

Appendix C:
Cultural Resources Supporting Information

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C.1 - South Coast Information Center Records Search Results

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Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-001768	CA-ORA-001768H	Resource Name - LSA-AM-S-1	Site	Historic	AH02; AH03; AH04; AH05	2017 (Aaron McCann, LSA Associates, Inc)	
P-30-161713		OHP Property Number - 041100; Resource Name - Ferdinand Backs House; Other - zip 92805	Building	Historic	HP02	1978 (Andrew Deneau, Anaheim Historical Society); 1980 (Diann Marsh & Andrew Deneau, Anaheim Historical Society)	
P-30-161714		OHP Property Number - 041101; Resource Name - Old Backs House; Other - zip 92805	Building	Historic	HP02	1980 (Diann Marsh and Andrew Deneau, Anaheim Historical Society)	OR-04473
P-30-161716		OHP Property Number - 041103; Resource Name - Pickwick Hotel; Other - zip 92805	Building	Historic	HP05; HP07	1978 (Andrew Deneau, Anaheim Historical Society); 1979 (Andrew Deneau, Anaheim Historical Society)	OR-02593, OR-03861
P-30-161773		OHP Property Number - 041180; Resource Name - SQR Store	Building	Historic	HP06	1978 (Andrew L. Deneau, Anaheim Historical Society)	
P-30-161776		OHP Property Number - 041183; Resource Name - Carnegie Library; Other - Anaheim Public Library; Other - zip 92805	Building	Historic	HP09; HP13; HP15	1978 (Andrew Deneau, Anaheim Historical Society); 1978 (Andrew Deneau, Anaheim Historical Society)	
P-30-161783		OHP Property Number - 041191; Resource Name - Samuel Kraemer Bldg, City Hall Annex	Building	Historic	HP03; HP06; HP14; HP99	1978 (Andrew L. Deneau, Anaheim Historical Society)	
P-30-161784		OHP Property Number - 041192; Resource Name - Anaheim Baptist Church, White Temple Methodist Church; Other - Anaheim Baptist Church; Other - White Temple Methodist Church	Building	Historic	HP16	1978 (Andrew Deneau, Anaheim Historical Society)	
P-30-161785		OHP Property Number - 041193; Resource Name - German Methodist Church, Church of the Divine Science of the Soul; Other - German Methodist Church; Other - Church of the Divine Science of the Soul	Building	Historic	HP16	1978 (Andrew L. Deneau, Anaheim Historical Society)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-161786		OHP Property Number - 041194; Resource Name - Church of His Holy Presence; Other - First Christian Church	Building	Historic	HP16	1978 (Andrew L. Deneau, Anaheim Historical Society)	
P-30-161789		OHP Property Number - 041198; Resource Name - CM School Supply Company - Union Pacific Railroad Depot; Other - Union Pacific Railroad Depot	Building	Historic	HP06; HP17	1978 (Andrew L. Deneau, Anaheim Historical Society)	
P-30-161790		OHP Property Number - 041199; Resource Name - Charles A. Pearson Park	Structure, Other	Historic	HP31	1978 (Andrew L. Deneau, Anaheim Historical Society)	
P-30-161792		Resource Name - The Anaheim Colony Historic District; OHP Property Number - 041201	District	Historic	HP02; HP03; HP05; HP10; HP14; HP16; HP17	1979 (Andrew Deneau, Anaheim Historical Society)	OR-04138, OR-04646
P-30-161796		OHP Property Number - 041204; Resource Name - Samuel Kraemer Bldg; Other - American Savings Bank/First National Bank; Other - Old El Camino Bank Bldg; Other - zip 92805	Building	Historic	HP07	1982 (Diann Marsh, Anaheim Historical Society)	OR-04646
P-30-161967		OHP Property Number - 076613; Resource Name - Melrose-Backs Neighborhood Houses; Other - zip 92805	District	Historic	HP02	1982 (Diane Marsh, Anaheim Historical Society)	
P-30-162502		OHP Property Number - 096235; Resource Name - Kroger-Melrose District; Other - zip 92805	District	Historic	HP02; HP03	1984 (Diann Marsh, Central City Neighborhood Council)	OR-04473
P-30-176767		OHP Property Number - 130243; Resource Name - St Michael's Episcopal Church; Other - zip 92805	Building	Historic	HP14	2004 (C. Davis, K. Wollan, St. Michael's Episcopal Church Historic Committee)	OR-04138

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-02096		1999	Brechbiel, Brant A.	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: CM 445-09, in the City of Anaheim, California	Chambers Group, Inc.	
OR-02103		2000	Lapin, Philippe	Cultural Resource Assessment for Pacific Bell Mobile Services Facility CM 445-04, County of Orange, California	LSA Associates, Inc.	
OR-02362		2001	Ballard, Hanna	Archaeological Survey and Record Search for World Com 905 Discovery Lane Project	Pacific Legacy, Inc.	30-001596
OR-02592		2002	McKenna, Jeanette A.	Highway Project Located in the City of Anaheim, Orange County, on Anaheim Blvd. From Cypress St. to Broadway	McKenna et al.	
OR-02593		1983	Unknown	Pickwick Hotel Background Report	Anaheim Redevelopment Agency	30-161716
OR-03373		2006	Arrington, Cindy and Nancy Sikes	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	SWCA Environmental Consultants, Inc.	
OR-03518		2008	Bonner, Wayne H. and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit Results for Royal Street Communications, California, LLC Candidate LA0891C (Kraemer Building), 76 South Claudina Street, Anaheim, Orange County, California.	Michael Brandman Associates	
OR-04138		2011	Godat, Alexis	BTS Native American United Methodist / LA5500A, 800 South Lemon Street, Anaheim, Orange County, CA 92805	EBI Consulting	30-161718, 30-161792, 30-176767
OR-04304		2010	Bonner, Diane F. and Robert J. Wlodarski	Cultural Resources Record Search and Archaeological Survey Results for the proposed Clear Wireless, LLC, Site CA-ORC1517A (Wells Fargo Bank) located at 222 Harbor Boulevard, Anaheim, Orange County, California, 92805	HEART	
OR-04575	Paleo -	2017	Belcourt, Tria	Letter Report for Cultural and Paleontological Resources Records Searches for the Anaheim Residential Project, City of Anaheim, Orange County, California	Material Culture Consulting, Inc.	

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C.2 - NAHC Correspondence

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NATIVE AMERICAN HERITAGE COMMISSION

January 18, 2024

Charles Mikulik
FirstCarbon Solutions

Via Email to: cmulik@fcs-intl.com & natalie.queathem@adec-innovations.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, The Mill Project, Orange County

Dear Mr. Mikulik:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

Tribe Name	Fed (F) Non-Fed (N)	Contact Person
Campo Band of Diegueno Mission Indians	F	Ralph Goff, Chairperson
Ewiiapaayp Band of Kumeyaay Indians	F	Robert Pinto, Chairperson
Ewiiapaayp Band of Kumeyaay Indians	F	Michael Garcia, Vice Chairperson
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson
Gabrielino /Tongva Nation	N	Sandonne Goad, Chairperson
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson

Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO
La Posta Band of Diegueno Mission Indians	F	Gwendolyn Parada, Chairperson
Manzanita Band of Kumeyaay Nation	F	Angela Elliott Santos, Chairperson
Mesa Grande Band of Diegueno Mission Indians	F	Michael Linton, Chairperson
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher

Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer

This list is current only as of the date of this document. Distribution of this list does not relieve a

This list is only applicable for consultation w

**Native American Heritage Commission
Native American Contact List
Orange County
1/18/2024**

Contact Address	Phone #	Fax #	Email Address
36190 Church Road, Suite 1 Campo, CA, 91906	(619) 478-9046	(619) 478-5818	rgoff@campo-nsn.gov
4054 Willows Road Alpine, CA, 91901	(619) 368-4382	(619) 445-9126	ceo@ebki-nsn.gov
4054 Willows Road Alpine, CA, 91901	(619) 933-2200	(619) 445-9126	michaelg@leaningrock.net
P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org
P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org
P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTtribalcouncil@aol.com
106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com
P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu
P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com

**Native American Heritage Commission
Native American Contact List
Orange County
1/18/2024**

P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com
23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com
4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com
31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbmian.chairwoman@gmail.com
8 Crestwood Road Boulevard, CA, 91905	(619) 478-2113	(619) 478-2125	LP13boots@aol.com
P.O. Box 1302 Boulevard, CA, 91905	(619) 766-4930	(619) 766-4957	
P.O Box 270 Santa Ysabel, CA, 92070	(760) 782-3818	(760) 782-9092	mesagrandeband@msn.com
PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com
PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com

**Native American Heritage Commission
Native American Contact List
Orange County
1/18/2024**

PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com
P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	lsaul@santarosa-nsn.gov
P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov
P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov

any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Resources Code.

with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed The Mill Project, Orange

Cultural Affiliation	Counties	Last Updated
Diegueno	Imperial, Orange, Riverside, San Diego	
Diegueno	Imperial, Orange, Riverside, San Diego	
Diegueno	Imperial, Orange, Riverside, San Diego	
Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Ventura	12/4/2023
Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	3/28/2023
Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023

Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	5/30/2023
Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	5/30/2023
Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/17/2023
Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/28/2023
Diegueno	Imperial, Orange, Riverside, San Diego	
Diegueno	Imperial, Orange, Riverside, San Diego	
Diegueno	Imperial, Orange, Riverside, San Diego	
Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023

Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	
Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

e Public Resources Code and section 5097.98 of the Public

Record: PROJ-2024-000308

Report Type: AB52 GIS

Counties: Orange

NAHC Group: All

County.

February ,2024

Gabrielino-Tongva Tribe
Charles Alvarez, Chairperson
23454 Vanowen Street
West Hills, CA, 91307

Subject: The Mill Residential Project

Dear Chairperson Alvarez:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

The project site is located at 275 to 375 Santa Ana Street. A Records Search map with a 0.5-mile buffer around the site is enclosed for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and a California Historical Resource Information (CHRIS) search. The results of the SLF records search was negative. The CHRIS search found that there were no recorded resources or reports within the project site. However, there are 17 resources within a 0.5-mile radius of the project site, all of which are historic. Furthermore, there are 10 reports recorded within a 0.5-mile radius of the project site. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act.

Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 707-591-6523 or via email at cmikulik@fcs-intl.com and thank you for your valuable assistance.

UNITED STATES

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F +1 714 508 4110
E info@fcs-intl.com

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Walnut Creek, CA 94597

Central Valley

7726 N. First Street
#413
Fresno, CA 93720

Inland Empire

967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley

2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah

2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Colorado

5480 Valmont Road
Suite 200
Boulder, CO 80301

Connecticut

2 Corporate Drive
Suite 450
Shelton, CT 06484

New York

10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Mikulik', with a long horizontal flourish extending to the right.

Charles Mikulik, M.A., RPA
Senior Cultural Resources Specialist
FirstCarbon Solutions
2999 Oak Road, Suite 250 Walnut
Creek, CA 94597

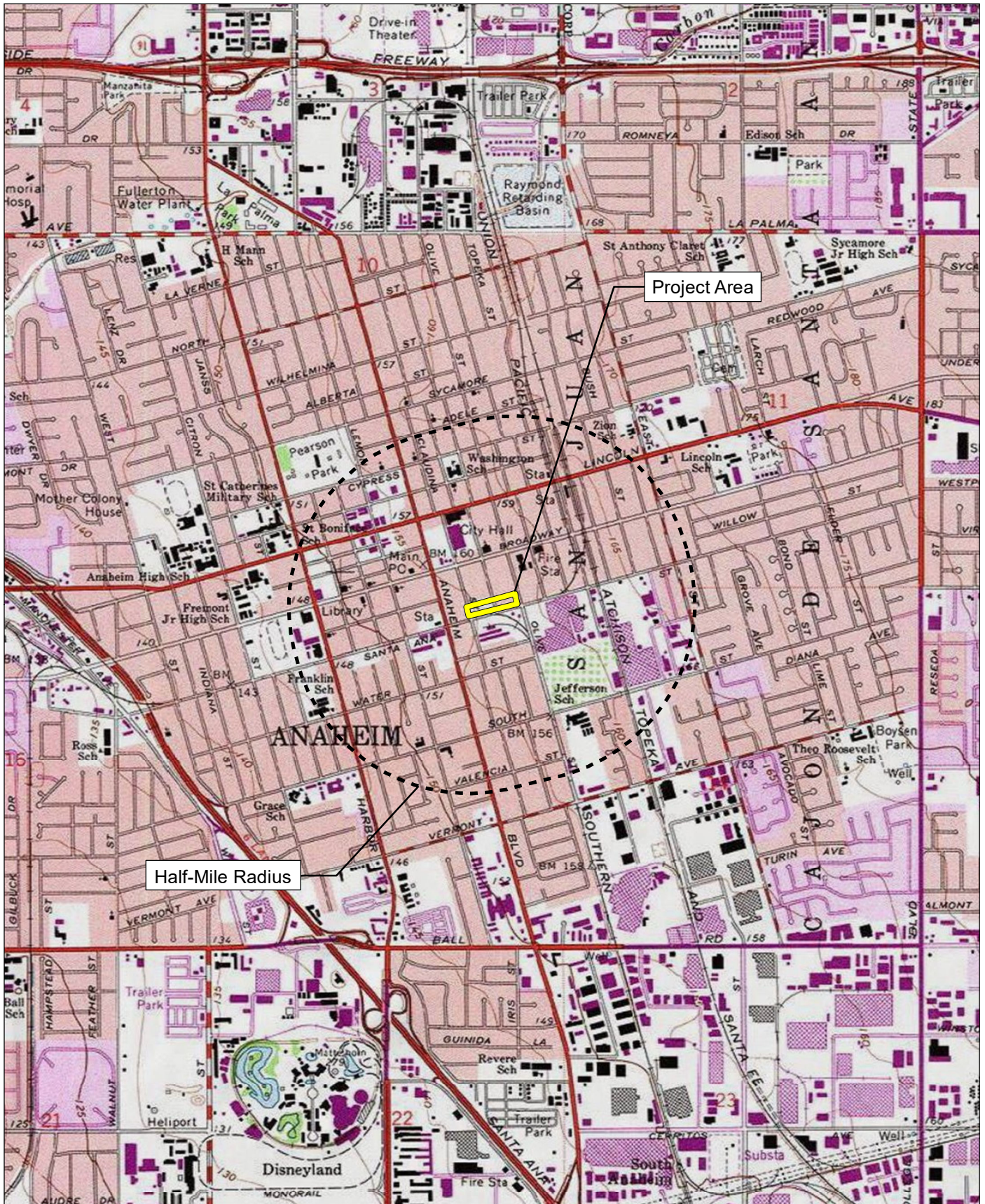
Enclosed

Attachment A: Record Search Map



**Attachment A:
Records Search Map**





Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15,14,10,11.
 Project Site Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15.



Exhibit A Record Search Map

January , 2024

Gabrielino Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 941078
Simi Valley, CA, 93094

Subject: The Mill Residential Project

Dear Christina:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

The project site is located at 275 to 375 Santa Ana Street. A Records Search map with a 0.5-mile buffer around the site is enclosed for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and a California Historical Resource Information (CHRIS) search. The results of the SLF records search was negative. The CHRIS search found that there were no recorded resources or reports within the project site. However, there are 17 resources within a 0.5-mile radius of the project site, all of which are historic. Furthermore, there are 10 reports recorded within a 0.5-mile radius of the project site. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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T 303 938 5500
F +1 714 508 4110
E info@fcs-intl.com

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250 Commerce
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Irvine, CA 92602

Bay Area

2999 Oak Road
Suite 250
Walnut Creek, CA 94597

Central Valley

7726 N. First Street
#413
Fresno, CA 93720

Inland Empire

967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley

2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah

2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Colorado

5480 Valmont Road
Suite 200
Boulder, CO 80301

Connecticut

2 Corporate Drive
Suite 450
Shelton, CT 06484

New York

10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

Sincerely,

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Charles Mikulik, M.A., RPA
Senior Cultural Resources Specialist
FirstCarbon Solutions
2999 Oak Road, Suite 250 Walnut
Creek, CA 94597

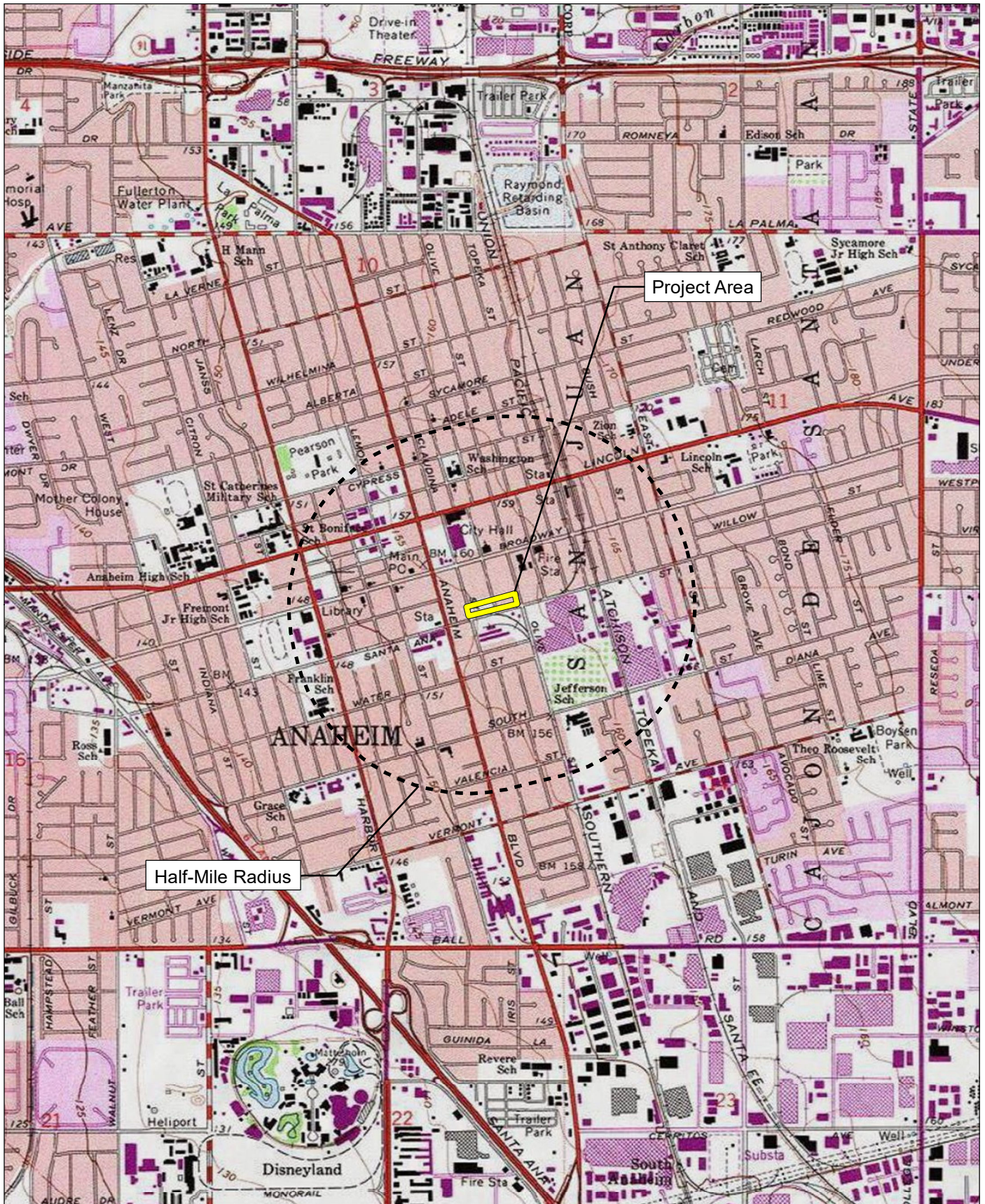
Enclosed

Attachment A: Record Search Map



**Attachment A:
Records Search Map**





Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15,14,10,11.
 Project Site Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15.



Exhibit A Record Search Map

January ,2024

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707

Subject: The Mill Residential Project

Dear Chairperson Dorame:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

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T 303 938 5500
F +1 714 508 4110
E info@fcs-intl.com

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Irvine, CA 92602

Bay Area

2999 Oak Road
Suite 250
Walnut Creek, CA 94597

Central Valley

7726 N. First Street
#413
Fresno, CA 93720

Inland Empire

967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley

2351 Sunset Boulevard
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Rocklin, CA 95765

Utah

2901 Bluegrass Boulevard
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Colorado

5480 Valmont Road
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Suite 450
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New York

10 Monument Street
Deposit, NY 13754
56 Broome Corporate Parkway
Conklin, NY 13748

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Mikulik', with a long horizontal flourish extending to the right.

Charles Mikulik, M.A., RPA
Senior Cultural Resources Specialist
FirstCarbon Solutions
2999 Oak Road, Suite 250 Walnut
Creek, CA 94597

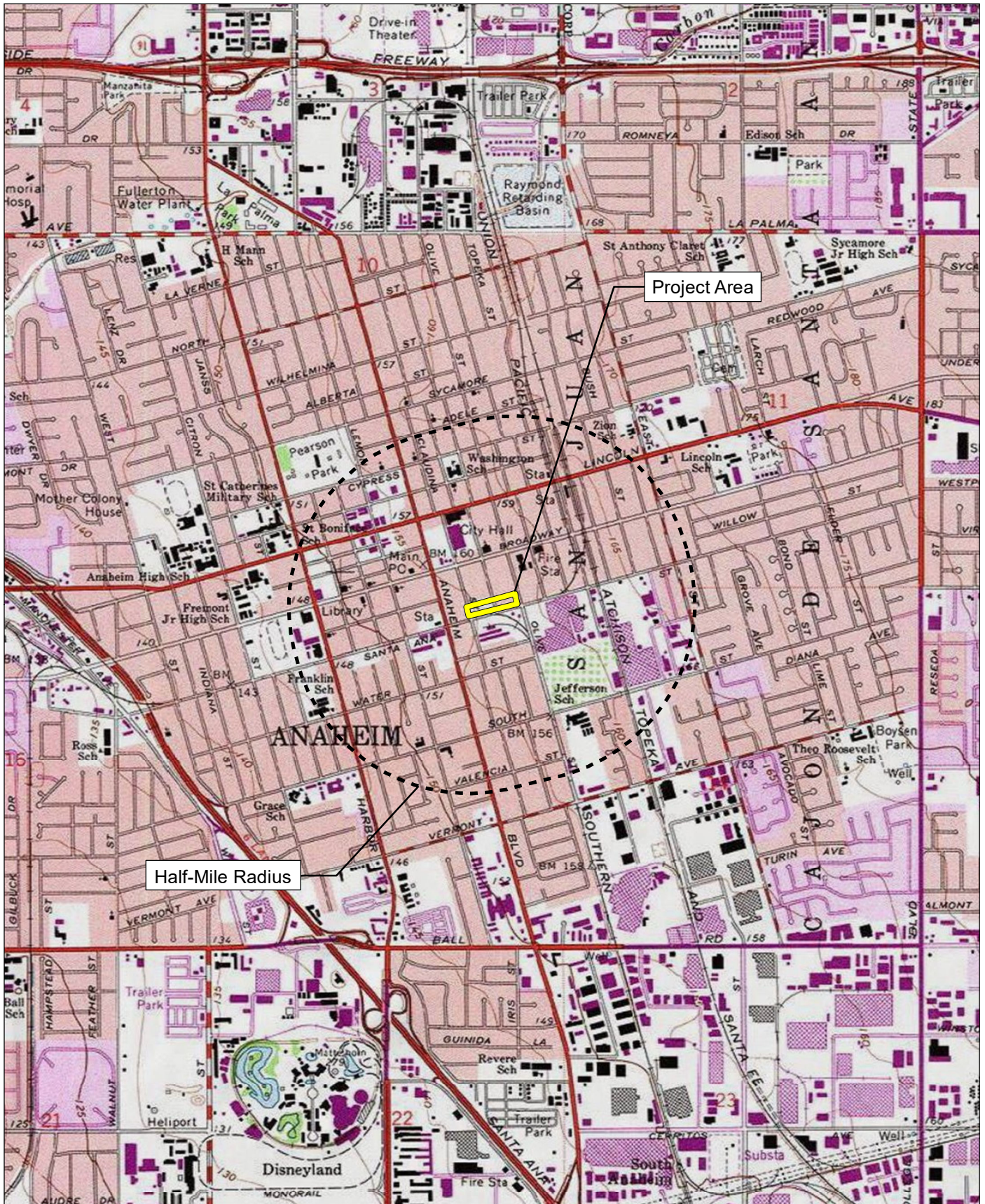
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Attachment A: Record Search Map



**Attachment A:
Records Search Map**





Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15,14,10,11.
 Project Site Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15.



Exhibit A Record Search Map

January ,2024

Gabrielino-Tongva Tribe
Sam Dunlap, Cultural Resource Director
P.O. Box 3919
Seal Beach, CA, 90740

Subject: The Mill Residential Project

Dear Director Dunlap:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

The project site is located at 275 to 375 Santa Ana Street. A Records Search map with a 0.5-mile buffer around the site is enclosed for your reference.

