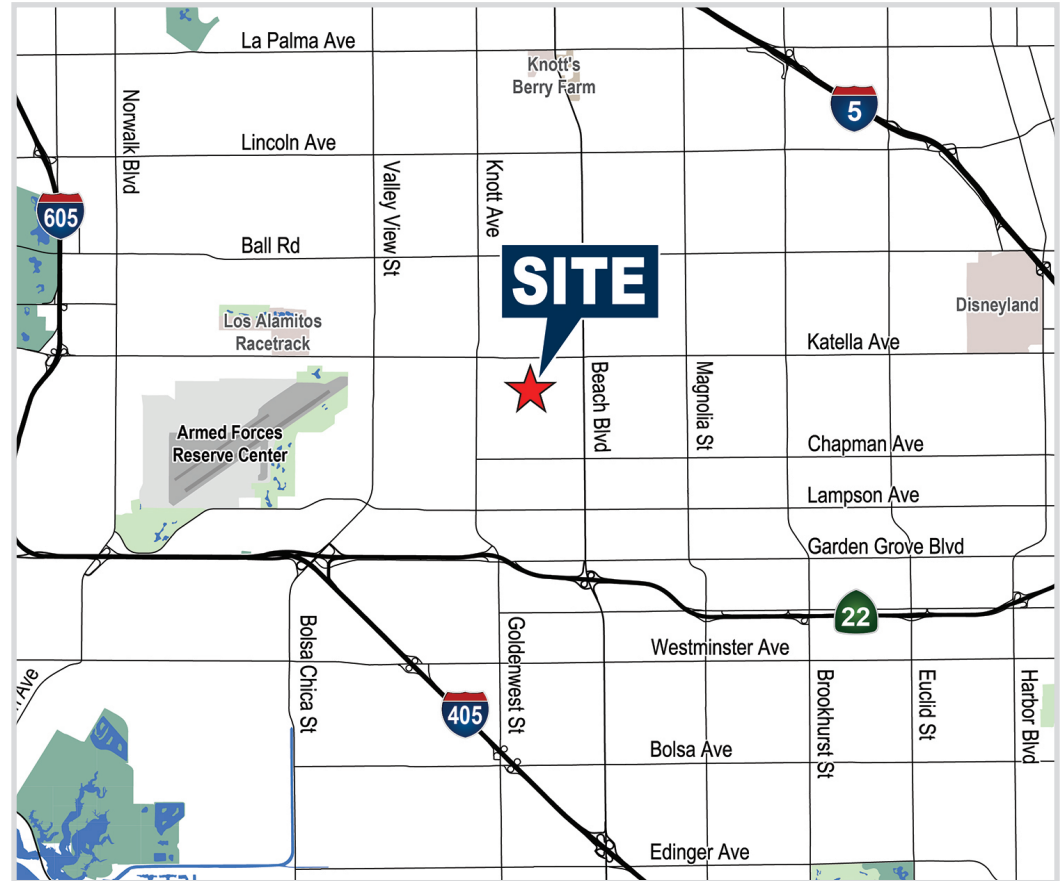


# FOR SALE / LEASE ±88,164 SF FREESTANDING DISTRIBUTION BUILDING

## 7390 LINCOLN WAY, GARDEN GROVE, CA 92841

### Property Features

- ± 88,164 Square Foot State of the Art Distribution Building (±287' deep x ±272' long)
- ±7,121 SF Two Story Office
- 9 Dock High Loading Doors (9'x10')
- 1 Ground Level Loading Door (12'x14')
- 32' Min Clear Height Throughout Warehouse
- ESFR Sprinkler System
- 97 Auto Parking Stalls
- ±130' Truck Court Depth (Fenced/Secured/Gated)
- 2.5 % Skylights
- 6" Slab Thickness, 4,000 PSI
- 100% Concrete Site Parking
- 2,000 Amp Main Switchgear (277/480 Volt, 3 Phase) with 2,000 Amp UGPS
- Conveniently located ±20 Miles from Ports of Los Angeles and Long Beach, ±11 Miles from Long Beach Airport, ±3 Miles From



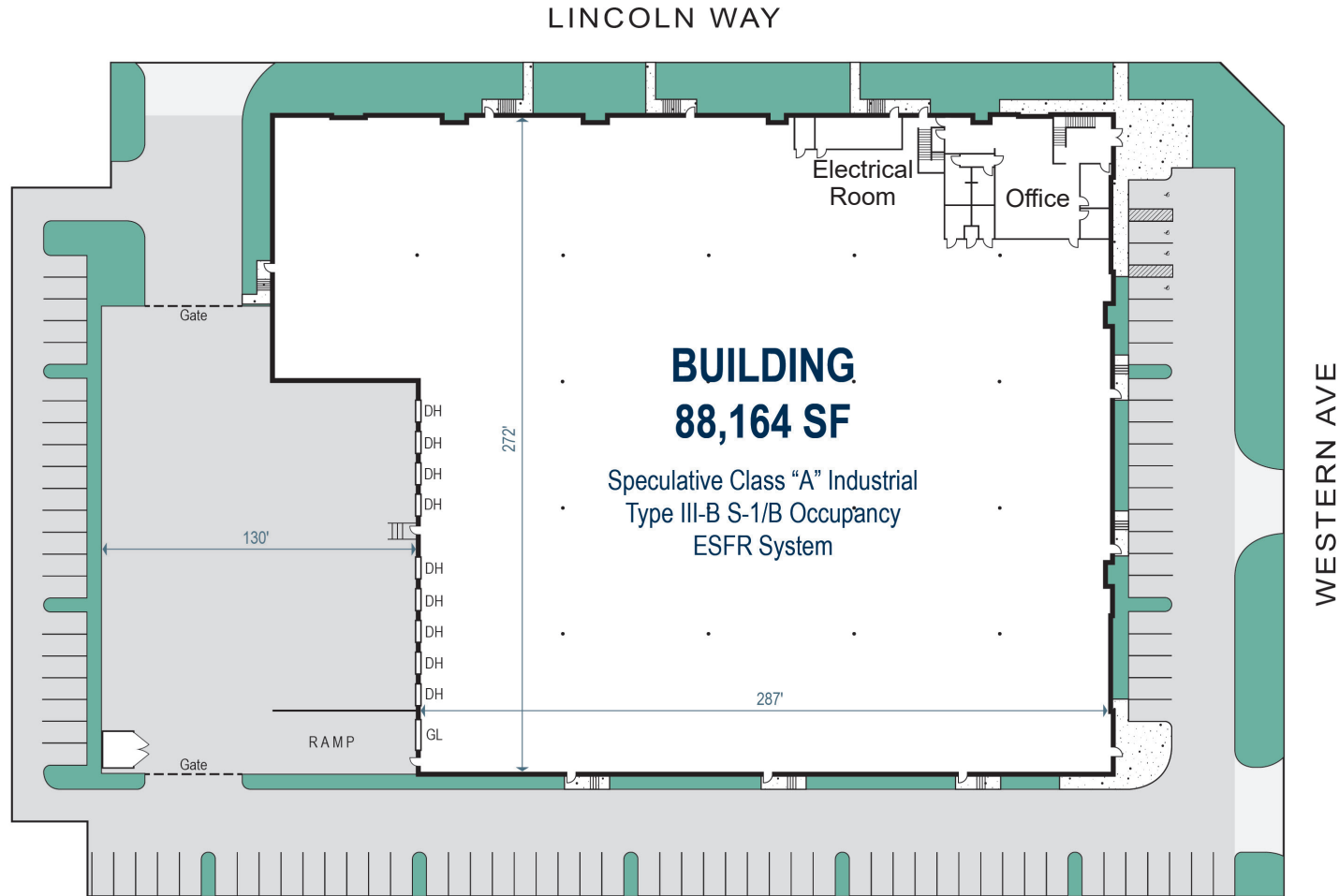
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# FOR SALE / LEASE ±88,164 SF FREESTANDING DISTRIBUTION BUILDING

## 7390 LINCOLN WAY, GARDEN GROVE, CA 92841



**Voit**  
REAL ESTATE SERVICES

**CLIENT**  
RESOURCE GROUP

**STAN KWAK**  
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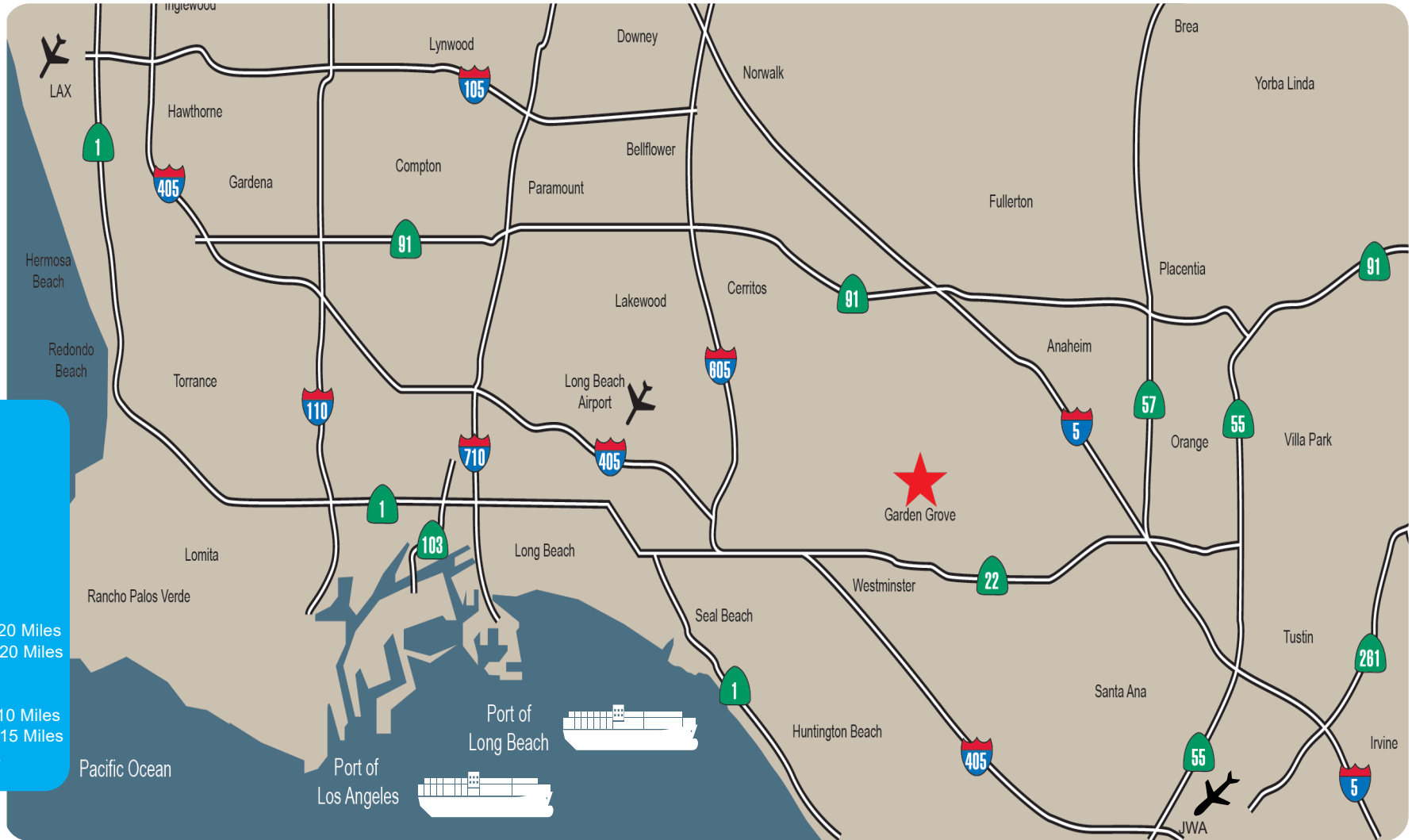
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Vice President | Partner  
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Lic. #02027919

Another Quality Project by :

**SCANNELL**  
PROPERTIES

# FOR SALE / LEASE ±88,164 SF FREESTANDING DISTRIBUTION BUILDING

## 7390 LINCOLN WAY, GARDEN GROVE, CA 92841



### DISTANCE KEY

#### FREEWAYS

- CA-22 - 3 Miles
- I-405 - 3 Miles
- I-5 - 5 Miles
- I-605 - 6 Miles

#### PORTS

- Port of Long Beach - 20 Miles
- Port of Los Angeles - 20 Miles

#### AIRPORTS

- Long Beach Airport - 10 Miles
- John Wayne Airport - 15 Miles
- LAX Airport - 30 Miles

**Voit**  
REAL ESTATE SERVICES

**CLIENT**  
RESOURCE GROUP

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Another Quality Project by :

**SCANNELL**  
PROPERTIES



# For Lease

# 22,888 SF

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

12762 MONARCH STREET, GARDEN GROVE, CA

ORANGE COUNTY

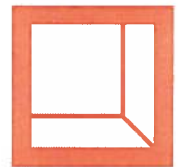
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## NEWMARK



## Rexford Industrial



## Excellent West Orange County Manufacturing/Distribution Facility

- Part of a Larger High Image Manufacturing/Distribution Facility
- Approximately 1,261 SF of Renovated Office Area
- 20' Minimum Warehouse Ceiling Clearance
- Fully Fire Sprinklered
- Two (2) Ground Level Loading Doors
- Approximate 1.0:1,000 S.F. Parking Ratio
- Power Capacity: 400 Amps, 277/480 Volts
- Excellent Garden Grove Location with immediate access to the Garden Grove (22) Freeway, providing convenient access throughout Orange County and easy access to Los Angeles County

# For Lease

12762 MONARCH STREET, GARDEN GROVE, CA

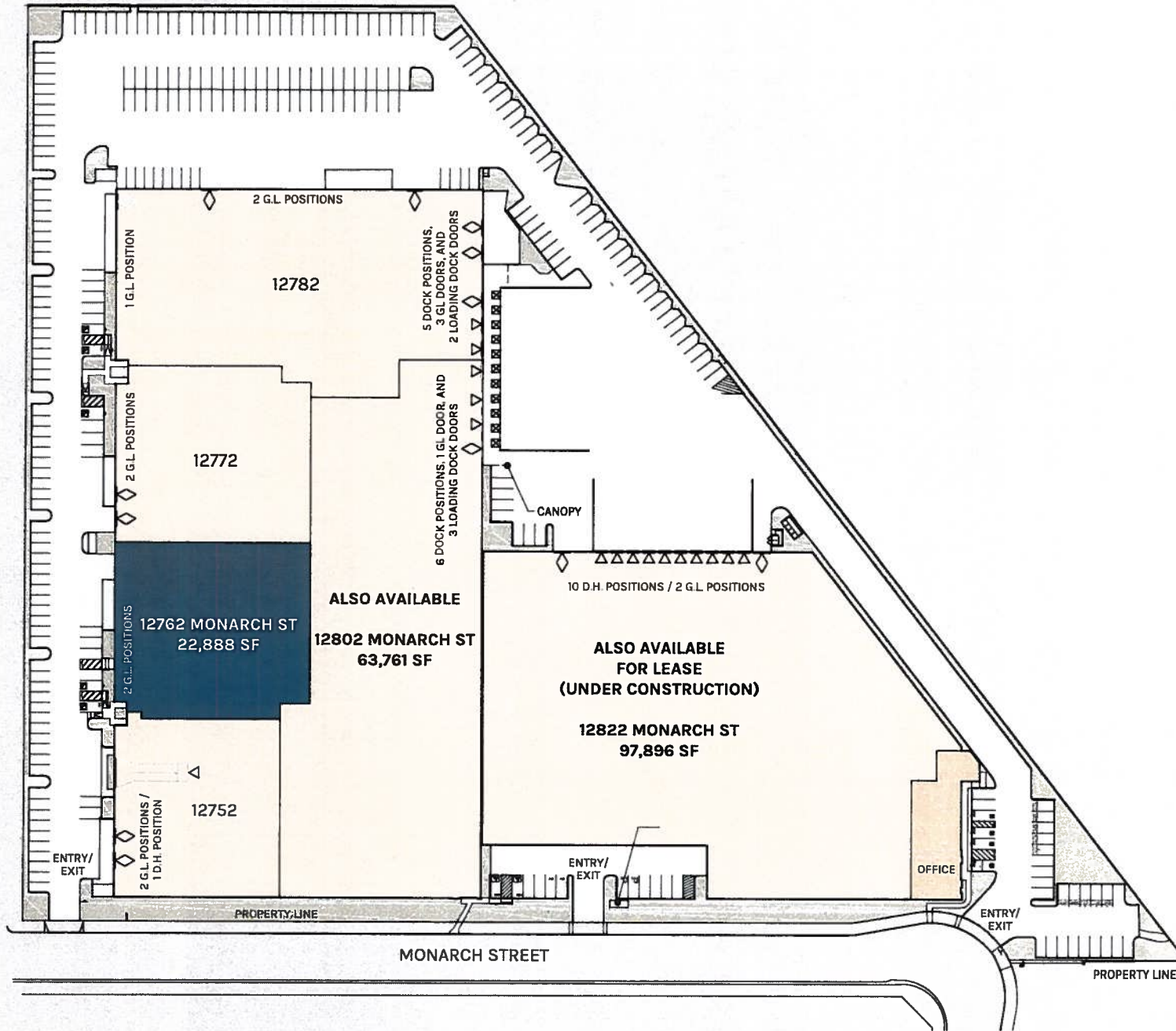
# 22,888 SF

ORANGE COUNTY



# SITE PLAN

12762 MONARCH STREET



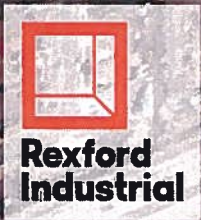
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KNOTT ST  
EDISON WAY  
LAMPSON AVE  
INDUSTRY ST  
CHAPMAN AVE  
MONARCH ST  
ACACIA AVE  
WESTERN AVE  
GARDEN GROVE BLVD

12762  
MONARCH ST

22



# ADVANCE NOTICE

*Estimated Q4 2022 Completion*



## For Lease

## 63,815 SF

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

12802 MONARCH STREET, GARDEN GROVE, CA

ORANGE COUNTY

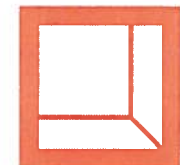
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**NEWMARK**



**Rexford  
Industrial**

## Excellent West Orange County Leed Certified Manufacturing/Distribution Facility

- Part of a Larger High Image Manufacturing/Distribution Facility
- Brand New 4,288 SF Office Area (Two-Story)
- LEED Certified
- 22' Minimum Warehouse Ceiling Clearance
- New ESFR Sprinkler System
- 6 Dock-High Loading Positions
- 1 Ground Level Loading Door
- Approximate 1.0:1,000 S.F. Parking Ratio
- Power Capacity: 1,200 Amps of 277/480 Power, 3 Phase
- Excellent Garden Grove Location with immediate access to the Garden Grove (22) Freeway, providing convenient access throughout Orange County and easy access to Los Angeles County

# For Lease

12802 MONARCH STREET, GARDEN GROVE, CA

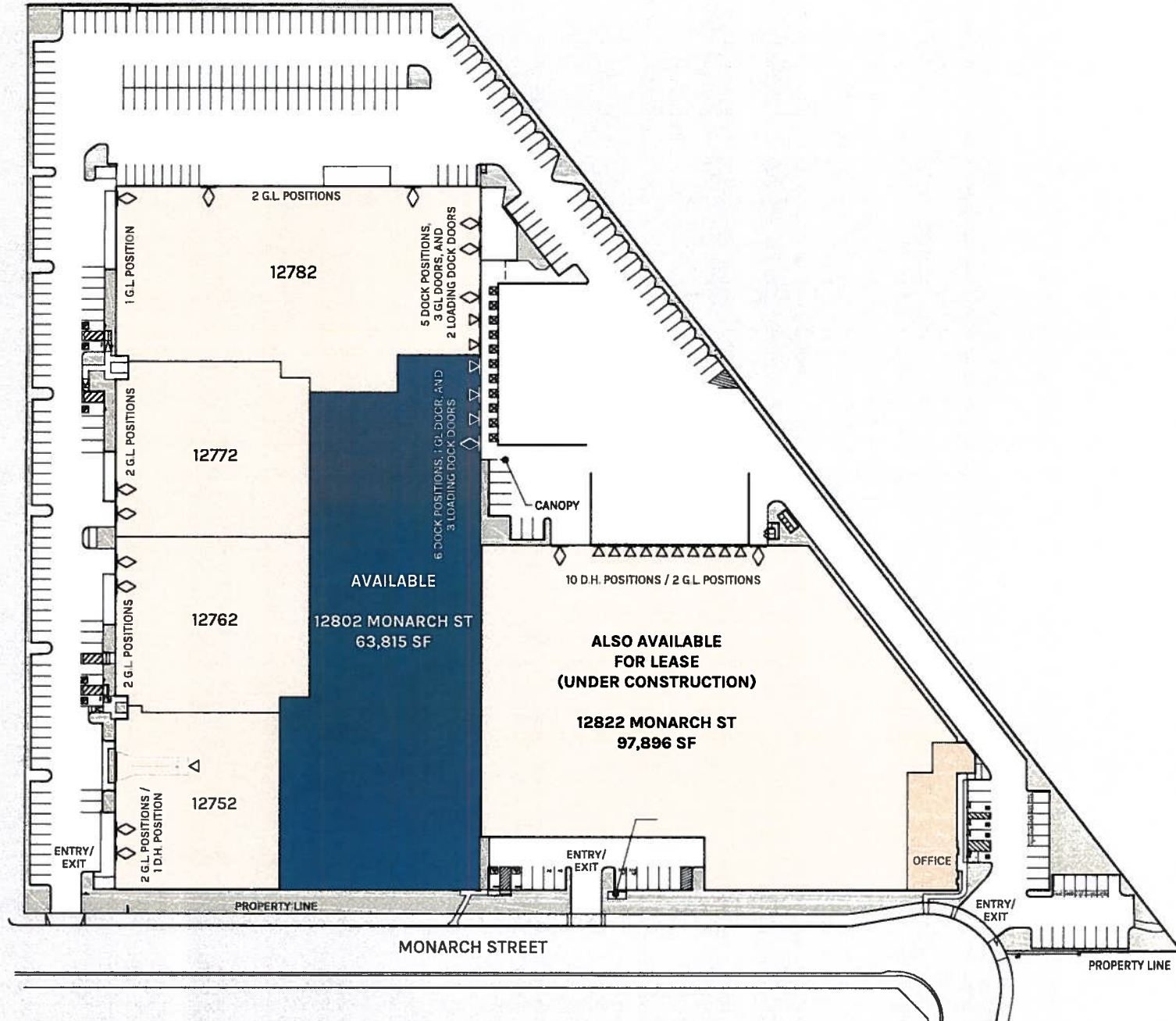
# 63,815 SF

ORANGE COUNTY



# SITE PLAN

12802 MONARCH STREET





KNOTT ST  
EDISON WAY  
LAMPSON AVE  
INDUSTRY ST  
CHAPMAN AVE  
MONARCH ST  
ACACIA AVE  
WESTERN AVE  
GARDEN GROVE BLVD

12802  
MONARCH ST

CALIFORNIA  
22





High Image, State-of-the-Art Industrial Building  
Outstanding West Orange County Location  
Leed Silver Certification



**BRAND NEW 97,896 SF CLASS A INDUSTRIAL AVAILABLE FOR LEASE**

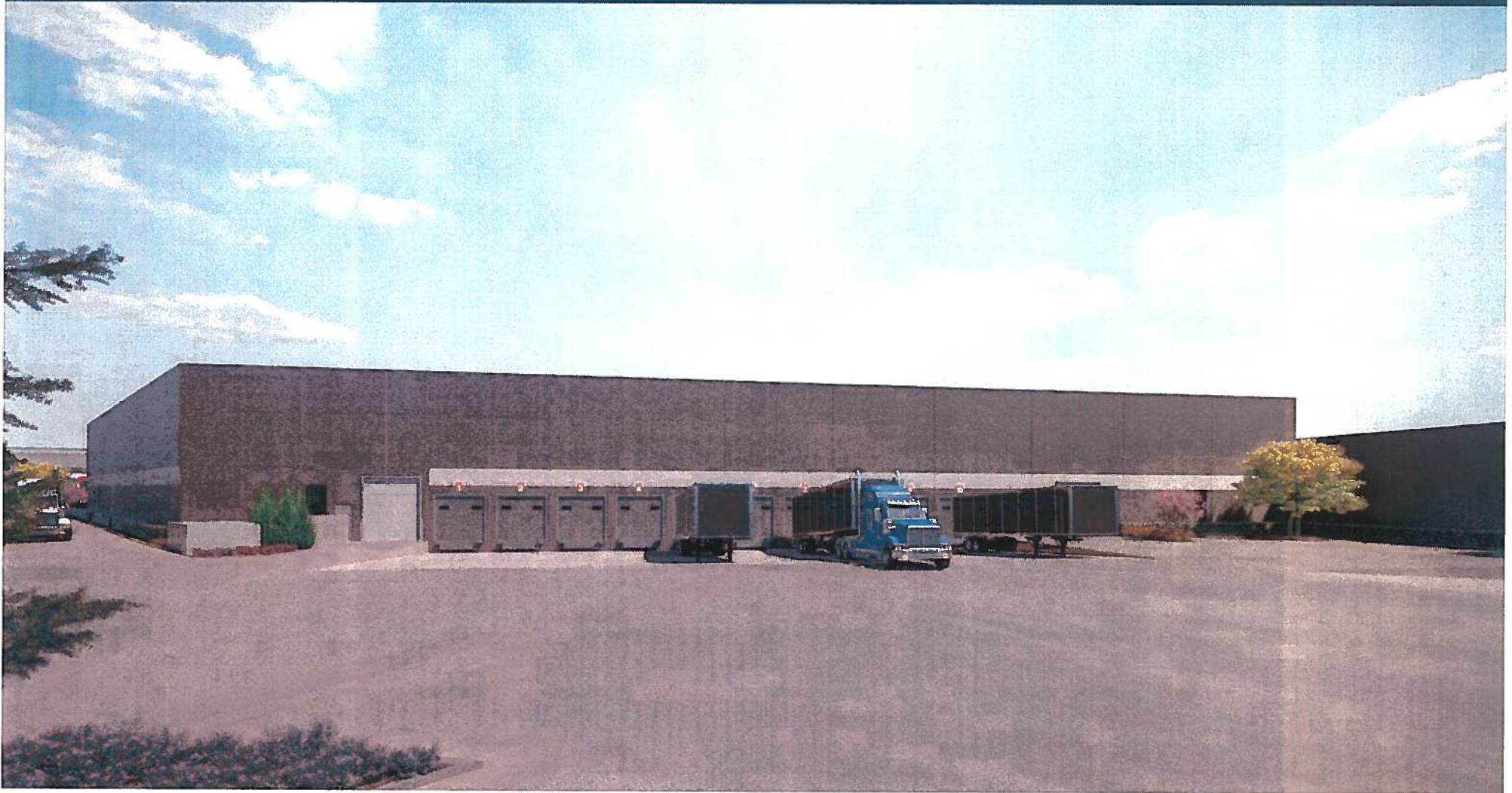
**PREMIER WAREHOUSE DISTRIBUTION FACILITY**

12822 Monarch Street, Garden Grove, CA



**NEWMARK**





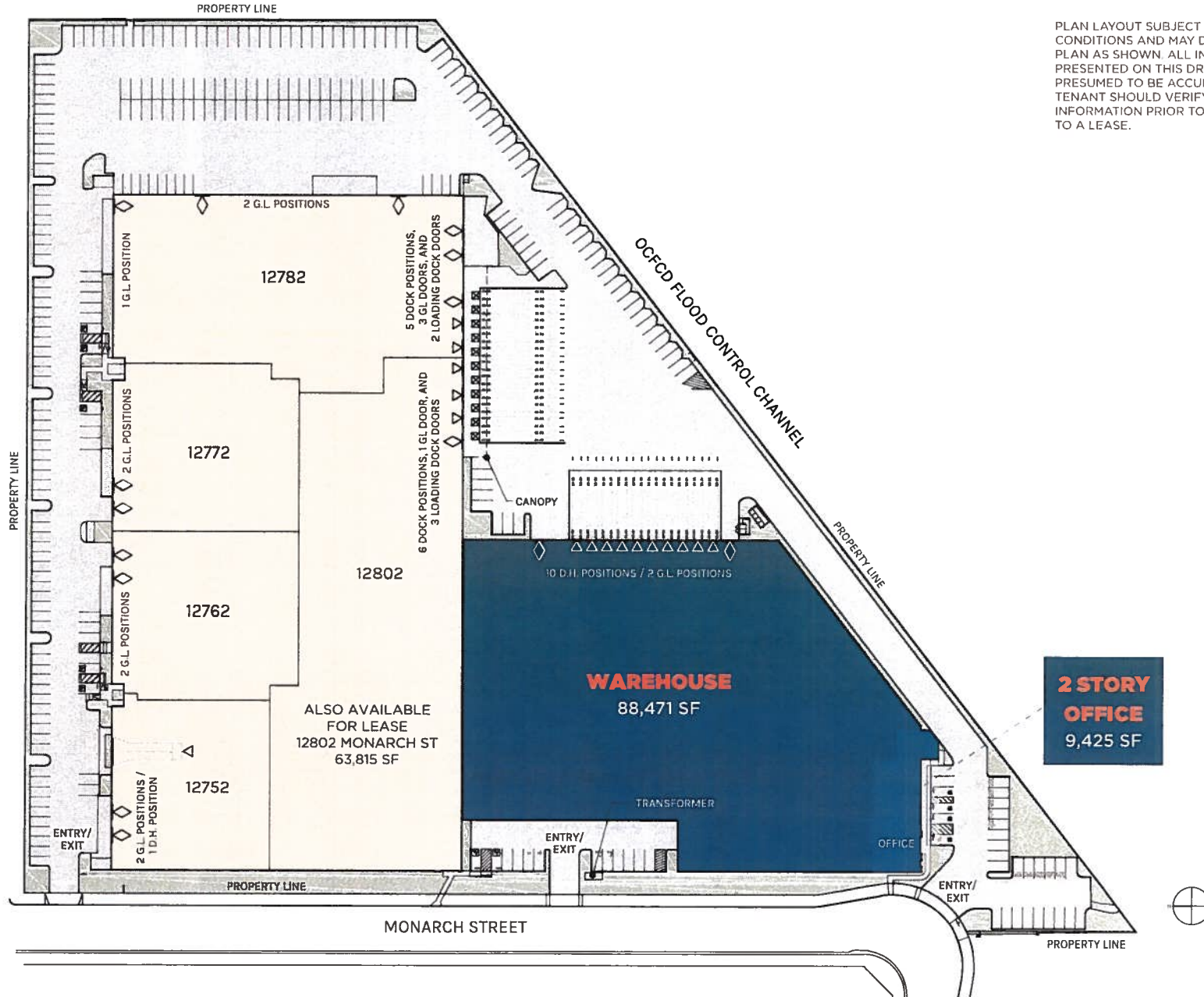
## PROPERTY HIGHLIGHTS

- 9,425 SF of Corporate Image Office Area (Two Story)
- 32' minimum warehouse ceiling clearance
- ESFR sprinkler system
- 10 dock-high loading doors
- 2 ground level loading doors
- Concrete throughout loading area
- Fenced and secured site
- Power capacity: 2,000 amps



## **ESG/LEED SILVER CERTIFICATION FEATURES**

- Touchless plumbing & water efficient fixtures
- Water bottle filling station
- Motion sensor LED lighting throughout
- Water efficient landscaping
- Outdoor patio for employee breaks & lunches
- Economizers added to the conference rooms
- New storefront system with low solar heat gain
- All office finishes use low VOC materials
- New HVAC rooftop units with indoor air quality measures to include: MERV 13 filters Ion generators, UV lights, and CO2 monitors are indicated on units
- HVLS fans at loading dock speed bay
- Electrical outlets at each dock position
- Clean air parking stalls



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE. HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE.



# Building Location

12822 MONARCH STREET



## 12822 Monarch Street

Excellent Central Orange County Location with immediate access to the Garden Grove (22) Freeway, providing convenient access throughout Orange County and easy access to Los Angeles County.



Exceptional Corporate Warehouse / Distribution Facility  
Modernization and Building Expansion Complete  
Premier Last Mile Facility / 22 Freeway Frontage

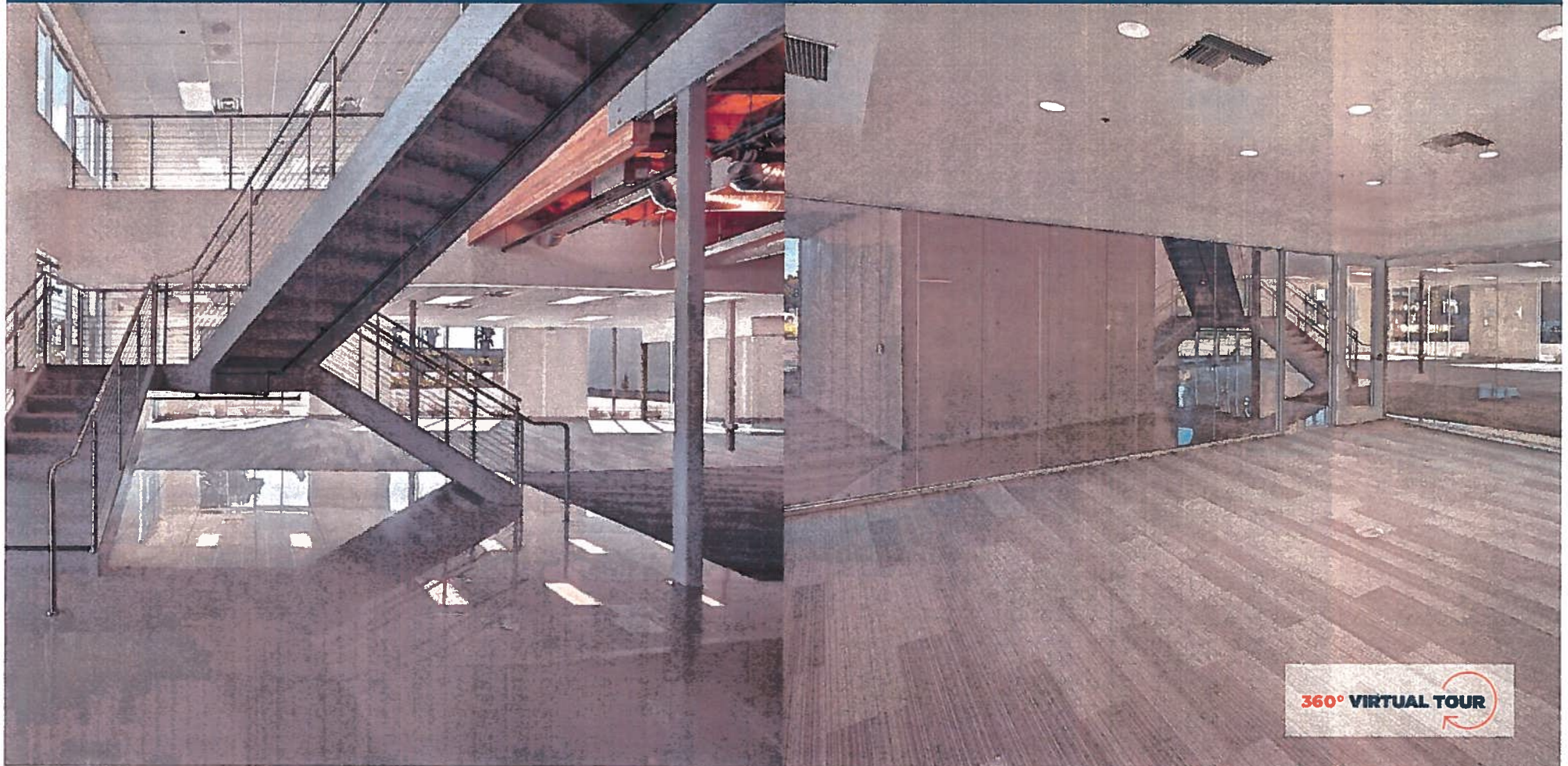


**165,171 SF ON 7.97 ACRES AVAILABLE**

**PREMIER WAREHOUSE DISTRIBUTION FACILITY**

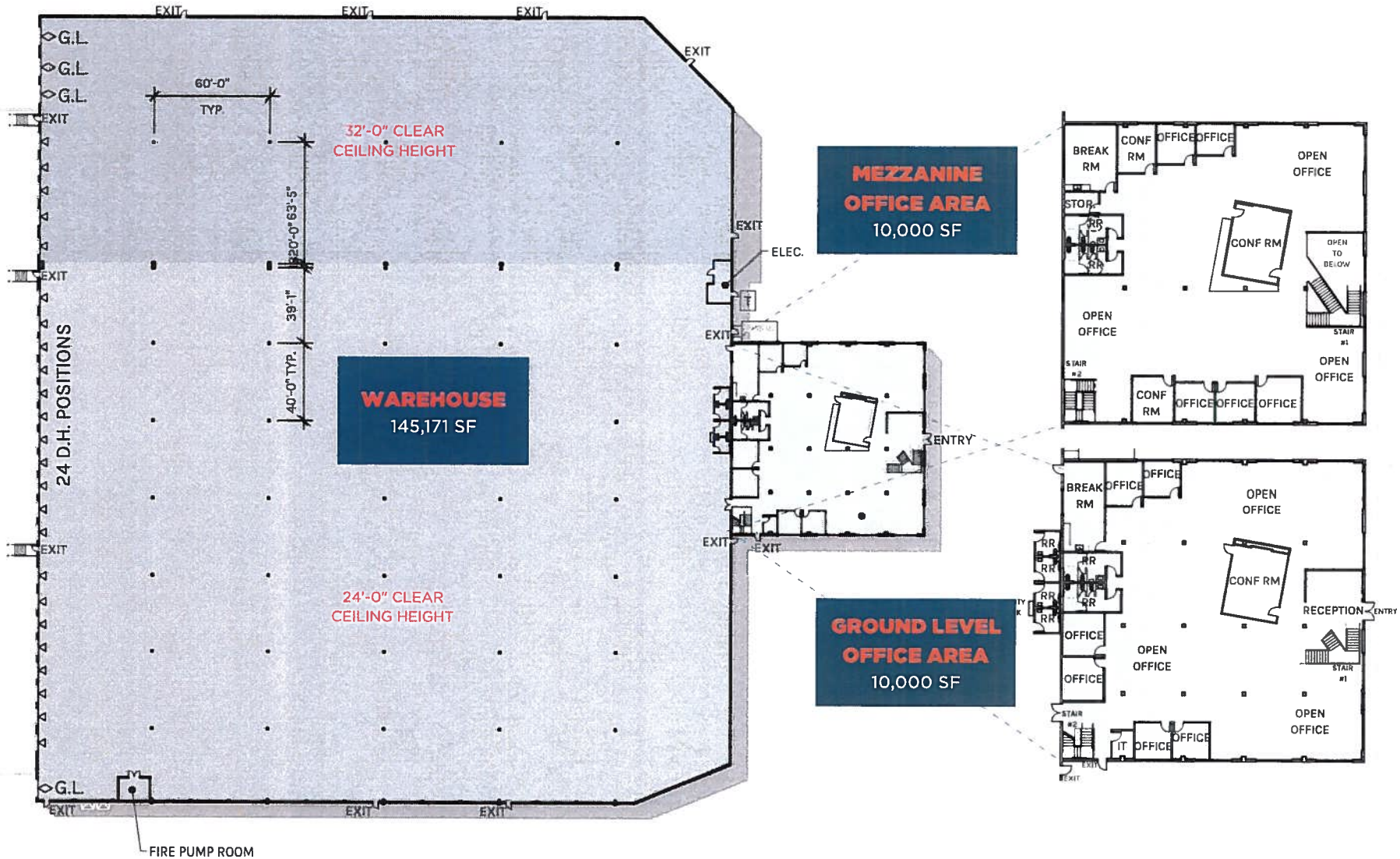
12821 Knott Street | Garden Grove, CA



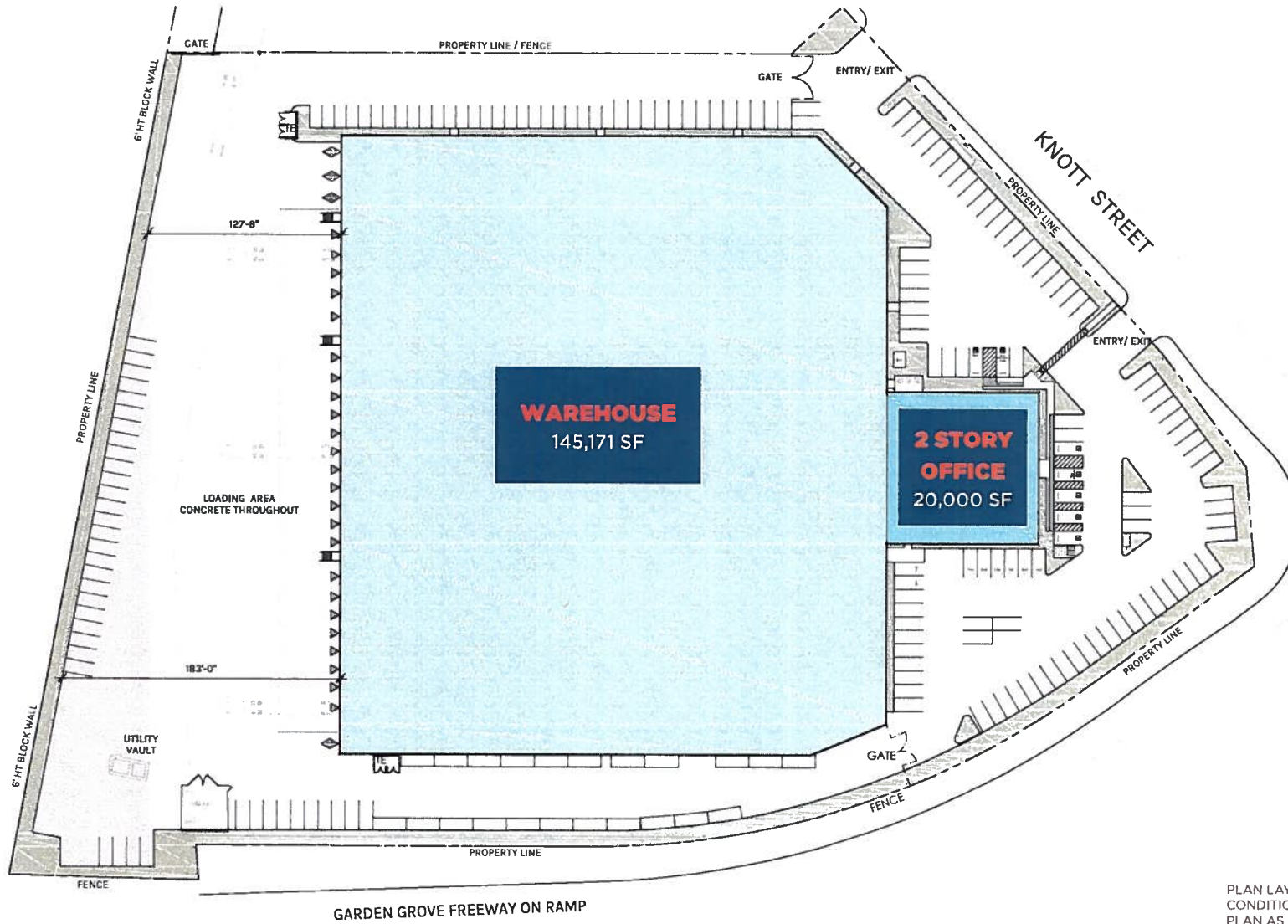


## PROPERTY HIGHLIGHTS

- Exterior Modernization
- New Roof
- New Skylights
- Seismic Upgrade
- New Offices
- New LED Lighting Throughout
- ESFR Sprinkler System
- Private Fenced Secured Yard and Parking
- Large 7.97 Acre Land Parcel
- 20,000 SF 2-Story Office Area
- 24' Minimum Warehouse Ceiling Clearance (Existing Building)
- 32' Minimum Warehouse Ceiling Clearance (New Addition)
- 24 Dock High Truck Positions
- 4 Grade Level Loading Doors
- 2,000 Amps, 277/480 Volt, 3 Phase
- 200 Car Parking Spaces
- Direct Access to 22 Freeway with Freeway Frontage (exposed to 160,000 vehicles a day)



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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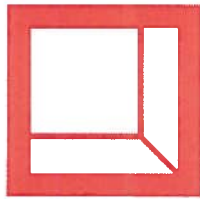


# Rear Rendering / Building Expansion

12821 KNOTT STREET



KNOTT STREET



**Rexford  
Industrial**

## Leasing Contacts

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**OVERVIEW.** The Orange County industrial market was unchanged in many respects in Q3. Vacancy fell again, gross and net absorption were much the same, lease rates and sales prices moved up, construction activity was unchanged and transaction volume remained strong. However, the shortage of quality space persisted and OC business owners remain frustrated by the lack of options. As we indicated in our last report, there are anecdotal indications of waning demand and this could lead to reduced sale and lease activity. Mortgage interest rates have nearly doubled in the past year, making it more difficult to complete owner/user sales, a key component of Orange County’s industrial market. Persistent high inflation is wreaking havoc on profitability, and that has some tenants and buyers in a wait-and-see mode when it comes to committing to new transactions.

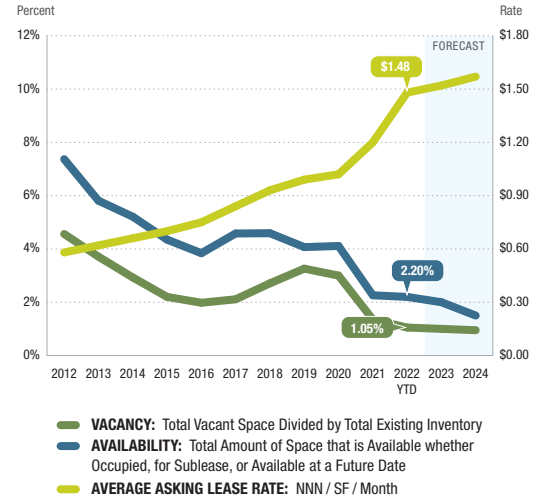
**VACANCY & AVAILABILITY.** The overall vacancy rate in Orange County fell again in Q3 despite a perceived falloff in demand. Vacancy stood at just 1.05% when the quarter ended, down 18 basis points from Q2. But, as we have been reporting, many cities have vacancy rates even lower than that. In fact, 18 of the Orange County cities we track have a vacancy rate well under 1%, including Anaheim, which has the largest inventory of industrial buildings at 44.3 MSF. The availability rate, which includes space offered for lease or sale but is still occupied, was 2.2% of the county’s inventory at the end of 3Q.

**LEASE RATES & SALES PRICES.** The average asking lease rate for the county jumped another \$0.15 to \$1.48 in Q3, after a \$0.09 increase in Q2. Year over year, asking rents have increased by 30.97%, but since many buildings have been marketed and leased without an asking rate, the actual average lease rate is even higher. Landlords are still holding the line on free rent and tenant improvement contributions. Fixed annual rental increases are also moving up. It is now common to see landlords insist on increases of 4% to 4.5% per year, rather than the traditional 3%.