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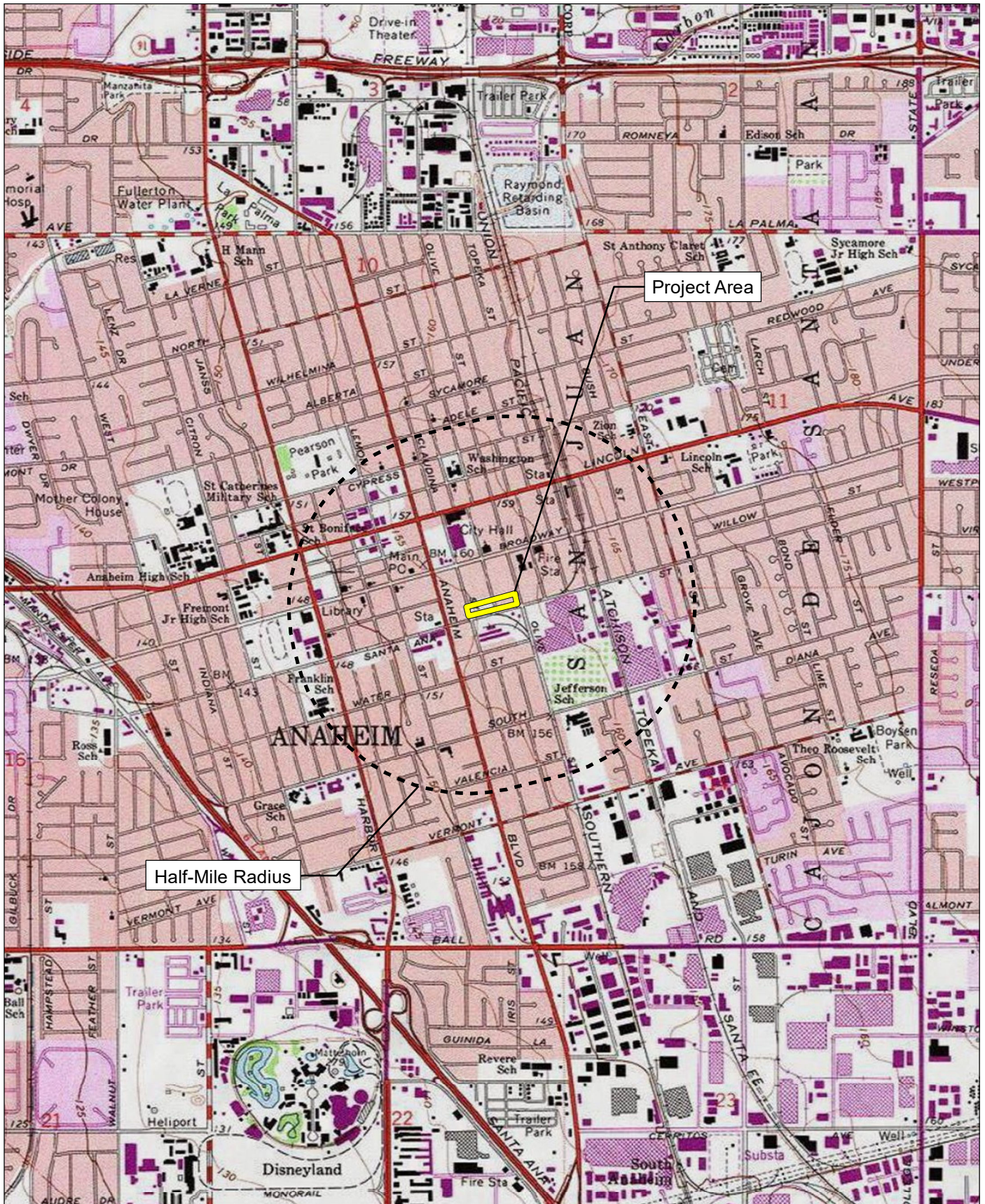
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 Project Site Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15.



Exhibit A Record Search Map

January , 2024

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

Subject: The Mill Residential Project

Dear Chairperson Goad:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

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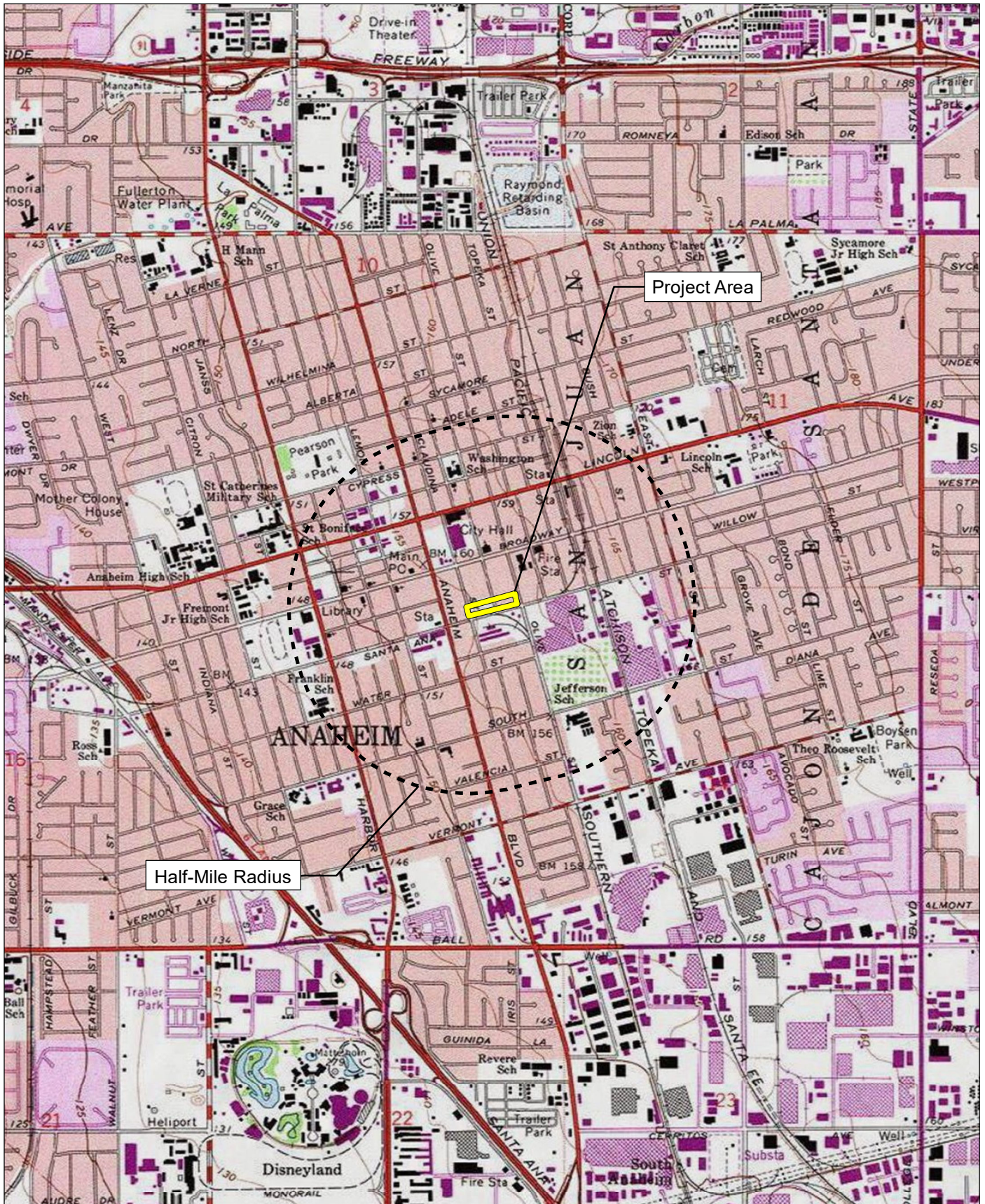
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Records Search Map**





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 Project Site Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15.



Exhibit A Record Search Map

January , 2024

Campo Band of Diegueno Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA, 91906

Subject: The Mill Residential Project

Dear Chairperson Goff:

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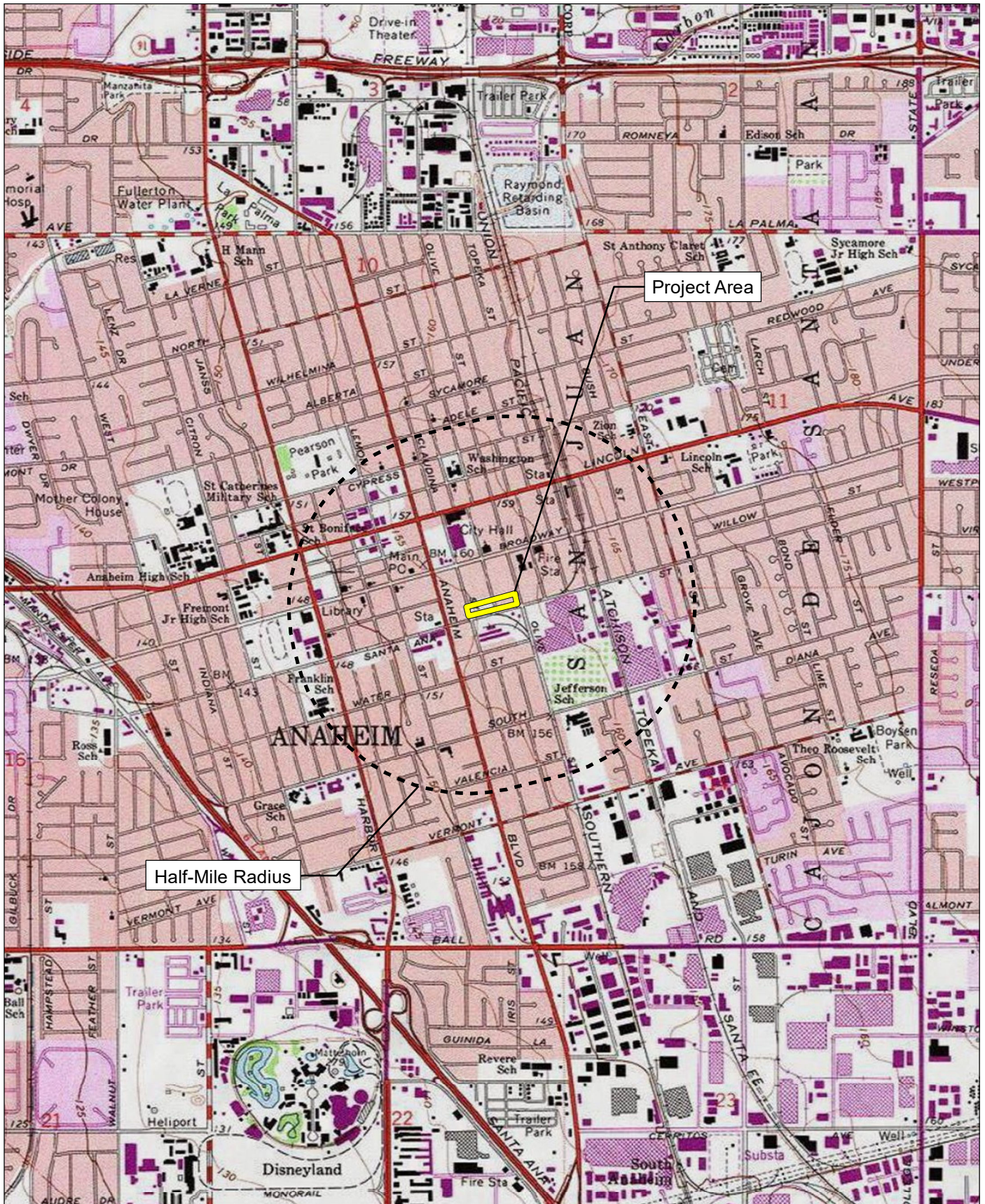
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Exhibit A Record Search Map

February ,2024

Mesa Grande Band of Diegueno Mission Indians
Michael Linton, Chairperson
P.O Box 270
Santa Ysabel, CA, 92070

Subject: The Mill Residential Project

Dear Chairperson Linton:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

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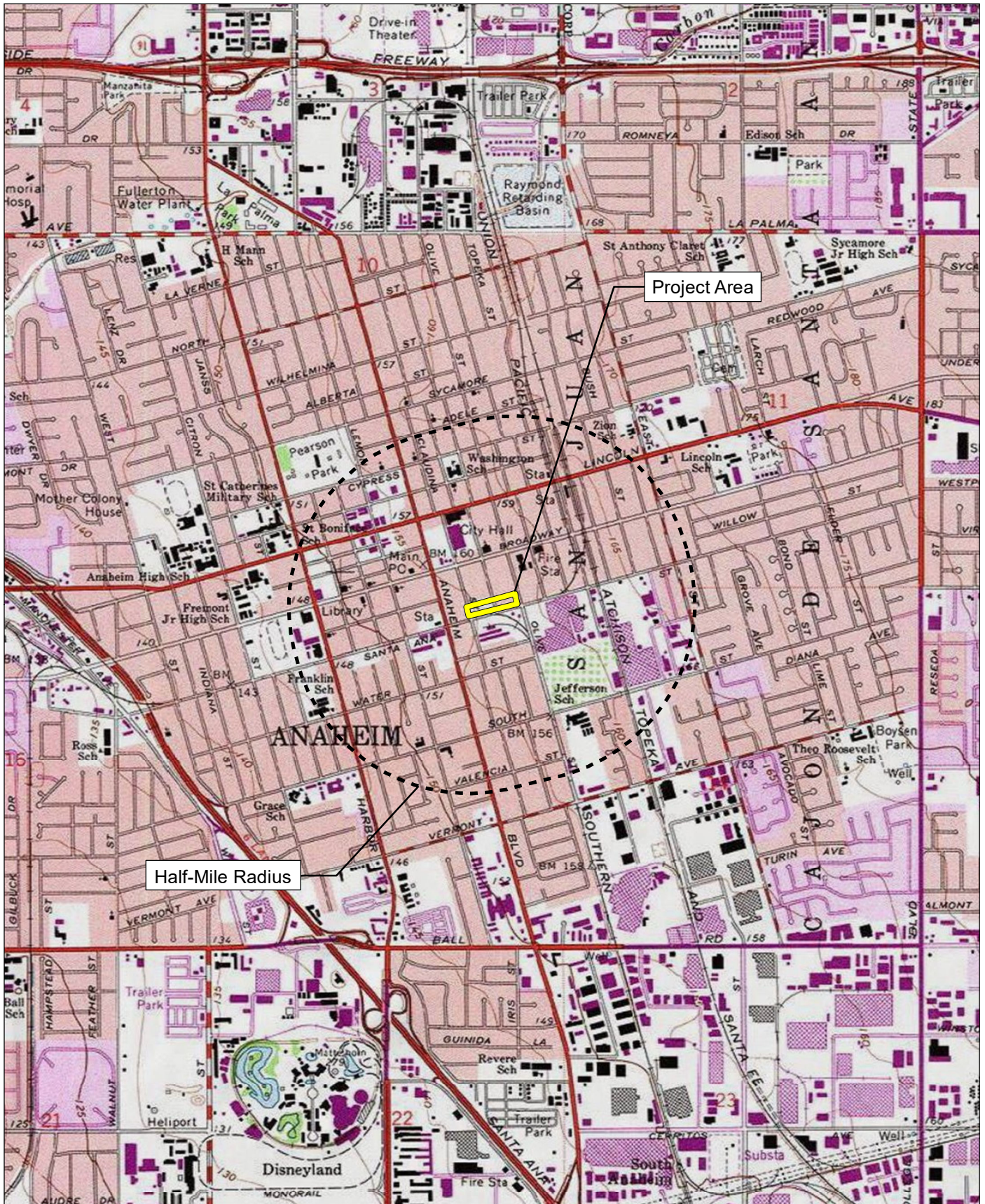
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**Attachment A:
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 Project Site Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15.



Exhibit A Record Search Map

February ,2024

Juaneno Band of Mission Indians Acjachemen Nation 84A
Heidi Lucero, Chairperson, THPO
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Subject: The Mill Residential Project

Dear Chairperson Lucero:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

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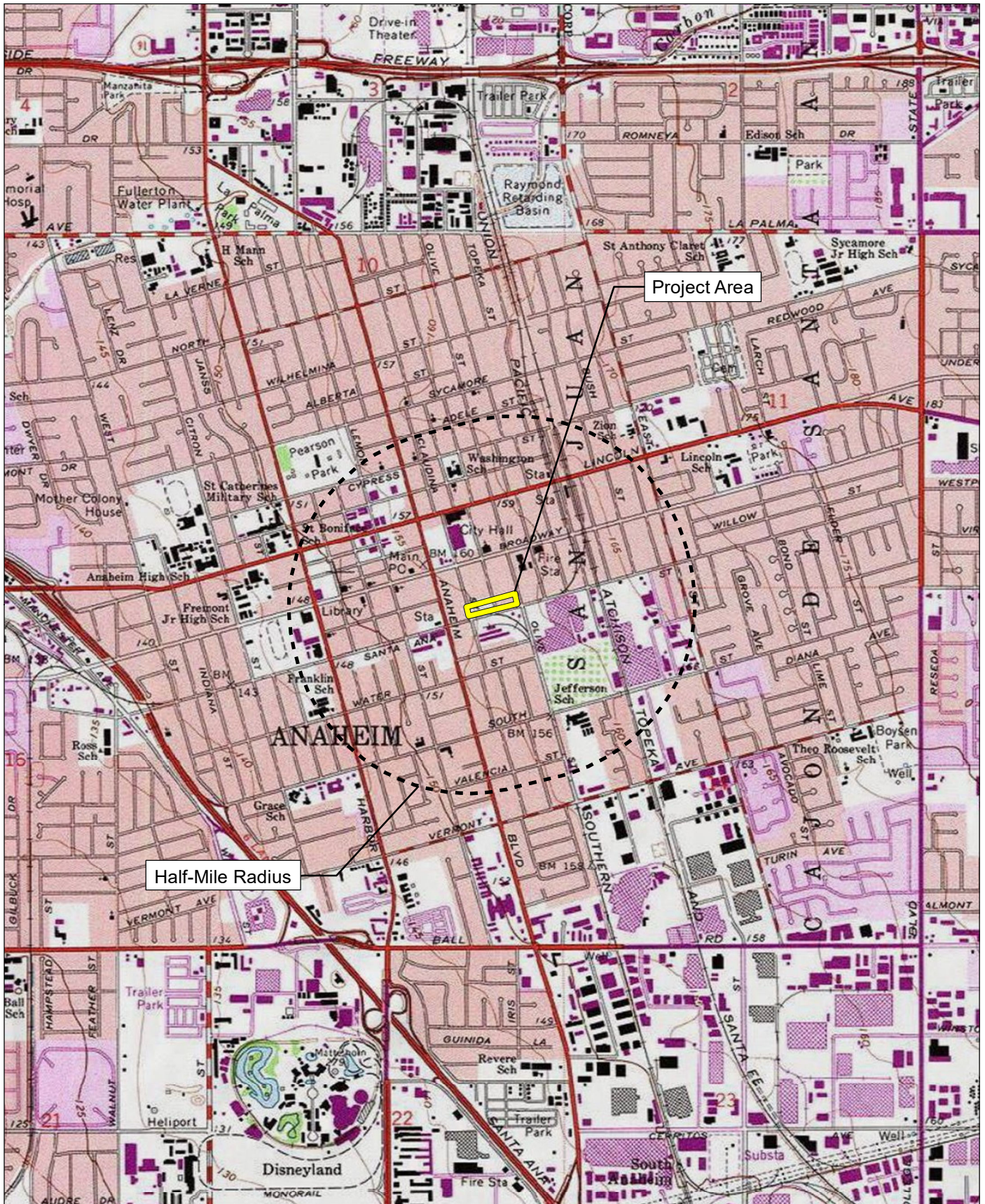
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 Project Site Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15.



Exhibit A Record Search Map

January , 2024

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778

Subject: The Mill Residential Project

Dear Chairperson Morales:

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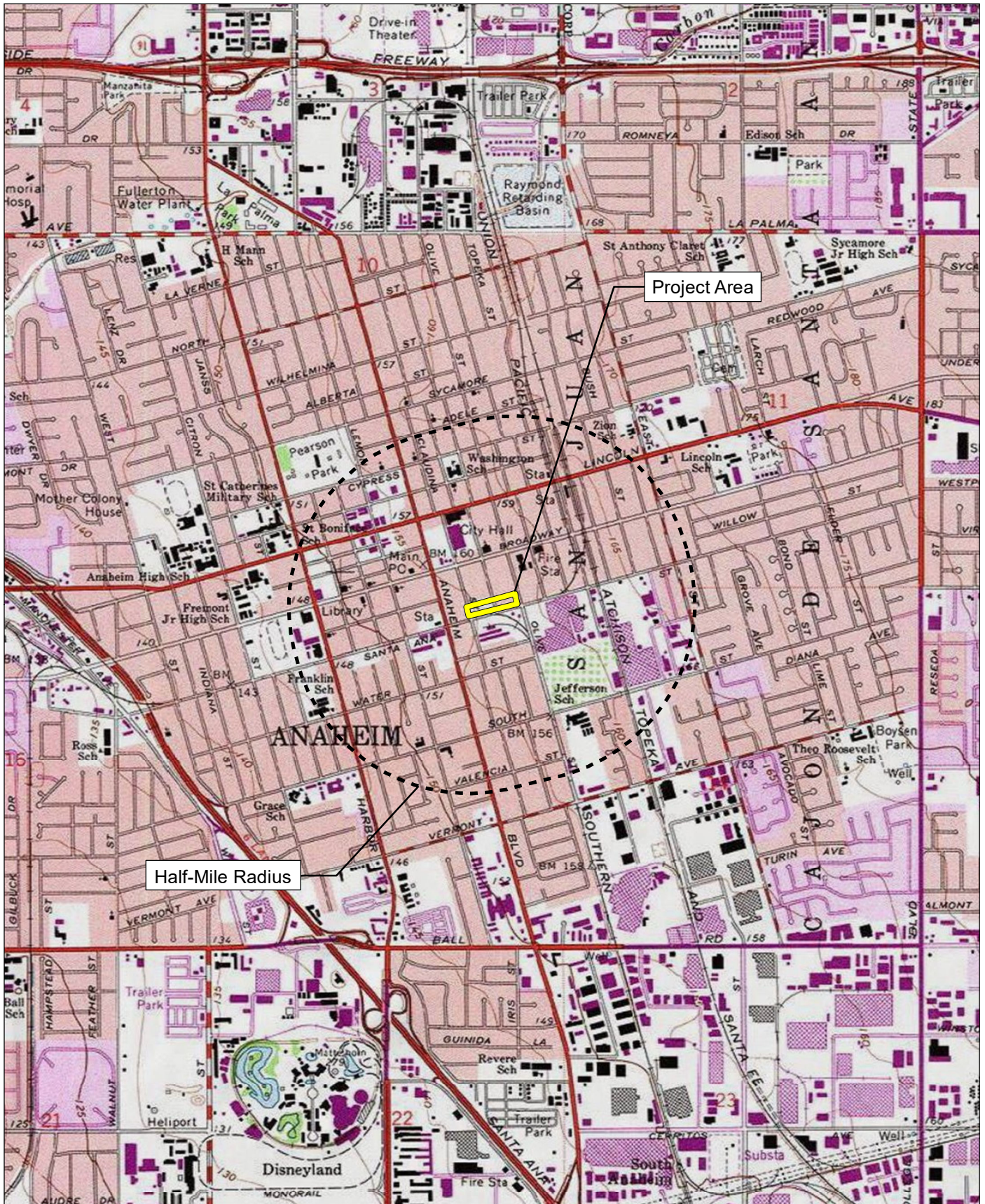
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Exhibit A Record Search Map

February ,2024

Pala Band of Mission Indians
Shasta Gaughen, Tribal Historic Preservation Officer; Christopher Nejo,
Legal Analyst/Researcher; Alexis Wallick, Assistant THPO
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Subject: The Mill Residential Project

Dear Shasta, Christopher, and Alexis:

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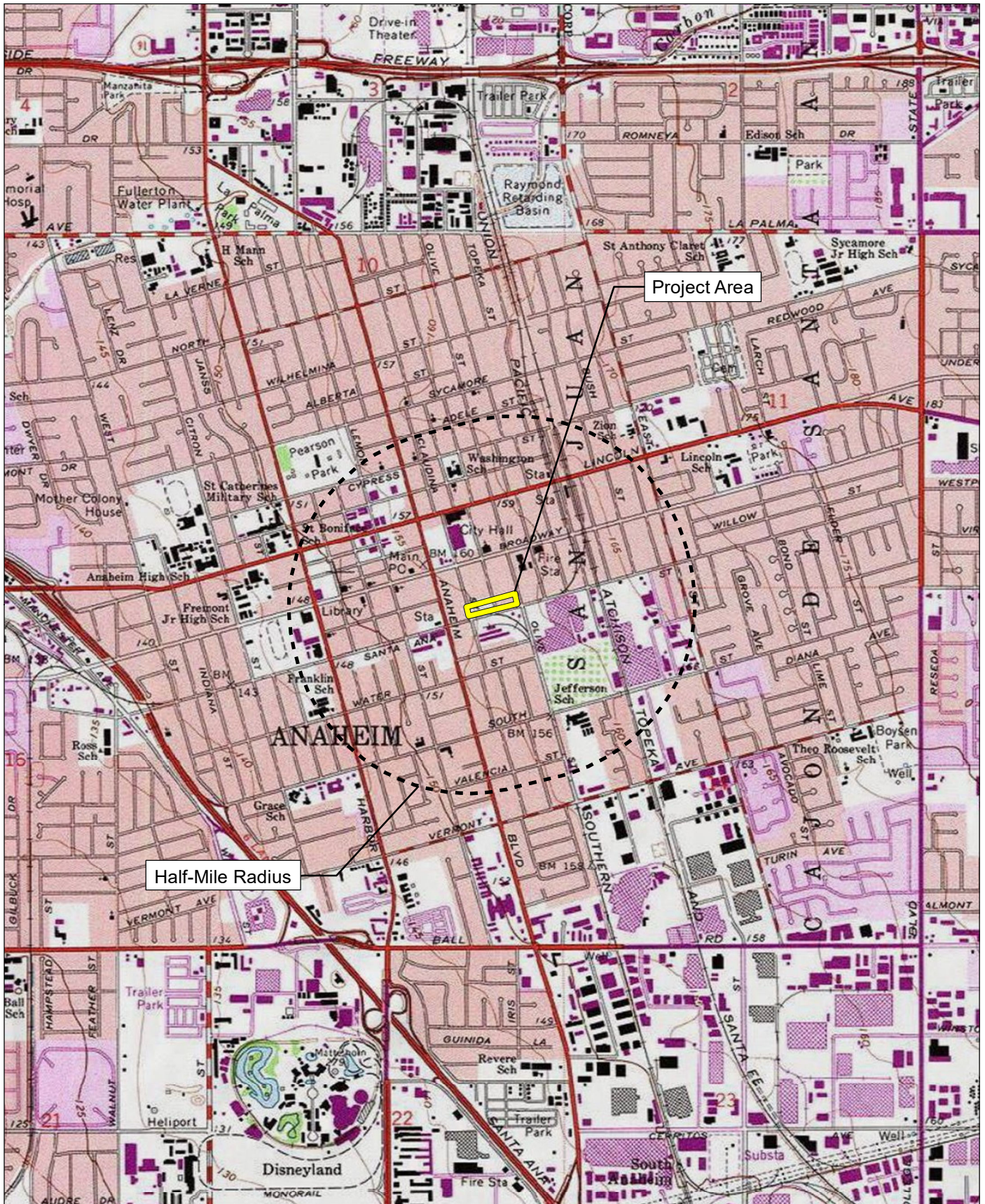
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Exhibit A Record Search Map