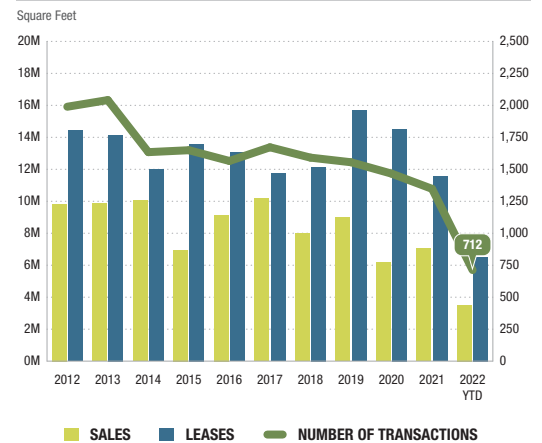
The county’s average asking sales price is very difficult to interpret because price per square foot is heavily dependent on the size of the building. Industrial condominium pricing is over \$500 per square foot in some areas, while larger buildings trade in the \$350 to \$450 per square foot range.

**TRANSACTION ACTIVITY.** For the past several years, lease and sale activity has been restricted by the persistent shortage of quality space available. Many tenants and would-be buyers are left with no choice but to renew existing leases, even if their existing space no longer supports efficient operations. Many of those transactions don’t find their way into the quarterly statistics, so actual transaction activity is somewhat higher than reported. In the past several months mortgage rates have moved sharply higher and that is having an impact on owner/user buyers who utilize SBA loans to fund their purchases. The combination of record high prices

**VACANCY, AVAILABILITY & AVERAGE ASKING LEASE RATES**



**TRANSACTION VOLUME & NUMBER OF TRANSACTIONS**



Market Statistics

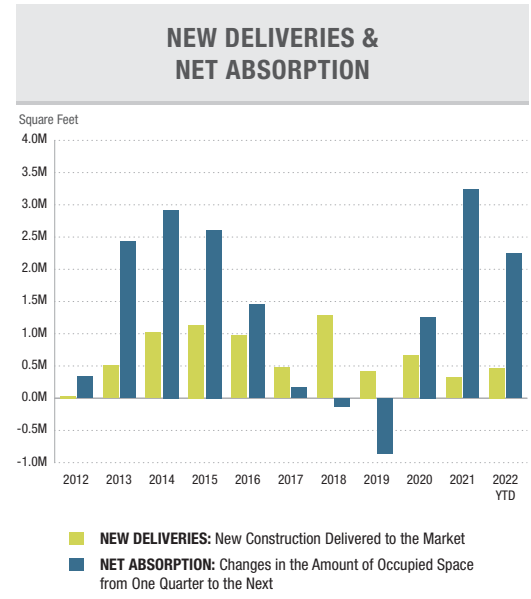
	Change Over Last Quarter	3Q 2022	2Q 2022	3Q 2021	% Change Over Last Year
Vacancy Rate	▼ DOWN	1.05%	1.23%	1.61%	(35.02%)
Availability Rate	▼ DOWN	2.20%	2.40%	2.56%	(14.10%)
Average Asking Lease Rate	▲ UP	\$1.48	\$1.33	\$1.13	30.97%
Average Asking Sale Price	▲ UP	\$438.89	\$366.00	\$300.42	46.09%
Sale & Lease Transactions	▼ DOWN	2,752,309	3,373,778	4,859,801	(43.37%)
Gross Absorption	▲ UP	2,695,714	1,801,590	3,578,262	(24.66%)
Net Absorption	▲ POSITIVE	750,461	407,952	1,564,860	N/A

and the rising cost of capital is sending many buyers to the sidelines. Just 2.75 MSF of deals were inked in Q3, which is roughly half of the total for the same period last year.

**ABSORPTION.** Net absorption picked up the pace in Q3, posting a gain in occupied space of 750,461 SF, as compared with 407,952 SF in Q2. The largest move-in for the period was 500,625 SF by Bedrosian Tile at 1123 Warner Avenue in Tustin. The other large gain for the period was Rivian’s 219,827 SF occupation of its new facility at 14451 Myford Road, also in Tustin. Consistent and strong net absorption is difficult to achieve in such a low vacancy market with few new deliveries.

**CONSTRUCTION.** Space under construction was little changed in Q3. Only 2,443,526 SF of space is in the queue, with most of that total in the Goodman Logistics Center on Orangethorpe Avenue in Fullerton. When completed, the four-building logistics campus will add 1,536,055 SF of first-generation space to the market. Huntington Gateway Business Park in Huntington Beach is the other major project currently under construction. The project, owned by Sares-Regis, includes a build-to-suit of 433,865 SF for Cambro Manufacturing and a spec building of 244,705 SF. Another 2.2 MSF of space is in the planning stages, most of which will be built in the North County submarket.

**EMPLOYMENT.** The unemployment rate in Orange County was 3.0% in August 2022, up from a revised 2.8% in July 2022, and below the year-ago estimate of 6.0%. Three sectors grew over the month: construction (up 1,500 jobs), trade, transportation, and utilities (up 1,300 jobs), and manufacturing (up 100 jobs).



## Forecast

Although Q3 statistics don’t report a significant slowdown in market activity, anecdotal evidence appears to indicate a shift in momentum. Moreover, macroeconomic conditions deteriorated in Q3, which, we believe, will result in the suppression of sale and lease activity moving forward. Mortgage interest rates have almost doubled since the first of the year, and that has impacted the buying power in the owner/user sector, a key driver of industrial market activity in Orange County. Also, time on market for buildings offered for lease is on the rise, and there are fewer tenants competing for even the highest quality space. High inflation is driving up operating costs for local business owners across the board and the Fed’s attempt to slow it down is likely to cause further increases in the cost of capital. Those economic headwinds are making tenants and buyers exercise more caution in their real estate decision making, the result of which will likely be an increase in vacancy, an attenuation of pricing increases, and reduced transaction velocity over the next few quarters.

## Significant Transactions

### Sales

Property Address	Submarket	Square Feet	Sale Price	Buyer	Seller
458-486 E. Lambert Rd.	Fullerton	406,261	\$156,000,000	AEW Capital	Global Logistic Properties
3701–3729 Catalina St.	Los Alamitos	365,726	\$72,220,000	Duke Realty Corporation	Don Wilson Builders
14321 Myford Rd.	Tustin	57,330	\$21,320,000	Panattoni Development	Siciliani Brothers LLC
27912–27972 Forbes Rd.	Laguna Niguel	36,721	\$25,000,000	Hanover Company	Forbes Red Lp
1649 E. Miraloma Ave.	Placentia	26,000	\$9,200,000	Adam Joseph Kutlug	Benedikt Family Trust

### Leases

Property Address	Submarket	Square Feet	Transaction Date	Tenant	Owner
2099–2289 E. Orangethorpe Ave.	Fullerton	1,025,262	Sep-2022	Samsung	Goodman North America
1515 E. Winston Rd.	Anaheim	375,000	Aug-2022	Crane Logistics	Bedrosians Tile & Stone
1801–1995 S. Standard Ave. - Renewal	Santa Ana	296,019	Sep-2022	Behr Paints	Prologis
5383 Bolsa Ave.	Huntington Beach	233,705	Jul-2022	Epson America	Sares-Regis Group
2220 E. Cerritos Ave.	Anaheim	101,505	Sep-2022	Ahern Rentals	Karney Management Company

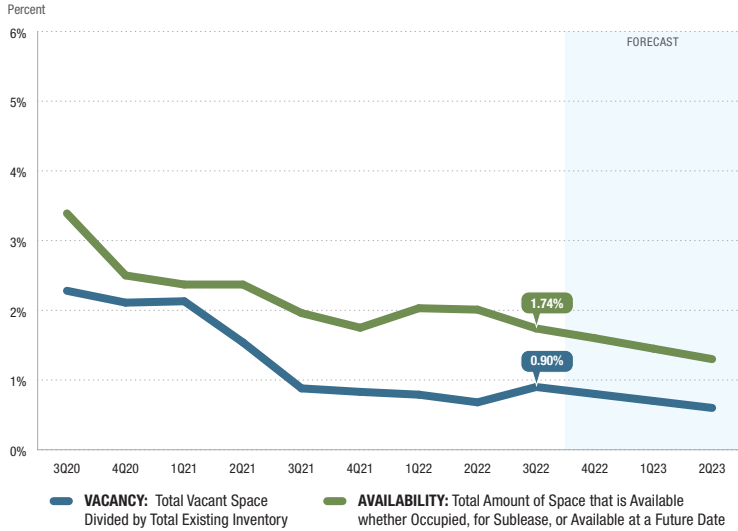
	INVENTORY				VACANCY & LEASE RATES						ABSORPTION			
	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 3Q2022	Square Feet Available	Availability Rate 3Q2022	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 3Q2022	Net Absorption 2022	Gross Absorption 3Q2022	Gross Absorption 2022
<b>Airport Area</b>														
Costa Mesa	440	7,525,153	0	0	157,303	2.09%	248,504	3.30%	\$1.51	\$493.19	(54,005)	73,813	28,187	178,891
Fountain Valley	181	3,758,225	0	0	14,668	0.39%	53,122	1.41%	\$1.92	\$444.24	(7,052)	(7,052)	49,158	61,880
Irvine	302	11,438,160	0	138,000	153,156	1.34%	462,432	4.04%	\$1.79	\$0.00	(47,754)	(7,804)	130,061	247,309
Newport Beach	48	603,018	0	224,545	22,651	3.76%	22,651	3.76%	\$1.55	\$0.00	(3,140)	4,360	0	16,644
Santa Ana	1,578	31,031,897	0	0	345,241	1.11%	311,293	1.00%	\$1.30	\$391.49	(20,317)	74,036	178,512	871,444
Tustin	115	4,441,654	0	0	53,631	1.21%	559,156	12.59%	\$1.39	\$0.00	763,852	676,561	771,193	861,341
<b>Airport Area Total</b>	<b>2,664</b>	<b>58,798,107</b>	<b>0</b>	<b>362,545</b>	<b>746,650</b>	<b>1.27%</b>	<b>1,657,158</b>	<b>2.82%</b>	<b>\$1.45</b>	<b>\$408.28</b>	<b>631,584</b>	<b>813,914</b>	<b>1,157,111</b>	<b>2,237,509</b>
<b>North County</b>														
Anaheim	1,833	44,337,407	187,520	619,085	393,899	0.89%	570,888	1.29%	\$1.61	\$504.25	13,455	166,776	328,991	996,163
Brea	327	12,031,308	0	131,500	181,140	1.51%	249,125	2.07%	\$1.34	\$292.93	439	80,182	28,202	313,703
Buena Park	234	13,331,001	0	30,650	82,029	0.62%	396,297	2.97%	\$1.31	\$456.89	24,939	(24,625)	24,939	39,220
Fullerton	455	17,976,447	1,656,055	139,000	136,969	0.76%	253,493	1.41%	\$1.25	\$337.01	12,641	29,139	104,709	317,735
La Habra	197	3,526,156	0	0	4,050	0.11%	9,535	0.27%	\$0.00	\$0.00	3,631	9,867	3,631	30,657
Orange	745	13,623,277	66,448	300,620	97,173	0.71%	284,850	2.09%	\$1.66	\$368.84	2,113	37,474	116,790	298,843
Placentia	222	4,347,075	0	0	44,806	1.03%	91,055	2.09%	\$1.50	\$332.39	(28,881)	9,045	53,535	124,583
Yorba Linda	54	873,956	0	0	45,781	5.24%	54,906	6.28%	\$1.43	\$370.00	(1,643)	(26,649)	29,942	56,737
<b>North County Total</b>	<b>4,067</b>	<b>110,046,627</b>	<b>1,910,023</b>	<b>1,220,855</b>	<b>985,847</b>	<b>0.90%</b>	<b>1,910,149</b>	<b>1.74%</b>	<b>\$1.45</b>	<b>\$421.18</b>	<b>26,694</b>	<b>281,209</b>	<b>690,739</b>	<b>2,177,641</b>
<b>South County</b>														
Aliso Viejo	17	663,662	0	0	0	0.00%	32,300	4.87%	\$0.00	\$415.00	0	32,657	32,657	32,657
Foothill Ranch	64	3,417,232	0	0	33,138	0.97%	108,645	3.18%	\$1.55	\$0.00	(33,138)	(21,135)	12,003	87,510
Irvine Spectrum	215	9,954,353	99,638	0	68,518	0.69%	150,843	1.52%	\$1.38	\$549.93	26,222	210,226	297,507	495,147
Laguna Beach	21	108,920	0	0	0	0.00%	0	0.00%	\$0.00	\$0.00	1,845	3,690	1,845	1,845
Laguna Hills	74	1,039,882	0	0	7,884	0.76%	22,565	2.17%	\$1.64	\$413.59	12,862	(4,410)	17,771	85,304
Laguna Niguel	19	256,297	0	0	0	0.00%	0	0.00%	\$0.00	\$0.00	0	0	0	0
Lake Forest	190	4,226,661	0	317,000	33,543	0.79%	60,614	1.43%	\$1.61	\$361.19	36,068	97,933	86,045	199,210
Mission Viejo	31	719,801	0	0	853	0.12%	6,790	0.94%	\$1.60	\$0.00	66	(1,962)	919	2,947
Rancho Santa Margarita	107	1,702,949	0	0	5,489	0.32%	19,116	1.12%	\$1.57	\$0.00	(4,062)	(6,916)	0	9,397
San Clemente	160	1,997,181	0	0	8,792	0.44%	6,800	0.34%	\$1.65	\$420.00	6,741	(2,800)	17,594	28,571
San Juan Capistrano	42	887,189	0	91,520	12,272	1.38%	12,272	1.38%	\$2.00	\$0.00	0	(12,272)	0	0
<b>South County Total</b>	<b>940</b>	<b>24,974,127</b>	<b>99,638</b>	<b>408,520</b>	<b>170,489</b>	<b>0.68%</b>	<b>419,945</b>	<b>1.68%</b>	<b>\$1.49</b>	<b>\$428.88</b>	<b>46,604</b>	<b>295,011</b>	<b>466,341</b>	<b>942,588</b>
<b>West County</b>														
Cypress	100	4,516,995	0	0	63,845	1.41%	346,216	7.66%	\$1.38	\$0.00	78,621	192,872	98,637	165,392
Garden Grove	474	12,113,468	0	0	210,181	1.74%	333,590	2.75%	\$1.72	\$428.88	1,494	230,740	151,594	447,136
Huntington Beach	690	12,837,230	433,865	223,705	148,866	1.16%	234,384	1.83%	\$1.24	\$415.87	(33,120)	476,610	41,621	584,335
La Palma	16	1,778,247	0	0	0	0.00%	0	0.00%	\$0.00	\$0.00	0	0	75,000	234,321
Los Alamitos	94	2,221,377	0	0	1,620	0.07%	37,883	1.71%	\$0.00	\$405.00	(1,620)	27,716	1,620	38,551
Seal Beach	15	933,761	0	0	0	0.00%	0	0.00%	\$0.00	\$0.00	0	16,720	0	16,720
Stanton	175	1,833,786	0	0	31,702	1.73%	82,627	4.51%	\$1.35	\$567.56	204	(38,282)	13,051	25,159
Westminster	140	2,301,495	0	0	69,368	3.01%	85,644	3.72%	\$1.82	\$0.00	0	(47,640)	0	45,816
<b>West County Total</b>	<b>1,704</b>	<b>38,536,359</b>	<b>433,865</b>	<b>223,705</b>	<b>525,582</b>	<b>1.36%</b>	<b>1,120,344</b>	<b>2.91%</b>	<b>\$1.53</b>	<b>\$510.14</b>	<b>45,579</b>	<b>858,736</b>	<b>381,523</b>	<b>1,557,430</b>
<b>Orange County Total</b>	<b>9,375</b>	<b>232,355,220</b>	<b>2,443,526</b>	<b>2,215,625</b>	<b>2,428,568</b>	<b>1.05%</b>	<b>5,107,596</b>	<b>2.20%</b>	<b>\$1.48</b>	<b>\$438.89</b>	<b>750,461</b>	<b>2,248,870</b>	<b>2,695,714</b>	<b>6,915,168</b>
Less than 9,999	3,333	20,261,419	0	9,500	184,120	0.91%	366,597	1.81%	\$1.66	\$424.19	(35,636)	(92,002)	162,943	468,381
10,000-19,999	3,148	43,517,510	0	0	538,763	1.24%	945,423	2.17%	\$1.48	\$497.54	24,048	8,396	428,769	1,150,466
20,000-29,999	1,185	28,283,533	0	51,764	219,939	0.78%	612,568	2.17%	\$1.44	\$375.34	84,040	379,821	314,335	838,398
30,000-39,999	489	16,697,311	0	63,650	330,470	1.98%	461,611	2.76%	\$1.43	\$433.02	(45,299)	(157,964)	138,208	460,456
40,000-49,999	292	12,840,824	0	99,100	235,098	1.83%	227,493	1.77%	\$1.36	\$387.80	586	(25,302)	156,720	443,135
50,000-74,999	374	22,543,629	66,448	0	356,285	1.58%	445,223	1.97%	\$1.33	\$406.98	(75,823)	(28,045)	241,556	513,439
75,000-99,999	169	14,474,780	99,638	264,741	143,165	0.99%	147,191	1.02%	\$0.00	\$302.28	9,600	281,832	111,664	550,227
100,000-199,999	261	34,407,229	481,345	1,301,645	77,134	0.22%	735,214	2.14%	\$0.00	\$134.25	159,315	323,732	294,997	917,418
200,000 Plus	124	39,328,985	1,796,095	425,225	343,594	0.87%	1,166,276	2.97%	\$0.00	\$0.00	629,630	1,558,402	846,522	1,573,248
<b>Orange County Total</b>	<b>9,375</b>	<b>232,355,220</b>	<b>2,443,526</b>	<b>2,215,625</b>	<b>2,428,568</b>	<b>1.05%</b>	<b>5,107,596</b>	<b>2.20%</b>	<b>\$1.48</b>	<b>\$438.89</b>	<b>750,461</b>	<b>2,248,870</b>	<b>2,695,714</b>	<b>6,915,168</b>

Lease rates are on a triple-net basis.

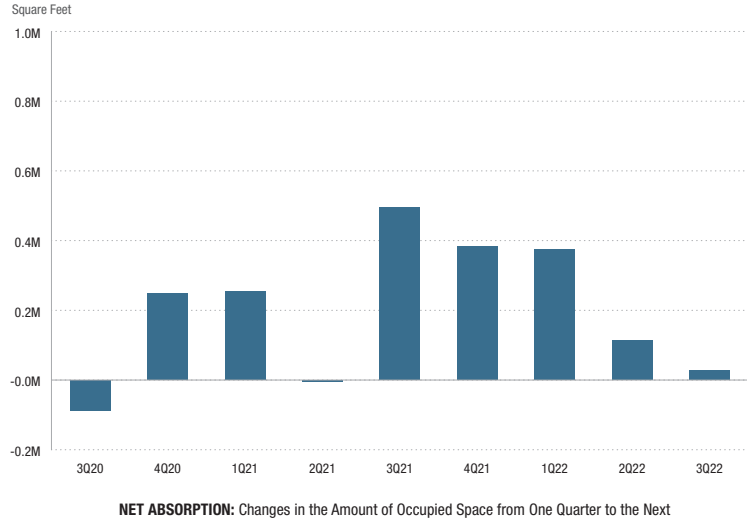
## NORTH ORANGE COUNTY

In the third quarter of 2022, the North Orange County industrial market consisted of 4,067 buildings totaling 110,322,469 square feet and had an availability rate of 1.74%, which shows a decrease from the previous quarter's figure of 2.01%.

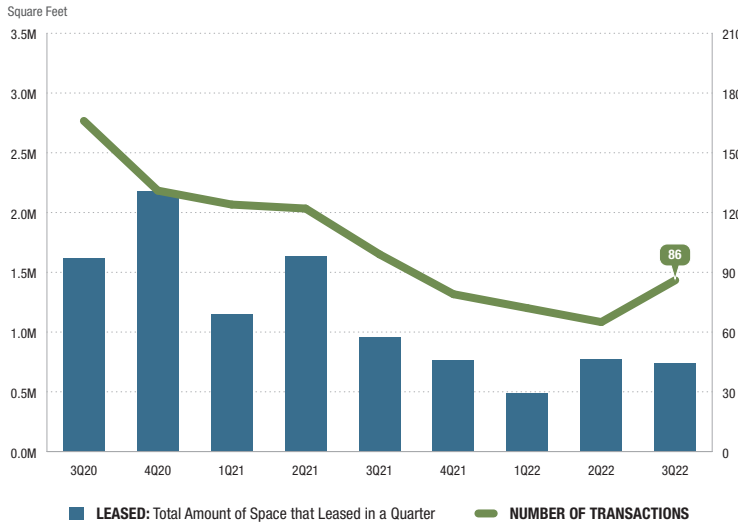
### VACANCY & AVAILABILITY RATE



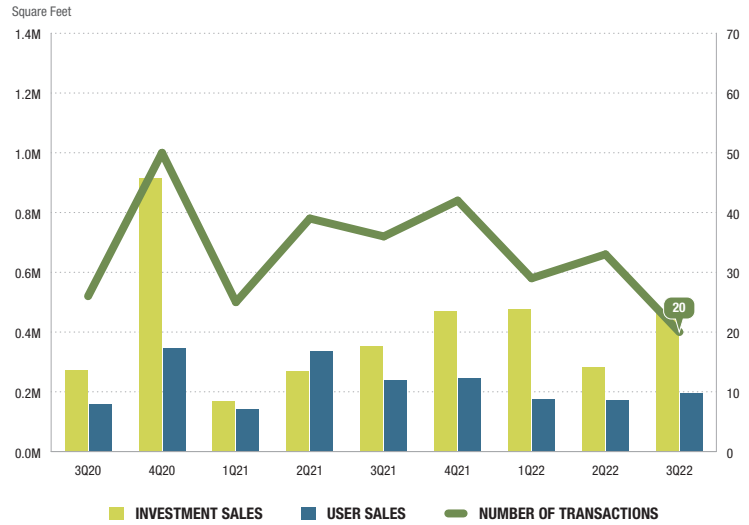
### NET ABSORPTION



### LEASE TRANSACTIONS



### SALES TRANSACTIONS



### INVENTORY

### VACANCY & LEASE RATES

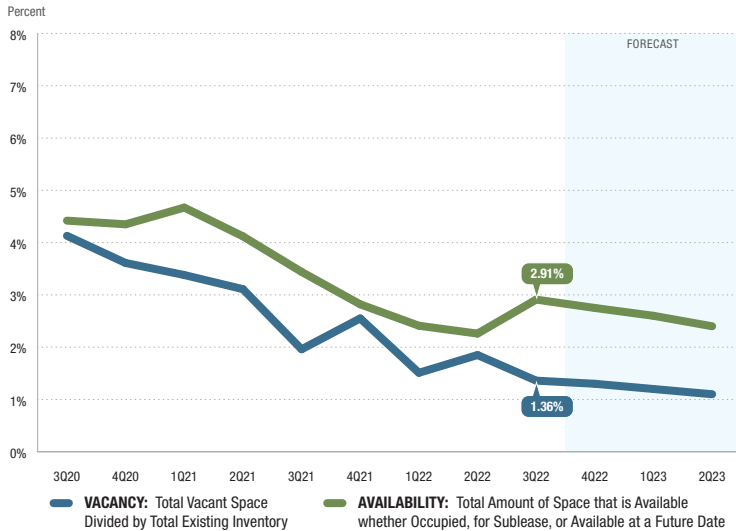
### ABSORPTION

	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 3Q2022	Square Feet Available	Availability Rate 3Q2022	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 3Q2022	Net Absorption 2022	Gross Absorption 3Q2022	Gross Absorption 2022
<b>North Totals</b>														
Less than 9,999	1,344	8,498,179	0	9,500	70,867	0.83%	134,607	1.58%	\$1.52	\$566.21	(37,655)	(30,374)	73,500	245,686
10,000-19,999	1,391	19,254,223	0	0	248,694	1.29%	407,275	2.12%	\$1.46	\$345.23	74,381	(45,474)	254,010	528,006
20,000-29,999	518	12,338,680	0	21,960	26,825	0.22%	167,267	1.36%	\$1.52	\$339.47	69,114	146,430	171,780	310,557
30,000-39,999	226	7,693,560	0	63,650	117,159	1.52%	130,998	1.70%	\$1.43	\$320.28	(4,004)	(53,072)	48,626	179,544
40,000-49,999	138	6,071,905	0	99,100	91,603	1.51%	94,517	1.56%	\$1.39	\$0.00	(18,299)	7,516	41,558	191,967
50,000-74,999	176	10,618,962	66,448	0	113,725	1.07%	75,911	0.71%	\$1.47	\$0.00	(48,180)	10,220	58,192	135,092
75,000-99,999	74	6,322,143	0	90,980	0	0.00%	131,428	2.08%	\$0.00	\$0.00	0	100,800	0	155,371
100,000-199,999	135	17,860,224	481,345	734,145	29,012	0.16%	277,184	1.55%	\$0.00	\$134.25	108,337	283,929	43,073	373,596
200,000 plus	65	21,388,751	1,362,230	201,520	287,962	1.35%	490,962	2.30%	\$0.00	\$0.00	(117,000)	(138,766)	0	57,822
<b>Total</b>	<b>4,067</b>	<b>110,046,627</b>	<b>1,910,023</b>	<b>1,220,855</b>	<b>985,847</b>	<b>0.90%</b>	<b>1,910,149</b>	<b>1.74%</b>	<b>\$1.45</b>	<b>\$421.18</b>	<b>26,694</b>	<b>281,209</b>	<b>690,739</b>	<b>2,177,641</b>

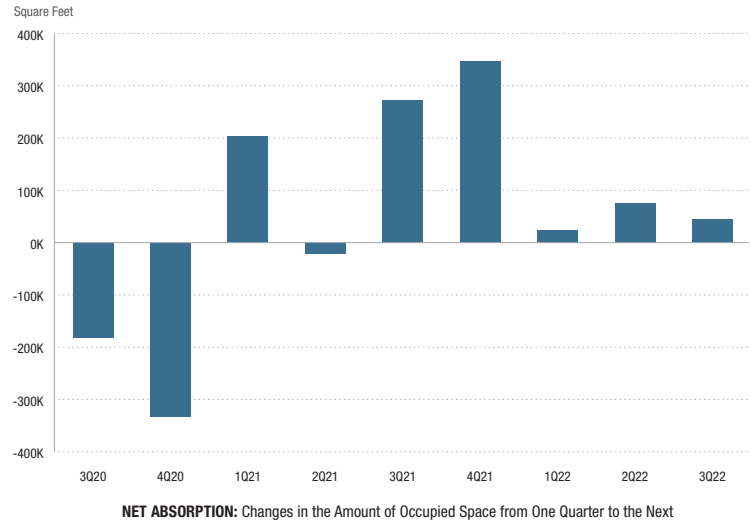
## WEST ORANGE COUNTY

In the third quarter of 2022, the West Orange County industrial market consisted of 1,704 buildings totaling 38,536,359 square feet and had an availability rate of 2.91%, which shows an increase from the previous quarter's figure of 2.26%.

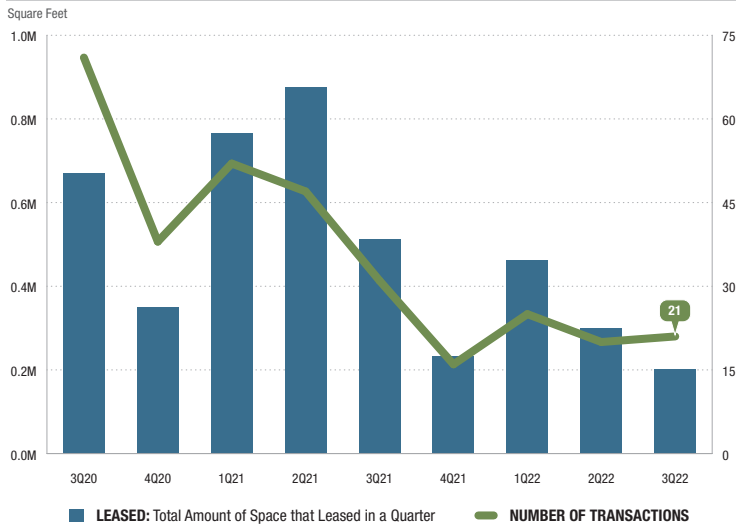
### VACANCY & AVAILABILITY RATE



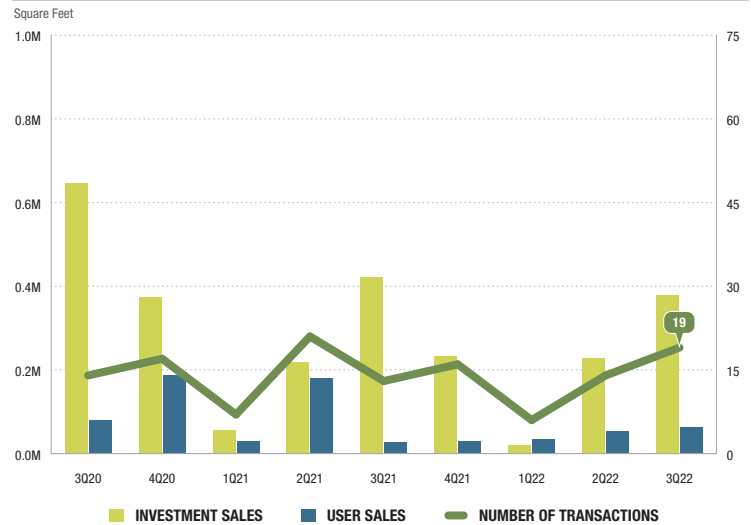
### NET ABSORPTION



### LEASE TRANSACTIONS



### SALES TRANSACTIONS



### INVENTORY

### VACANCY & LEASE RATES

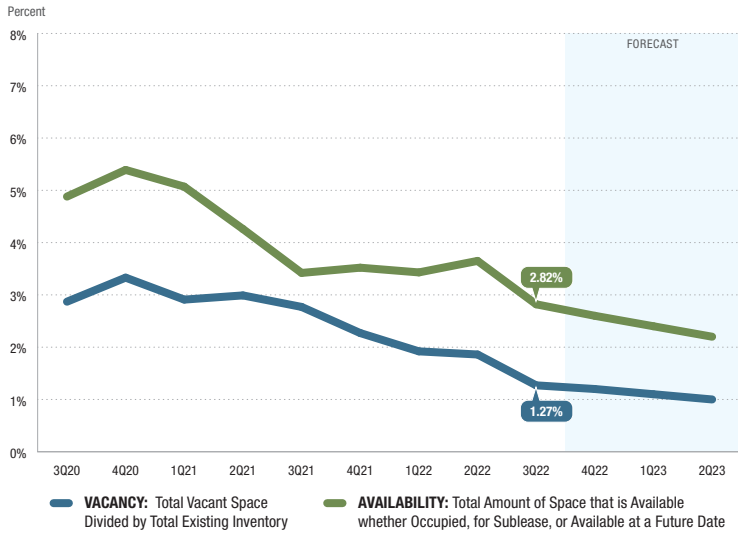
### ABSORPTION

	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 3Q2022	Square Feet Available	Availability Rate 3Q2022	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 3Q2022	Net Absorption 2022	Gross Absorption 3Q2022	Gross Absorption 2022
<b>West Totals</b>														
Less than 9,999	693	4,117,474	0	0	29,935	0.73%	74,162	1.80%	\$1.67	\$536.18	13,871	(33,662)	28,397	83,901
10,000-19,999	569	7,534,030	0	0	101,319	1.34%	202,952	2.69%	\$1.27	\$366.05	(5,275)	28,459	60,067	211,760
20,000-29,999	181	4,358,343	0	0	51,294	1.18%	163,380	3.75%	\$1.12	\$476.05	2,008	101,043	10,650	113,335
30,000-39,999	61	2,128,714	0	0	110,201	5.18%	70,888	3.33%	\$1.37	\$0.00	(4,520)	(111,421)	39,313	95,471
40,000-49,999	49	2,158,231	0	0	0	0.00%	10,626	0.49%	\$1.08	\$0.00	2,747	2,539	7,149	23,247
50,000-74,999	57	3,405,460	0	0	55,339	1.63%	61,389	1.80%	\$0.00	\$0.00	15,692	(4,946)	121,984	182,398
75,000-99,999	31	2,661,547	0	0	143,165	5.38%	15,763	0.59%	\$0.00	\$0.00	0	16,720	0	101,041
100,000-199,999	41	5,560,637	0	0	9,797	0.18%	181,143	3.26%	\$0.00	\$0.00	(5,122)	(5,122)	79,675	154,675
200,000 plus	22	6,611,923	433,865	223,705	24,532	0.37%	340,041	5.14%	\$0.00	\$0.00	26,178	865,126	34,288	591,602
<b>Total</b>	<b>1,704</b>	<b>38,536,359</b>	<b>433,865</b>	<b>223,705</b>	<b>525,582</b>	<b>1.36%</b>	<b>1,120,344</b>	<b>2.91%</b>	<b>\$1.53</b>	<b>\$510.14</b>	<b>45,579</b>	<b>858,736</b>	<b>381,523</b>	<b>1,557,430</b>

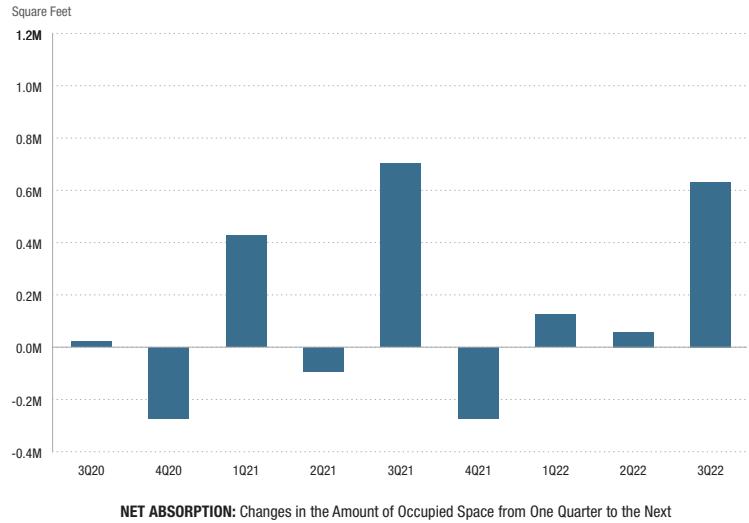
## AIRPORT AREA

In the third quarter of 2022, the Airport Orange County industrial market consisted of 2,663 buildings totaling 58,578,280 square feet and had an availability rate of 2.82%, which shows a decrease from previous quarter's figure of 3.65%.

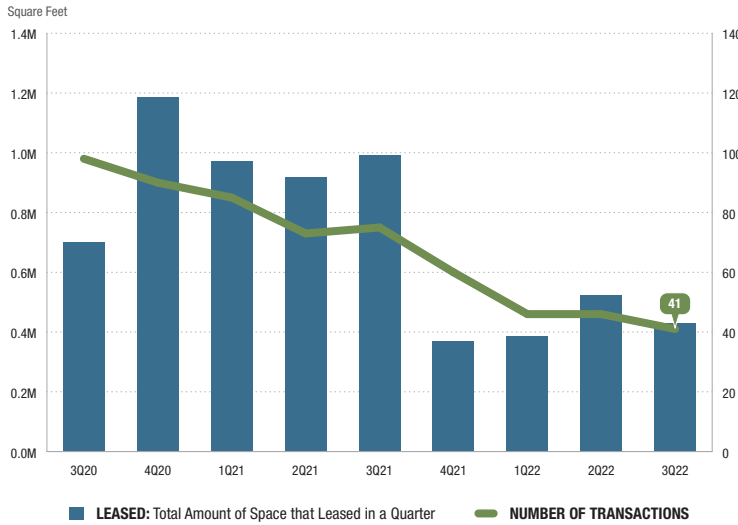
### VACANCY & AVAILABILITY RATE



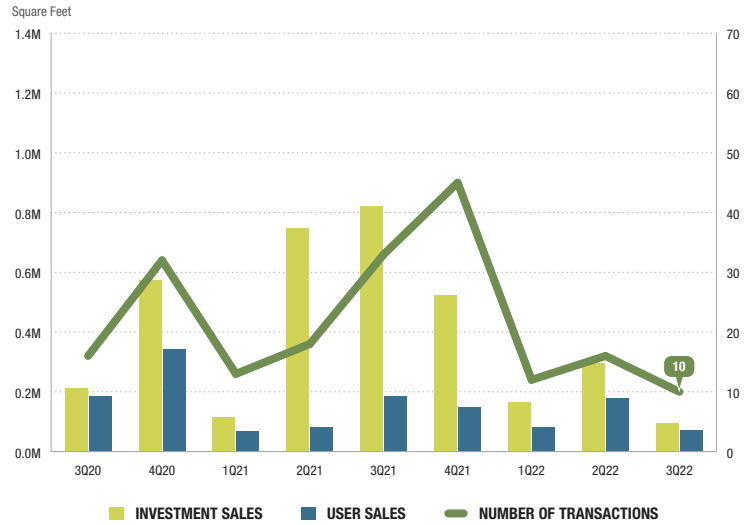
### NET ABSORPTION



### LEASE TRANSACTIONS



### SALES TRANSACTIONS



### INVENTORY

### VACANCY & LEASE RATES

### ABSORPTION

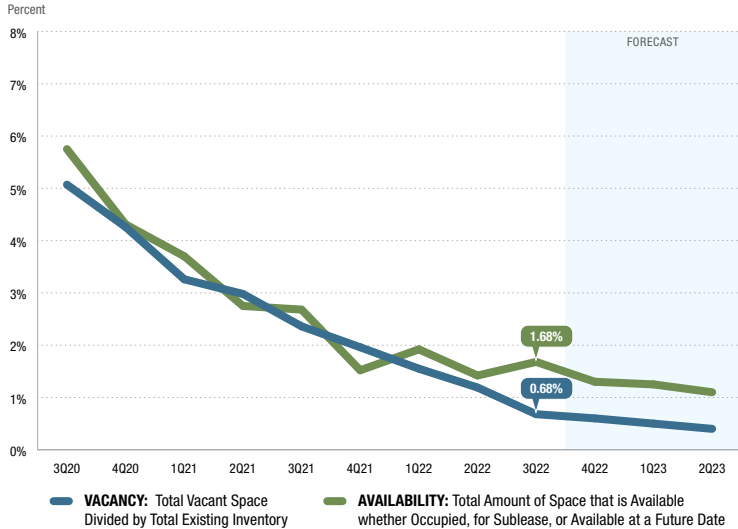
	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 3Q2022	Square Feet Available	Availability Rate 3Q2022	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 3Q2022	Net Absorption 2022	Gross Absorption 3Q2022	Gross Absorption 2022
<b>Airport Totals</b>														
Less than 9,999	933	5,414,001	0	0	75,978	1.40%	109,600	2.02%	\$1.75	\$433.68	(35,123)	(30,236)	23,478	62,948
10,000-19,999	913	12,793,456	0	0	112,297	0.88%	264,775	2.07%	\$1.60	\$412.62	(22,179)	61,308	83,673	314,437
20,000-29,999	354	8,438,136	0	29,804	104,723	1.24%	237,459	2.81%	\$1.67	\$491.03	(20,074)	4,710	92,442	219,010
30,000-39,999	156	5,309,843	0	0	98,357	1.85%	222,672	4.19%	\$1.45	\$391.11	(36,775)	(27,393)	17,612	108,077
40,000-49,999	77	3,363,356	0	0	138,006	4.10%	68,708	2.04%	\$1.25	\$406.98	20,200	(33,571)	68,013	181,364
50,000-74,999	107	6,479,190	0	0	154,083	2.38%	260,614	4.02%	\$1.29	\$302.28	(51,017)	(76,944)	61,380	146,035
75,000-99,999	49	4,191,427	0	82,241	0	0.00%	0	0.00%	\$0.00	\$0.00	0	152,309	90,061	196,705
100,000-199,999	54	6,803,013	0	250,500	32,106	0.47%	201,380	2.96%	\$0.00	\$0.00	56,100	(28,304)	0	216,898
200,000 plus	21	6,005,685	0	0	31,100	0.52%	291,950	4.86%	\$0.00	\$0.00	720,452	792,035	720,452	792,035
<b>Total</b>	<b>2,664</b>	<b>58,798,107</b>	<b>0</b>	<b>362,545</b>	<b>746,650</b>	<b>1.27%</b>	<b>1,657,158</b>	<b>2.82%</b>	<b>\$1.45</b>	<b>\$415.56</b>	<b>631,584</b>	<b>813,914</b>	<b>1,157,111</b>	<b>2,237,509</b>



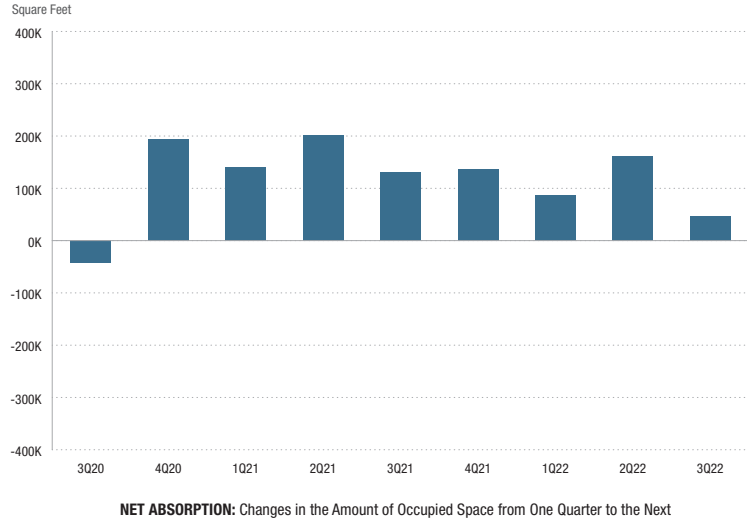
## SOUTH ORANGE COUNTY

In the third quarter of 2022, the South Orange County industrial market consisted of 940 buildings totaling 24,974,127 square feet and had an availability rate of 1.68%, which shows an increase from the previous quarter's figure of 1.42%.

### VACANCY & AVAILABILITY RATE



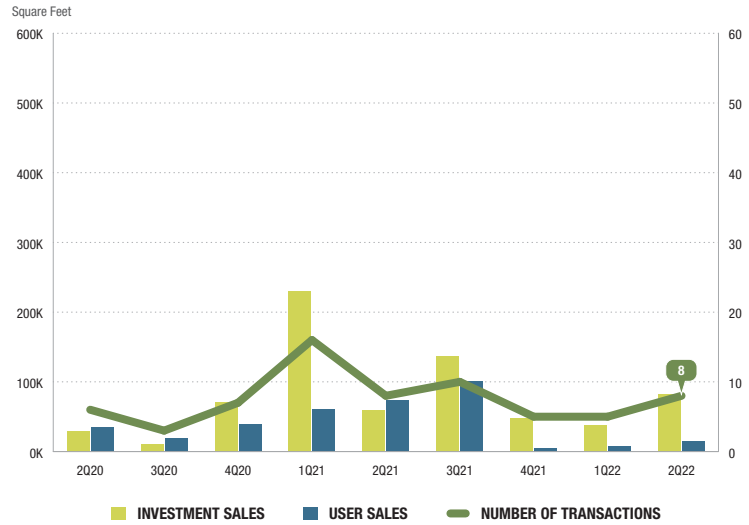
### NET ABSORPTION



### LEASE TRANSACTIONS



### SALES TRANSACTIONS



### INVENTORY

### VACANCY & LEASE RATES

### ABSORPTION

	Number of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 3Q2022	Square Feet Available	Availability Rate 3Q2022	Average Asking Lease Rate	Average Asking Sales Price	Net Absorption 3Q2022	Net Absorption 2022	Gross Absorption 3Q2022	Gross Absorption 2022
<b>South Totals</b>														
Less than 9,999	363	2,231,765	0	0	7,340	0.33%	48,228	2.16%	\$1.74	\$402.09	23,271	2,270	37,568	75,846
10,000-19,999	275	3,935,801	0	0	76,453	1.94%	70,421	1.79%	\$1.91	\$0.00	(22,879)	(35,897)	31,019	96,263
20,000-29,999	132	3,148,374	0	0	37,097	1.18%	44,462	1.41%	\$1.50	\$0.00	32,992	127,638	39,463	195,496
30,000-39,999	46	1,565,194	0	0	4,753	0.30%	37,053	2.37%	\$1.76	\$482.47	0	33,922	32,657	77,364
40,000-49,999	28	1,247,332	0	0	5,489	0.44%	53,642	4.30%	\$1.44	\$0.00	(4,062)	(1,786)	40,000	46,557
50,000-74,999	34	2,040,017	0	0	33,138	1.62%	47,309	2.32%	\$1.49	\$0.00	7,682	43,625	0	49,914
75,000-99,999	15	1,299,663	99,638	91,520	0	0.00%	0	0.00%	\$0.00	\$0.00	9,600	12,003	21,603	97,110
100,000-199,999	31	4,183,355	0	317,000	6,219	0.15%	75,507	1.80%	\$0.00	\$0.00	0	73,229	172,249	172,249
200,000 plus	16	5,322,626	0	0	0	0.00%	43,323	0.81%	\$0.00	\$0.00	0	40,007	91,782	131,789
<b>Total</b>	<b>940</b>	<b>24,974,127</b>	<b>99,638</b>	<b>408,520</b>	<b>170,489</b>	<b>0.68%</b>	<b>419,945</b>	<b>1.68%</b>	<b>\$1.49</b>	<b>\$428.88</b>	<b>46,604</b>	<b>295,011</b>	<b>466,341</b>	<b>942,588</b>

## How Would a Significant Recession Impact the Industrial Property Market?

by **Seth Davenport and Chris Drzyzga**



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### How would a significant recession impact the industrial property market?

Sale transaction velocity would decrease. Cheap mortgages have been a primary driver in both owner / user and investor activity since the current upcycle began in earnest back in 2011. Prices have quadrupled since then—staggering, to say the least. The SBA 504 rate bottomed out at 2.26% not much more than a year ago. It now stands above 5% and is expected to move higher. That means it costs more than twice as much to service debt than it did last year, and the Fed has made clear its intent to stomp on inflation with further Federal Funds Rate increases, at least into next year. Owner / user buyer appetite has already slowed substantially, and more rate hikes will only exacerbate that trend. Buyers just don't feel bold enough to offer a record price and pay more than twice as much in interest for the privilege. Increasingly, we are seeing buyers adopt a wait-and-see mentality and head to the sidelines.

For investors using leverage, the same is true. They are loathe to borrow capital at a higher rate of interest than the going-in cap rate. Negative leverage is one of the basic no-no's in real property investing. As the demand from leveraged buyers decreases substantially, the remaining cash buyers will take advantage of that shift and negotiate lower prices. The long-anticipated cap rate decompression could be substantial. We are seeing a 50-to-70 basis point increase on deals we are facilitating now, and that's before accounting for any impact of a general economic recession.