February ,2024

La Posta Band of Diegueno Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA, 91905

Subject: The Mill Residential Project

Dear Chairperson Parada:

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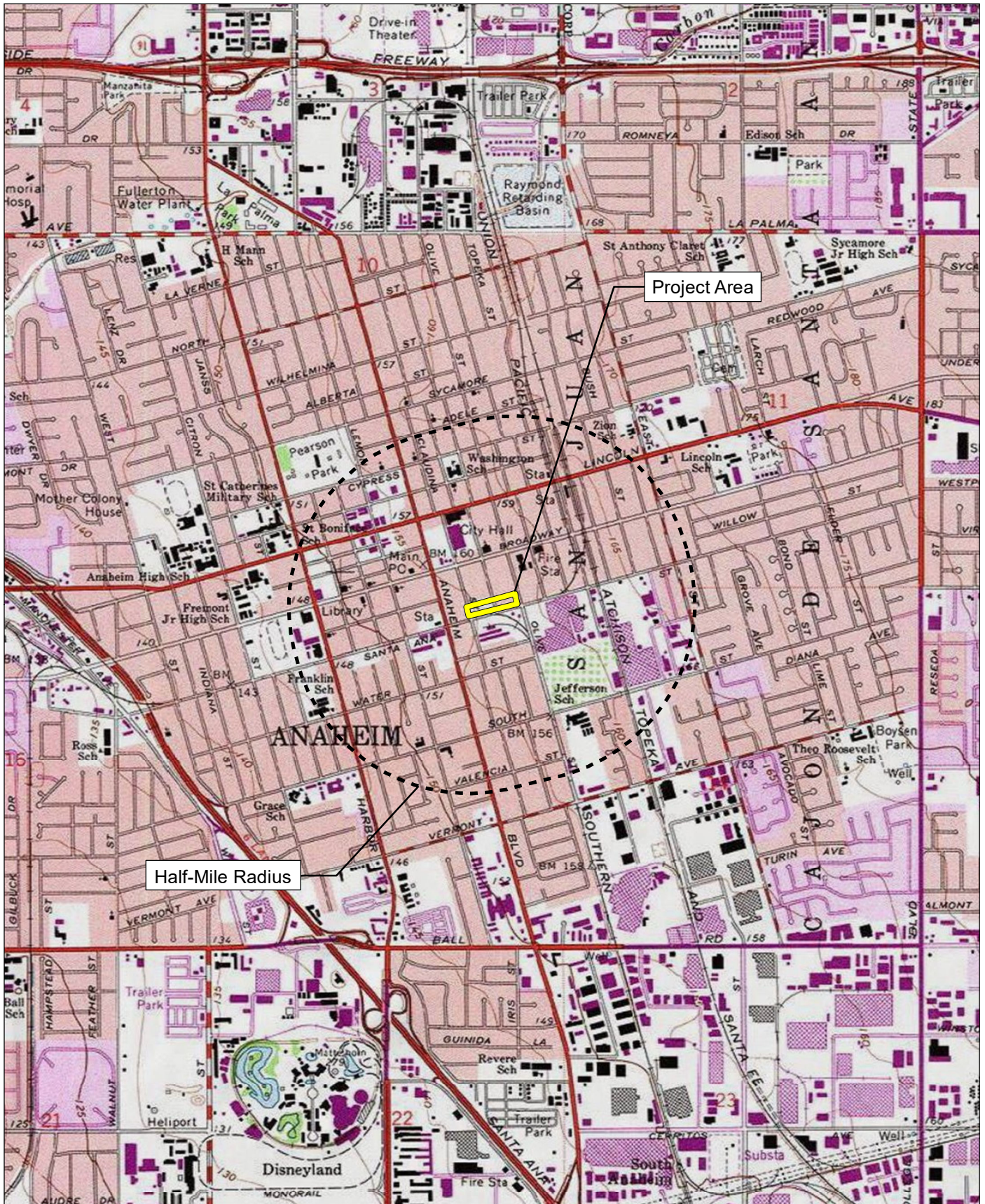
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Exhibit A Record Search Map

February ,2024

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Joyce Perry, Cultural Resource Director
4955 Paseo Segovia
Irvine, CA, 92603

Subject: The Mill Residential Project

Dear Director Perry:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

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56 Broome Corporate Parkway
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Sincerely,

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Charles Mikulik, M.A., RPA
Senior Cultural Resources Specialist
FirstCarbon Solutions
2999 Oak Road, Suite 250 Walnut
Creek, CA 94597

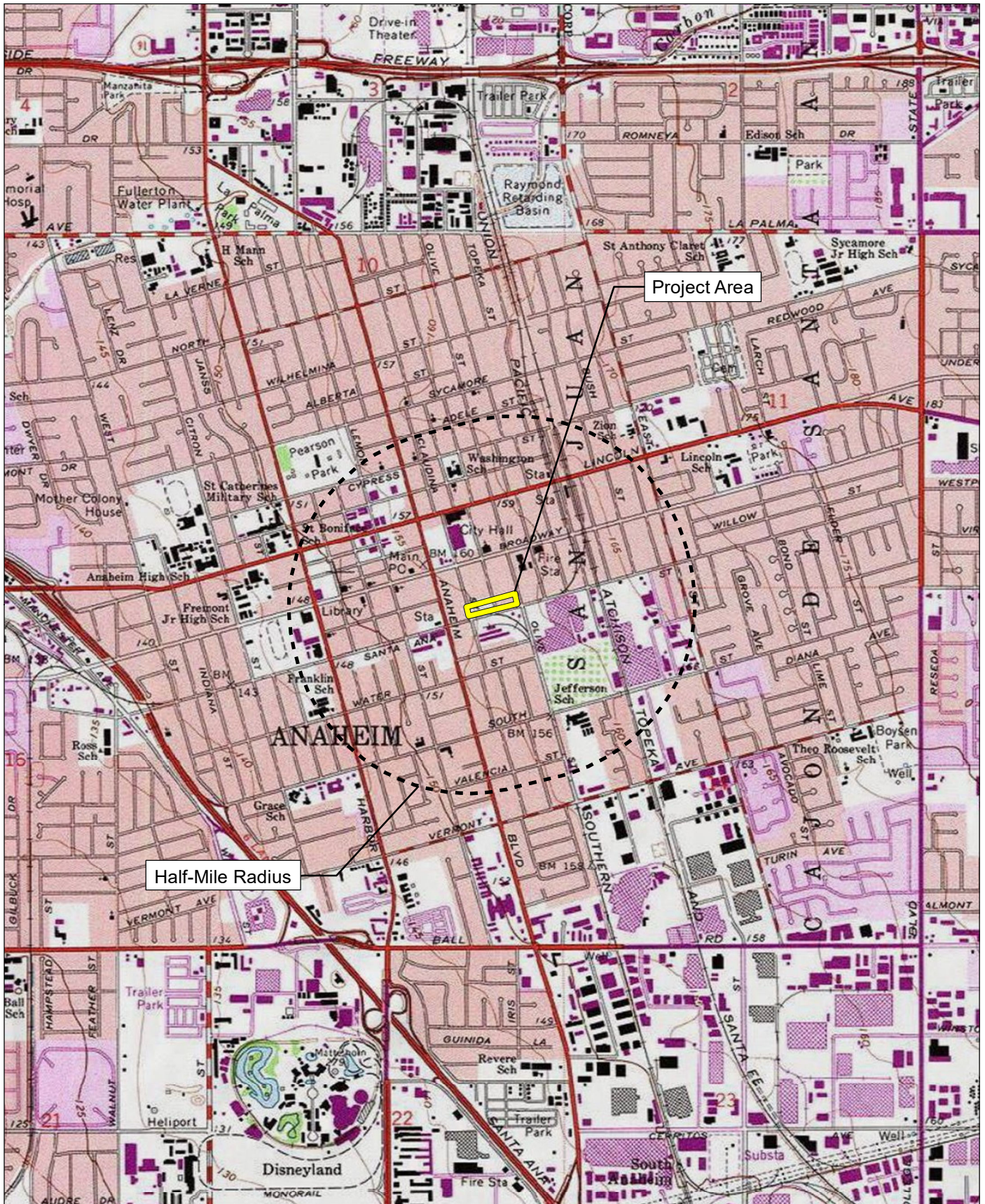
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Attachment A: Record Search Map



**Attachment A:
Records Search Map**





Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15,14,10,11.
 Project Site Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15.



Exhibit A Record Search Map

January , 2024

Ewiiapaayp Band of Kumeyaay Indians
Robert Pinto, Chairperson; Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA, 91901

Subject: The Mill Residential Project

Dear Chairperson Pinto and Vice Chairperson Garcia:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

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Sincerely,

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Charles Mikulik, M.A., RPA
Senior Cultural Resources Specialist
FirstCarbon Solutions
2999 Oak Road, Suite 250 Walnut
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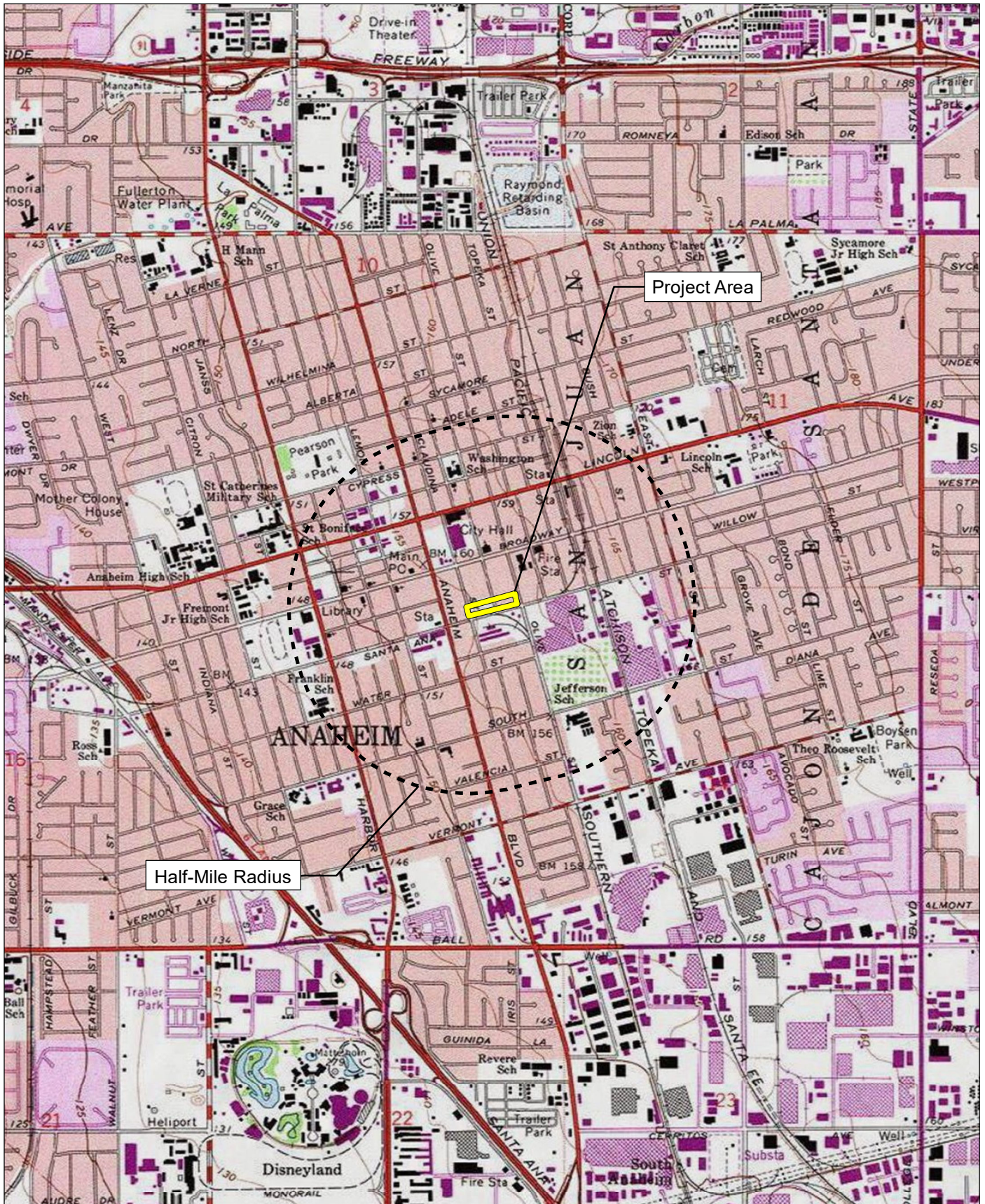
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Exhibit A Record Search Map

February ,2024

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539

Subject: The Mill Residential Project

Dear Chairperson Redner:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

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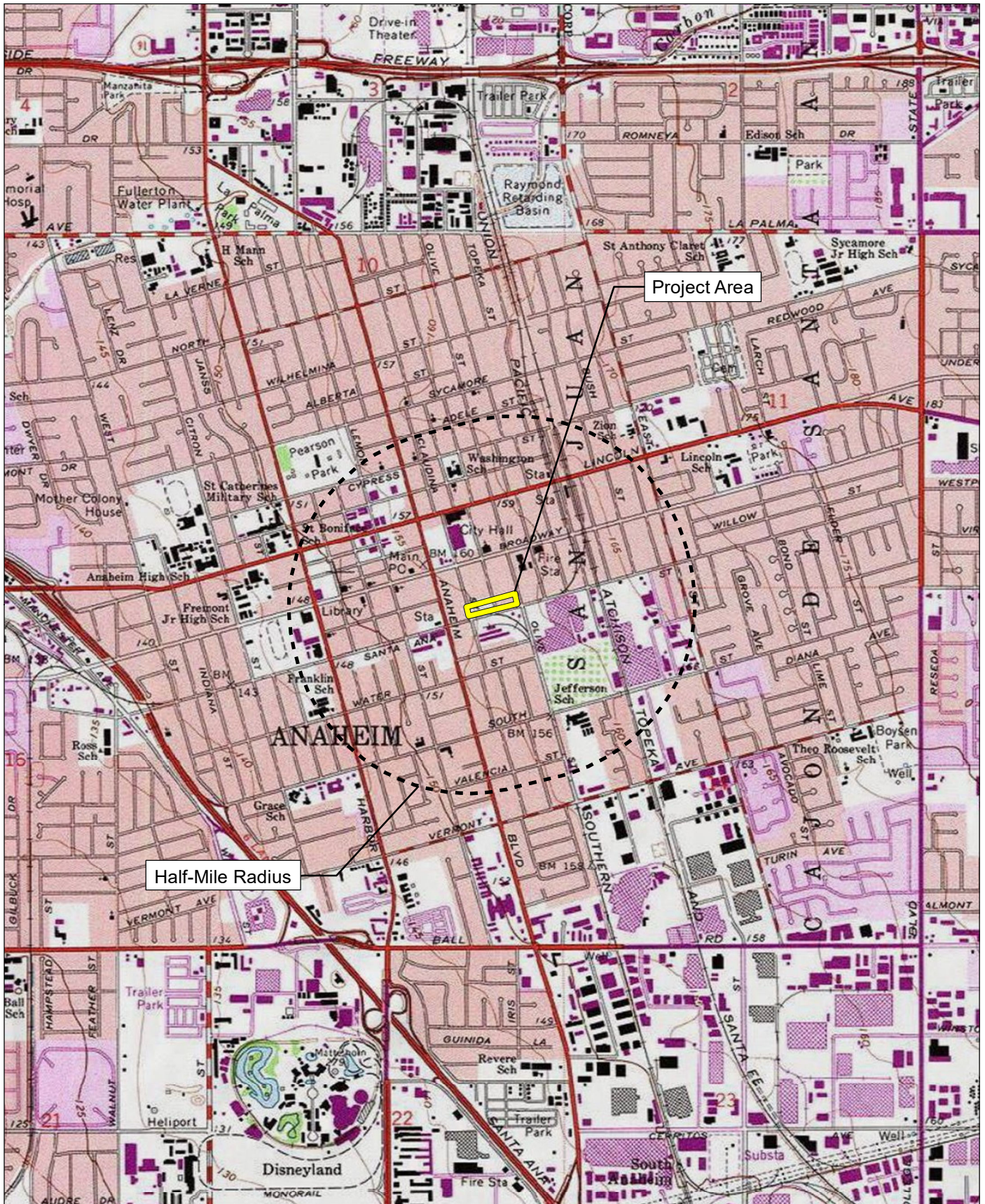
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 Project Site Source: USGS Anaheim 7.5' Quadrangle / T04S,R10W,sec15.



Exhibit A Record Search Map

January , 2024

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson; Christina Swindall Martinez, Secretary
P.O. Box 393
Covina, CA, 91723

Subject: The Mill Residential Project

Dear Chairperson Salas and Secretary Swindall Martinez:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Mill Residential Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural resources assessment.

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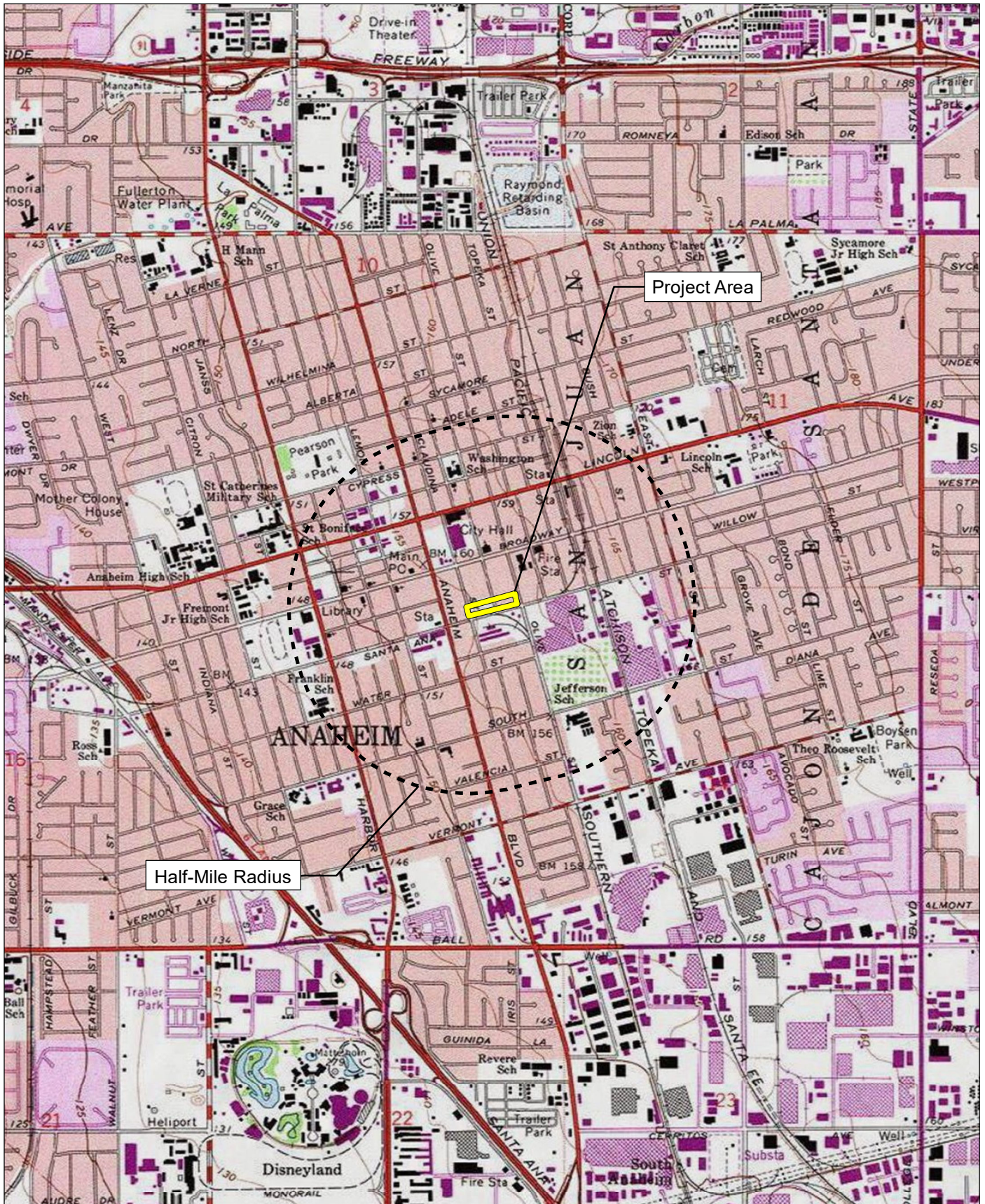
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Exhibit A Record Search Map

February ,2024

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302
Boulevard, CA, 91905

Subject: The Mill Residential Project

Dear Chairperson Santos:

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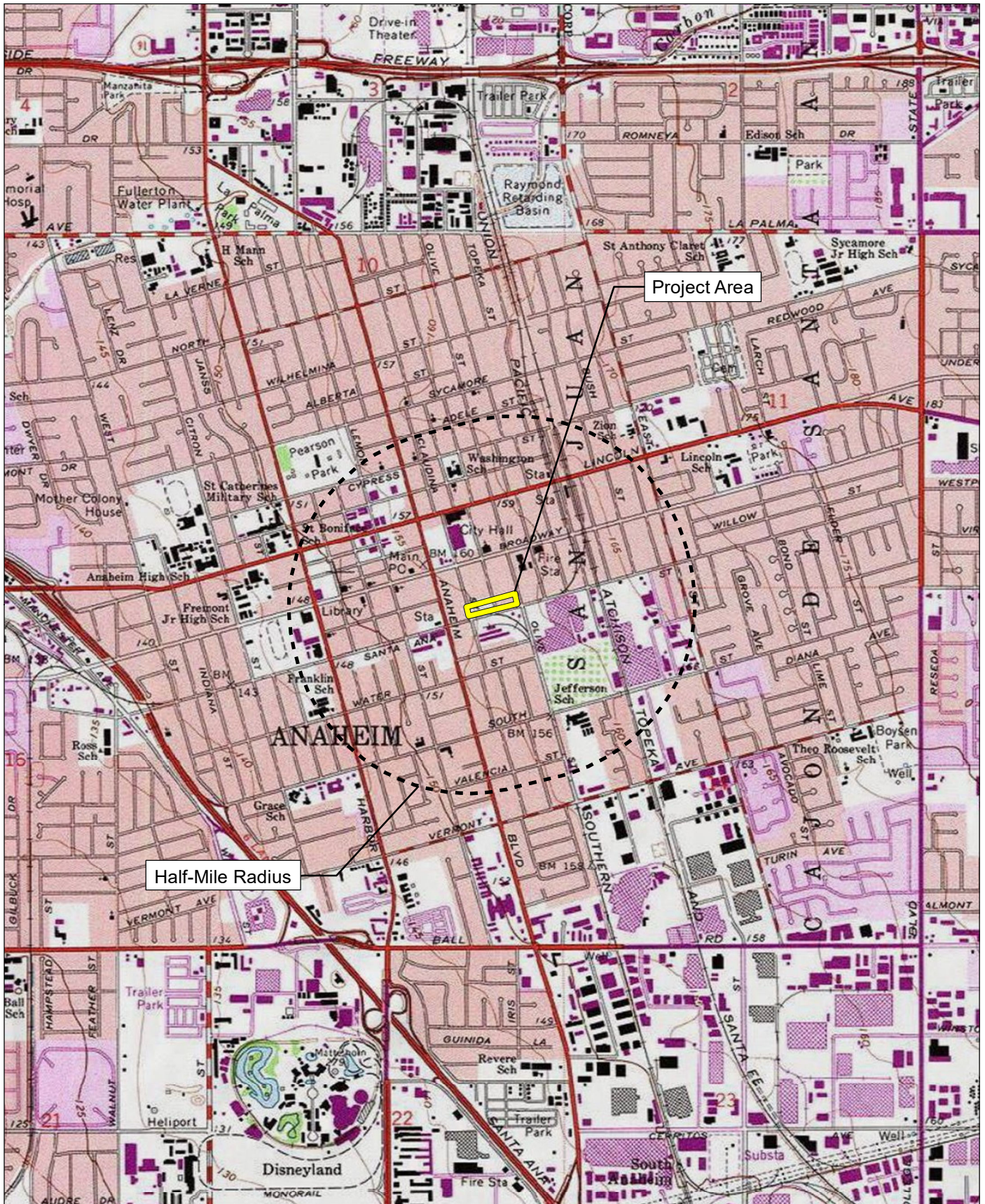
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Exhibit A Record Search Map

February ,2024

Soboba Band of Luiseno Indians
Jessica Valdez, Cultural Resource Specialist; Joseph Ontiveros, Tribal
Historic Preservation Officer
P.O. Box 487
San Jacinto, CA, 92581