Given the scarcity of supply over the past several years, property values for even the most functionally obsolete buildings have risen sharply. Buyers have been willing to accept lower quality product because the alternative has been no product at all. As the old saying goes, a rising tide lifts all boats, and that has certainly been the case here in Southern California. But older and less functional buildings will be the first to get hurt as demand sags and available inventory rises. Obsolete buildings will be the first to see big price decreases as buyers look to more available quality product. And, with more quality buildings coming to the market just as demand falls off, qualified buyers will naturally become more discerning after years of begging for anything with a roof on it. The best buildings will have more competition and the functionally obsolete buildings will languish on the market. A flight to quality is on the horizon.

### Please Contact Us for Further Information

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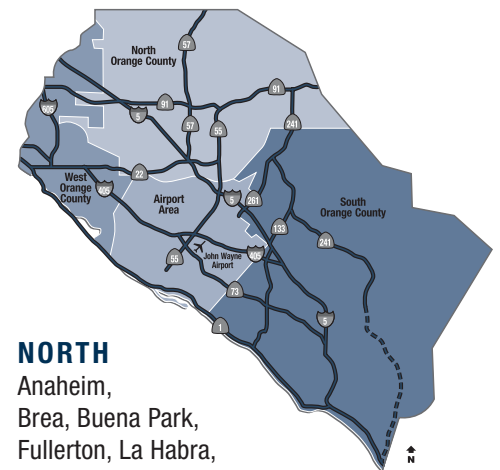
This survey consists of properties representing both single tenant and multi-tenant buildings. The lease rates are based on a triple-net basis. The information contained in this report is gathered from sources that are deemed reliable, but no guarantees are made as to its accuracy. This information is for Voit Real Estate Services' use only and cannot legally be reproduced without prior written consent from the management of Voit Real Estate Services.

### Product Type

#### MFG./DIST.

Manufacturing / Distribution / Warehouse facilities with up to 29.9% office space.

### Submarkets



#### NORTH

Anaheim, Brea, Buena Park, Fullerton, La Habra, Orange, Placentia and Yorba Linda

#### WEST

Cypress, Garden Grove, Huntington Beach, La Palma, Los Alamitos, Seal Beach, Stanton and Westminster

#### AIRPORT

Costa Mesa, Fountain Valley, Irvine, Newport Beach, Santa Ana and Tustin

#### SOUTH

Aliso Viejo, Foothill Ranch, Irvine Spectrum, Laguna Hills, Laguna Niguel, Lake Forest, Mission Viejo, Rancho Santa Margarita, San Clemente and San Juan Capistrano



## CITY OF GARDEN GROVE

January 31, 2023

Mr. Toks Omishakin  
California State Transportation Agency  
915 Capitol Mall, Suite 350B  
Sacramento, CA 95814

**Steve Jones**  
Mayor  
**George S. Brietigam**  
Mayor Pro Tem - District 1  
**John R. O'Neill**  
Council Member - District 2  
**Cindy Ngoc Tran**  
Council Member - District 3  
**Joe DoVinh**  
Council Member - District 4  
**Stephanie Klopfenstein**  
Council Member - District 5  
**Kim Bernice Nguyen**  
Council Member - District 6

Re: **Support for the Orange County Transportation Authority's *Orange County Central Mobility Loop* Application Submitted to the California State Transportation Agency Cycle 6 Transit and Intercity Rail Capital Program**

Dear Mr. Omishakin:

On behalf of the City of Garden Grove, I would like to offer this letter of support for the Orange County Transportation Authority's *Orange County (OC) Central Mobility Loop (Central Mobility Loop)* project application submitted for funding through the California State Transportation Agency's Cycle 6 Transit and Intercity Rail Capital Program (TIRCP). The *Central Mobility Loop* includes five components:

- Purchase of 33 expansion hydrogen fuel-cell 40-foot buses and associated infrastructure for expanded service to increase transit ridership;
- Zero-Emission Paratransit Bus Pilot, replaces gasoline-powered paratransit buses with battery-electric cutaway buses.
- Harbor Boulevard Connected Bus Pilot, will implement a Transit Signal Priority (TSP) solution along the 12-mile Bravo! 543 Route (with parameters approved by the City), allowing buses to move through intersections at more consistent speeds and improves safety for all users.
- Bike Lockers at Santa Ana Regional Transportation Center (SARTC) will construct secure and weatherproof bike storage/bike center at SARTC.
- Charging Stations at Fullerton Transportation Center and SARTC provides clean and accessible light duty DCFC charging for electric vehicles at these two anchors of the Central Mobility Loop.


Together, these components will reduce greenhouse gas emissions, increase ridership, reduce travel times, and improve transit and pedestrian safety. Once implemented, the *Central Mobility Loop* will enhance access to housing, jobs, healthcare, and education, while providing improved transit alternatives through the densest, most disadvantaged and low-income areas in Orange County. Furthermore, this program supports additional goals set forth in the 2020-2045 Regional

Re: Support for the OCTA's *Orange County Central Mobility Loop* Application  
Submitted to the California State Transportation Agency Cycle 6 Transit and  
Intercity Rail Capital Program  
January 31, 2023  
Page 2

Transportation Plan/Sustainable Communities Strategy (Connect SoCal) by creating sustainable transportation options, improving mobility, accessibility, reliability and travel safety for people, increasing person and travel choices within the transportation system, and improving both air quality, and supporting healthy and equitable communities in Orange County.

We look forward to seeing full implementation of *Central Mobility Loop*. I would like to thank you in advance for your consideration of this important project. If you have any questions, please do not hesitate to contact Bill Murray, Public Works Director, at (714) 741-5379.

Sincerely,

A handwritten signature in black ink that reads "Steve Jones". The signature is written in a cursive, flowing style.

Steve Jones  
Mayor

c: Louis Zhao, OCTA

February 1, 2023

**Re: Southern California Edison Company's Notice of Filing:  
Application Regarding Energy Resource Recovery  
Account Trigger Mechanism; Expedited Treatment  
Requested. (Application 23-01-020)**

To Whom It May Concern:

On January 31, 2023, Southern California Edison Company (SCE) filed an expedited request application with the California Public Utilities Commission (CPUC) regarding the energy resource recovery account trigger mechanism.

The enclosed notice is being published in a newspaper of general circulation in every county within SCE's service territory and will be included as a bill notice provided to every SCE customer. To obtain more detailed information, you may view or download a copy of SCE's filing and supporting testimony on SCE's website at [www.sce.com/applications](http://www.sce.com/applications): Click the "View and Search All CPUC Documents" green bar and filter by the "Proceeding # column." Alternatively, sort by the "Created" column and filter by the most recently filed applications.

You may also request a print copy of these documents from SCE at the address listed in the enclosed notice.

Very truly yours,

*/s/ Mario E. Dominguez*

Mario Dominguez

DEM/kdl  
Enclosure

Para obtener información sobre como este cambio afectará su factura y/o una copia de esta notificación en español visite [www.sce.com/avisos](http://www.sce.com/avisos)

**NOTICE OF APPLICATION OF  
SOUTHERN CALIFORNIA EDISON COMPANY  
TO INCREASE ELECTRIC RATES  
APPLICATION A.23-01-020**

**Why am I receiving this notice?**

On January 31, 2023, Southern California Edison Company (SCE) filed an application with the California Public Utilities Commission (CPUC) requesting an expedited review and approval of its 2023 Energy Resource Recovery Account (ERRA) Revenue Requirement Trigger Mechanism Application (Application). The ERRA functions to recover the fuel and power procurement costs that SCE incurs to provide electric service to its customers.

As of April 30, 2023, SCE is forecasting to spend \$595.615 million more in actual procurement costs than has been recovered in customer rates. This is known as the “Undercollection Amount.” This is due to a variety of factors which include, among others, very high natural gas prices. If SCE’s Application is approved, your rates may increase as reflected in the table below.

**Why is SCE requesting this rate increase?**

The CPUC requires SCE to promptly file an application for recovery of the Undercollection Amount. Pursuant to this requirement, SCE filed the Application and requests that the CPUC allow SCE to include the Undercollection Amount in rates beginning June 1, 2023.

**How could this affect my monthly electric rates?**

If the Undercollection Amount were to be put in rates today, the average non-CARE residential monthly bill using 500 kWh per month would increase by approximately 3.9% (or \$6.49) per month.

**CUSTOMER BILL IMPACT TABLE**

<b>Bundled Average Rates (c/kWh)</b>				
<b>Customer Group</b>	<b>Current Rates</b>	<b>Proposed Increase</b>	<b>Proposed Rates</b>	<b>% Increase</b>
Residential	31.53	1.25	32.78	4.0%
Lighting - Small and Medium Power	27.83	1.20	29.03	4.3%
Large Power	19.47	0.99	20.46	5.1%
Agricultural and Pumping	23.39	1.06	24.45	4.5%
Street and Area Lighting	31.65	0.71	32.36	2.2%
Standby	16.95	0.96	17.91	5.7%
<b>Total</b>	<b>26.23</b>	<b>1.14</b>	<b>27.37</b>	<b>4.4%</b>

<b>Residential Bill Impact (\$/Month)</b>				
<b>Description</b>	<b>Current</b>	<b>Proposed Increase</b>	<b>Proposed</b>	<b>% Increase</b>
Non-CARE residential bill	\$164.56	\$6.49	\$171.04	3.9%
CARE residential bill	\$111.42	\$4.39	\$115.81	3.9%

**How does the rest of this process work?**

This Application will be assigned to a CPUC Administrative Law Judge who will consider proposals and evidence presented during the formal hearing process. The Administrative Law Judge will issue a proposed decision that may adopt SCE's Application, modify it, or deny it. Any CPUC Commissioner may sponsor an alternate decision with a different outcome. The proposed decision, and any alternate decisions, will be discussed and voted upon by the CPUC Commissioners at a public CPUC Voting Meeting.

Parties to the proceeding may review SCE's Application, including the Public Advocates Office. The Public Advocates Office is an independent consumer advocate within the CPUC that represents customers to obtain the lowest possible rate for service consistent with reliable and safe service levels. For more information about the Public Advocates Office, please call 1-415-703-1584, email [PublicAdvocatesOffice@cpuc.ca.gov](mailto:PublicAdvocatesOffice@cpuc.ca.gov), or visit [PublicAdvocates.cpuc.ca.gov](http://PublicAdvocates.cpuc.ca.gov).

**Where can I get more information?**

**Contact SCE:**

Phone: **1-800-655-4555**

Email: [case.admin@sce.com](mailto:case.admin@sce.com)

Mail:

Eric Lee  
Southern California Edison Company  
A.23-01-020 – SCE's 2023 ERRR Trigger Application  
P.O. Box 800 Rosemead,  
CA 91770

A copy of the Application and any related documents may also be reviewed at [www.sce.com/applications](http://www.sce.com/applications) by searching for the Application name or A.23-01-020.

**Contact CPUC:**

Please visit [apps.cpuc.ca.gov/c/A2301020](http://apps.cpuc.ca.gov/c/A2301020) to submit a comment about this proceeding on the CPUC Docket Card. Here you can also view documents and other public comments related to this proceeding.

Your participation by providing your thoughts on SCE's request can help the CPUC make an informed decision.

If you have questions about CPUC processes, you may contact the CPUC's Public Advisor's Office at:

Phone: **1-866-849-8390** (toll-free) or **1-415-703-2074**

Email: [Public.Advisor@cpuc.ca.gov](mailto:Public.Advisor@cpuc.ca.gov)

Mail: CPUC Public Advisor's Office

505 Van Ness Avenue

San Francisco, CA 94102

Please reference SCE's ERRR Trigger **Application 23-01-020** in any communications you have with the CPUC regarding this matter.



## CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE

**OFFICIAL NOTICE  
FOR THE COMMUNITIES OF ANAHEIM, COSTA MESA,  
FOUNTAIN VALLEY, GARDEN GROVE, NORTH TUSTIN, ORANGE, SANTA ANA,  
AND WESTMINSTER, ORANGE COUNTY  
PLEASE READ IMMEDIATELY**

### **PROCLAMATION OF EMERGENCY PROGRAM FOR ASIAN CITRUS PSYLLID AND HUANGLONGBING**

Between December 2, 2022 and December 29, 2022, 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 the insect vector Asian citrus psyllid (ACP), *Diaphorina citri* Kuwayama. Citrus tree tissues and insect vectors were collected in the cities and communities of Anaheim, Costa Mesa, Fountain Valley, Garden Grove, Orange, Santa Ana, and Westminster in Orange County. HLB is a devastating disease of citrus and is spread through feeding action by populations of ACP. HLB/ACP present a significant, clear, and imminent threat to California's commercial citrus production, residential citrus plantings, natural resources, and economy. Unless emergency action is taken to disrupt the ACP life cycles, there is high potential for sudden future detections in Orange County.

To determine the extent of the infestation, and to define an appropriate response area, delimitation surveillance took place for several days within a 250-meter radius area, centered on the detection site(s). Based on the results of the surveys, implementation of the CDFA's ACP and HLB response strategies are necessary for eradication and control.

In accordance with integrated pest management principles, CDFA evaluated possible treatment methods and determined that there are no cultural or biological control methods available to control the immediate spread of HLB/ACP in this area. The Proclamation of Emergency Program is valid until December 29, 2023, which is the amount of time necessary to determine that the treatment was successful.

The detections of HLB/ACP described above require immediate action to address the imminent threat to California's commercial citrus production, residential citrus plantings, natural resources, and economy. More specifically, in addition to a variety of commercial citrus crops, HLB/ACP threatens loss and damage to native wildlife, private and public property, and food supplies. Due to ACP being a vector for the bacteria that causes HLB and the rapid reproductive rate of ACP, there is a high potential for ACP to establish and spread, resulting in sudden future detections of HLB/ACP in the cities and communities listed above. Therefore, the Secretary of the California Department of Food and Agriculture is invoking Public Resources Code Section 21080(b)(4) to carry out immediate emergency action to prevent the aforementioned loss and damage to California's resources.

The surveillance and treatment plan for the HLB/ACP infestation will be implemented within a 250-meter radius of each detection site, as follows:

- ACP and HLB Survey. All host plants will be inspected for ACP and for HLB symptoms within a 250-meter radius around each ACP/HLB detection site, at least twice a year. ACP and host plant tissue will be collected and forwarded to a USDA accredited laboratory for identification and analysis.



- ACP Treatment. All properties with host plants within a 250-meter radius around each HLB detection site shall be treated according to the following protocol to control ACP:
  - Tempo® SC Ultra (cyfluthrin), a contact insecticide for controlling the adults and nymphs of ACP, will be applied from the ground using hydraulic spray equipment to the foliage of host plants; and
  - Merit® 2F or CoreTect™ (imidacloprid), a systemic insecticide for controlling the immature life stages of ACP, will be applied to the soil underneath host plants. Merit® 2F is applied from the ground using hydraulic spray equipment. CoreTect™, which is used in place of Merit® 2F in situations where there are environmental concerns about soil surface runoff of liquid Merit® 2F, is applied by inserting tablets into the ground and watering the soil beneath the host plants.
- Physical Control. All host plants found to be positive for HLB (infected with *Candidatus Liberibacter asiaticus*) will be removed and destroyed using mechanical means to stop the spread of the disease.

**Public Notification:**

Residents of affected properties shall be invited to a public meeting or contacted directly by CDFA staff. Consultation with the California Department of Pesticide Regulation, the Office of Environmental Health Hazard Assessment, and the county agricultural commissioner's office will be provided at the public meeting or upon request to address residents' questions and concerns.

Residents are notified in writing at least 48 hours in advance of any treatment in accordance with the Food and Agricultural Code sections 5771-5779 and 5421-5436.

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.

Treatment information is posted at [http://cdfa.ca.gov/plant/acp/treatment\\_maps.html](http://cdfa.ca.gov/plant/acp/treatment_maps.html). 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.

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.

Attachments

## **FINDINGS REGARDING AN EMERGENCY PROGRAM FOR ASIAN CITRUS PSYLLID AND HUANGLONGBING**

### **Anaheim, Costa Mesa, Fountain Valley, Garden Grove, North Tustin, Orange, Santa Ana, and Westminster, Orange County Program CE-4567**

Between December 2, 2022 and December 29, 2022, 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 the insect vector, Asian citrus psyllid (ACP), *Diaphorina citri* Kuwayama. Citrus tree tissues and insect vectors were collected in the cities and communities of Anaheim, Costa Mesa, Fountain Valley, Garden Grove, Orange, Santa Ana, and Westminster in Orange County. HLB is a devastating disease of citrus and is spread by ACP as they feed on host plants. Unless emergency action is taken to remove sources of the HLB inoculum and disrupt the ACP life cycle, there is high potential for sudden future detections of ACP in Orange County and transmission of HLB to other areas.

CDFA conducted surveillance to determine the extent of the infestation in Orange County and to define an appropriate response area. Each survey took place for several days over a 250-meter radius area, centered on the following detections in December 2022: Anaheim (five detections on December 2, three detections on December 6, three detections on December 7, one detection on December 22, and three detections on December 29); Costa Mesa (one detection on December 29); Fountain Valley (one detection on December 29); Garden Grove (one detection on December 2, three detections on December 7, one detection on December 22, and on four detections on December 29); Orange (one detection on December 22); Santa Ana (one detection on December 2, two detections on December 14, one detection on December 22, and one detection on December 29); Westminster (two detections on December 2, two detections on December 7, one detection on December 14, and one detection on December 29). Based on these surveys, pest biology, findings and recommendations from California's HLB Task Force, the Primary State Entomologist, the Primary State Plant Pathologist, United States Department of Agriculture (USDA) experts on HLB and ACP, county agricultural commissioner representatives who are knowledgeable on HLB and ACP, and experience gained from USDA's control efforts in the southeastern United States, I have determined that an infestation of HLB exists and it poses a statewide significant imminent danger to California's commercial citrus production, residential citrus plantings, and natural resources, and the economy. For example, the transmission of HLB to other areas would severely impact both the citrus industry and the urban landscape because the bacterium that causes the disease, *Candidatus Liberibacter asiaticus* (CLAs), blocks the flow of nutrients within the tree and causes the tree to starve to death within two to five years of infection. California is the top citrus-producing state in the U.S., with total production valued at over \$3.4 billion in sales. 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.

Additional surveys also indicated that the local infestation is amenable to CDFA's ACP and HLB emergency response strategies, which include chemical and physical treatments. 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. There is no cure for HLB. 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 disease particularly 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 such trees are hosts for spreading HLB.

ACP is an insect pest native to Asia. It has appeared in Central and South America. In the United States, ACP has been detected in Alabama, Arizona, Florida, Georgia, Hawaii, Louisiana, Mississippi, South Carolina, and Texas. In California, ACP has been detected in twenty-nine 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 HLB. In addition, ACP 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.

Due to the rapid reproductive rate of ACP, there is a high potential for ACP to establish and spread, resulting in sudden future detections of HLB/ACP in the cities and communities listed above.

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. It could lead to enforcement of quarantine restrictions by the USDA and California's international trading partners. Such restrictions would jeopardize California's citrus exports, which are valued at over \$7 billion in economic revenue.

CLas was first detected in Los Angeles in 2012. It has subsequently been detected in Orange, Riverside, San Bernardino, and San Diego 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.

CDFA 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 ACP: 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 ACP and allow CDFA to meet its statutory obligations, and therefore it is necessary to conduct chemical treatments to abate this threat. As a result, I am ordering visual surveillance for ACP and HLB and insecticide treatments for ACP using ground-based equipment within a 250-meter radius around each ACP and HLB detection site and any subsequent sites, and removal of all HLB-infected trees.

## **Sensitive Areas**

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. 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 and surveillance area encompasses those portions of Orange County which fall within a 250-meter radius delimitation area around the properties on which ACP and HLB were detected, and any subsequent detection sites within the proposed treatment boundaries. The Proclamation of Emergency Program is valid until December 29, 2023, which is the amount of time necessary to determine that the treatment was successful. Maps of the treatment boundaries are attached. The work plan consists of the following elements:

1. ACP and HLB Survey. All host plants will be inspected for ACP and for HLB symptoms within a 250-meter radius around each ACP/HLB detection site, at least twice a year. ACP and host plant tissue will be collected and forwarded to a USDA accredited laboratory for identification and analysis.
2. HLB Disease Testing. All host tree tissues, and ACP life stages shall be tested for the presence of CLAs.
3. Treatment. All properties with host plants within a 250-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 reapplied up to three times annually if additional ACP are detected.
  - b. Either Merit® 2F or CoreTect™, containing the systemic insecticide imidacloprid, will 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.
4. Physical Control. All host plants found to be positive for the disease HLB (infected with CLAs) shall be destroyed. Infected host plants shall be removed and destroyed using mechanical means.

## Public Information

Residents of affected properties shall be invited to a public meeting or contacted directly by CDFA staff. Consultation with the California Department of Pesticide Regulation, the Office of Environmental Health Hazard Assessment, and the county agricultural commissioner's office will be provided at the public meeting or upon request 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), sections 5771-5779 and 5421-5436.

After treatment, completion notices are left with the residents detailing precautions to take and post-harvest intervals applicable to the citrus fruit. Treatment information is posted at [http://cdfa.ca.gov/plant/acp/treatment\\_maps.html](http://cdfa.ca.gov/plant/acp/treatment_maps.html).

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).

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 will be conveyed directly to local and State political representatives and authorities via letters, emails, and/or faxes.

## Findings

HLB and ACP pose a significant, clear, and imminent threat to California's natural environment, agriculture, public and private property, and its economy.

Unless emergency action is taken to disrupt the life cycles of recently detected ACP, there is high potential for sudden future ACP and HLB detections in Orange County.

The work plan involving 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.

Therefore, I am invoking Public Resources Code Section 21080(b)(4) to carry out immediate emergency action to prevent this loss and damage.