Subject: The Mill Residential Project

Dear Jessica and Joseph:

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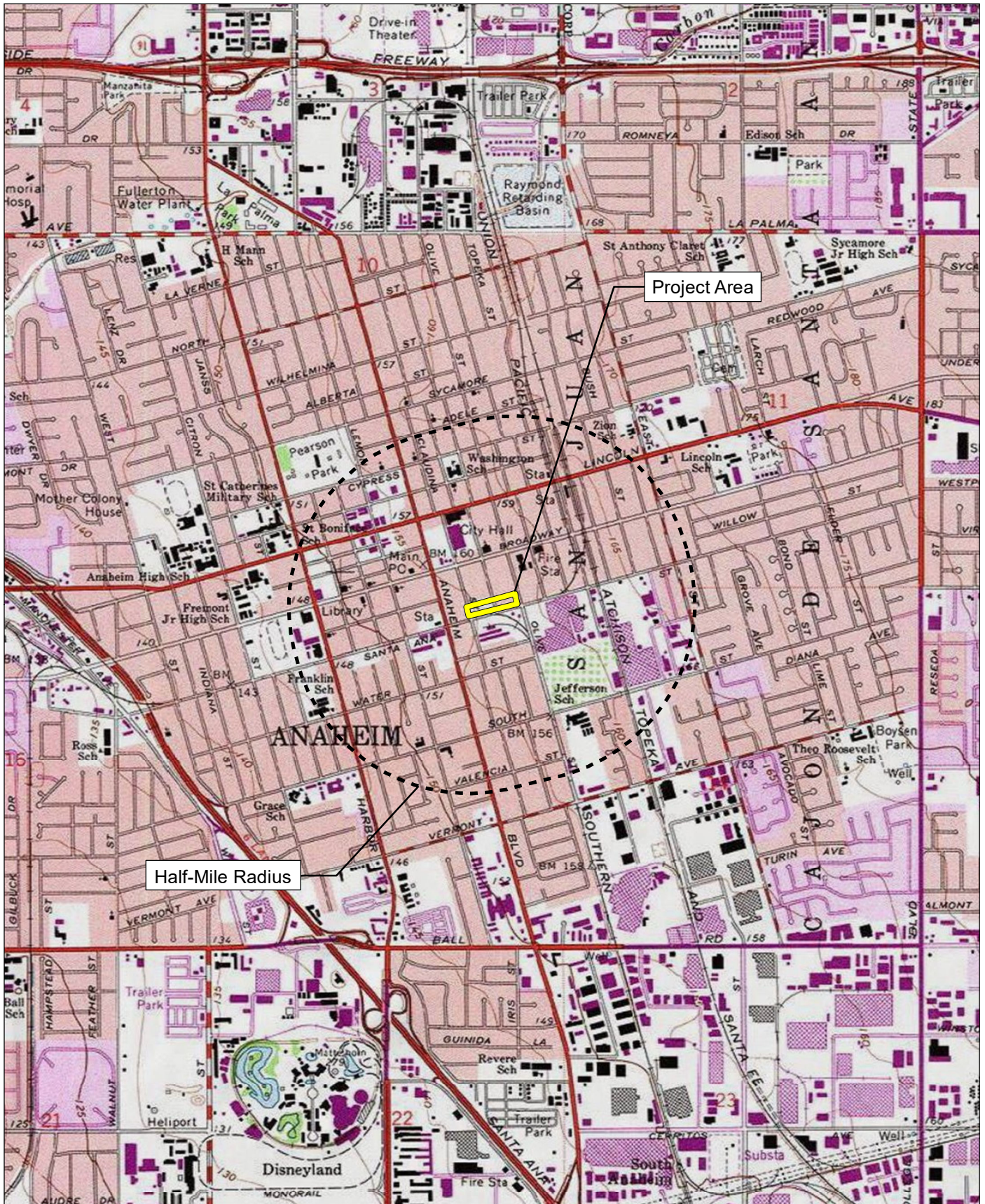
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Exhibit A Record Search Map

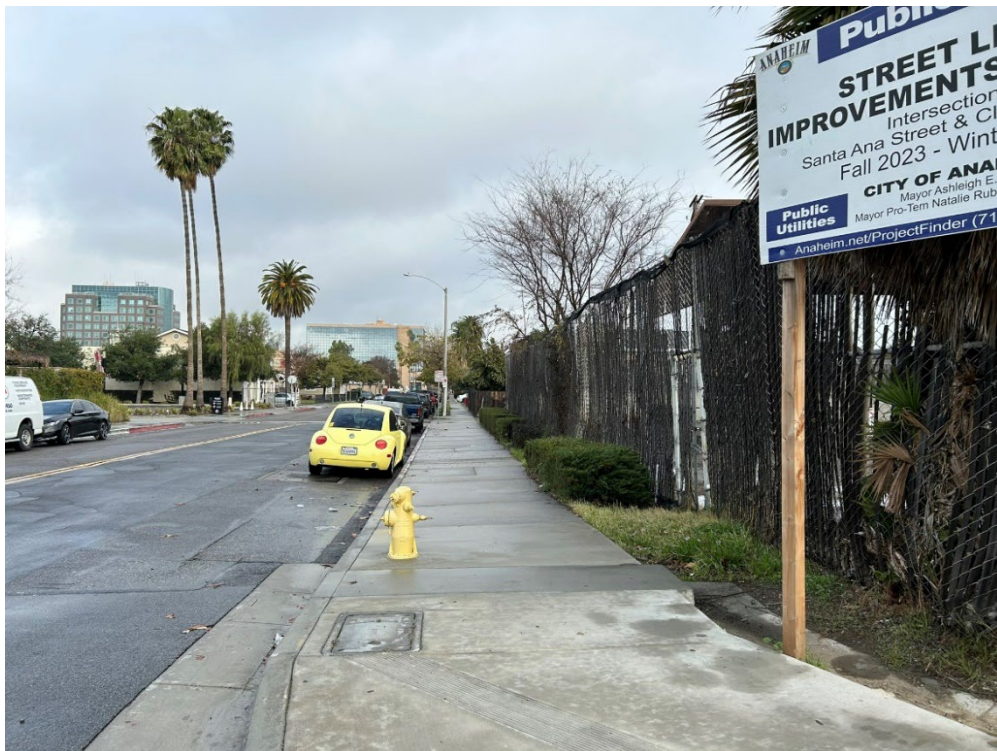
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C.3 - Pedestrian Photo Log

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Photograph 1: View from Claudina Street, and Santa Ana Street, facing east.



Photograph 2: View from Claudina Street, and Santa Ana Street, facing north.



Photograph 3: View from Claudina Street, looking down unnamed alley, facing east.



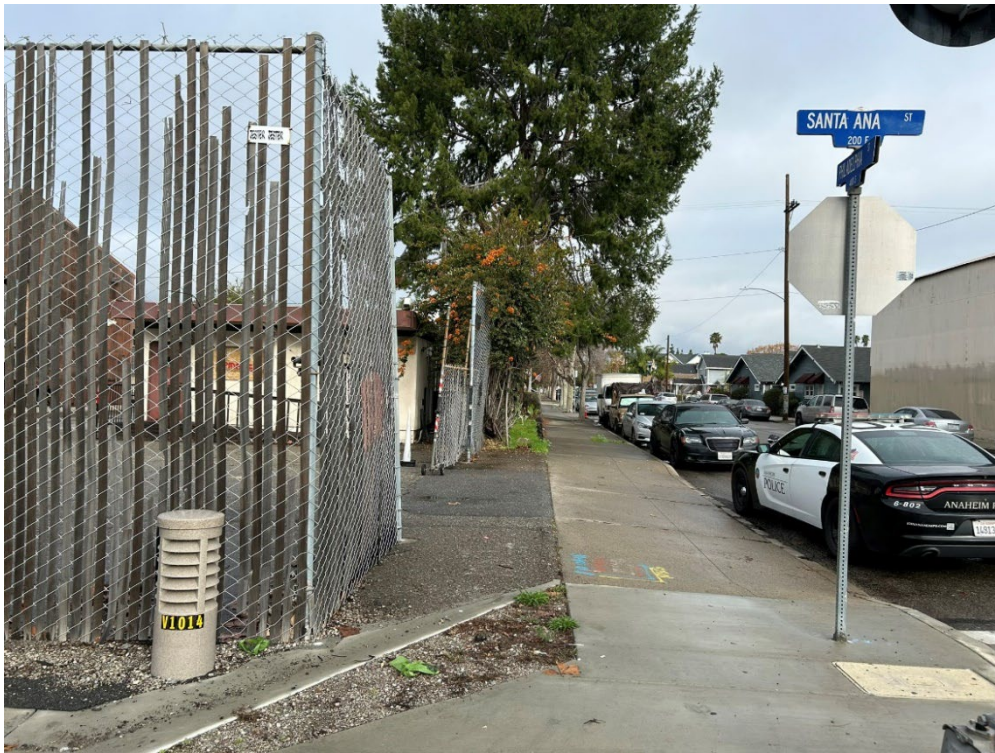
Photograph 4: View from Claudina Street, and unnamed alley, facing south.



Photograph 5: View from Philadelphia Street to Claudina Street, facing west.



Photograph 6: View from Philadelphia Street to Santa Ana Street, facing south.



Photograph 7: View from corner of Santa Ana Street, and Philadelphia Street, to alley, facing north.



Photograph 8: View from corner of Santa Ana Street, and Philadelphia Street, to Claudina Street, facing west.



Photograph 9: View of southwest corner of shed near 275 E. Santa Ana Street, facing northwest.



Photograph 10: View of northwest corner of shed, facing southeast.



Photograph 11: View of north elevation of shed from northwest corner, facing southeast.



Photograph 12: View of south elevation of shed from southwest corner, facing northeast.



Photograph 13: View of south elevation from near center of shed, looking north.



Photograph 14: View of truss, supports, and ceiling.



Photograph 15: View of northeast corner of shed, facing southeast.



Photograph 16: View of east elevation of shed, facing southwest.



Photograph 17: View of southeast corner of shed, facing northwest.



Photograph 18: View of south elevation of building at 275 E. Santa Ana Street, facing north.



Photograph 19: View of eaves at southwest corner of building.



Photograph 20: View of west elevation of building, facing east.



Photograph 21: View of southwest corner of building, facing northeast.



Photograph 22: View of northwest corner of building, facing southeast.



Photograph 23: View of redwood steps, landing, and steel door on west elevation of building, facing east.



Photograph 24: View of aluminum, double pane window on west elevation, facing east.



Photograph 25: View of second aluminum double pane window on west elevation, facing east.



Photograph 26: View of third aluminum double pane window on west elevation, facing east.



Photograph 27: View of aluminum single pane window on west elevation, facing east.



Photograph 28: Overview of east elevation of building and windows, facing west.



Photograph 29: View of double pane window on east elevation of building, facing west



Photograph 30: Overview from corner of Santa Ana Street, and Olive Street, facing north.



Photograph 31: Overview from corner of Santa Ana Street, and Olive Street, facing west.



Photograph 32: Over view from Olive Street, and unnamed alley, facing west..



Photograph 33: Overview from Olive Street, and unnamed alley, facing south.



Photograph 34: View of door on north elevation of structure at 301 E. Santa Ana Street, facing south.



Photograph 35: View of northwest corner of structure at 301 E. Santa Ana Street, facing east.



Photograph 36: View of northwest corner of structure at 301 E. Santa Ana Street, facing south.



Photograph 37: Overview of east elevation of structure, facing west.



Photograph 37: View of eaves on structure at east end.



Photograph 39: Overview of center of structure, facing north.



Photograph 40: Overview center of structure, facing south.



Photograph 41: View of interior of structure, facing southwest.



Photograph 42: View of interior of structure, facing southeast.



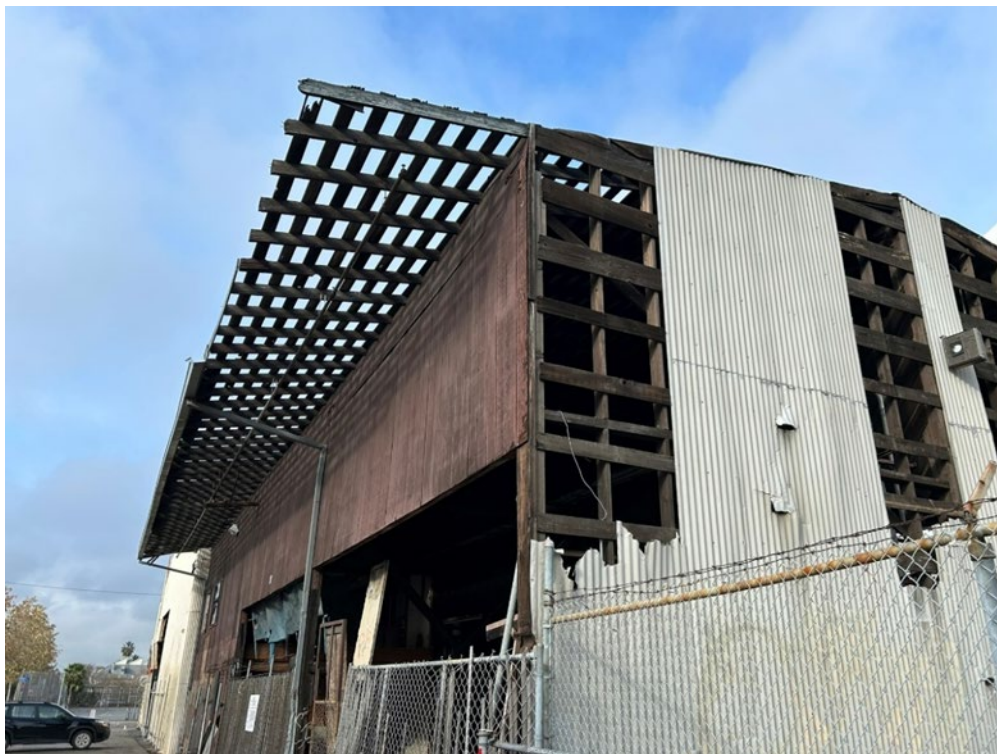
Photograph 43: Overview of interior of structure, facing south.



Photograph 44: Overview of "hopper" feature at east elevation of structure, facing northwest.



Photograph 45: Overview of east elevation of structure and hopper, facing west.



Photograph 46: View of eaves and siding at southeast corner of structure, facing north.



Photograph 47: Overview of south elevation near center of structure, facing north.



Photograph 48: View of aluminum framed sliding glass window, facing north.



Photograph 49: View of aluminum paned window, facing north.



Photograph 50: Overview of southwest corner of structure near Philadelphia St, and Santa Ana Street, facing north.



Photograph 51: Overview from corner of Philadelphia Street, and Santa Ana Street, facing east.



Photograph 52: Overview of southwest corner of structure, facing northeast.



Photograph 53: Overview of foundation at west elevation, facing east.



Photograph 54: Overview of southwest corner of structure, looking northeast.



Photograph 55: Overview of south elevation, facing northeast.



Photograph 56: Overview southwest portion of structure, facing northwest.



Photograph 57: Overview near center of south elevation, facing northeast.



Photograph 58: Overview near center of south elevation, facing northwest.



Photograph 59: Overview of northwest corner of structure, facing southeast.



Photograph 60: Overview of eaves near center of north elevation, facing southwest.



Photograph 61: View of eaves and modern improvements near center of structure, facing southwest.



Photograph 62: View of interior ceiling of structure.

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C.4 - Historic Built Environment Assessment Report

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February 7, 2024

Dr. Dana Douglas DePietro
Director of Cultural Resources
FirstCarbon Solutions
Email: ddepietro@fcs-intl.com

RE: Historic Built Environment Assessment for The Mill Project, City of Anaheim, California

Dear Dr. DePietro:

South Environmental was retained by FirstCarbon Solutions (FCS) to prepare a historic built environment assessment report in support of The Mill Project (project) in the City of Anaheim, California. The purpose of this report is to determine if the proposed project will result in impacts to historic built environment resources located within the project site. This report was prepared in conformance of the requirements of the California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and the City of Anaheim's Mills Act Program Guidelines.

The project site comprises three parcels containing three industrial buildings that were constructed over 45 years ago (1955). In accordance with the requirements of CEQA Guidelines §15064.5 for historical resources, the property was recorded and evaluated for historical significance and integrity on the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms, Attachment A). Additionally, potential project-related impacts were assessed to the existing Anaheim Colony Historic District, which overlaps the project site.

This significance evaluation and associated impacts assessment was prepared by Senior Architectural Historian Laura Carías, MA and Principal Architectural Historian Sarah Corder, MFA who meet the Secretary of the Interior's Professional Qualification Standards for architectural history and history. Resumes for Ms. Carías and Ms. Corder are provided in Attachment B.

Introduction

Project Description

The project proposes to develop a new residential infill community located within the Anaheim Colony Historic District. The proposed project site includes two city blocks and three parcels, located at 275 and 375 East Santa Ana Street (APN 037-024, 037-111-29 and 037-111-30) for a total of approximately 2.05 acres.

The project site was formerly a lumber yard and mill and is currently used as valet parking and storage for trolleys associated with the adjacent retail use. The site is entirely paved or covered by buildings and structures that are remnants of previous industrial use.

The project proposes to construct 56 three-story for-sale townhomes with a density of 27.3 dwelling units per acre. Proposed homes range from approximately 1,200 – 1800 square feet with two to three bedrooms. The project also assumes that six of the 56 units (10%) would be affordable units, priced for households with moderate income levels.

The project proposes minimum building setbacks ranging from six feet to the existing alley (three feet from utility cabinets), 11 feet along South Claudina, South Philadelphia, and South Olive Streets, and nine feet (six feet to porch) along East Santa Ana Street. Courtyards are proposed to be 36 feet to 38 feet at the tightest point between buildings and the separation is proposed to be reduced to 28 feet (30- feet between garage doors) at the private motor courts compared to the 40-foot separation required by the zoning code.

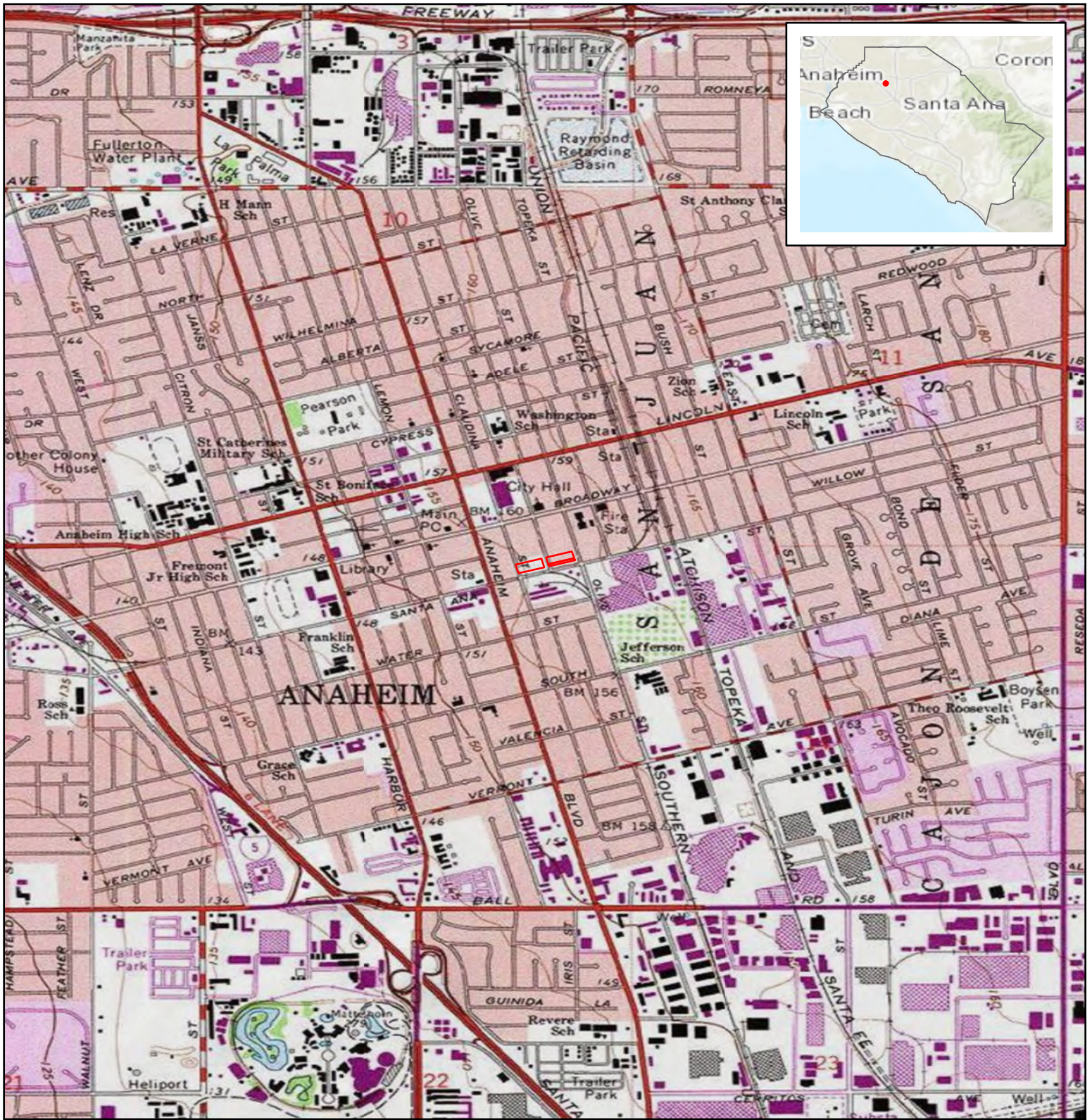
Each block contains four buildings with two building types. Buildings are arranged and designed to provide front doors along all four public streets, creating a superior street scene with a pedestrian scale. The parkway and the mature trees along Santa Ana will be protected in place. New sidewalks and parkways with new street trees will be installed along the other three public streets to provide shade and promote a comfortable, attractive walking environment.

The eight-plex building type is designed in a Vernacular Modern style and the six-plex building type is designed in a Minimalist Traditional Style in accordance with Anaheim Colony Design Guidelines. These styles blend both modern and traditional design features and materials, paying homage to the site's industrial legacy while also providing a complementary transition from the more urban aesthetic of the Packing House and nearby industrial uses to the traditional style of the surrounding residential neighborhoods. The maximum building height proposed is 38 feet, which is consistent with the code's maximum permitted height of 40 feet.

The arrangement of buildings also defines two central open space courtyard areas that open to East Santa Ana Street. The project provides a minimum of 11,392 SF of common and private open space, which meets the code requirement of 11,200 SF. Each courtyard will include passive recreational amenities that may include shaded seating areas, barbecues, open lawns for lawn games such as cornhole, and fireplaces for residents to gather and socialize. The design also offers public art and decorative walls to create a high-quality design aesthetic compatible with the nearby Packing House. Garages for each building are accessed via the existing alley or four new motor courts. The existing alley, which currently also provides access to existing apartment units on the north side, will be enhanced with landscaping and lighting as part of the project, improving the visual appeal and safety of this space for both existing and new residents.

Project Location

The proposed project site includes two city blocks and three parcels, located at 275 and 375 East Santa Ana Street (APNs 037-024, 037-111-29 and 037-111-30) for a total of approximately 2.05 acres. The project site is bound by East Santa Ana Street to the South, South Claudine Street to the West, South Olive Street to the East, and an existing alley to the north. South Philadelphia Street divides the middle of the project area, creating two separate blocks (Figures 1-2).



Source: ESRI USA Topo Maps and World Topo Map 2024

275-375 East Santa Ana Street Project

Figure 1. Project Location Map

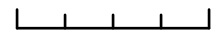
Project Site

Project Location is within Anaheim, California, in Orange County on the USGS Anaheim 7.5-minute quadrangle map in Section 3 of Township 04 South and Range 10 West

Center Coordinate (Decimal Degrees):
 Latitude: 33.8319768N Longitude: -117.9100339W



0 1,000 2,000 Feet



Scale: 1:24,000



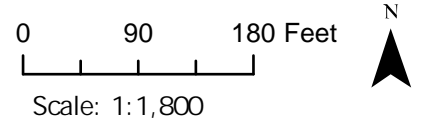


Source: Bing Aerial Imagery 2024

275-375 East Santa Ana Street Project

Figure 2. Project Site Detail

 Project Site



Regulatory Setting

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR (enumerated below) were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP). According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

CEQA requires a lead agency determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1). A historical resource is a resource listed in,

or determined to be eligible for listing, in the CRHR, a resource included in a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change

in the significance of a historical resource such that the resource's historical significance is materially impaired.

Secretary of the Interior's Standards for the Treatment of Historic Properties

The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (the Standards, Weeks and Grimmer 1995, revised 2017), are a series of concepts focused on maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They function as common-sense historic preservation principles that promote historic preservation best practices. The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation. The Standards for Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. When a project conforms to the Standards, its impact on historical resources would be considered mitigated to below a level of significance and, thus, not significant (14 CCR 15126.4(b)(1)).

City of Anaheim Mills Act Program Guidelines

Eligible Properties

Properties eligible to apply for a Mills Act Contract are those listed in the NRHP, CRHR, and/or Anaheim's list of "Qualified Historic Structures." The last category includes properties that are documented to contribute to the significance of historic districts as well as individually significant properties, which are designated in Anaheim as "Historically Significant Structures." Owners of properties that are not currently listed as a "Qualified Historic Structure" may apply to be added if they meet the criteria below:

Properties Located within a Historic District

These properties may be considered for designation as a "Contributor" to the district, if the property:

- Was constructed within the period of significance documented for the district (1949 or earlier for most districts; 1941-1955 for the Hoskins District).
- Is associated with the significant historic themes identified for the district.
- Retains historic integrity from the period of significance.

Properties Located Outside of a Historic District

These properties may be considered for listing as a "Historically Significant Structure," if the property meets one or more of the following criteria:

- It strongly represents a significant event or broad patterns of local, regional, or national history.
- It is associated with the life of a significant person in local, regional, or national history.
- It is a very good example of a significant architectural style, property type, period, or method of construction; or it represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or it is a significant visual feature of the City.

City of Anaheim General Plan (2004)

The City of Anaheim's General Plan includes a Community Design Element that was developed to unify the City through design policies and provide policy guidance that respects the City's diverse built environment. The key objectives of the Community Design Element are as follows:

- An aesthetically pleasing City unified by select design features;
- Aesthetic enhancements along arterial corridors and public rights-of-way, including landscaping and streetscape improvements;
- Clearly marked formal entries at key locations which identify community gateways, edges and boundaries;
- Attractive and strategically located retail uses;
- A vibrant and identifiable downtown;
- Preservation of the City's heritage through historic homes, neighborhoods and districts;
- Well-maintained parks, libraries and community centers;
- Attractive neighborhoods with well-maintained streetscapes; and
- An abundance of open space features throughout the City.

The Community Design Element also has the following goals and policies (City of Anaheim 2004).

GOAL 1.1: Create an aesthetically pleasing and unified community appearance within the context of distinct districts and neighborhoods.

GOAL 2.1: Attractively landscape and maintain Anaheim's major arterial corridors and prepare/implement distinctive streetscape improvement plans.

GOAL 3.1: Single-family neighborhoods are attractive, safe and comfortable.

GOAL 4.1: Multiple-family housing is attractively designed and scaled to complement the neighborhood and provides visual interest through varied architectural detailing.

GOAL 5.1: Mid-block residential developments convey a neighborhood atmosphere, high level of design quality, and strong street-facing orientation.

GOAL 6.1: Focus activity centers at the intersections of selected major corridors to provide a convenient and attractive concentration of retail and office uses.

GOAL 7.1: Neighborhood retail centers are thoughtfully designed to create attractive places that provide convenient access and ample pedestrian amenities to residents of surrounding neighborhoods.

GOAL 8.1: Anaheim's mixed-use areas are attractively designed, pedestrian and bicycle-friendly, easily accessible, and contain a proper blend of commercial retail, office and residential uses.

GOAL 9.1: Anaheim's industrial areas and the buildings within them are strategically planned, visually distinctive and attractive, abundantly landscaped and appropriately signed.

GOAL 10.1: Anaheim sign guidelines address distinctive, appropriately-scaled and/or coordinated signs throughout commercial, industrial and mixed-use areas.

GOAL 11.1: Architecture in Anaheim has diversity and creativity of design and is consistent with the immediate surroundings.

GOAL 12.1: Opportunities to expand the Art in Public Places program to include all areas of the City will be explored, thereby enriching public places and strengthening the City's identity.

GOAL 13.1: Anaheim has a vibrant, distinctive and pedestrian-friendly Downtown that respects its historic context and provides civic, shopping, employment, and entertainment opportunities for residents and visitors.

GOAL 14.1: The Anaheim Colony Historic District and residential neighborhoods are a living example of the architectural heritage and community pride of the City.

GOAL 15.1: The Platinum Triangle will become a dynamic, mixed-use center of regional interest, providing retail, office, residential, employment, and entertainment opportunities.

GOAL 16.1: Enhance the North Euclid Street corridor as a major City gateway and educational center.

GOAL 17.1: Improve West Anaheim's residential neighborhoods and strategically locate quality retail development

GOAL 18.1: Enhance the overall design quality of East Anaheim.

GOAL 19.1: Transition the North Central Industrial Area as a cleaner, more modern industrial center.

GOAL 20.1: Continue to strengthen Anaheim Canyon's image as one of the region's most desired economic centers.

GOAL 21.1: Preserve the Hill and Canyon Area's sensitive hillside environment and the community's unique identity.

The General Plan also includes an appendix that has specific guidance for the Anaheim Colony Historic District titled *Anaheim Colony: Vision Principles and Design Guidelines* that was prepared by The Planning Center in April of 2003. The following principles and design guidelines apply to historic properties and areas within and adjacent to the Anaheim Colony Historic District (City of Anaheim 2003).

1. The Colony is Anaheim's historic and cultural center.
2. The Colony's residential areas reflect the City's diverse architectural heritage.
3. The Colony's Downtown area encourages a wide variety of activities and uses.
4. The Colony's streets are designed with the pedestrian in mind.
5. The Colony's commercial streets have strong, unifying historical design themes.
6. The Colony's public spaces provide quality gathering places, comfort and focal points.
7. New development within the Colony respects the historic context.
8. Certain areas outside the boundaries of the Anaheim Colony Historic District should be considered zones of influence of the historic district and subject to its design guidelines.

City of Anaheim Citywide Historic Preservation Plan (2010)

The City of Anaheim's Community Development Department prepared a Citywide Historic Preservation Plan in May of 2010. The intention of the plan is to recognize the importance of historic resources and provide a framework for the identification and potential designation of historic resources. The plan is also intended to protect historic resources from demolition and incompatible alterations (City of Anaheim 2010).

Anaheim Colony Historic District Preservation (1999)

The City of Anaheim prepared a historic district preservation plan specifically for the Anaheim Colony Historic District in 1999. The plan provides basic guidance for property owners to encourage the preservation of historic buildings. The goals of the preservation plan are as follows (City of Anaheim 1999):

1. To promote the importance of preserving and protecting historic buildings in order to enhance the architectural integrity of the District.
2. To promote a design approach that reflects the City's architectural diversity as opposed to the growing trend toward architectural homogeneity in new construction; commit to recapturing and maintaining a "village" character (comprised of residential and

- commercial uses) and pedestrian friendly environment; retain designated and potentially significant historic neighborhoods.
3. To provide basic design principles and assistance to property owners so as to avoid alterations and additions that do not reflect the unique features of their historic home.
 4. To educate property owners as to why being on the Qualified Historic Structures List is important and beneficial to the property values of their homes and surrounding neighborhoods.
 5. To provide and assist property owners with incentives that may be available such as financial resources and technical assistance.
 6. To educate property owners as to the importance of receiving a Certificate of Recognition upon compliance with the Anaheim Colony Historic District Preservation Plan.
 7. To stimulate the economic health of the area and enhance property values by encouraging investment and new construction that is compatible with the scale, style, and character of the neighborhoods within the District.
 8. To avoid demolition, inappropriate alteration, and neglect of houses that contribute to the character of the District.
 9. To retain historic street patterns, landscape features, and pedestrian friendly amenities. To identify and maintain public views from parks and other publicly owned properties.
 10. To assist and encourage preservation activities, public involvement, and awareness in the preservation process, such as house tours and newsletters.
 11. To develop a plaque program for the identification of designated landmarks and districts.
 12. To provide an opportunity for property owners within neighborhoods to propose more specific standards for the preservation of their historic homes.

Methods

Building Development and Archival Research

City of Anaheim City Clerk

South Environmental requested all relevant building records and documents for the subject property on file with the City of Anaheim. Permits were obtained from the City Clerk's online portal. All information obtained from this source was reviewed and used in the development of the historic context presented as part of this study.

Anaheim Heritage Center

South Environmental visited the Anaheim Heritage Center on January 11, 2024 and requested information on the subject property. Information obtained from this source was used in the development of the historic context presented as part of this study.

Built Environment Resource Directory

The Built Environment Resource Directory (BERD) is an online resource that provides information, organized by county, regarding non-archaeological resources in the California Office of Historic Preservation (OHP) inventory. This includes resources reviewed for eligibility for the NRHP, CRHR, and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. South Environmental accessed the BERD from OHP on January 25, 2024. The subject property was not listed.

Historical Newspaper Search

South Environmental reviewed all available historical newspapers covering the City of Anaheim and Orange County to understand the development of the property and surrounding areas. All information obtained from this source was used in the development of the historic context presented as part of this study.

Sanborn Fire Insurance Maps

South Environmental reviewed Sanborn Fire Insurance Company maps, available on the Los Angeles Public Library website and at the Anaheim Heritage Center to understand the development of the property. The subject property appears in the 1907, 1911, 1922, 1922-1949, and 1956 editions. All information obtained from this source was used in the development of the historic context presented as part of this study.

Historical Aerial Photographs

South Environmental conducted a review of historical aerial photographs for the following years: 1938, 1953, 1960, 1963, 1972, 1980, 1987, 1992-2000, 2003-2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020 (NETR 2024; UCSB 2024). All information obtained from this source was used in the development of the historic context presented as part of this study.

Survey

South Environmental Architectural Historian Laura Carías, MA completed an intensive-level pedestrian survey of the project site and surrounding areas on January 11, 2024. The built environment survey entailed walking the site and documenting the exterior of the existing buildings and structures with notes and photographs.

Identified Resources

Anaheim Colony Historic District

Archival research indicated that there is one previously recorded historical resource overlapping the proposed project site, the Anaheim Colony Historic District (P-30-161792).

The Anaheim Colony Historic District is Anaheim's first and largest historic district. The boundaries of the historic district follow the original boundaries of the German Colony that settled in Anaheim in 1857. It is a 1.8-square mile area bound by the following streets: West North Street, South East Street, East South Street, and South West Street. Contained within the historic district are 1,118 contributing resources. The historic district was adopted by the Anaheim City Council in October 1997 in response to urban renewal efforts from the 1970s and 1980s that led to the demolition of numerous important buildings and structures.

The historic district reflects the early architectural timeline of the City up to 1949 and includes a mix of eclectic architectural styles including Victorian, Colonial Revival, Craftsman, Period Revivals, and Ranch. The historic district includes residential, public, institutional, and commercial buildings (Anaheim Colony 2024; City of Anaheim 1999; City of Anaheim 2010; City of Anaheim 2016; NRHP Nomination Form 1978).

Buildings located within the Anaheim Colony Historic District must meet the following conditions to be considered a contributor to the significance of the historic district:

- Constructed before 1949, the period of significance for the Anaheim Colony Historic District.
- Associated with significant themes identified for the district.
- Retaining historic integrity from the period of significance.

275 and 375 East Santa Ana Street

The subject property at 275 and 375 East Santa Ana Street is not listed as a contributor to the Anaheim Colony Historic District and is not identified as a Citywide Historically Significant Structure or a Citywide Structure of Historical Interest. Further, the subject property was constructed outside the period of significance for the historic district and has no potential to contribute to the district's historical significance.

The subject property was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). The property was found not eligible at the individual level of significance under all state and local designation criteria due to a lack of significant historical associations and architectural merit.

Impacts Assessment

The subject property at 275 and 375 East Santa Ana Street was found not eligible (as both an individual property and as a potential district contributor) under all state and local designation criteria and integrity requirements. Therefore, it is not considered a historical resource under CEQA. However, the subject property is located within the boundaries of the Anaheim Colony Historic District and potential impacts to the district resulting from proposed new construction must be considered.

New Construction in a Historic District

The Anaheim Colony Vision, Principles and Design Guidelines

The Anaheim Colony Vision, Principles and Design Guidelines (City of Anaheim 2003) provides design guidance for new construction within the Anaheim Colony Historic District. The following analyzes the proposed new construction for conformance with these guidelines. The analysis presented below primarily focuses on Principle 7: New development within the Colony respects the historic context.

Principal 7. New development within the Colony respects the historic context

The portion of the historic district where the proposed project site is located has a varied history of development types with agricultural, industrial, and residential developments that span multiple decades. For example, the residential development north of the subject property has been in existence since at least the 1930s with the 1938 aerial image showing single-family homes with some multi-family properties (NETR 2024; UCSB 2024; Google Streetview 2024). Southeast of the project site, the large residential development located at the corner of East Santa Ana Street and South Olive Street previously functioned as a single-family residence and orchard in the 1930s. By the early 1950s, the orchard was replaced with several industrial buildings. In 2010, all of the industrial buildings were demolished, and the current large-scale residential development was constructed (NETR 2024; UCSB 2024; Google Streetview 2024).

The remaining buildings surrounding the subject property all functioned as industrial properties starting in the 1930s. However, starting in the 1980s through the mid-2010s, these original industrial buildings were demolished and replaced with modern buildings with a variety of functions including commercial, industrial, residential, and civic buildings. Thereby creating a section of the historic district that has no thematic or architectural cohesion. The area has been heavily modified since the 1980s such that the historic setting is no longer recognizable, and there is no potential for the proposed project to impact an existing historic setting/context.

Architectural Heritage

Based on a review of the surrounding residential areas north of the subject property and throughout the historic district, there are multiple examples of early twentieth-century architectural styles. Architectural styles in the adjacent residential neighborhood include Craftsman, Queen Anne Cottage,

Minimal Traditional, and Ranch. The proposed project design draws inspiration from these historic styles, but does not mimic them, so that the new buildings will not detract from the existing historic architecture of the adjacent neighborhood.

Additionally, there is a lack of architectural cohesion and sporadic development along East Santa Ana Street, which affords the project the opportunity to utilize a fresh aesthetic and change of use for the property. Lastly, the project will utilize modern materials such as composition shingle, stucco, vinyl, and brick veneer to avoid conjecture with the historic architectural resources of the existing neighborhood.

Scale, Massing, and Height

Principle 7 states that all new development in commercial areas must retain the scale of the historic district. The proposed new housing units will be designed with three stories and will be low/medium density, which is in keeping with the historic and current character of the neighborhood. Further, the existing buildings proposed for demolition are large scale industrial buildings, portions of which reach nearly three stories in height. The proposed new construction will not introduce incompatible massing and scale, as the project site has historically been occupied by larger buildings with limited views of the residential area to the north. Therefore, the proposed new construction will comply with Principle 7 as there will be no significant changes to the original scale of the historic district.

Streetscape and Landscape Patterns

Principle 7 also states that new development must be consistent with existing streetscape and landscape patterns. The proposed project will preserve existing trees along Santa Ana Street and will preserve the orientation of the site with two distinct parcels that are separated by Philadelphia Street. The project will also retain a strong visual relationship with the main access points to the new buildings located along Santa Ana Street. Proposed new construction would also incorporate new landscaping features such as large trees and open courtyards to blend into and enhance the surroundings.

Secretary of the Interior's Standards for the Treatment of Historic Properties

Of particular relevance to new construction in historic districts and construction adjacent to existing historical resources are Standards for Rehabilitation #9 and #10, which state the following:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As previously discussed, and as illustrated in the Project Plans (Attachment C), the proposed project will utilize height limitations and complementary scale and massing to comply with Standard 9. The limitation on the height and scale will allow the new buildings to blend into the existing historic district and not detract from its historical significance. In addition, the proposed project will not be physically connected to historic properties and will be separated from other historic buildings in the historic district by city streets, so there is no potential to impair other historical resources or properties. Thereby complying with Standard 10.

With the utilization of modern materials, limited scale and density, thoughtful landscape and streetscape designs, and compatible architectural aesthetics, the proposed new construction is consistent with the Principles stipulated in *The Anaheim Colony Vision, Principles and Design Guidelines* and with the Secretary of the Interior's Standards 9 and 10 for new construction. As such, the proposed project will not inhibit the historic district's ability to continue to convey its significance. Therefore, the proposed project will have a less than significant impact on the Anaheim Colony Historic District and no mitigation is required for this resource.

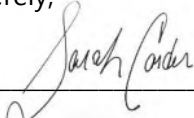
Conclusions

The property at 275-375 East Santa Ana Street was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). The property was found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit. Therefore, it is not considered a historical resource under CEQA.

Additionally, the project site is overlapped by the existing Anaheim Colony Historic District (P-30-161792). Review of the proposed project plans in consideration of the City's historic district design guidelines and the Secretary of the Interior's Standards for Rehabilitation indicate that the proposed new construction will not adversely impact the district or its historic setting. Therefore, the proposed project will result in a less than significant impact to historical resources under CEQA. No mitigation measures are recommended.

Should you have any questions regarding this report or its findings, please do not hesitate to contact us at scorder@southenvironmental.com or (760) 334-3355.

Sincerely,



Sarah Corder, MFA
Principal Architectural Historian



Samantha Murray, MA
Cultural Resources Director

Attachments

- A. DPR Form Set for 275-375 East Santa Ana Street
- B. Resumes
- C. Project Plans dated November 7, 2023

References

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ATTACHMENT A.

DPR Form Set for 275-375 East Santa Ana Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 of 21 *Resource Name or #: (Assigned by recorder) 275-375 East Santa Ana Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Anaheim Date 2024 T 04 N ; R 10 W; of of Sec 3; MD B.M.

c. Address 275-375 Santa Ana Street City Anaheim Zip 92805

d. UTM: Zone 11S , 415793.17 mE/ 3743899.10 mN

e. Other Locational Data:

APNs 037-024-11, 037-111-29, 037-111-30. The subject property is bounded to the east by South Olive Street, to the west by South Claudina Street, and to the south by East Santa Ana Street. The subject property is also bisected by South Philadelphia Street. The subject property is surrounded by single-family, multi-family, and industrial properties.

*P3a. Description:

The subject property is an industrial site located within the boundaries of the Anaheim Colony Historic District. It features 3 buildings that were constructed between circa 1956 and 1982. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP8 Industrial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Photograph 1. Overview of property, facing northwest (South Environmental 2024)

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1955-1982 (City of Anaheim)

*P7. Owner and Address: Lumberyard Was Here, LLC.
709 Randolph Avenue
Costa Mesa, CA 92626

*P8. Recorded by: Laura Carias
South Environmental
2061 N. Los Robles Ave.
Ste. 205
Pasadena, CA 91104

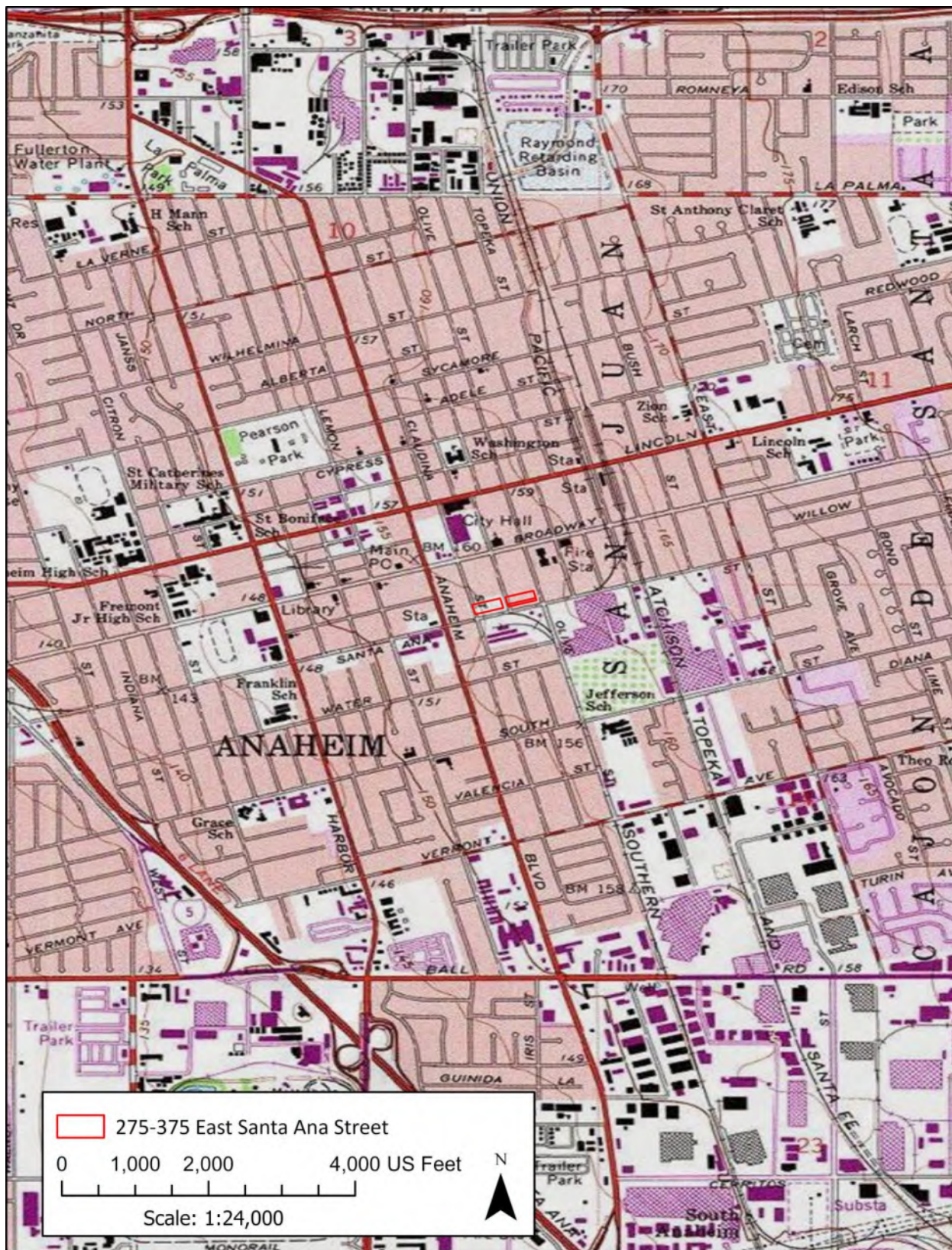
*P9. Date Recorded: 1/11/2024

*P10. Survey Type: Intensive

*P11. Report Citation: Historic Built Environment
Assessment for The Mill
Project, City of Anaheim,
Orange County, California
(South Environmental 2024)



*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): Sketch Map




SKETCH MAP



Source: Bing Aerial Imagery 2024

275-375 East Santa Ana Street Project

Sketch Map

 275-375 East Santa Ana Street

 Buildings

- 1. circa 1956
- 2. 1979
- 3. 1982

0 70 140 Feet

Scale: 1:1,400



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 275-375 East Santa Ana Street

*NRHP Status Code 6Z

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B1. Historic Name: Ganahl Lumber Co./Reel Lumber Company
B2. Common Name:
B3. Original Use: Lumber mill and yard B4. Present Use: Vacant

*B5. Architectural Style: n/a

*B6. Construction History: (Construction date, alterations, and date of alterations)

Building 1 Circa 1956, lumber shed (NETR and Sanborn 2024); 1959, building addition at west end of parcel (City of Anaheim, Permit No. 5274-B); circa 1980, lumber shed (NETR 2024)

Building 2: 1979, lumber shed (City of Anaheim, Permit No. 95601).

Building 3: 1982, modular building (City of Anaheim, Permit No. 26276).

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: n/a b. Builder: Bernard C. Adams, civil engineer

*B10. Significance: Theme n/a Area n/a Period of Significance n/a Property Type n/a Applicable Criteria n/a

The subject property does not appear eligible for listing in the CRHR or local designation due to a lack of important historical associations, a lack of architectural merit, and compromised integrity (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) n/a

*B12. References: See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Laura Carías, South Environmental

*Date of Evaluation: 1/12/2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 275-375 East Santa Ana Street

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*P3a. Description (Continued):

The subject property is an industrial site that most recently functioned as a lumber mill and yard. It is located within the boundaries of the Anaheim Colony Historic District. The subject property contains three buildings and structures and is identified as three different APNs (037-024-11, 037-111-29, and 037-111-300) and an address range of 275-375 South Santa Ana Street.

Building 1, circa 1956

Building 1 is a U-shaped building that was constructed in three phases (Photographs 2 and 3). The first section of the building was constructed circa 1956 and makes up the south wing of the U. It is a double height building constructed with a wood framed structural system and clad with board and batten wood siding (Photograph 4). Wide eaves extend over the south elevation. It has a low-pitched side gabled roof clad with corrugated metal sheets. The building features two windows on the second floor; one is a three-part window featuring two sliding sashes and one fixed sash; the second is a single hung window. The three-quarters of the lower half is open and exposed. Three sets of railroad tracks run perpendicular to the building under the opening (Photograph 5).

The second section of the building, which makes up the west wing of the U, was constructed in 1959 and is attached to the south wing at the east elevation. It has a steel framed structural system and clad with painted corrugated metal sheets and capped with a front gabled roof, also clad with corrugated metal sheets (Photograph 6). Double-height openings are located on the south and east elevations. A set of double height, double doors are located on the west end of the south facing primary elevation.

The third section of the building was constructed circa 1980 and makes up the northern wing. It borders the northern end of the parcel and is attached to the east elevation of the west wing (Photograph 7). It is a long rectangular building with a flat roof clad with corrugated metal. Three-quarters of the north elevation is closed off with corrugated metal sheets.

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Property Name: 275-375 East Santa Ana Street

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Photograph 1 Building 1 south and east elevations, view northwest



Photograph 2. Building 1, east elevation, view west

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Photograph 3, Circa 1956 section of the building, south elevation, view northwest



Photograph 4. Railroad spurs leading into Building 1, view northeast

CONTINUATION SHEET

Property Name: 275-375 East Santa Ana Street

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Photograph 5. Building 1, 1959 section of the building, west and south elevations, view northeast



Photograph 6. Building 1, Circa 1980 section of the building, view north

CONTINUATION SHEET

Property Name: 275-375 East Santa Ana Street

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Building 2, 1979

The lumber storage building is located at the western side of the subject and expands about three-quarters of the width of the parcel. It is double height and features a side gabled roof clad in corrugated metal. It has a wood structural system and is clad with wood siding on the west elevation and is fully open/exposed on the north, south, and east elevations (Photograph 8).



Photograph 7. Building 2, view northwest

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Building 3, 1982

Building 3 is adjacent to Building 2 and has a rectangular floor plan. It features a flat roof and a single door on the south and west elevations; windows are a combination of metal fixed and sliding windows (Photograph 9).