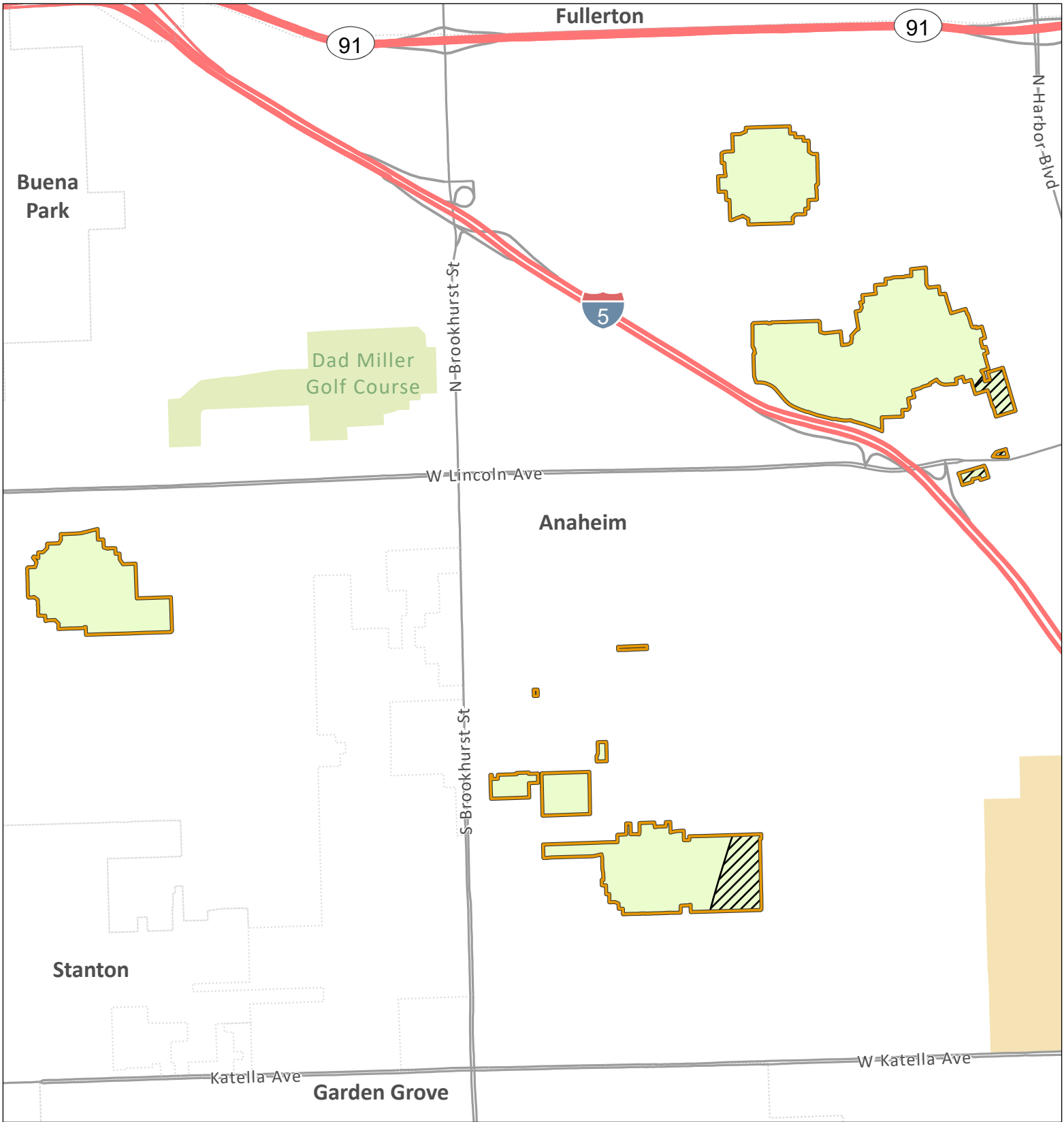
My decision to adopt findings and take action is based on FAC sections 24.5, 401.5, 403, 407, 408, 5401-5405, and 5761-5764.

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Karen Ross, Secretary

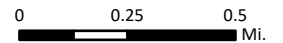
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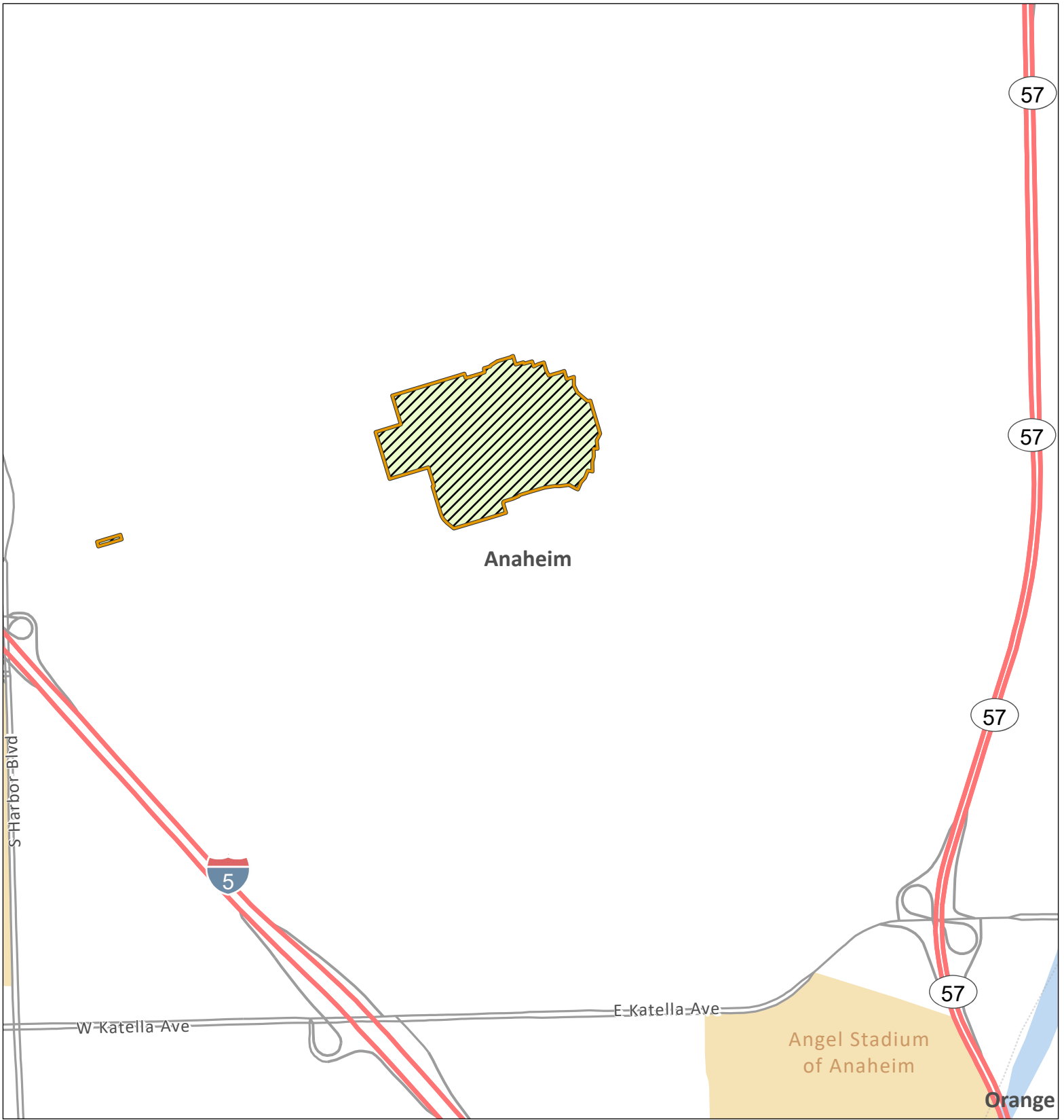
Date







## Huanglongbing / Asian Citrus Psyllid Program - Proclamation of an Emergency Program Map Orange County (2023-01) - Portion of Orange County - Part 1

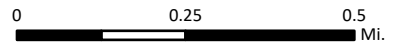
-  Treatment Area
-  Anaheim
-  Environmental Sensitive Area:  
Treatment Mitigation in Place
-  City or Census-Designated Place Within Treatment Area








Huanglongbing / Asian Citrus Psyllid Program - Proclamation of an Emergency Program Map  
 Orange County (2023-01) - Portion of Orange County - Part 2

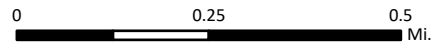
-  Treatment Area
-  Environmental Sensitive Area:  
Treatment Mitigation in Place
-  Anaheim
-  City or Census-Designated Place Within Treatment Area



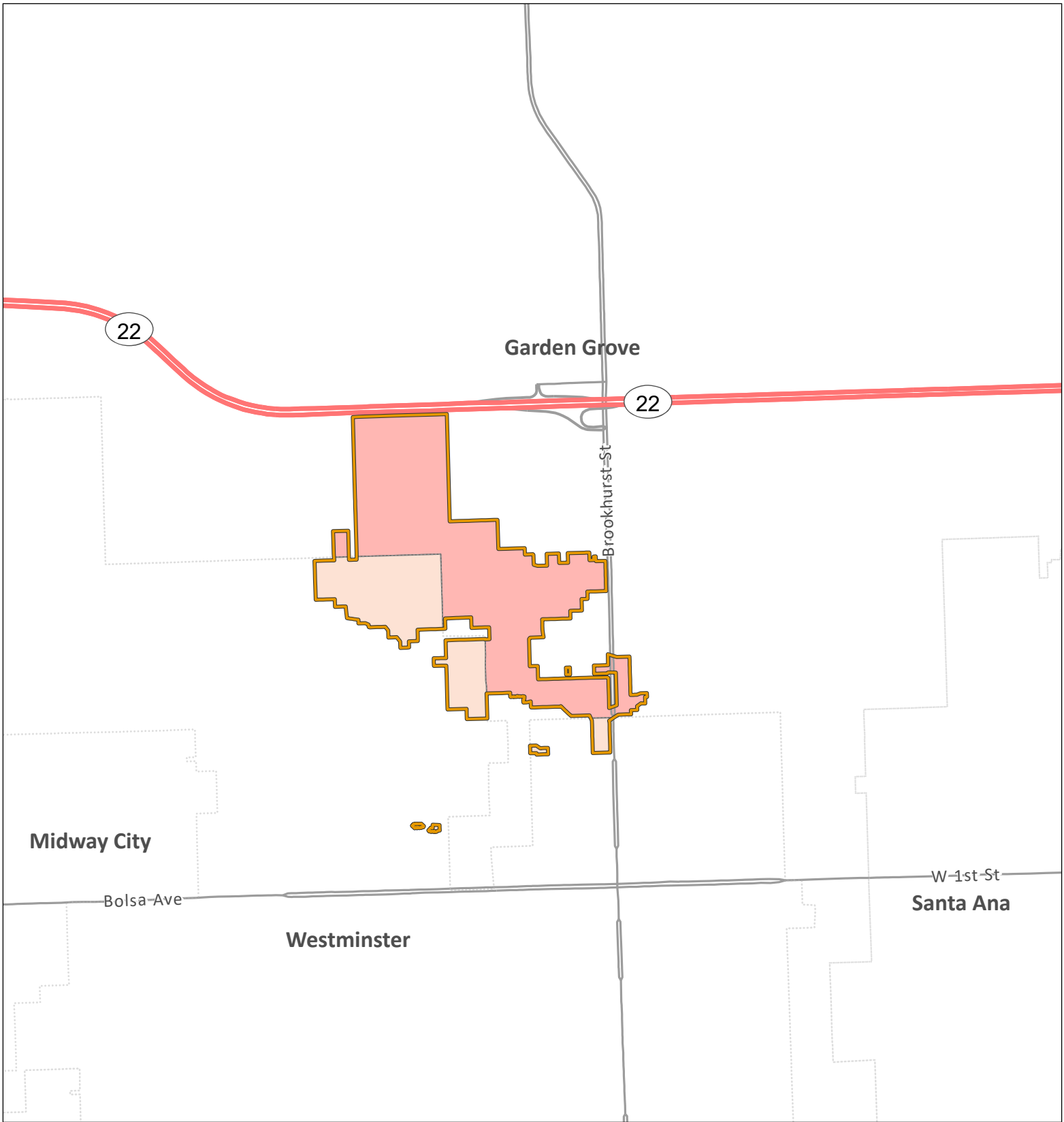


**Huanglongbing / Asian Citrus Psyllid Program - Proclamation of an Emergency Program Map  
Orange County (2023-01) - Portion of Orange County - Part 3**





-  Treatment Area
-  Orange
-  Environmental Sensitive Area:  
Treatment Mitigation in Place

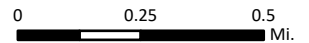


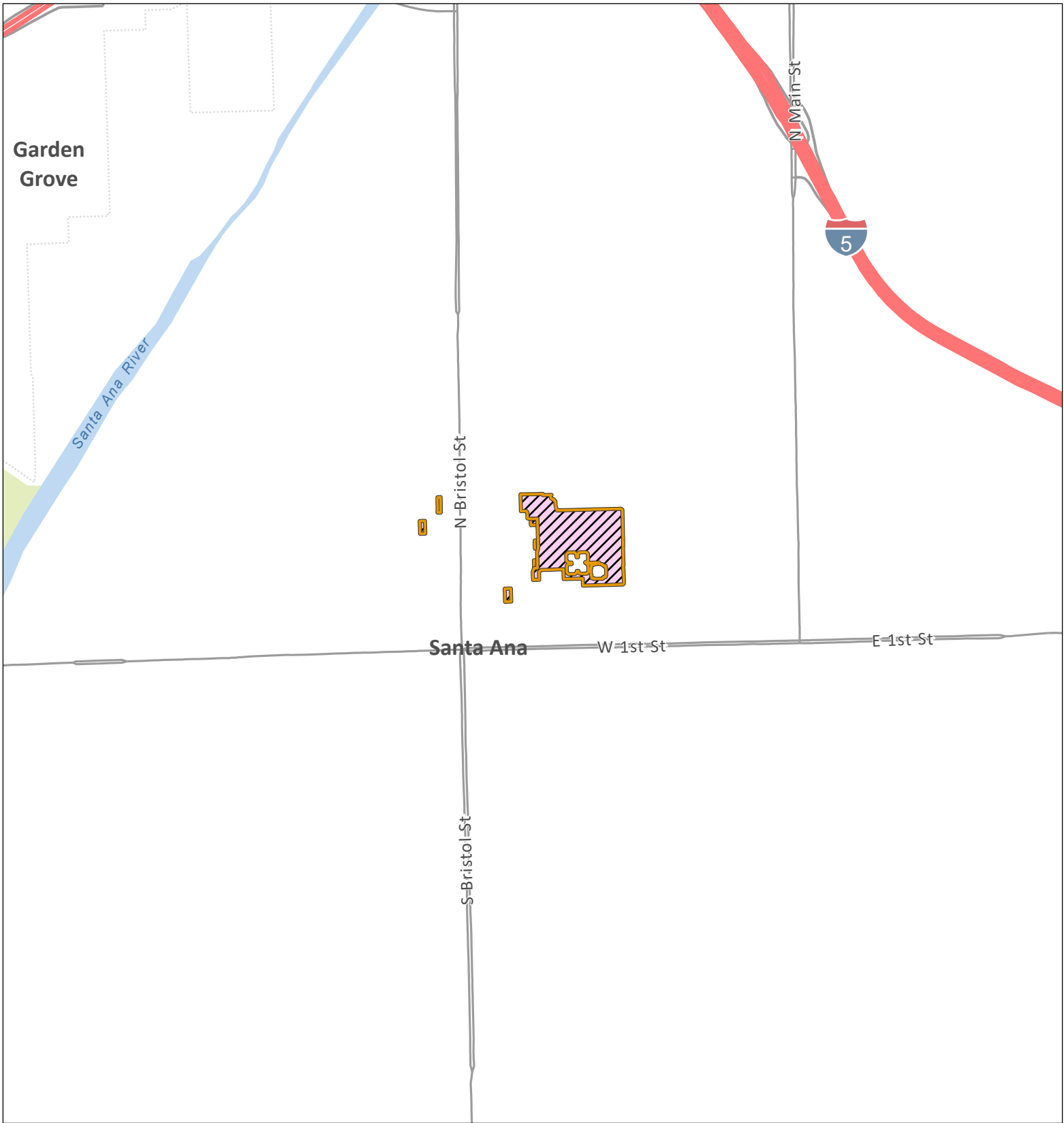







Huanglongbing / Asian Citrus Psyllid Program - Proclamation of an Emergency Program Map  
 Orange County (2023-01) - Portion of Orange County - Part 4

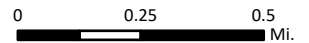
-  Treatment Area
-  Environmental Sensitive Area: Treatment Mitigation in Place
- City or Census-Designated Place Within Treatment Area
  -  Garden Grove
  -  Westminster

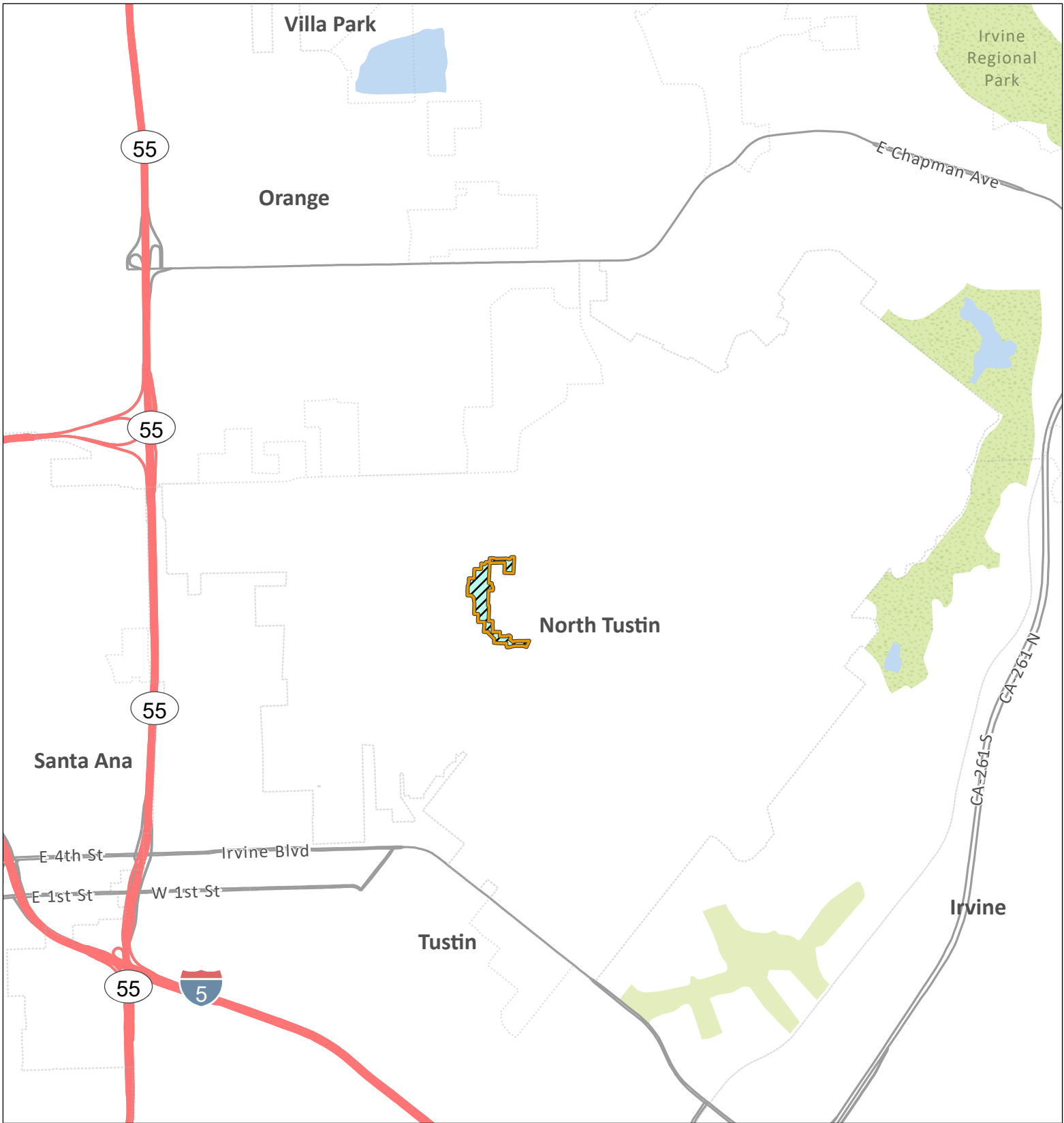




## Huanglongbing / Asian Citrus Psyllid Program - Proclamation of an Emergency Program Map Orange County (2023-01) - Portion of Orange County - Part 5

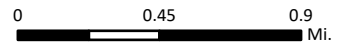
-  Treatment Area
-  Santa Ana
-  Environmental Sensitive Area:  
Treatment Mitigation in Place
- City or Census-Designated Place Within Treatment Area





Huanglongbing / Asian Citrus Psyllid Program - Proclamation of an Emergency Program Map  
 Orange County (2023-01) - Portion of Orange County - Part 6

City or Census-Designated Place Within Treatment Area

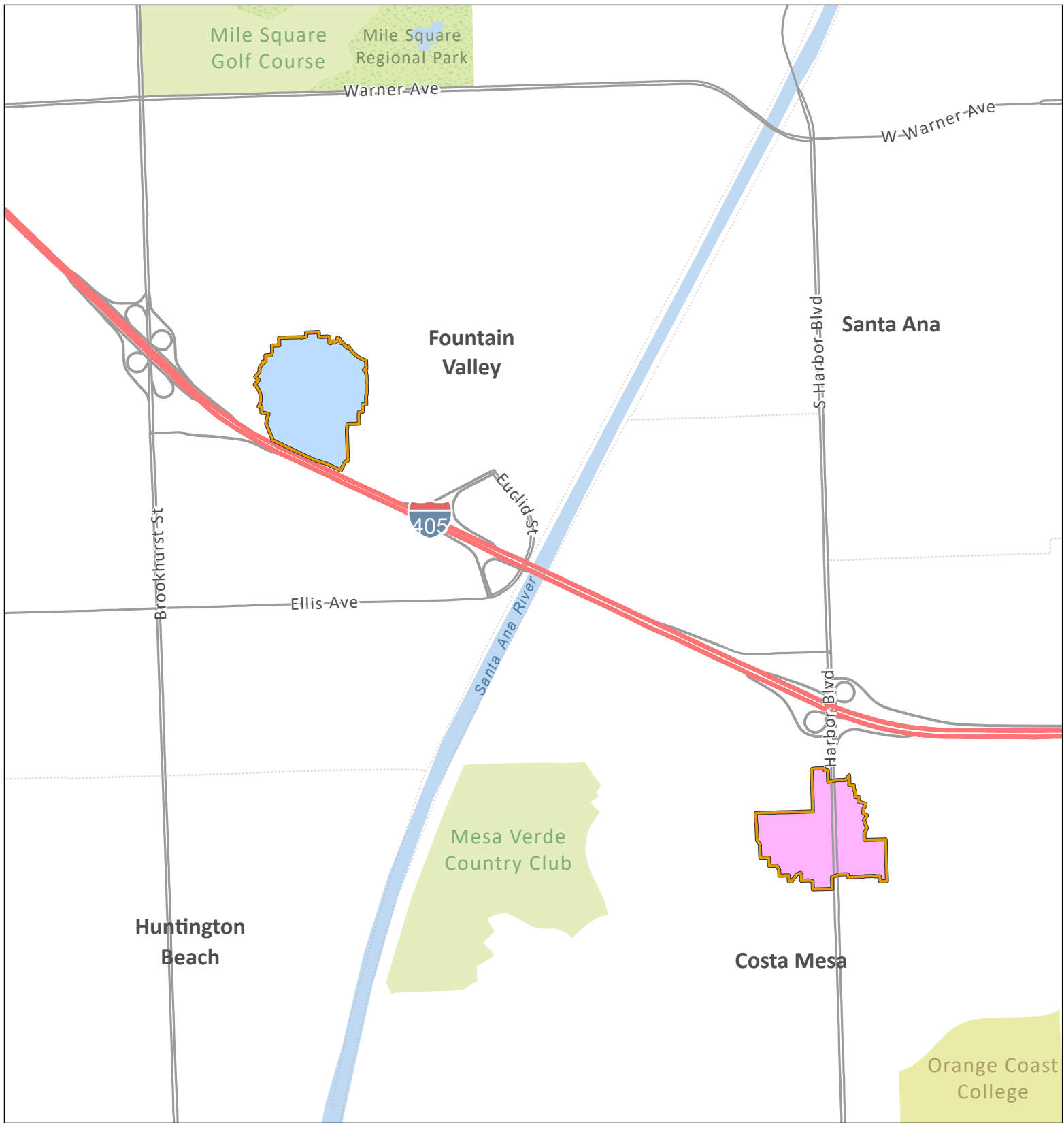


Treatment Area





North Tustin

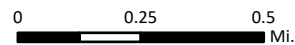
Environmental Sensitive Area:  
 Treatment Mitigation in Place





## Huanglongbing / Asian Citrus Psyllid Program - Proclamation of an Emergency Program Map Orange County (2023-01) - Portion of Orange County - Part 7

-  Treatment Area
-  Environmental Sensitive Area: Treatment Mitigation in Place
- City or Census-Designated Place Within Treatment Area**
-  Costa Mesa
-  Fountain Valley



## I. Detection and Survey Activities for Asian Citrus Psyllid

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

Trapping for Asian citrus psyllid (ACP) is a cooperative state/county trapping program to provide early detection of an infestation in a county. Traps are serviced by either state or county agricultural inspectors. The trap used for ACP detection is the yellow panel trap, which is a cardboard panel coated with an adhesive 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 is visually surveyed for additional ACP and symptoms of huanglongbing (HLB).

- Trap Density: Five to 16 traps/square mile.
- Trap Servicing Interval: Monthly.
- Trap Relocation and Replacement: Traps are relocated and replaced every four to eight weeks to another host with a minimum relocation distance of 500 feet.
- Visual surveys and/or tap sampling are conducted once at each trapping site when the trap is placed.

### B. 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 two weeks 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 *Candidatus Liberibacter asiaticus* (CLAs), the bacteria that causes HLB.

### 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 Santa Barbara County and the Tehachapi Mountains.

#### 1. Response to the Detection of One or More ACP

##### a. Trapping

ACP traps are placed at a density of 50 traps per square mile in a four-square mile delimitation area centered on the detection site. Traps are serviced weekly for one month. If no additional ACP are detected, the traps are serviced monthly for one year past the date the ACP was initially identified. Subsequent detections may increase the size of the delimitation survey area and restarts the one-year duration on the trap servicing requirement.

##### b. Visual Survey

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

## II. Detection and Survey Activities for HLB

### HLB Delimitation Survey

Upon confirmation of an HLB infected citrus tree (or host plant), a mandatory delimitation survey is initiated in the 250-meter radius area surrounding the detection. All host plants are visually

Asian Citrus Psyllid/Huanglongbing Work Plan  
December 2021

surveyed for symptoms of HLB and presence of ACP. Plant and insect samples are collected from every host plant in the 250-meter area and subsequently analyzed for CLAs.

### III. Treatment Activities

#### Treatment

The Citrus Pest and Disease Prevention Division (CPDPD) treatment activities for ACP vary throughout the state and depend on multiple factors.

#### Factors CPDPD 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; and
- Consistency with the overall goal of protecting the state's commercial citrus production.

#### Scenarios Throughout the State in which Treatment Occurs:

- ACP detections in areas with commercial citrus production near previous HLB detections that are generally infested with ACP, and where all growers are treating on a coordinated schedule, CPDPD may conduct residential buffer treatments to suppress ACP populations around the commercial groves in an effort to prevent establishment of HLB.
- In areas where HLB is detected, CPDPD conducts residential treatments to suppress ACP populations.
- In areas where ACP has not been previously detected, or where ACP has been detected at low densities, CPDPD conducts residential treatments in response to ACP detections to prevent ACP establishment or suppress populations.
- In areas where ACP has been detected along the California-Mexico border, CPDPD conducts residential treatments in response to ACP detections to suppress ACP populations due to proximity of HLB detections in Mexico.

CPDPD'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.

#### 1. Treatment Protocols

In accordance with the integrated pest management principles, CPDPD 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, CPDPD 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. International Border Treatments

CPDPD treats citrus host plants in the residential area within two miles of the California-Mexico border. This treatment is conducted within a 400-meter buffer surrounding ACP detections that are within two miles of the California-Mexico border.

- A Proclamation of an Emergency Program (PEP) is issued.
- Prior to undertaking any treatment activity for a property with ACP and/or hosts infected with HLB, CPDPD will contact the affected residents directly or schedule

Asian Citrus Psyllid/Huanglongbing Work Plan  
December 2021

a public meeting or series of public meetings to inform residents, growers, and other interested parties of CPDPD's intent to take action, and to provide technical information about products used, dates of treatment(s), etc.

**b. Within a Generally Infested Area with Commercial Citrus Production**

For ACP detections, CPDPD treats citrus host plants within a 250-meter buffer surrounding commercial citrus groves if the growers are conducting coordinated treatments in the designated Psyllid Management Area (PMA) and at least 90 percent of the growers have completed two out of three of the coordinated treatments. The exception is Imperial County, which has fewer residential properties, and therefore ACP detections trigger treatment of residential citrus host plants within 800 meters of commercial citrus.

- A PEP is issued.
- Prior to undertaking any treatment activity for a property with ACP and/or hosts infected with HLB, CPDPD will contact the affected residents directly or schedule a public meeting or series of public meetings to inform residents, growers, and other interested parties of CPDPD's intent to take action, and to provide technical information about products used, dates of treatment(s), etc.

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

The actions below are in response to the detection of one or more ACP, whether collected live or in a trap, in counties north of Santa Barbara County and the Tehachapi Mountains.

- Detection of one ACP at one site - All properties with a host within a 50-meter radius of the detection site are treated. A subsequent detection of one or more ACP within 400-meters will result in all properties with hosts within 400-meters of the detection site(s) being treated.
- Detection of two or more ACP at one site - All properties with a host within a 400-meter radius of the detection site are treated.
- A PEP is issued.
- Prior to undertaking any treatment activity for a property with ACP and/or hosts infected with HLB, CPDPD will contact the affected residents directly or schedule a public meeting or series of public meetings to inform residents, growers, and other interested parties of CPDPD's intent to take action, and to provide technical information about products used, dates of treatment(s), etc.

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

- All properties with a host within a 250-meter radius of the detection site are treated.
- All host plants found to be infected with HLB are destroyed and removed by mechanical means.
- A PEP is issued.
- Prior to undertaking any treatment activity for a property with ACP and/or hosts infected with HLB, CPDPD will contact the affected residents directly or schedule

Asian Citrus Psyllid/Huanglongbing Work Plan  
December 2021

a public meeting or series of public meetings to inform residents, growers, and other interested parties of CPDPD's intent to take action, and to provide technical information about products used, dates of treatment(s), etc.

## **2. Treatment Methodology**

The treatment protocol consists of both a foliar and a systemic insecticide. The foliar insecticide is used for immediate reduction of the adult ACP population to prevent the adults from dispersing. 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.

CPDPD 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 initially occurs once, and subsequent applications may occur for up to three times annually if additional psyllids are detected. This material is applied to the foliage of all host plants using hydraulic spray or hand spray equipment.

### **b. Soil Treatment**

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

- Merit® 2F (imidacloprid), is a neonicotinoid systemic insecticide. Treatment initially occurs once, and a subsequent application may occur once on an annual basis if additional psyllids are detected. This material is 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. This material is a pelletized tablet and is inserted into the soil and watered in within the root zone of host plants.



**INTEGRATED PEST MANAGEMENT ANALYSIS OF ALTERNATIVE TREATMENT  
METHODS FOR CONTROL OF THE ASIAN CITRUS PSYLLID AND HUANGLONGBING  
May 2018**

The treatment program used by the California Department of Food and Agriculture (CDFA) for control of the Asian citrus psyllid (ACP), *Diaphorina citri* (Hemiptera: Psyllidae), and the disease it transmits, namely Huanglongbing, *Candidatus* Liberibacter asiaticus, targets multiple life stages. A contact insecticide is used for an immediate control of ACP adults in order to prevent spread, and a systemic insecticide is used to control developing ACP 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. In addition, HLB-infected plants are removed in their entirety and destroyed, in order to remove a reservoir for the disease. 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 HLB has endorsed the use of these chemicals in the CDFA's treatment program.

Below is an evaluation of alternative treatment methods to control ACP and HLB 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 for ACP 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. However, physical host removal of HLB-infected plants in their entirety is used for HLB control, because it is limited in scope to just the infected tree and it is effective at eliminating the disease reservoir, thereby preventing further spread of the disease by 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

**Foliar 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/pnasiacitruspsyllid.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 Fresno, Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Luis Obispo, Santa Barbara, Tulare, Ventura, Marin, Monterey, San Francisco, and Santa Clara counties. The ACP has 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 extremely 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.

### 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 ternate*  
*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*  
*Clausena indica*  
*Clausena lansium*

#### **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  
clausena  
wampi, wampee

<i>Clymenia polyandra</i>	a-mulis
<i>Eremocitrus glauca</i>	Australian desert lime
<i>Eremocitrus</i> hybrid	
<i>Esenbeckia berlandieri</i>	Berlandier's jopoy
<i>Fortunella crassifolia</i>	Meiwa kumquat
<i>Fortunella margarita</i>	Nagami kumquat, oval kumquat
<i>Fortunella polyandra</i>	Malayan kumquat
<i>Fortunella</i> spp.	
<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
X <i>Microcitronella</i> spp.	
<i>Murraya</i> spp.	curry leaf, orange-jasmine, Chinese-box, naranjo jazmín
<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

**WEEKLY MEMO 2-09-2023**

# **SOCIAL MEDIA HIGHLIGHTS**



# Post Performance

February 2, 2023 - February 8, 2023

Review the lifetime performance of the posts you published during the publishing period.



**Included in this Report**

 Garden Grove Police Department



**Garden Grove Police Depa...**

Mon 2/6/2023 12:00 pm PST

Last week, with the assistance of the Community Impact Unit (CIU) and Gang Suppression Unit (GSU), Special...



Impressions	<b>2,327</b>
Reach	<b>2,327</b>
Engagements	<b>478</b>
Engagement Rate (per Impression)	<b>20.5%</b>



**Garden Grove Police Depa...**

Sat 2/4/2023 12:00 pm PST

Outreach & Cleanup Recap: this week, #GardenGrovePD's Special Resource Team (SRT) collaborated with Be Well OC,...



Impressions	<b>5,040</b>
Reach	<b>3,397</b>
Engagements	<b>621</b>
Engagement Rate (per Impression)	<b>12.3%</b>



**Garden Grove Police Depa...**

Sat 2/4/2023 12:00 pm PST



Impressions	—
Reach	—
Engagements	—
Engagement Rate (per Impression)	—



**Garden Grove Police Depa...**

Fri 2/3/2023 12:00 pm PST

Over the last several weeks, Property Crime Detectives were conducting an ongoing investigation into numerous...



Impressions	<b>9,550</b>
Reach	<b>8,782</b>
Engagements	<b>1,115</b>
Engagement Rate (per Impression)	<b>11.7%</b>



**Garden Grove Police Depa...**

Thu 2/2/2023 12:00 pm PST

#DidYouKnow, #GardenGrovePD was made aware of a spike in “romance scams” leading up to February? These scams...



Impressions	<b>976</b>
Reach	<b>956</b>
Engagements	<b>23</b>
Engagement Rate (per Impression)	<b>2.4%</b>



# Post Performance

February 2, 2023 - February 8, 2023

Review the lifetime performance of the posts you published during the publishing period.

**Included in this Report**

 @CityGardenGrove

 Garden Grove City Hall

 gardengrovecityhall



@CityGardenGrove

Wed 2/8/2023 3:10 pm PST

Beginning next Monday, 2/13 through May 2023, Garden Grove Blvd—from Harbor Blvd to Fairview St—will undergo...



Impressions	—
Potential Reach	<b>4,665</b>
Engagements	—
Engagement Rate (per Impression)	—



gardengrovecityhall

Wed 2/8/2023 3:10 pm PST

Beginning next Monday, February 13 through May 2023, Garden Grove Boulevard—from Harbor Boulevard to...



Impressions	<b>2,512</b>
Reach	<b>2,237</b>
Engagements	<b>82</b>
Engagement Rate (per Impression)	<b>3.3%</b>



Garden Grove City Hall

Wed 2/8/2023 3:10 pm PST

Beginning next Monday, February 13 through May 2023, Garden Grove Boulevard—from Harbor Boulevard to...



Impressions	<b>202</b>
Reach	<b>202</b>
Engagements	<b>9</b>
Engagement Rate (per Impression)	<b>4.5%</b>



**@CityGardenGrove**

Wed 2/8/2023 10:30 am PST

In observance of the Presidents Day holiday, Garden Grove City Hall and the H. Louis Lake Senior Center will be closed o...



Impressions	<b>45</b>
Potential Reach	<b>4,632</b>
Engagements	<b>2</b>
Engagement Rate (per Impression)	<b>4.4%</b>



**gardengrovecityhall**

Wed 2/8/2023 10:30 am PST

In observance of the Presidents Day holiday, Garden Grove City Hall and the H. Louis Lake Senior Center will be closed o...



Impressions	<b>505</b>
Reach	<b>470</b>
Engagements	<b>13</b>
Engagement Rate (per Impression)	<b>2.6%</b>



**Garden Grove City Hall**

Wed 2/8/2023 10:30 am PST

In observance of the Presidents Day holiday, Garden Grove City Hall and the H. Louis Lake Senior Center will be closed o...



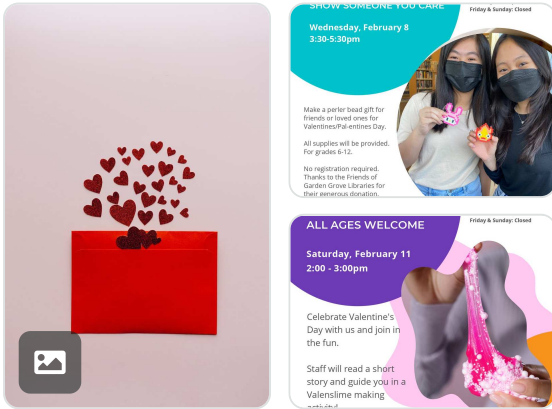
Impressions	<b>676</b>
Reach	<b>661</b>
Engagements	<b>20</b>
Engagement Rate (per Impression)	<b>3%</b>



@CityGardenGrove

Tue 2/7/2023 2:30 pm PST

Looking for a fun Valentine's Day activity near you? Your local #GardenGrove libraries have got you...



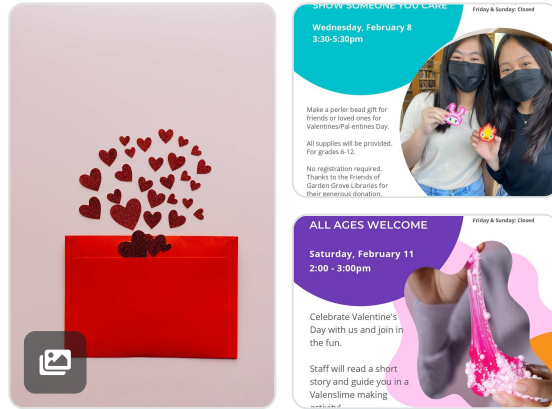
Impressions	187
Potential Reach	4,632
Engagements	8
Engagement Rate (per Impression)	4.3%



gardengrovecityhall

Tue 2/7/2023 2:30 pm PST

Looking for a fun Valentine's Day activity near you? Your local #GardenGrove libraries have got you...



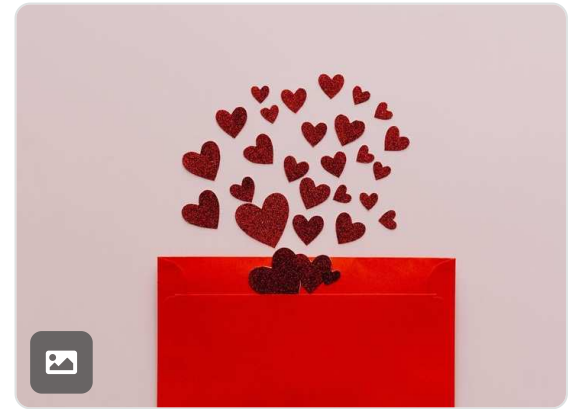
Impressions	1,196
Reach	838
Engagements	48
Engagement Rate (per Impression)	4%



Garden Grove City Hall

Tue 2/7/2023 2:30 pm PST

Looking for a fun Valentine's Day activity near you? Your local #GardenGrove libraries have got you...



Impressions	833
Reach	817
Engagements	40
Engagement Rate (per Impression)	4.8%





**gardengrovecityhall**

Tue 2/7/2023 10:17 am PST

🌸 Business is flourishing. Help us welcome the newest businesses to join the shop local program, Buy in Garden Grove...



Impressions	<b>1,150</b>
Reach	<b>1,029</b>
Engagements	<b>36</b>
Engagement Rate (per Impression)	<b>3.1%</b>



**Garden Grove City Hall**

Tue 2/7/2023 10:08 am PST

🌸 Business is flourishing. Help us welcome the newest businesses to join the shop local program, Buy in Garden Grove...



Impressions	<b>1,343</b>
Reach	<b>1,343</b>
Engagements	<b>85</b>
Engagement Rate (per Impression)	<b>6.3%</b>



**gardengrovecityhall**

Mon 2/6/2023 10:40 am PST

🏆 The award-winning Garden Grove Unified School District is filled with devoted teachers whose tireless work...



Impressions	<b>1,167</b>
Reach	<b>1,048</b>
Engagements	<b>51</b>
Engagement Rate (per Impression)	<b>4.4%</b>



**Garden Grove City Hall**

Mon 2/6/2023 10:37 am PST

🏆 The award-winning Garden Grove Unified School District is filled with devoted teachers whose tireless work...



Impressions	<b>1,224</b>
Reach	<b>1,205</b>
Engagements	<b>70</b>
Engagement Rate (per Impression)	<b>5.7%</b>



**@CityGardenGrove**

Fri 2/3/2023 1:23 pm PST

Deadline approaching !! This weekend, take time to update your resume & apply for the position of Housing Specialist. Th...



Impressions	<b>247</b>
Potential Reach	<b>4,633</b>
Engagements	<b>21</b>
Engagement Rate (per Impression)	<b>8.5%</b>



**Garden Grove City Hall**

Fri 2/3/2023 12:00 pm PST

Deadline approaching !! This weekend, take the time to update your resume and apply for the position of Housing...



Impressions	<b>396</b>
Reach	<b>372</b>
Engagements	<b>146</b>
Engagement Rate (per Impression)	<b>36.9%</b>



**Garden Grove City Hall**

Fri 2/3/2023 8:01 am PST

🚌 Ride the OC Bus for free on Saturday, February 4, to commemorate Transit Equity Day, a celebration on the birthda...



Impressions	222
Reach	214
Engagements	5
Engagement Rate (per Impression)	2.3%



**@CityGardenGrove**

Thu 2/2/2023 11:52 am PST

Do you live in #GardenGrove and want to volunteer your time serving the #community? Apply to be a...



Impressions	315
Potential Reach	4,630
Engagements	23
Engagement Rate (per Impression)	7.3%



**gardengrovecityhall**

Thu 2/2/2023 11:50 am PST

👉 You can be the next City Commissioner! Do you live in #GardenGrove and want to volunteer your time serving the...



Impressions	1,827
Reach	1,753
Engagements	42
Engagement Rate (per Impression)	2.3%



**Garden Grove City Hall**

Thu 2/2/2023 11:46 am PST

👉 You can be the next City Commissioner!  
Do you live in #GardenGrove and want to  
volunteer your time serving the...



Impressions	<b>1,156</b>
Reach	<b>1,091</b>
Engagements	<b>57</b>
Engagement Rate (per Impression)	<b>4.9%</b>

**WEEKLY MEMO 2-09-2023**

# **NEWS ARTICLES**

## Garden Grove district adds Wellness Centers to give students a space for mental health

About half of Garden Grove Unified schools now have a Wellness Center for students to have a safe space on campus to focus on their mental health needs.



Inside the Wellness Center at Gilbert Elementary School in Garden Grove on Monday, January 30, 2023. Schools throughout Garden Grove Unified School District (GGUSD) opened Wellness Centers at the end of 2021 to ensure students have a safe space on campus to focus on their mental health and well-being. (Photo by Leonard Ortiz, Orange County Register/SCNG)  
By [YUSRA FARZAN](mailto:yfarzan@seng.com) | [yfarzan@seng.com](mailto:yfarzan@seng.com) |

PUBLISHED: February 5, 2023 at 12:57 p.m. | UPDATED: February 5, 2023 at 12:57 p.m.  
Marisol Rayo, a Gilbert Elementary sixth-grader, said she stops in the Garden Grove school's Wellness Center at least once a week.

She describes the "very open place" where she said she feels very welcome as having "clouds in the sky" and "calming music in the background."

"You matter. Dream. Freedom. And, Results," she reads off the posters that hang on the walls to encourage the students.

It's been just over a year since schools within the Garden Grove Unified School District began opening Wellness Centers to ensure students "have a safe space on campus to focus on their mental health." And one year in, about half of the schools have opened a center staffed with a counselor.

And even if there is no Wellness Center on a campus, there's mental health counseling available through the district's ASPIRE program, which was started to address the socio-emotional needs of students and staff.

In the current school year, ASPIRE is expected to serve more than 7,500 students with 60,000 hours of counseling. In comparison, in 2017, before the current effort to expand mental health services, the Garden Grove district only had one social worker and six interns serving four high-need schools.

The addition of the Wellness Centers is part of the district's Choose Wellness campaign, launched in 2019 to increase and expand mental health awareness and support. Currently, the school district has 60 school psychologists, 22 school social workers, 30 mental health specialists and 44 mental health interns on staff.

The center at Gilbert, which launched last year, serves as a "space that's safe for students to meet with a counselor or take a break," said Marilyn Vu, a social worker with the ASPIRE program. When students returned in-person to classrooms after the pandemic's stay-at-home orders were lifted, many were struggling with anxiety, Vu said. "We provide that space where it's encouraging and we help them transition."

In addition to anxiety, kids also struggle with peer issues and developmental issues, where they might be struggling to build healthy relationships and effectively communicate. Others "have experienced trauma," Vu said, such as losing a family member to COVID-19 or food insecurity and financial struggles.

Untreated trauma or not addressing socio-emotional issues can manifest in the classroom with mood or behavior changes, Vu said. Teachers often recognize these shifts and will reach out to counselors based within the Wellness Center, she said. Sessions between the student and counselor can take place on an individual basis or in a group setting.

Murdy Elementary School Principal Marcy Griffith said having these specialty rooms on campuses has helped mitigate anxiety among students because they are given tools such as "how to do deep breathing" to manage their stressors.

"We want them to be able to have the tools when they walk out of here to be able to self regulate, whether it's at home, whether it's the classroom or on the playground," she said. Initially Murdy's space served as a drop-in center for students struggling emotionally, but then it grew to this year having ASPIRE team members on site daily.

The room, decorated in shades of blue, has been warmly received by parents, Griffith said, adding it has helped to de-stigmatize conversations around mental health because of how issues children are dealing with are framed: Instead of asking the student to go to the room because something is wrong with them, they are asked to spend time in the space to find their peace.

"It's one of the things I am most proud of as principal that we were able to do," Griffith said. "When families are struggling, that means kids are struggling and when they're struggling, they aren't the best learners."

## GG Blvd. repair starts soon

BYOC TRIBUNE STAFF ON FEBRUARY 8, 2023



**ROADWORK** along Garden Grove Boulevard between Harbor Boulevard and Fairview Street will begin next week (Shutterstock).

Garden Grove Boulevard, from Harbor Boulevard to Fairview Street, will undergo rehabilitation beginning Monday, Feb. 13 through May 2023, causing temporary traffic delays.

Motorists are advised that traffic on Garden Grove Boulevard will be reduced to one lane to facilitate construction work. Work hours are 7 a.m. to 4 p.m., Monday through Friday. Access to businesses and residences along the construction area will be maintained at all times.

The improvements consist of the removal and construction of uplifted curbs, gutter, sidewalk, bus pads, wheelchair ramps, asphalt concrete paving, traffic striping, and raised pavement markers. The work will result in a new roadway surface and minimize maintenance for years.

The project is funded by Measure M2 Local Fair Share, Coronavirus Response and Relief Supplemental Appropriation Federal Grant, and gas tax.

For more information, contact Navin Maru in the City's Public Works Department at (714) 741-5180 or visit [www.ggcity.org](http://www.ggcity.org).



## “Kindness” is festival theme



**THE 2023 STRAWBERRY FESTIVAL** (and parade) is coming to Garden Grove Memorial Day weekend (Tribune photo).

The Garden Grove Strawberry Festival will be returning to the city once again, Memorial Day weekend, May 26-29 at the Village Green park. This annual event, which has been a favorite of residents and visitors for over 60 years, celebrates the city’s rich agricultural history and heritage, and it is dedicated to the strawberry.