Photograph 8. Building 3, west and south elevations, view northeast

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Property Name: 275-375 East Santa Ana Street

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B10. Significance (Continued) :

Historic Context

Anaheim Historical Overview

Anaheim began in 1857 as "a number of clerks, mechanics and other businessmen of San Francisco, mostly German, determined to turn planters" (Los Angeles Herald 1894). These men were San Francisco investors who incorporated themselves as the Los Angeles Vineyard Society. Seeking land for their expanding wine business, John Fröhling and Charles Kohler sought out the assistance of Los Angeles County surveyor, George Hansen to find a site for a colony for vineyardists (Faessel 2006:7).

In 1857, Hansen found the ideal location on Rancho San Juan Cajon De Santa Ana belonging to Juan Pacifico Ontiveros. Hansen purchased 1,165 acres at \$2 per acre and soon began dividing and preparing the land as vineyard lots. "Each member of the colony was provided with a town lot for a residence and a ten-acre tract for farming." (Los Angeles Herald 1894). In a meeting of the Vineyard Society in 1858, Anaheim was chosen as the colony's name taken from the German name "heim" meaning home, and Ana, for the Santa Ana River that runs nearby (Los Angeles Herald 1894).

"By the fall of 1859, Hansen's Mission Grape vines were started, an irrigation system was installed, and a few rudimentary houses were built that would meet the first migration from San Francisco [of vineyardists]. By autumn of 1864, Anaheim's 400,000 vines were already producing over 300,000 gallons of wine." (Faessel 2006: 7).

The vineyards began to transform into a town as they were cleared out and subdivided into neighborhoods (Faessel 2006: 7). Businesses began setting roots in a slowly developing downtown that attracted customers from all over the county. A rail line connection to Los Angeles was installed in 1875 when an Anaheim pioneer donated land for its first depot. A devastating blight now known as Pierce's Disease wiped out 400,000 grapevines between 1884 and 1888. It took the town approximately two years to get back on its feet replacing vineyards with citrus groves and other produce such as walnuts, Anaheim chili peppers, sugar beets, lima beans, potatoes, cabbage, and strawberries (City of Anaheim n.d.).

Anaheim continued to prosper in the early 20th century with a successful commercial district and expanding neighborhoods. After World War I, many veterans were drawn to Anaheim by the affordable housing and mild climate. By 1930, Anaheim was known as the Capital of the Valencia Orange Empire (Faessel 2006: 8). The citrus industry was strong well into the early 1940s and Anaheim's population grew to over 11,000 (Faessel 2006: 8).

Unfortunately, in the late 1940s, another disease ravaged crops in Anaheim, this time targeting orange crops. "The accelerating loss of this agricultural industry, coupled with the new high cost of irrigation water, gave the citrus ranchers a strong incentive to sell their land for residential development." (Faessel 2007: 7). Similar to what occurred following World War I, returning World War II soldiers were enticed by all that Anaheim had to offer.

The population in Anaheim grew from 14,522 in 1950 to more than 104,000 in 1960. This put a strain on City services. As a result, new civic facilities were installed such as new libraries, police and fire stations, as well as infrastructure improvements (Faessel 2007: 8). In the mid-1950s, Anaheim began to transform into a regional center for tourism and recreation. Due to large tracts of land still being used for agricultural purposes up until this time, the area offered great expanses of open land to develop into tourism

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Property Name: 275-375 East Santa Ana Street

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attractions as well as the freeways that would bring people to them. The most significant development during the 1950s was the opening of Disneyland in 1955. Just over a decade later, the Anaheim Stadium was built in 1966, followed by the Anaheim Convention Center in 1967. All these early constructions made an impact on the fabric of the City and guided the cultural development of the area (City of Anaheim 2010:19)

The City's growth was also fueled by an aggressive annexation program that added 20 square miles in the 1950s and continued into the 1970s. "This type of expansive development brought about the creation of a City with multiple centers of activity, with commercial, retail, and recreational uses pulling away from the historic downtown" (City of Anaheim 2010: 10-11). Commercial development clustered around the central-southern part of the City where State Route 57, Interstate 5, and Route 22 intersect (City of Anaheim 2010: 11). Landowners whose property fronted major boulevards such as Anaheim Boulevard and Harbor Boulevard sold off the frontage area for commercial development. Buildings in these commercial strips often featured automobile-oriented signage (City of Anaheim 2010: 20).

Anaheim also experienced rapid industrial expansion in the mid-twentieth century. In 1947, 27 industrial firms employed 1,400 workers and by 1968, over 48,500 workers were employed in the industrial sector. By 1970, twenty percent of the land in Anaheim had been zoned from industrial use (City of Anaheim 2010: 21.)

By the 1990s, the City of Anaheim grew to its present size of 50 square miles (City of Anaheim 2010: 10). Anaheim's population grew along with the City's borders. By 1970 there were 166,701 residents; 226,701 by 1980; and about 344,000 by 2020 (City of Anaheim 2010: 11; U.S. Census 2020).

Anaheim Colony Historic District (pre-1949)

The Anaheim Colony Historic District was originally an agricultural area laid out in 20 and 40 acre lots planted for viticulture laid out around a 20-acre town lot. Approximately 10-15 years after the colony was established, grapes suffered a devastating blight now known as Pierce's Disease and it wiped out 400,000 grapevines between 1884 and 1888. The first buildings were rudimentary and built of wood and adobe. It was after the turn of the century that architectural styles began to change. Most of the commercial buildings were built between 1900 and 1925 and were usually two- to four-stories tall with masonry structural systems. Residences were constructed in a mix of architectural styles. Between 1880 and 1905 saw the construction of many classical architectural style homes such as Queen Anne, Colonial Revival, and Craftsman. Between 1900 and 1920 many bungalow style homes were constructed, likely as workers housing. In 1921, City Park, a 20-acre municipal park complete with baseball diamonds, swimming pool, bathhouse, and open-air theater, opened to the public (NRHP 1978).

The Anaheim Colony Historic District (P-30-161792) was established on October 21, 1997 by Anaheim City Council Resolution No. 97R-194 in response to urban renewal efforts from the 1970s and 1980s that led to the demolition of numerous important buildings and structures in the City. The District is the first locally designated historic district in the City. Its boundaries, North Street, South Street, East Street, and West Street, match the boundaries of the original Germany colony founded in 1857. The Anaheim Colony Historic District is also the largest historic district and contains a total of 1,118 contributors. The period of significance for the historic district ends in 1949 and it is significant for its collection of early buildings and structures reflecting the early architectural history of the City. The Anaheim Colony Historic District also has the largest concentration of bungalow courts in the City (Anaheim Colony 2021; City of Anaheim 2010).

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History of the Subject Property

Early Development History (1869-circa 1949)

The subject property was once part of a vineyard owned by August and Eliza Humboldt, original German colonizers in Anaheim. The Humboldt's sold their land to William and Adelheid Koenig in 1869. Thirty years later, the Koenig's sold the land to the Southern Pacific Railroad Company (SPRR). Based on a review of Sanborn maps and archival research conducted on the subject property, it appears that for many years the subject property functioned as two separate and unique entities following the purchase of the property by SPRR in 1879. For the purposes of the early property history, the development will be discussed using western portion of the subject property and eastern portion of the subject property (Anaheim Heritage Center 2024; Sanborn 2023; NETR 2023).

Based on a review of Sanborn Maps for the subject property the earliest development on the subject property is seen in 1907. At that time, there was a one-and-a-half story building located on the southwest corner of the subject property labeled as a packing house (no longer extant) (Sanborn 1907). The building is labeled on the 1911 Sanborn Map as the Walnut Packing House with a covered shelter added to the east elevation (Sanborn 1911). By 1922, there is a larger one-story packing house with a wood truss roof that was used by the Anaheim Walnut Growers Association. Directly east is a second, new, one-story building labeled as the Independent Fruit Company's Packing House. The 1922 Sanborn shows no development on the eastern section of the subject property (Sanborn 1922) (Exhibit 1).

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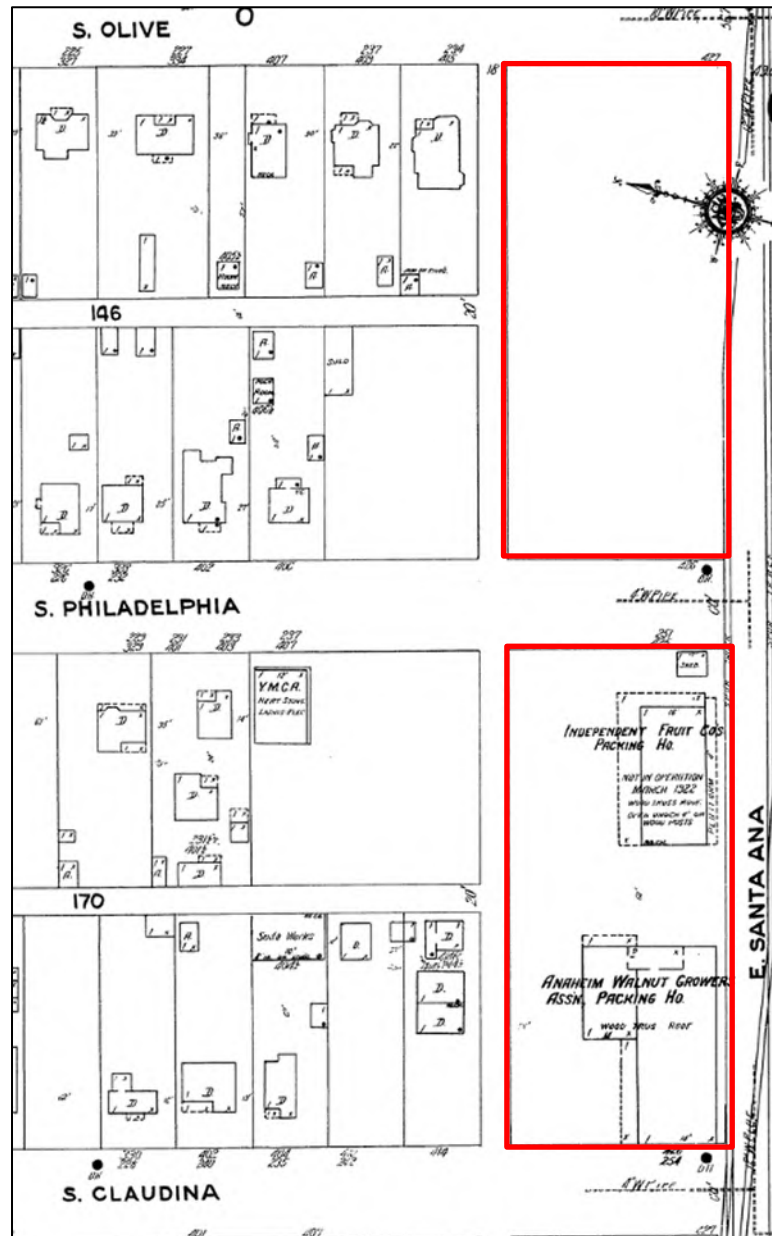


Exhibit 1. Sanborn Map 1922 (LAPL 2024)

The first available historic aerial photograph of the subject property dates from 1938. The subject property is located at the southern periphery of the City of Anaheim. Land southeast of the subject property is fully developed with orchards. In the 1938 aerial, the Anaheim Walnut Growers Association Packing House is visible, but the Independent Fruit Company's Packing House is no longer extant (UCSB 2024).

Following World War II, the Anaheim Walnut Growers Association ended its lease from SPRR. The property was then leased to Smith Distributing Co., a bottled goods warehouse, as indicated in the 1949 Sanborn Map (demolished 1969) (Permit No. 740-D).

Development of the Lumber Mill (circa 1949-1982)

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In the 1940s the eastern portion of the subject property began to develop. Development on the eastern section of the subject property is first seen in the 1947 historic aerial (Hillmann 2023). By 1949, the eastern section of the subject property is labeled as an unloading yard and woodworking area for the Ganahl Lumber Co. While the property was labeled as Ganahl Lumber Co., the entire subject property was still owned by SPRR based on County records (County Archives 2024: Sanborn 1949).

The Sanborn Map shows that a new lumber shed was added to the central portion of the eastern parcel c. 1956. Ernest Ganahl Lumber Company purchased the parcel from SPRR in 1958 (Newell 2018; Sanborn 1956). Building permit records indicate that in 1959, Ganahl Lumber pulled a permit for a new, all steel, lumber shed and mill on the western edge of the eastern most section of the subject property (Permit No. 5274-B). In 1970, Ganahl Lumber pulled a second building permit for the removal of the original office building and the construction of a new office building located on the eastern edge of the parcel, which was later demolished circa 2018 (Permit No. 7760). No other permits for major modifications to the buildings were pulled thereafter. Inspection of historic aerials demonstrates that a new, long, narrow roof extends from the 1959 building along the northern edge of the parcel and was connected to the 1970 office building (NETR 2024).

Ganahl Lumber Company sold the property to Gilbert M. Reel and Donald A. Reel, owners of Reel Lumber Service, in 1977 (Newell 2018). Although the names listed on the deed changed several times throughout the years, the listed owners were part of the Reel family, and the subject property was operated as Reel Lumber Service until 2015 (Newell 2018).

In 1979, the subject property's new tenants, Reel Lumber Service, applied for a building permit for the construction of a new lumber storage shed (Building 2) with Bernard C. Adams as the engineer on record (Permit No. 95601). A modular building was also constructed on the western side of the subject property in 1982 (Building 3) parallel to South Philadelphia Street (Permit No. 26276).

In 1932, E.G. Reel borrowed \$3,000 from his wife Thelma and opened a small lumber yard on 63rd Street in Los Angeles (Reel Lumber Service 2024). E.G.'s sons, Don and Gil, joined the company in 1955 and became partners (California Lumber 1955:44). The company later moved their headquarters to Anaheim in 1976 (Reel Lumber Service 2024). Don's daughters, Linda, Shirley, and Doreen joined the company in the 1970s and 1980s. Shirley became CEO of Reel Lumber service in the late 1980s (Reel Lumber Service 2024).

In 1982, Reel Lumber Service added lumber milling machinery and established Regal Custom Millwork adjacent to their Anaheim yard. The Southern Pacific Transportation Company sold the property to T.G. Super Exchange Group Corp in 1989, although Reel Lumber Service remained a tenant until 2015 when they vacated the parcel (Newell 2018).

Ernest Ganahl Lumber Company

Austrian immigrants, Christian and Franz Ganahl moved to Los Angeles from St. Louis, Missouri in 1884 (Hardware Connection 2019). At the time, people were enticed to visit the west coast when the transcontinental railroad began offering train tickets to Southern California for \$1. Pleased with the mild weather and available land, many people moved to California, resulting in a demand for new construction. Christian Ganahl understood the demand and in 1884 when he purchased a lumber company from former Los Angeles mayor, John Bryson, located on First and Alameda Streets, naming it the C. Ganahl Lumber Company where they sold lumber and cement (Gnerre 2023). Within a few years, he opened a second lumberyard on Grand Avenue and Washington Street, a third in East Los Angeles on Hoff and Water Streets, and soon opened several more in other parts of Los

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Angeles (Gnerre 2023). Ganahl's lumberyard on Center Street in Anaheim opened in 1904 and by 1906, the company began selling plywood (Ganahl Lumber 2024).

There was a change in ownership in 1921 when Christian's nephew, Ernest, and the yard manager, Charles Grimm, bought part interest in the company and renamed it Ganahl-Grimm Lumber Co. Soon after, the company opened another lumberyard in 1928 in Lake Arrowhead. The Lake Arrowhead yard was particularly busy during the Depression years as the movie industry was booming and many Hollywood stars were building summer homes in the area (Hardware Connection 2019). Following Grimm's death in the 1930s, Ernest purchased the family's interest and changed the company's name to Ernest Ganahl Lumber Company (Ganahl Lumber 2024). Ernest is also credited with adding hardware to Ganahl's products (Ganahl Lumber 2024). His son, John, joined the family business upon his return from serving in World War II. During this time, Ganahl added millwork to services and provided cabinets to the many schools being built in the Los Angeles area. John took over as company president when his father died in 1959 and renamed the company Ganahl Lumber Company (Ganahl Lumber 2024).

By 1972, Ganahl Lumber operated out of three lumberyards located in Anaheim, Lake Arrowhead, and Corona. Since then, several yards have been opened, closed, and relocated throughout Southern California. In the 1990s, Ganahl acquired several other lumber companies including Capistrano Lumber, and four yards from Barr Lumber in Costa Mesa, Lake Forest, Los Alamitos, and Huntington Beach. In the 2000s, Ganahl acquired Laguna Beach Lumber and Buena Park Lumber. The company opened a new branch in Pasadena in 2012, Torrance in 2017, and lastly acquired Northridge Lumber in 2022 (Ganahl Lumber 2024). Ganahl Lumber is known as the oldest lumberyard company in California (Hardware Connection 2019).

Bernard C. Adams - Engineer

Bernard C. Adams is the engineer on record for the construction of Building 2 in 1979. He graduated from California State Polytechnical College at San Luis Obispo in 1950 with a degree in architectural engineering (Press-Telegram 1950). Adams became the building director for the City of Garden Grove in January 1957 and left in January of 1963 (Boettner 1972). In 1972, listed as self-employed in the architecture and engineering field, Adams ran for mayor of Garden Grove and won. This was the first time the mayor's seat was elected by the public (Anaheim Bulletin 1972). He won reelection the following year term (Geivet and Sanders 1974).

Adams designed the scoreboard for Anaheim Stadium in 1988 which collapsed during the 1994 Northridge Earthquake. Investigation into its failure determined that Adams was not at fault as it was determined the scoreboard was not constructed as specified in the architectural drawings (Spencer 1994). He was an engineer for 50 years and passed away in 2011 at the age of 87 (Orange County Register 2011).

Significance Evaluation

The following presents an evaluation of the subject property in consideration of CRHR and City of Anaheim designation criteria.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criteria 1. It strongly represents a significant event or broad patterns of local, regional, or national history.

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The subject property is a group of industrial buildings that were built for the lumber industry between circa 1956 and 1982. Archival research indicates that the subject property's development began circa 1956, when Anaheim was experiencing a postwar construction boom. While the subject property did produce lumber that was used in local construction, archival research failed to indicate any significant associations with the development of Anaheim. Further, this was not the first or only lumber mill in the City or the region and archival research failed to indicate any significant innovations or techniques developed at this facility. Therefore, the subject property is recommended not eligible under CRHR or City Criterion 1.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criteria 2. It is associated with the life of a significant person in local, regional, or national history.

The subject property is associated with Ganahl Lumber Company and Reel Lumber Service. As discussed above, Reel Lumber Service was a family-owned lumber business that was established in 1932 in Los Angeles. The company moved to Anaheim in 1976 and began operating on the subject property in 1979. Reel continued its operations on the site until 2015 when it moved its operations to Corona. Reel Lumber Service remains family operated to this day. No further information was found to indicate that the founders and their descendants are significant people in local, regional or national history.

The subject property was also associated with the Ganahl Lumber Company. The company was established in Los Angeles in 1884 and is considered the oldest lumberyard company in California. The company opened several other locations in Los Angeles before opening its lumberyard in Anaheim in 1904 on Center Street. The subject property was acquired as early as 1949 when a shed (no longer extant) was first erected for the company on site. Ganahl Lumber Company occupied the subject parcel until 1977 before it was sold to Reel Lumber Service.

Both companies are family owned and operated and have a long history in Anaheim. However, the subject property was one of their many operating facilities. There was no archival evidence to suggest the subject property was directly associated with the lives of the owners. No evidence was found to demonstrate that the subject property was the primary site used by either family to conduct business. Rather, it appears it was one of many locations owned by the Reel and Ganahl families. Therefore, the subject property is not eligible under CRHR or City Criterion 2.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. It is a very good example of a significant architectural style, property type, period, or method of construction; or represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or is significant visual feature of the City.

The industrial buildings on the subject property were constructed using common materials including wood and steel. Archival research failed to indicate that any of the buildings and structures on the subject property were designed by well-known architects, nor do they feature examples of significant architectural styles. The only notable person associated with the construction of the subject property is Bernard C. Adams. He is listed as the

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engineer for the lumber storage building on the western section of the property in 1979. While Adams is a recognizable name in Southern California, his history is more closely tied to the fact that he was the first elected mayor of the City of Garden Grove. Further, Adams is not noted as being a master engineer that would rise to the level of significance required under this Criterion.

There is also no evidence to suggest that the subject property has become an established, significant visual feature of the City, as it has undergone multiple changes over time.

In addition to its history as a lumber mill, the property is also located within the boundaries of the Anaheim Colony Historic District (historic district). The subject property is not an existing contributor to the historic district. Further, its date of construction occurs outside the historic district's period of significance which ends in 1949, and therefore it does not contribute to the historic district's significance.

Therefore, the subject property is not eligible under CRHR or City Criterion 3.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property is not eligible under CRHR Criterion 4.

Integrity

Location: The subject property retains integrity of location. All buildings within the boundaries of the subject property are in their original location and orientation.

Design: The subject property lacks integrity of design. There have been several building additions and alterations to the circa 1956 building such that it no longer resembles the original layout. Further, the lumber mill operations were expanded to include the western half of the subject parcel, and new buildings were constructed, which further diminishes the integrity of design.

Setting: The subject property has a diminished integrity of setting. While it remains an industrial setting, the subject property was originally designed as a lumber mill and yard on one parcel and was expanded to take over another parcel across the street, thereby diminishing its original integrity of setting.

Materials: The subject property has diminished integrity of materials. Windows have either been added or removed to the 1956 building and building additions were added in 1959 and circa 1980.

Workmanship: The subject property lacks integrity of workmanship as there have been many modifications to the property throughout the years including building additions and the removal of buildings and structures.

Feeling: The subject property has diminished integrity of feeling. Although the property continues to feel like an industrial property, it is currently vacant and no longer in operation therefore losing its original feeling of a lumber mill and storage facility.

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Association: The subject property lacks integrity of association. While the property was associated with the Reel Lumber Service and Ganahl Lumber Company, it is not directly linked to the owners and does not convey their relationship to the companies.

The subject property at 275-375 East Santa Ana Street does not appear eligible for listing in the CRHR or local listing due to a lack of important historical associations, a lack of architectural merit, and compromised integrity.

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CONTINUATION SHEET

Property Name: 275-375 East Santa Ana Street

Page 21 of 21

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ATTACHMENT B.

Resumes

EDUCATION

M.F.A., Historic Preservation,
Savannah College of Art and
Design, Savannah, Georgia,
2004

B.A., History, Bridgewater
College, Bridgewater,
Virginia, 2002

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

Los Angeles Conservancy

Society of Architectural
Historians

National Trust for Historic
Preservation

PROFESSIONAL

EXPERIENCE

South Environmental (2022-
present), Principal
Architectural Historian

Dudek (2017-2022),
Historic Built Environment
Lead

SWCA Environmental
Consultants (2009-2014),
Architectural
Historian/Project
Coordination Lead

Sabe Preservation Consulting
(2004-2009), Historic
Preservation Specialist

Sarah Corder, MFA

PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the Principal Architectural Historian at South Environmental with 18 years' experience in all elements of cultural resources management, including project management, historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations in consideration of the NRHP, CRHR, and local-level evaluation criteria. Sarah has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, military, industrial, educational, recreational, civic, and agricultural properties. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and local design guidelines.

Sarah exceeds the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under the CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act. Sarah also has extensive experience consulting with lead agencies and managing large scale projects for municipalities like the City of Coronado, the City of San Diego, and the County of Los Angeles.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.

PROJECT EXPERIENCE

Historic Structures/Sites Report (HSSR) for 3237 State Street, City of Santa Barbara, California (2022-2023). South Environmental was retained to prepare a Section 106 compliant HSSR for the Fremont Hall United States Army Reserve Center. Ms. Corder serves as the principal architectural historian, project manager, and primary author. This project included an intensive-level, pedestrian survey of the project site by a qualified architectural historian, building development and archival research; and recordation and evaluation of one military property for historical consideration in consideration of NRHP, CRHR, and City of Santa Barbara designation criteria. As part of this study, a Phase 1 HSSR was prepared for the property that included a historic context statement and significance evaluation and a Phase 2 HSSR that provided a detailed impacts analysis and Secretary of the Interior's Standards conformance review. As a result of this property significance evaluation, the property was found eligible for designation at the national, state and local level. In addition to the evaluation and conformance reports, Ms. Corder also prepared and facilitated the execution of a Memorandum of Agreement for the transfer of the property out of federal ownership.

Historical Resources Avoidance and Protection Plan for Upper and Lower Arroyo Trail Improvements, City of Pasadena, California (2023). South Environmental was retained to prepare an Historical Resources Avoidance and Protection Plan for the One Arroyo Trail Demonstration Project located in the City of Pasadena, California. The project proposes to make improvements to existing trails, walls, bridges, and related elements that fall within the NRHP Pasadena Arroyo Parks and Recreation District, which includes the Lower Arroyo and Central Arroyo as well as numerous contributing elements comprising buildings, sites, landscape elements, and structures throughout. This project included a review of all proposed plans for SOIS conformance and conformance with the Arroyo Seco Design Guidelines and development of an Avoidance and Protection Plan to mitigate any significant impacts to the historic district. Ms. Corder serves as the principal architectural historian for the project.

Historic Resources Technical Report for 510 East Ojai Avenue, City of Ojai, California (2023). South Environmental was retained to complete a Historic Resources Technical Report for the 510-512 East Ojai Avenue Project located in the City of Ojai, Ventura County, California. This report includes the results of an intensive-level pedestrian survey of all built environment resources over 45 years old within the project site; building development and archival research; and recordation and evaluation of a commercial property for historical significance in consideration of federal, state, and local designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for local and CRHR designation. Ms. Corder served as the principal architectural historian and project manager for the project, performed archival research and field work, co-authored the technical report, and provided QA/QC on all project deliverables.