The festival, which is organized by the Garden Grove Strawberry Festival Association, will feature a wide variety of activities, including a VIP pancake breakfast, live music, contests, vendors, a festive parade, and a cake cutting ceremony. Visitors will also be able to enjoy carnival rides and attractions for all ages and much more.

This year, the festivals’ theme will be centered around kindness. The Strawberry Festival Association wanted to focus on the kindness people show one another. The festivals goal this year is to show that by embracing kindness, connection and togetherness can be fostered in order to build up our local communities.

An annual highlight of the festival, the Strawberry Festival Parade, will take place on Saturday, May 27, and will feature celebrities, elected officials, GGUSD and visiting bands, equestrian units and much more.

The Strawberry Festival Board is made up of a multitude of volunteers who are dedicated to providing the City of Garden Grove the best Festival yet.

**2023 GGSFA Elected Officers include:**

- Andrea Perez, Festival Association President with Taylor Perez as associate
- Mark Mahoney, President Elect, Games/Permits/Carnival/Food/Nominations Chair; with Miles Mahoney as associate;
- George Skelton, Treasurer, Donations Committee with Suki Carter serving as associate
- Heidi Levesque, Secretary, Contests with Nicole Sate as associate.

**2023 GGSFA Directors and Associates include:**

- Pat Catlin, Immediate Past President, Tents and Electrical, with Billy Catlin as associate
- Dr. Dawn Miller, Special Childrens Day, with Denise Webster as associate
- Laura Neuschafer, Opening Ceremony/Cake Cutting with Malu Mendoza as associate
- Fred Ramirez, Office with Frederico Ramirez as associate
- Debbie Mahoney, Scholarships, associate TBD
- Sherri Larson, VIP Breakfast, associate, TBD
- Sue Catlin, VIP Lunch with Joyce Claussen as associate
- Ben Santos, Environmental (Grounds/Sanitation), with Tony Lopez as associate
- Jeff Sanders, Parade Coordinator, with Kim Sanders as associate
- Bill Gutaskus, Rentals/Carts/ATMs with Sue Gutaskus as associate
- Patti Catlin, Commercial Vendor Booths, with Susanne Rangel as associate
- Josh Lindsay, Staged Events, associate, TBD
- Steve Sanders, Rides and Grounds with Ryan Sanders as associate
- Scott Weimer, Parking/Fencing with Marilyn Tortolano as associate
- Christine Ball, Insurance, with Robin Suarez serving as associate
- Randy Arbcast, Civic Food Booths/Permits, with Donald Schlensker as associate

“We are excited to host the Garden Grove Strawberry Festival again this May, over Memorial Day Weekend,” said Perez, “Our festival is a great opportunity for residents and visitors to come together to celebrate this long standing family tradition as well as the city’s rich agricultural heritage, which is such an important part of our history and community.”

For more information on the Garden Grove Strawberry Festival, please visit the official website at [www.strawberryfestival.org](http://www.strawberryfestival.org).



# CITY OF GARDEN GROVE NEWS

CONTACT: Karissa Yniguez  
Public Works Department  
(714) 741-5382/[karissay@ggcity.org](mailto:karissay@ggcity.org)

## FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media



Wednesday, February 8, 2023

## **CITY HALL CLOSED, NO STREET SWEEPING ON PRESIDENTS DAY**

In observance of the Presidents Day holiday, Garden Grove City Hall and the H. Louis Lake Senior Center will be closed on Monday, February 20, 2023. Street sweeping services will not be provided on the holiday, and will resume the next day. Trash pick-up will remain as scheduled.

For more information on street sweeping, please call the Public Works Department at (714) 741-5382.

###



Contact: Navin Maru (714) 741-5180  
Public Works Department

**FOR IMMEDIATE RELEASE**

Public Information Office (714) 741-5280

Wednesday, February 8, 2023

Follow the City of Garden Grove on Social Media



## **GARDEN GROVE BOULEVARD TO UNDERGO REHABILITATION PROJECT**

Garden Grove Boulevard, from Harbor Boulevard to Fairview Street, will undergo rehabilitation beginning Monday, February 13, 2023 through May 2023, causing temporary traffic delays.

Motorists are advised that traffic on Garden Grove Boulevard will be reduced to one lane to facilitate construction work. Work hours are 7:00 a.m. to 4:00 p.m., Monday through Friday. Access to businesses and residences along the construction area will be maintained at all times.

The improvements consist of the removal and construction of uplifted curbs, gutter, sidewalk, bus pads, wheelchair ramps, asphalt concrete paving, traffic striping, and raised pavement markers. The work will result in a new roadway surface and minimize maintenance for years.

The project is funded by Measure M2 Local Fair Share, Coronavirus Response and Relief Supplemental Appropriation Federal Grant, and gas tax.

For more information, contact Navin Maru in the City's Public Works Department at (714) 741-5180 or visit [www.ggcity.org](http://www.ggcity.org).

###

## **MISCELLANEOUS ITEMS**

**February 9, 2023**

1. Calendar of Events
2. Agenda for the February 16, 2023 Garden Grove Planning Commission meeting.
3. League of California Cities articles from February 3, 2023 to February 9, 2023.



## CALENDAR OF EVENTS

February 9, 2023 – March 24, 2023

Thursday	February 9	9:00 a.m.	Zoning Administrator Meeting, CMC <b>CANCELLED</b>
Friday	February 10		City Hall Closed – Regular Friday Closure
Tuesday	February 14	5:30 p.m. 6:30 p.m.	Closed Session, CMC Successor Agency Meeting, CMC City Council Meeting, CM
Thursday	February 16	7:00 p.m.	Planning Commission Meeting, CMC
	February 16 – March 26		One More Productions presents “Oklahoma!” The Gem Theater
Monday	February 20		City Hall Closed – President’s Day
Thursday	February 23		\$2 Casual Dress Day
Friday	February 24		City Hall Closed – Regular Friday Closure
Tuesday	February 28	5:30 p.m. 6:30 p.m.	Closed Session, CMC Housing Authority, CMC Sanitary District Board, CMC Successor Agency Meeting, CMC City Council Meeting, CMC
Thursday	March 2	7:00 p.m.	Planning Commission Meeting, CMC
Friday	March 10		City Hall Closed – Regular Friday Closure
Tuesday	March 14	5:30 p.m. 6:30 p.m.	Closed Session, CMC Successor Agency Meeting, CMC City Council Meeting, CM
Thursday	March 16	7:00 p.m.	Planning Commission Meeting, CMC
Saturday	March 18	11:00 a.m.- 2:00 p.m.	5 <sup>th</sup> Annual Art in the Park Village Green Park, 12732 Main Street
Thursday	March 23		\$2 Casual Dress Day
Friday	March 24		City Hall Closed – Regular Friday Closure



## AGENDA

### GARDEN GROVE PLANNING COMMISSION

February 16, 2023 - 7:00 PM

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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**COVID-19 Information:** Masks are not required, however, the public is encouraged to wear face masks in City facilities. Please do not attend this meeting if you have had direct contact with someone who has tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or have other flu-like symptoms.

**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Department of Community & Economic Development at (714) 741-5312 or email [planning@ggcity.org](mailto:planning@ggcity.org) 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

**Documents/Writings:** Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

**Public Comments:** Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing [public-comment@ggcity.org](mailto:public-comment@ggcity.org) no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

**PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.**

### REGULAR MEETING AGENDA

ROLL CALL: CHAIR RAMIREZ, VICE CHAIR LINDSAY  
COMMISSIONERS ARESTEGUI, CUNNINGHAM, LEHMAN, PEREZ

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – [December 15, 2022](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. [SITE PLAN NO. SP-122-2023](#)  
[TENTATIVE PARCEL MAP NO. PM-2022-167](#)

APPLICANT: STEVE HONG

LOCATION: SOUTHWEST CORNER OF WESTERN AVENUE AND  
LINCOLN WAY AT 7390 AND 7440 LINCOLN WAY

REQUEST: A request for Site Plan approval to construct a new 88,164 square foot shell industrial building following the demolition of a 76,500 square foot building at 7390 Lincoln Way and a 29,950 square foot building at 7440 Lincoln Way. Also, Tentative Parcel Map approval to consolidate 7390 Lincoln Way and 7440 Lincoln Way into a single parcel. The site is in the PUD-103-76 (REV. 2018) zone. The project is exempt from the CEQA pursuant to Government Code Section 15332 – In-Fill Development Projects – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-122-2023 and Tentative Parcel Map No. PM-2022-167, subject to the recommended conditions of approval.

C.2. [SITE PLAN NO. SP-120-2023](#)  
[VESTING PARCEL MAP NO. PM-2021-206](#)

APPLICANT: DANNY WEI (INVESTEL)

LOCATION: WEST SIDE OF CHOISSER ROAD AND NORTH OF  
TWINTREE LANE AT 12233, 12235, 12237, AND 12239  
CHOISSER ROAD

REQUEST: The applicant is requesting Planning Commission approval of (1) a Vesting Tentative Parcel Map to consolidate four existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a residential apartment complex and (2) a Site Plan for a six-story, 53 unit-residential apartment complex on the combined site. The proposed project includes six (6) affordable housing units, 5 units designated for "Very Low-Income" households, and one unit designated for "Low-Income" households. Inclusion of the 5 very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law, and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law. The site is in the PUD-128-12 (Planned Unit Development) zone and International West Mixed Use Overlay Zone. In conjunction with this request, the City of Garden Grove Planning Commission



will also consider a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 – In-Fill Development Projects – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-120-2023 and Vesting Parcel Map No. PM-2021-206, subject to the recommended conditions of approval.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

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

Meeting Minutes  
Thursday, December 15, 2022

CALL TO ORDER: 7:08 p.m.

ROLL CALL:

Chair Ramirez  
Vice Chair Lindsay  
Commissioner Arestegui  
Commissioner Cunningham  
Commissioner Lehman  
Commissioner Perez

Absent: Cunningham, Perez

PLEDGE OF ALLEGIANCE: Led by Chair Ramirez.

ORAL COMMUNICATIONS – PUBLIC – None.

November 17, 2022 and December 1, 2022 MINUTES:

Action: Received and filed.  
Motion: Lehman Second: Lindsay  
Ayes: (4) Arestegui, Lehman, Lindsay, Ramirez  
Noes: (0) None  
Absent: (2) Cunningham, Perez

CONTINUED PUBLIC HEARING – SITE PLAN NO. SP-119-2022 AND TENTATIVE TRACT MAP NO. TT-19129 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN NEWLAND STREET AND YOCKEY STREET, AT 8722 GARDEN GROVE BOULEVARD.

Applicant: NRI PORTFOLIOS, LLC  
Date: December 15, 2022

Request: A request for Site Plan approval to demolish an existing auto dealership to construct a three-story townhome residential project consisting of twenty (20) units, which includes one (1) affordable housing unit for “very low-income” households, on a 36,945 square foot (0.85 acres) site. Pursuant to State Density Bonus law, the applicant is

requesting one (1) concession and one (1) waiver from the GGMU-2 (Garden Grove Boulevard Mixed Use 2) zone development standards: (1) a concession to allow the building to be constructed within the 45-degree encroachment plane required for mixed-use zoned properties abutting residentially zoned lots along the side yard setback; and (2), a waiver to deviate from the requirement of a boulevard garden plaza for properties in the GGMU zones for properties abutting the Garden Grove Boulevard right-of-way. Also, Tentative Tract Map approval to subdivide the subject property to facilitate the development of the project. The site is in the GGMU-2 (Garden Grove Boulevard Mixed Use 2) zone. The project is exempt from the CEQA pursuant to Government Code Section 15332 – In-Fill Development Projects – of the State CEQA Guidelines.

Action: Resolution No. 6053-22 was approved with an amendment to the Conditions of Approval. Two new conditions were added:

101. Consistent with Sight Distance Standards in accordance with City’s Traffic Engineering Policy TE-13, 10’-0” of wrought iron fencing shall be provided at each side of the vehicular gate to provide clear and unobstructed visibility of the alley. The wrought iron fencing shall not be improved with any clinging vines or materials that limit visibility to the alley from motorists.

102. A speed hump shall be installed between the ground sensor and vehicular gate. The speed hump shall not encroach into any portions of the public alley.

One letter of support was submitted by the California Renters Legal Advocacy and Education Fund, and one letter of opposition, was submitted by Jesus and Monique Jaime (Walden Apartment Managers). Other than the applicant’s representative, two people expressed concerns for safety in regard to the alley.

Motion: Lehman Second: Arestegui

Ayes: (4) Arestegui, Lehman, Lindsay, Ramirez

Noes: (0) None

Absent: (2) Cunningham, Perez

MATTERS FROM COMMISSIONERS: Commissioners wish everyone Happy Holidays and thanked Staff.

MATTERS FROM STAFF: Staff introduced new Urban Planner, Nick Lagura, then mentioned the period to apply for the Commission is now open through January 12<sup>th</sup>. Staff then stated that the January 5, 2023 meeting would be cancelled and two items were lined up for February.

ADJOURNMENT: At 7:35 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, January 19, 2023, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore, Recording Secretary



## Redland's Homekey project is an "important model" for other cities, says former federal homelessness czar

*Feb 8, 2023*

### #LocalWorks

Project Homekey has become a cornerstone of the state's efforts to prevent and reduce homelessness. In theory, Homekey is simple. Using state money, public agencies can quickly convert underutilized hotels and motels into studio apartments by adding kitchenettes and other amenities. This allows public agencies to secure federal housing vouchers, which moves people into housing at an accelerated rate.



In many cases, cities lack the staff capacity needed to pursue competitive grant funding, coordinate service providers, and sustain supportive services. For others, getting the necessary buy-in can be equally insurmountable.

A project in Redlands shows one way local officials can overcome these challenges quickly and efficiently. The small city converted a motel into 100 units of permanent supportive housing in just four months. Both Gov. Gavin Newsom and Philip Mangano, a former federal homelessness czar, publicly praised the project.

“Overcoming the kinds of concerns, the kind of fears, the kind of risk averseness that other communities have — that’s the beauty of the Redlands model,” said Mangano in an interview with Cal Cities. “Redlands demonstrated how more communities can get involved.”

### Doing due diligence

Until 2021, Redlands provided some basic assistance for unhoused residents through emergency services. However, this rarely addressed the long-term chronic causes of homelessness. Firefighters and police officers can connect people with supportive services, but their primary focus is usually on immediate public safety needs, not case management.

That changed in 2020. According to that year’s Point in Time Count, 186 people were experiencing homelessness in Redlands — the third-highest total in the county. In 2021, the city council enthusiastically directed a small team to research possible solutions, such as a tiny homes village for 40 people, and return to the council with a recommendation.



The team included officials from throughout the city, including representatives from the city manager's office, the fire chief, and the police chief.

“The Redlands model is a brilliant one because it didn’t react hastily to its homeless numbers,” said Mangano, who currently advises the California Interagency Council on Homelessness. “It didn’t react simply with an emergency response. Instead, it was a more deliberate strategic response with the council and the mayor assigning officials they trusted ... that are most impacted by homelessness.”

The team visited projects in the cities of Riverside and San Bernardino. The sites were promising, but expensive — even with funding from a recent tax measure. A motel conversion project in San Bernardino was encouraging, but Redlands Assistant City Manager Chris Boatman was initially skeptical of the idea. He was worried about the costs of a large development and its potential impact on the surrounding businesses.

Those fears were quickly allayed after visiting the project. The motel conversion project is closed to walk-ins, has on-site security, lots of capacity, and comprehensive supportive services.

The project was converted by an experienced developer and run by an equally experienced nonprofit. The conversion also made sense from a land-use perspective.

“You are taking a facility that is already constructed to house a lot of people,” said Boatman, a former urban planner. “Not only are you buying a facility that has all of the infrastructure in place, but you have the opportunity to take a facility that might be blighted and might be somewhat of a nuisance and convert it into something that can be put to good use.”

When the team looked at Redlands, one property came to mind: Good Nite Inn. The motel had been a known issue and generated a relatively high volume of service calls.

“I think one of the clinchers — and I found this to be incredibly unique among what's going on in hotel and motel conversions — it was the police chief who became a strong advocate,” Mangano said.

### Funding to completion in less than a year

In Sept. 2021, the team presented a list of possible projects to the Redlands city council, which unanimously approved the Good Nite Inn project. A Homekey application was submitted shortly after, funding was received in March 2022, and by December 2022, [elected representatives from all levels of government](#) were attending a ribbon-cutting ceremony. The first residents moved in shortly after.

Instead of providing housing for 40 people, the city is providing housing for approximately 120 people. The units are fully furnished — from forks to fire alarms.

“The process moving into the ... Redlands project was great,” said Elizabeth Rensin, one of the project’s residents. “When I moved in, I received a welcome home package with pots, pans, and little items to make me feel welcome in my new place.”



Residents can receive a range of services, such as workforce readiness training and behavioral health care. “This isn’t just housing,” Boatman said. “The goal is to permanently keep people off the streets.”

Both Mangano and Boatman attribute the project's success to strong public-private partnerships. Shangri La Industries remodeled the motel and manages the property; Step Up provides supportive services and helped with application outreach. The two organizations provide similar services throughout the state, including in San Bernardino.

“Step Up was great in staying connected with me and bringing paperwork to my encampment,” Rensin said. “My case manager is very understanding of the transition process from the street to my new apartment. Other programs wanted to separate my boyfriend and myself but here we were able to stay together. Keeping me in my community of Redlands and being housed with others that were part of my street family provides me [with] support and empathy.”

Redlands also partners with local nonprofits to provide services and conduct outreach. In the six months leading up to the project's completion, workers screened nearly 200 people and prepped qualified residents ready for the application process.

“[Local nonprofits] are a critical component to making this a success because they have the local knowledge and relationships,” Boatman said.

City officials themselves were involved in a different kind of outreach in the early months of the project. Boatman and others went door-to-door introducing the project to local businesses.

“It's important to the city to make sure this project is a positive influence for the city,” Boatman said. That's not just making sure 100 Redlanders are off the streets. It's making sure this project is a good neighbor to its surrounding areas.”

Redlands also hired its first homeless solutions coordinator, who proactively strengthened the city's relationships with neighboring agencies and local service providers.

## Next steps





Thanks to extensive outreach efforts, every unit in the Redlands Homekey project is occupied by a Redlands resident. Although the project will significantly reduce the number of people experiencing homelessness, Boatman noted that there is still work that needs to be done. He pointed to several potential next steps, including warming shelters, prevention measures, and increased outreach.

Long-term funding concerns aside, the Redlands Homekey project is a model for success in other communities. Homekey grants can fund the units for several years and federal funding like the American Rescue Plan Act can buy cities some additional — albeit temporary — financial breathing room. A four-month conversion process will not be possible in every community, but the Redlands Homekey project demonstrates that a quick turnaround is possible with the right partners and stakeholder buy-in.

“For a community the size of Redlands, the size of the homeless problem in Redlands is as weighty as the size of the homeless problem in the big cities,” Mangano said. “Redlands has provided a template for how to get this done. For smaller communities, Redlands is an important model.”

*If you or someone you know is experiencing homelessness in Redlands, or is in danger of experiencing homelessness, call (909) 798-7655 or email [homelesshelp@cityofredlands.org](mailto:homelesshelp@cityofredlands.org). The Cal Cities #LocalWorks initiative shines the spotlight on examples of local actions that are making a difference to their communities. Show how #LocalWorks in your community by emailing [communications@calcities.org](mailto:communications@calcities.org).*



## Cal Cities-sponsored legislation would reduce barriers to elected office, adjust council pay for inflation

Feb 8, 2023

*Low compensation is often cited as a barrier to elected office, especially for people from diverse backgrounds.*

Sen. Bill Dodd introduced a bill on Tuesday that would allow general law cities to adjust council member salaries for inflation and tie future increases to the California Consumer Price Index. Known as **SB 329**, the bill is sponsored by the League of California Cities and supported by the Santa Rosa-Sonoma County chapter of the NAACP.

“Diversity and inclusion make for better policymaking at all levels of government,” said Cal Cities Executive Director and CEO Carolyn Coleman. “Cal Cities is proud to sponsor this important legislation that lessens barriers for those interested in governing at the local level. This overdue reform is another tool communities can choose to use that can help ensure our city councils are reflective of the residents who live, work, and play in their communities.”

Currently, city councils in general law cities may vote to receive a limited salary, not to exceed caps based on population size provided in state law. In previous decades, the Legislature updated these numbers for inflation. However, these amounts have not been adjusted since 1984 despite significant increases in the cost of living.

As a result, council members in most cities are currently capped at \$300 per month. Those in larger cities can receive salaries up to \$1,000 per month.

SB 329 would allow general law cities to adjust council member salaries from their 1984 numbers to today’s numbers. This would essentially triple what is in current law, bringing it roughly in line with inflation.

Government officials, policy experts, and activists often cite low compensation as a barrier to elected office. In theory, anyone can run for elected office. However, lengthy time commitments and limited pay discourage many, especially low-income residents, single parents, people of color, and young people, from running. For many, being a council member is a full-time commitment with part-time pay.

“One of the primary barriers to recruiting more diverse candidates for local office is the low rates of compensation, especially in a high-cost region like the Bay Area,” said Kirstyne Lange, president of NAACP Santa Rosa-Sonoma. “We need candidates from all backgrounds and income levels to be able to serve. This legislation is a key step in the right direction to achieving more equitable representation in local government.”



## Learn about CEQA, objective standards, and more at the 2023 Planning Commissioners Academy

Feb 8, 2023

Session information for the 2023 Planning Commissioners Academy, including keynote speakers Berké Brown and Dan Walters, is now available. Scheduled for March 29-31 in Garden Grove, the academy provides new and seasoned planning commissioners with updates about recent legislative and regulatory changes, as well as role-specific tools and guidance.

This year's academy will cover a range of topics, including California Environmental Quality Act procedures, objective standards, [SB 330 \(Skinner, 2019\)](#) implementation, the Surplus Land Act, and public meetings.

Kicking off the academy is keynote speaker Berké Brown, a behavior change specialist who helps organizations cultivate values-based visions and the strategic plans needed to achieve them. During the academy, Brown will guide planning commissioners through a series of motivational concepts and explore how their personal and work values can produce resilience in the face of challenges and clarity in the face of change.

Closing out the academy is Dan Walters, a political columnist for *CalMatters*. Walters has been a journalist for more than 60 years and helped write several books, including “The Third House: Lobbyists, Money and Power in Sacramento.” Walters will speak about how California’s housing crisis has affected the relationship between the state and local governments.

The academy will also include overviews of the basic roles and responsibilities of planning commissioners. The full schedule is available in the “schedule” section of the [academy webpage](#).

### Registration and hotel information

Registration for the full academy starts at \$675 for city officials from any League of California Cities member city. Conference registration includes admission to all educational sessions, the Wednesday reception, Thursday breakfast and lunch, Friday breakfast, and access to all program materials. The deadline to register is March 22. After this date, officials must register on-site. The 2023 Planning Commissioners Academy will be held at the Hyatt Regency Orange County, located at 11999 Harbor Blvd in Garden Grove. The Hyatt is located 13 miles from John Wayne/Orange County Airport and offers discounted self-parking for guests staying at the hotel.

A limited number of hotel rooms are available at a reduced rate for conference attendees. The discounted hotel rate cut-off is Feb. 28. Hotels often sell out prior to the deadline, so reserve early!

For more information, visit the [Planning Commissioners Academy](#) webpage. Please direct all registration questions or comments to Conference Registrar [Megan Dunn](#). Please direct any other questions to Associate Manager, Event Program, [Kayla Boutros](#).