Historic Built Environment Assessment for Fullerton Airport Administration and Terminal Building Expansion Project, City of Fullerton, California (2023). South Environmental was retained to prepare a historic built environment assessment report in support of the Fullerton Administration and Terminal Building Expansion Project located in the City of Fullerton at the Fullerton Municipal Airport. The purpose of the project was to determine if the proposed project would result in adverse effects to historic properties located within the project's Area of Potential Effects (APE). This report was prepared in conformance with the requirements of Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation Title 36 Code of Federal Regulations (CFR) Part 800. The report included an intensive-level pedestrian survey, development and archival research, development of an appropriate historic context, and recordation and evaluation of one built environment resource within the project APE over 50 years old that had not been previously evaluated for historical significance. As a result of this



study, the property was found not eligible for the NRHP. Ms. Corder served as the principal architectural historian for the project, performed archival research, and co-authored the report.

Historical Significance Evaluation for the 12217 Rosecrans Avenue Project, City of Norwalk, California (2023). South Environmental was retained to prepare a historical significance evaluation for a residential property that was constructed in 1928. The evaluation included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of NRHP and CRHR criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for designation. Ms. Corder served as the principal architectural historian for the project and provided QA/QC on all project deliverables.

Historic Built Environment Assessment for the 727 South East Street Project, City of Anaheim, California (2023). South Environmental was retained to prepare a historic built environment assessment for the 727 South East Street Project within the City of Anaheim. The analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR and City of Anaheim criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for local and CRHR designation. Ms. Corder served as the principal architectural historian for the project and provided QA/QC on all project deliverables.

Historic Built Environment Assessment for the 1170 Pedro Street Project, City of San José, California (2023). South Environmental was retained to prepare a historic built environment assessment for the San José Swim and Racquet Club that was constructed in 1957 within the City of San José. The assessment included the results of an intensive-level, pedestrian survey of the project site; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR and City of San José criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for local and CRHR designation. Ms. Corder served as the principal architectural historian for the project and provided QA/QC on all project deliverables.

Historic Built Environment Assessment for the 710-818 East Katella Avenue Project, City of Anaheim, California (2023). South Environmental was retained to prepare a historic built environment assessment for a commercial building that was constructed in 1965 within the City of Anaheim. The assessment included the results of an intensive-level, pedestrian survey of the project site; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR and City of Anaheim criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for local and CRHR designation. Ms. Corder served as the principal architectural historian for the project, co-authored the report, and provided QA/QC on all project deliverables.

Historic Structures and Sites Report for 17-21 West Montecito Street Project, City of Santa Barbara, California (2023). South Environmental was retained by a private property owner to evaluate two properties identified as 17 and 21 West Montecito Street within the City of Santa Barbara. This project included an intensive-level, pedestrian survey of the project site by a qualified architectural historian, building development and archival research; coordination with the City; and recordation of two commercial properties. As a result of this study, it was uncovered that the properties served as historical motorcycle and automobile shops for many years. As a result of the compromised integrity of the properties, they were found not eligible for designation at the local level.



EDUCATION

M.A., Public History,
California State University,
Sacramento, 2006

B.A., History and Chicano
Studies, California State
University, Dominguez Hills,
2003

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

Society of Architectural
Historians

National Trust for Historic
Preservation

Latinos in Heritage
Conservation

PROFESSIONAL

EXPERIENCE

South Environmental (2021-
present), Senior Architectural
Historian

Rincon (2021-2022),
Architectural Historian

Dudek (2020-2021),
Architectural Historian

LSA Associates (2020-2022),
Architectural Historian

Chattel, Inc. (2015-2020),
Senior Architectural
Historian

SWCA Environmental
Consultants (2012-2013),
Architectural Historian

GPA Consulting (2005-
2007), Historian I

Laura G. Carías, MA

SENIOR ARCHITECTURAL HISTORIAN

Laura Carías has over 19 years' experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation. Ms. Carías specializes in historic resources assessments including historic significance evaluation in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) documentation, local Mills Act contracts, and local, state, and national landmark designations.

Ms. Carías meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

RECENT PROJECT EXPERIENCE

Research on 100+ Properties in the City of Los Angeles, California (2023). South Environmental was retained to conduct research regarding building permits and owner and occupant history of 100+ properties primarily concentrated on the west side of Los Angeles, California. This research included review of United States Census records, review of building permit records, review of newspapers and various other online repositories. As a result of this research, a full summary report was made for all properties. Ms. Carías served as senior architectural historian for the project and co-prepared all deliverables.

Historical Significance Evaluation and Impacts Assessment for the 6757 Greenleaf Avenue Project, City of Whittier, California (2023). South Environmental was retained to prepare an updated historical resource evaluation and impacts assessment for the Owl Drug Company property that was constructed in 1901. The project included an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and an updated recordation and evaluation of two commercial buildings for historical significance in consideration of local designation criteria and integrity requirements. The property also included a review of the proposed project for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Ms. Carías served as the senior architectural historian and author of the report.

Historical Significance Evaluation for the 12217 Rosecrans Avenue Project, City of Norwalk, California (2023). South Environmental was retained to prepare a historical significance evaluation for a residential property that was constructed in 1928. The evaluation included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of NRHP and CRHR criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for designation. Ms. Carías served as senior architectural historian for the project authored the report.

Historical Significance Evaluations for the Orange-San Antonio Multi-family Residential Project, City of Long Beach, California (2023). South Environmental was retained to prepare a Historical Significance Evaluation in support of the Orange San Antonio Multi-Family Residential Project in the City of Long Beach, California. The project included an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and a recordation and evaluation of two commercial buildings for historical significance in consideration of CRHR and local designation criteria and integrity requirements. As a result of the property significance evaluation, both properties were recommended not eligible for designation. Ms. Carías served as senior architectural historian for the project and authored the report.

Cultural Resources Technical Report for Colton Truck and Trailer Repair Project, City of Colton, California (2023). South Environmental was retained by EcoTierra Consulting to complete a cultural resources technical report for the Colton Truck and Trailer Repair Project (Project) located in the City of Colton, California. This study includes the results of a California Historical Resources Information Center (CHRIS) records search of the Project site and a 0.5-mile radius; a paleontological records search of the Project site; an intensive pedestrian survey of the Project site by a qualified archaeologist and architectural historian; building development and archival research; and recordation and evaluation of the industrial property at 790 E. M Street for historical significance and integrity in consideration of California Register of Historical Resources (CRHR) and City of Colton designation criteria. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical



resources. No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA. Ms. Carías served as senior architectural historian and author for the report.

Historic Built Environment Evaluation Report for 1442 North Dale Avenue Project, Anaheim, Orange County, California (2022). South Environmental was retained by EcoTierra Consulting to prepare a historic built environment assessment report for the City of Anaheim in support of the 1442 North Dale Avenue Project. One resource, a single-family resource and associated ancillary buildings, were identified within the proposed project area. The entire property was recorded and evaluated for historical significance in consideration of CRHR and the City of Anaheim's Mills Act Program Guidelines. The property was found not eligible under all designation criteria due to a lack of significant historical associations and integrity. The proposed project was found to have a less than significant impact on historical resources under CEQA.

Historic Built Environment Evaluation Report for the Anaheim Broadway Condos Project, Anaheim, Orange County, California (2022) South Environmental was retained by FirstCarbon Solutions to prepare a historic built environment assessment report for the City of Anaheim in support of the Anaheim Broadway Condos Project. Two built environment resources over 45 years old were identified within the project site: 1661 West Broadway constructed circa 1958 and 1673 West Broadway constructed circa 1963. The buildings were recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). The property was found not eligible under all designation criteria due to a lack of significant historical associations and architectural merit.

Historic Built Environment Evaluation Report for Anaheim Ball Mixed Use Project, Anaheim, Orange County, California (2022) South Environmental was retained by FirstCarbon Solutions to prepare a historic built environment assessment report for the Anaheim Ball Mixed Use Project. Five built environment resources over 45 years old were identified within the project site: 1200, 1234, 1300, and 1354 South Anaheim Boulevard, and 200 East Ball Road. These properties were recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). All properties within the project site were found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit.

Historic Built Environment Evaluation Report for 308 West Vermont Avenue Project, Anaheim, Orange County, California (2022). South Environmental was retained by Scott Ayres to prepare a historic built environment assessment report for the 308 West Vermont Avenue Project. One built environment resource over 45 years old was identified within the project site: 308 West Vermont Avenue constructed in 1946. The property was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). The property was found not eligible under all designation criteria due to a lack of significant historical associations and architectural merit.



ATTACHMENT C.

Project Plans

THE
MILL
—
ANAHEIM, CA

THE MILL

ANAHEIM, CA

#23018
11.07.2023

P-1	Conceptual Site Plan	C-1.0	Site Plan
A-1	600A Building Composite (6 -Plex) - Floor Plan	C-1.01	Site Plan
A-2	600A Building Composite (6 -Plex) - Floor & Roof Plan	C-1.02	Site Plan
A-3	600A Building Composite (6 -Plex) - Mimimalist Traditional Elevations	C-2.0	Preliminary Grading Plan
A-4	800B Building Composite (8-Plex) - Floor Plan	C-2.01	Preliminary Grading Plan
A-5	800B Building Composite (8 -Plex) - Floor & Roof Plan	C-2.02	Preliminary Grading Plan
A-6	800B Building Composite (8 -Plex) - Vernacular Modern Elevations	C-3.0	Tentative Tract Map
A-7	Unit 2532.1 - Floor Plan	C-3.01	Tentative Tract Map
A-8	Unit 2532X.1 - Floor Plan	C-3.02	Tentative Tract Map
A-9	Unit 2531.1 & 2531X.1 - Floor Plan	C-4.0	Circulation plan
A-10	Unit 2531.2 & 2531X.2 - Floor Plan	C-5.0	Line of Sight Exhibit
A-11	Unit 1633.1 - Floor Plan	C-6.0	Utility Plan
A-12	Unit 1637.1 - Floor Plan	L-1	Conceptual Landscape Plan
A-13	Trash Enclosure	L-2	West Paseo Enlargement Plan
A-14	Written Color Schemes	L-3	East Paseo Enlargement Plan
A-15	Color Boards - Mimimalist Traditional	L-4	Recreation - Leisure Plan
A-16	Color Boards - Vernacular Modern	L-5	Conceptual Landscape Plan and Plant List
		L-6	Conceptual Irrigation Plan
		L-7	Conceptual Lighting Plan



Developer: MLC Holdings Inc.
5 Peters Canyon Road Suite 310
Irvine, CA 92606

Contact: Johanna Crooker
Business: (949)299-3847
www.mlcholdings.net



Civil Engineer: Moran Consulting Corporation
4500 E. Pacific Coast Highway, Suite 210
Long Beach, CA 90804

Contact: Oscar Aguilar
Business: (562)340-4670
www.moran-corp.com



Landscape: C2 Collaborative
100 Avenida Miramar, San Clemente,
CA 92672

Contact: Jack Haden
Business: (949)366-6624
www.c2collaborative.com



Architect: Kevin L. Crook Architect
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com



7' x 50' sight triangle (typ.)

Refuse Area
 • Covered trash enclosure with 3-yard bins for trash and recycling and (2) 64-gallon carts for organic waste
 • 8' x 10' bulky item pick up area

Three-Story Townhome Building (typical)
 • 2 building types
 • 2 elevation styles
 • 4 floor plan variation ranging from 1,215 - 1,773 SF and 2-3 Bedrooms
 • Maximum height of 38'
 • Oriented with front doors out to public street and interior courtyards

3-Phase Transformer (typ.)

Claudina Street

Philadelphia Street

Olive Avenue

Santa Ana Street

25' x 25' sight triangle (typ.)

Common Courtyard Area (typical)
 • Provides a defined transition from the public realm to the private development
 • Amenities including BBQ counter, variety of seating, shade canopies, open lawn areas, and decorative fencing

Preserve existing parkway trees along Santa Ana Street

Private drives with decorative pavers (typical)

Project Summary

Property Size: 2.05 Acres¹

No. of Units: 56 Three-Story Townhomes^{2,3}

- (8) Plan 1: 1215 SF, 2 bed., 2.5 baths, 2-car s/s gar.
- (16) Plan 2: 1268 SF, 2 bed., 2.5 bath, 2-car tandem gar.
- (16) Plan 3: 1496 SF, 3 bed., 3 baths, 2-car tandem gar.
- (16) Plan 4: 1773 SF, 3 bed., 3.5 baths, 2-car s/s gar.

Density: 27.3 du/ac

Proposed Setbacks⁴:

- Front (Santa Ana St.): 6.5' Minimum
- Street Sides: 11' Minimum
- Rear (alley): 5' Minimum

Bldg Coverage: 44,404 SF (49.7%)

Parking Required: 84 spaces⁵

- 2-3 Bed: 1.5 spaces x 56 homes = 84 spaces
- Guest: 0 spaces x 56 homes = 0 spaces

Parking Provided: 135 spaces

- Resident: 2-car garage per unit x 56 homes = 112 Spaces
- Head In: 18 spaces (8.5 x 18')
- ADA: 2 spaces (9' x 18' w/ 8' loading zone)

Open Space Required:

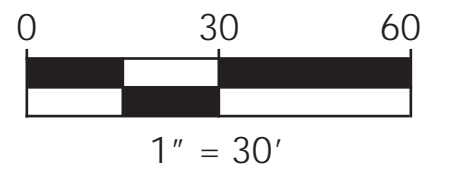
- Total: 200 SF per Unit x 56 = 11,200 SF
- Private Open Space minimum dimension of 7 feet
- At least 10% shall be Common = 1,120 SF

Open Space Provided:

- Total: 11,392 SF (203 SF per unit)
- Private OS (7' min): 1,840 SF
- Common Open Space (10' min): 9,552 SF

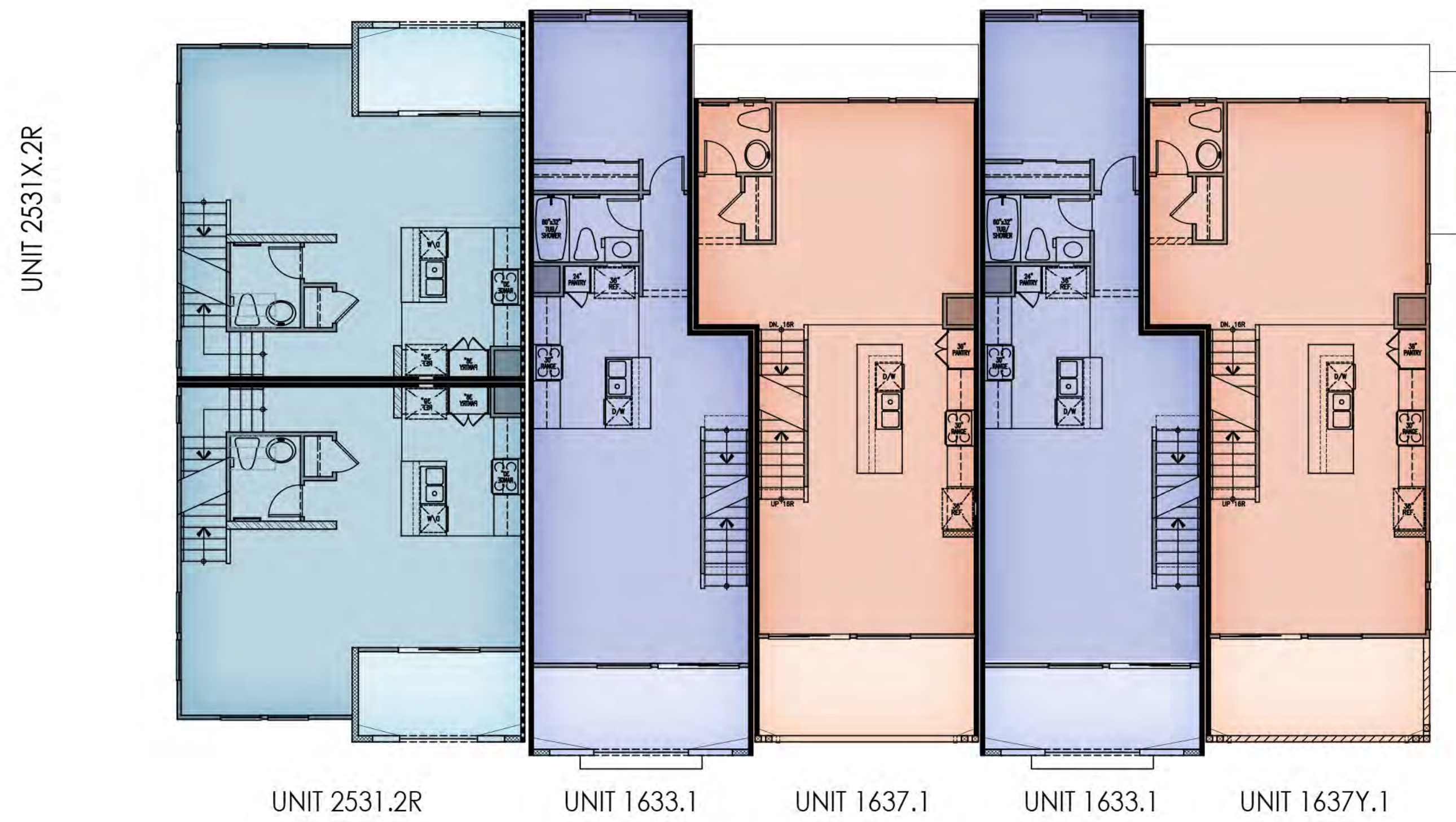
Notes:

1. Boundary per Title Report.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. 10% Affordable (6 Homes) at Moderate to be provided on site.
4. Setbacks reduced through Density Bonus waivers.
5. Parking ratios based section 18.52.100 for a Density Bonus Housing Development.
6. Existing General Plan: Residential Low Medium Density (0 - 18 du/ac)
7. Proposed General Plan: Residential Medium Density (0 - 36 du/ac)
8. Existing Zoning: Industrial - Residential Overlay
9. Proposed Zoning: Industrial - Residential Overlay
10. Assessor's Parcel Numbers: 037-024-011, 037-111-029, 037-111-030

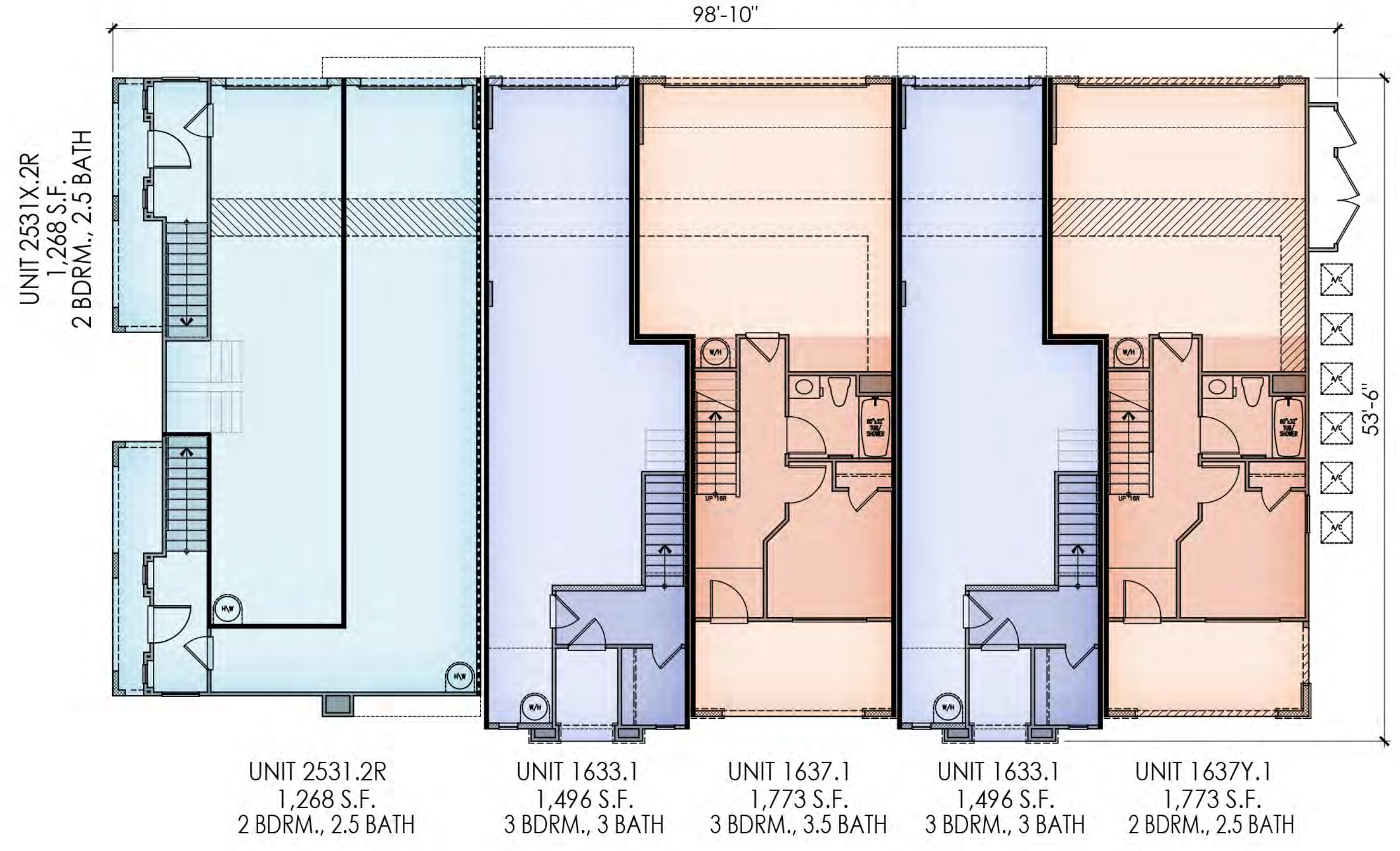


Conceptual Site Plan

THE MILL
 ANAHEIM, CA



SECOND FLOOR PLAN

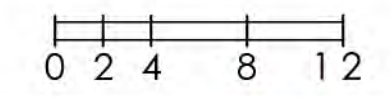


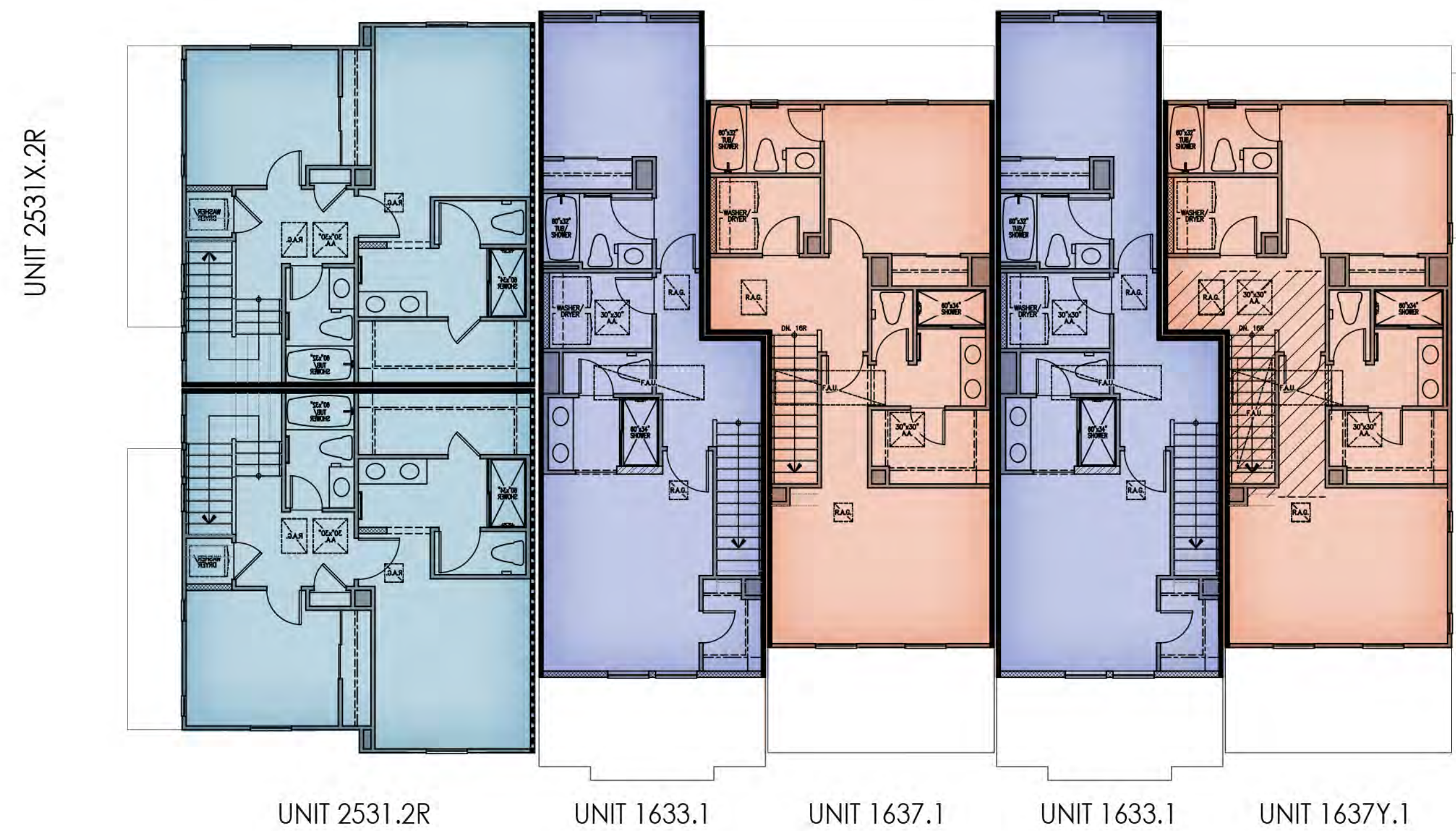
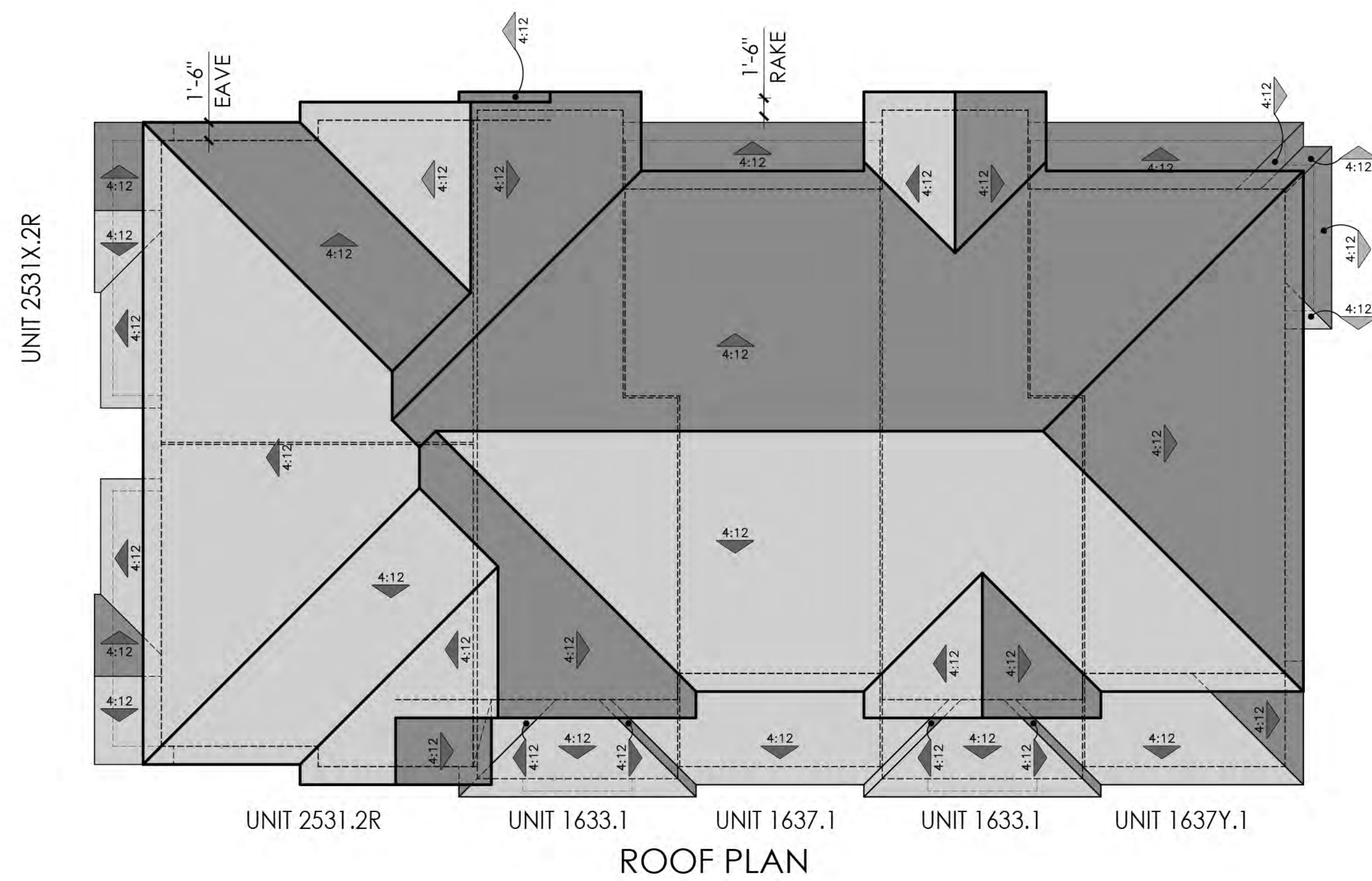
FIRST FLOOR PLAN
600A BUILDING COMPOSITE (6-PLEX)
FLOOR PLAN

BUILDING 600A
AREA TABULATION

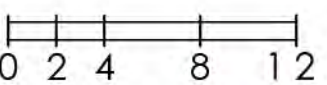
CONDITIONED SPACE	
FIRST FLOOR AREA	1,202 SQ. FT.
SECOND FLOOR AREA	3,878 SQ. FT.
THIRD FLOOR AREA	4,002 SQ. FT.
TOTAL DWELLING	9,082 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	4,445 SQ. FT.
PORCH	357 SQ. FT.
DECK	768 SQ. FT.

OCCUPANCY: R3 TOWNHOME/U
 SPRINKLER SYSTEM: NFPA 13D
 CONSTRUCTION: VB
 SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS





600A BUILDING COMPOSITE (6-PLEX)
FLOOR & ROOF PLAN



OCCUPANCY: R3 TOWNHOME/U
 SPRINKLER SYSTEM: NFPA 13D
 CONSTRUCTION: VB
 SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



UNIT 2531.2R UNIT 1633.1 UNIT 1637.1 UNIT 1633.1 UNIT 1637Y.1

FRONT



UNIT 1637Y.1
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: COMPOSITION SHINGLES
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: LOUVERED VENT/ LAP SIDING
- WOOD CORBEL
- WALL: STUCCO/ LAP SIDING/ BRICK VEN
- WINDOWS: VINYL W/ GRIDS
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER



UNIT 1637Y.1 UNIT 1633.1 UNIT 1637.1 UNIT 1633.1 UNIT 2531.2R UNIT 2531X.1R

REAR

COLOR SCHEME 1

600A BUILDING ELEVATION COMPOSITE (6-PLEX)

"A" MINIMALIST TRADITIONAL

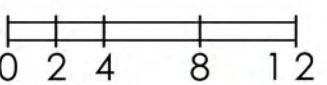


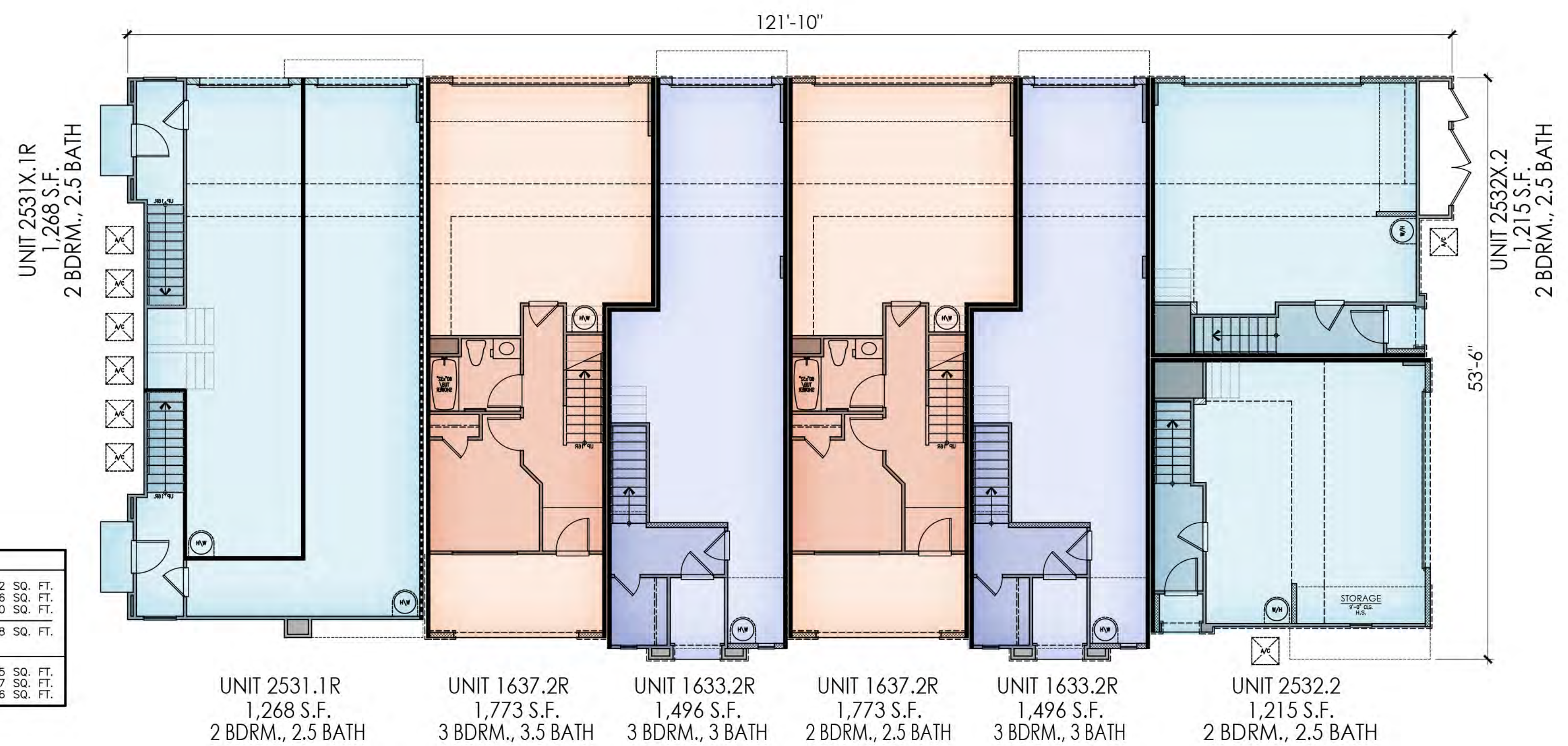
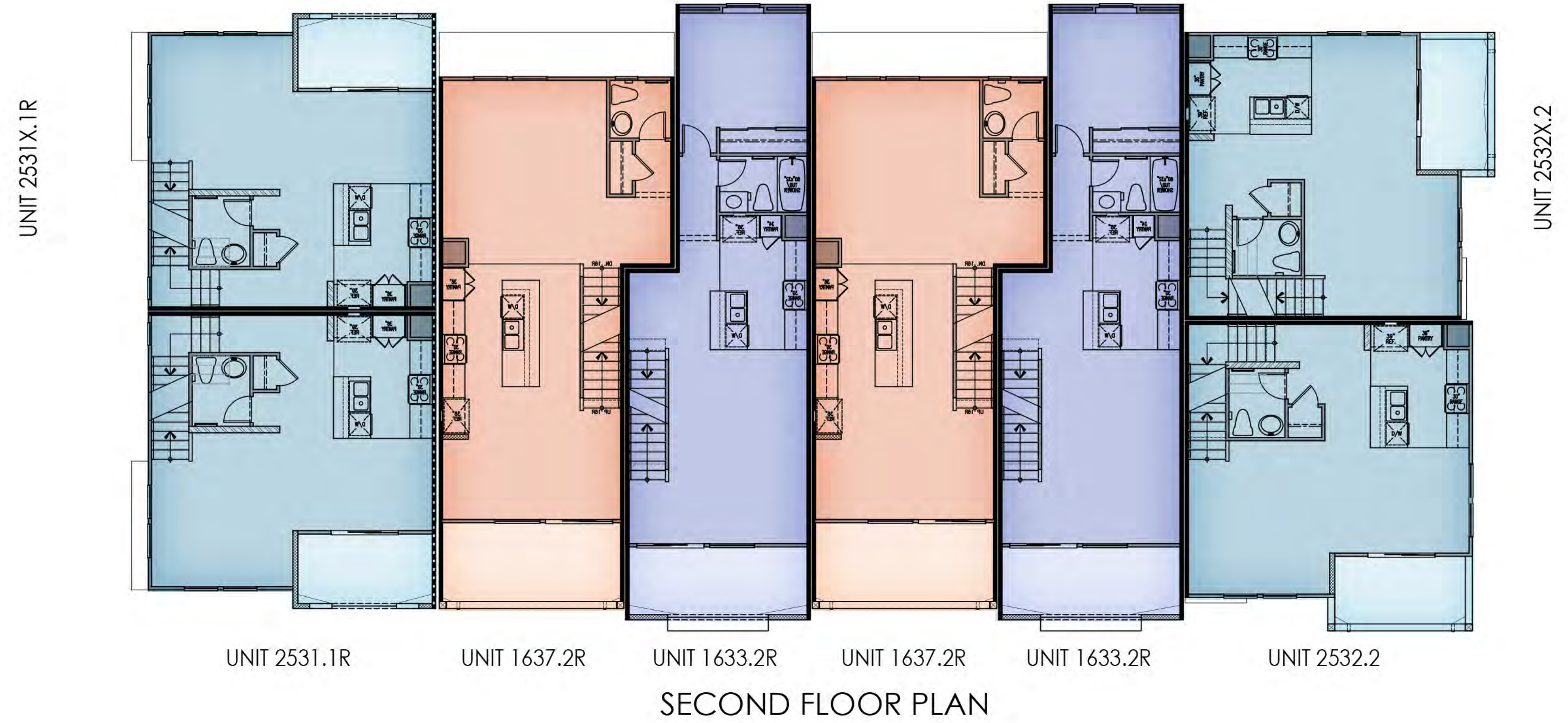
UNIT 2531X.1R

LEFT

UNIT 2531.1R

OCCUPANCY: R3 TOWNHOME/U
 SPRINKLER SYSTEM: NFPA 13D
 CONSTRUCTION: VB
 SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

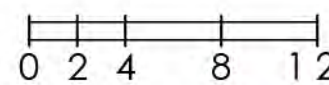




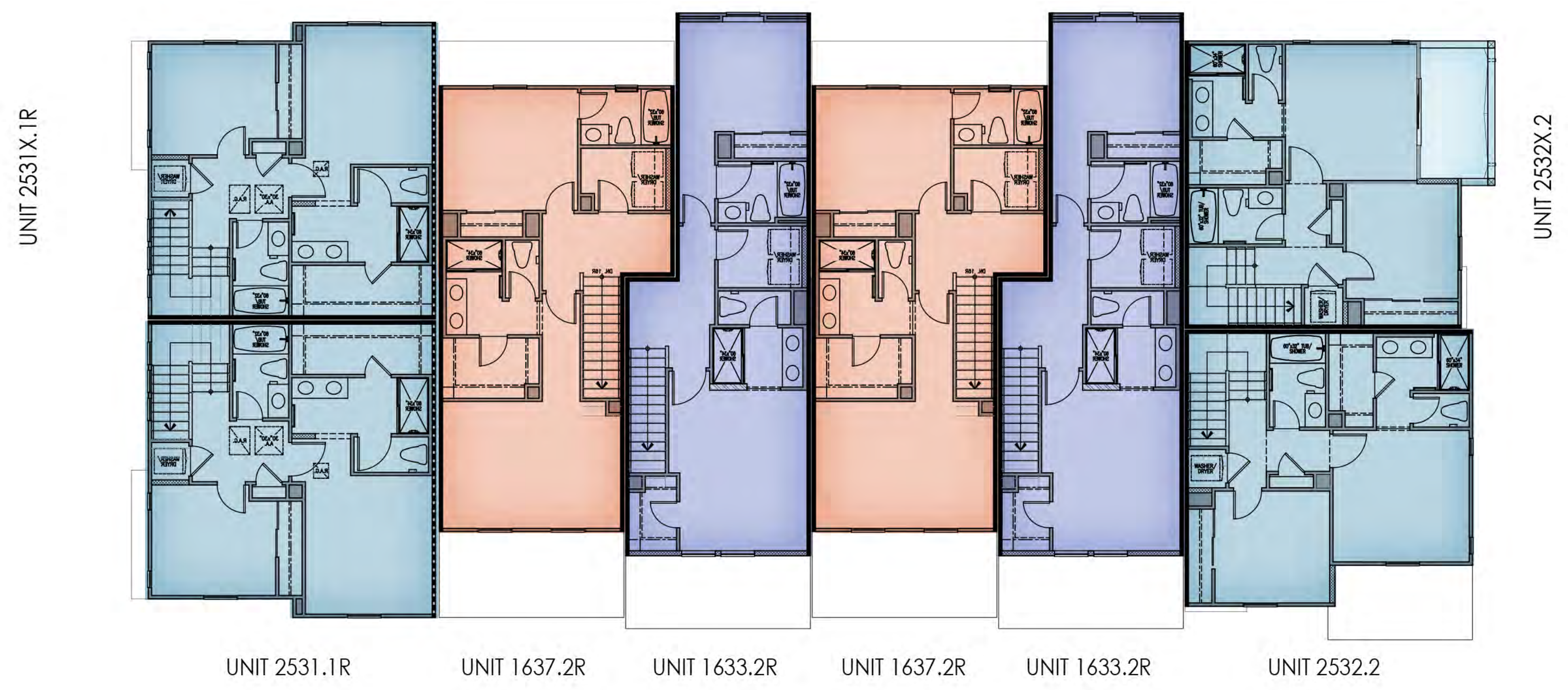
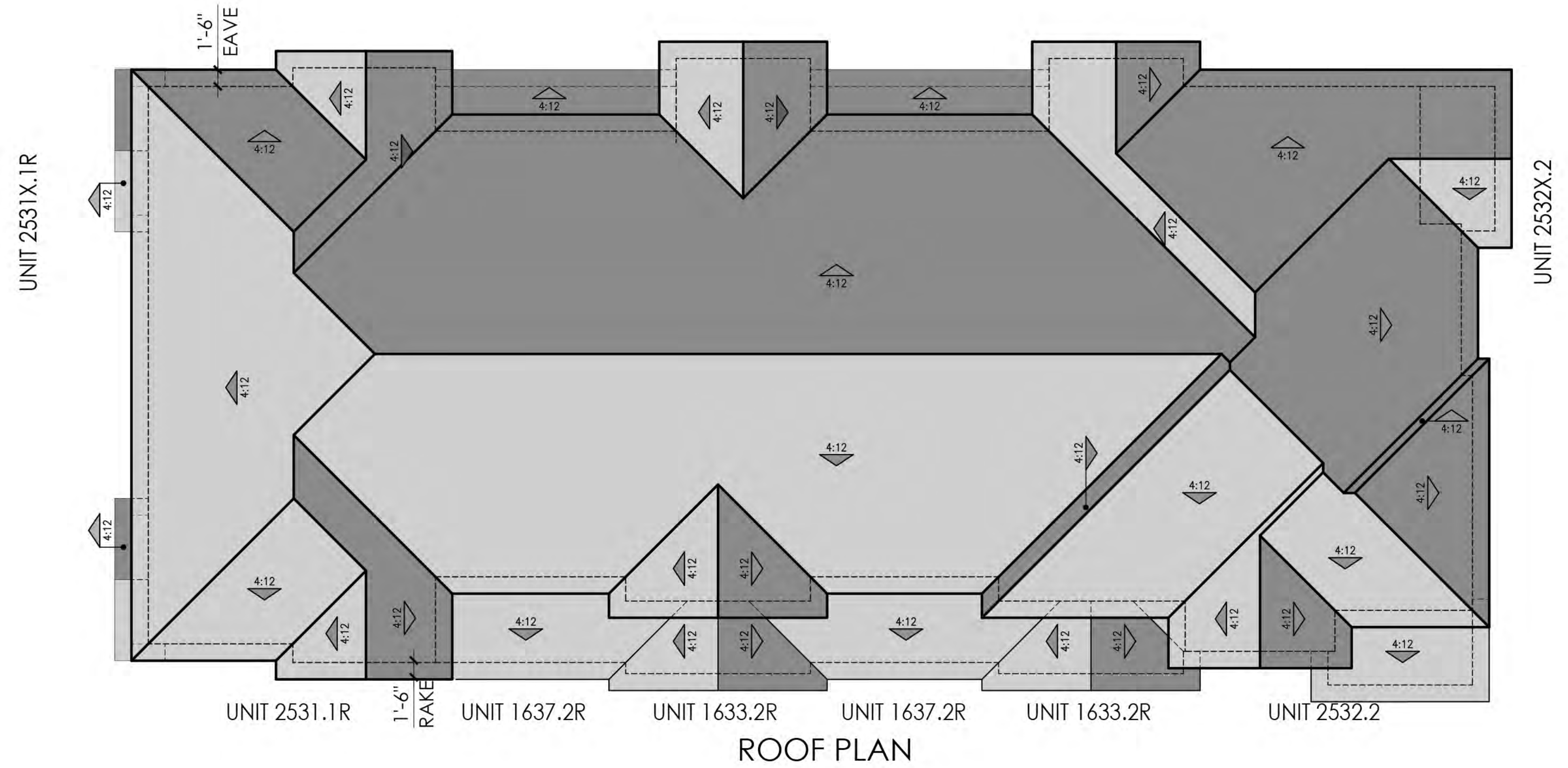
**BUILDING 800B
AREA TABULATION**

CONDITIONED SPACE	
FIRST FLOOR AREA	1,442 SQ. FT.
SECOND FLOOR AREA	5,046 SQ. FT.
THIRD FLOOR AREA	5,040 SQ. FT.
TOTAL DWELLING	11,528 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	4,445 SQ. FT.
PORCH	357 SQ. FT.
DECK	766 SQ. FT.

800B BUILDING COMPOSITE (8-PLEX)
FLOOR PLAN

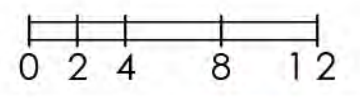


OCCUPANCY: R3 TOWNHOME/U
 SPRINKLER SYSTEM: NFPA 13D
 CONSTRUCTION: VB
 SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



THIRD FLOOR PLAN
 800B BUILDING COMPOSITE (8-PLEX)
 FLOOR & ROOF PLAN

OCCUPANCY: R3 TOWNHOME/U
 SPRINKLER SYSTEM: NFPA 13D
 CONSTRUCTION: VB
 SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS





UNIT 2531.1R UNIT 1637.2R UNIT 1633.2R UNIT 1637.2R UNIT 1633.2R UNIT 2532.2
FRONT



UNIT 2532.3 UNIT 2532X.3
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMPOSITION SHINGLES
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO/ LAP SIDING
WALL:	WOOD CORBEL
	STUCCO/ LAP SIDING/
	BOARD AND BATTEN
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



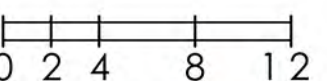
UNIT 2532X.2 UNIT 1633.2R UNIT 1637.2R UNIT 1633.2R UNIT 1637.2R UNIT 2531.1R UNIT 2531X.1R
REAR **COLOR SCHEME 8**

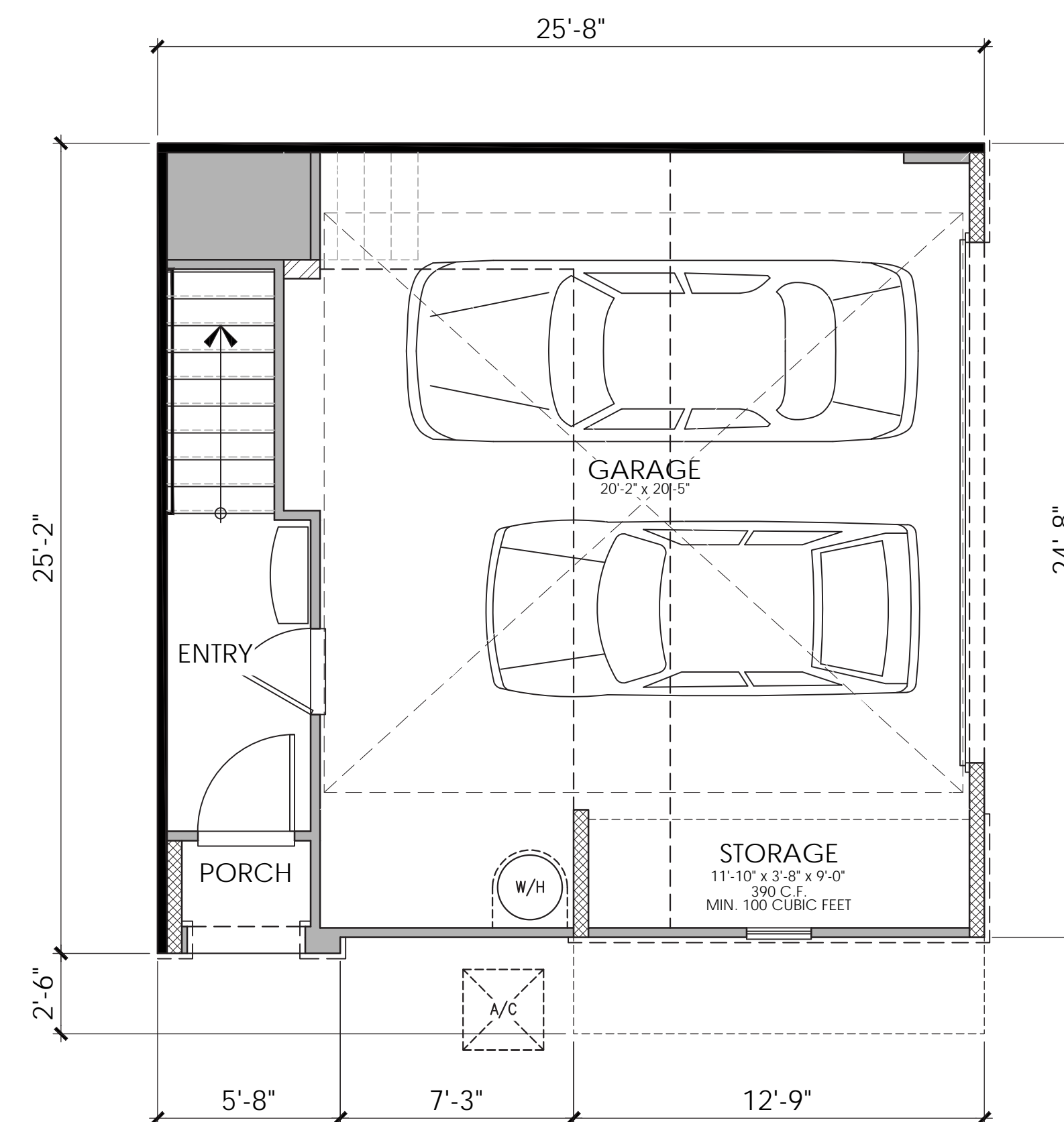
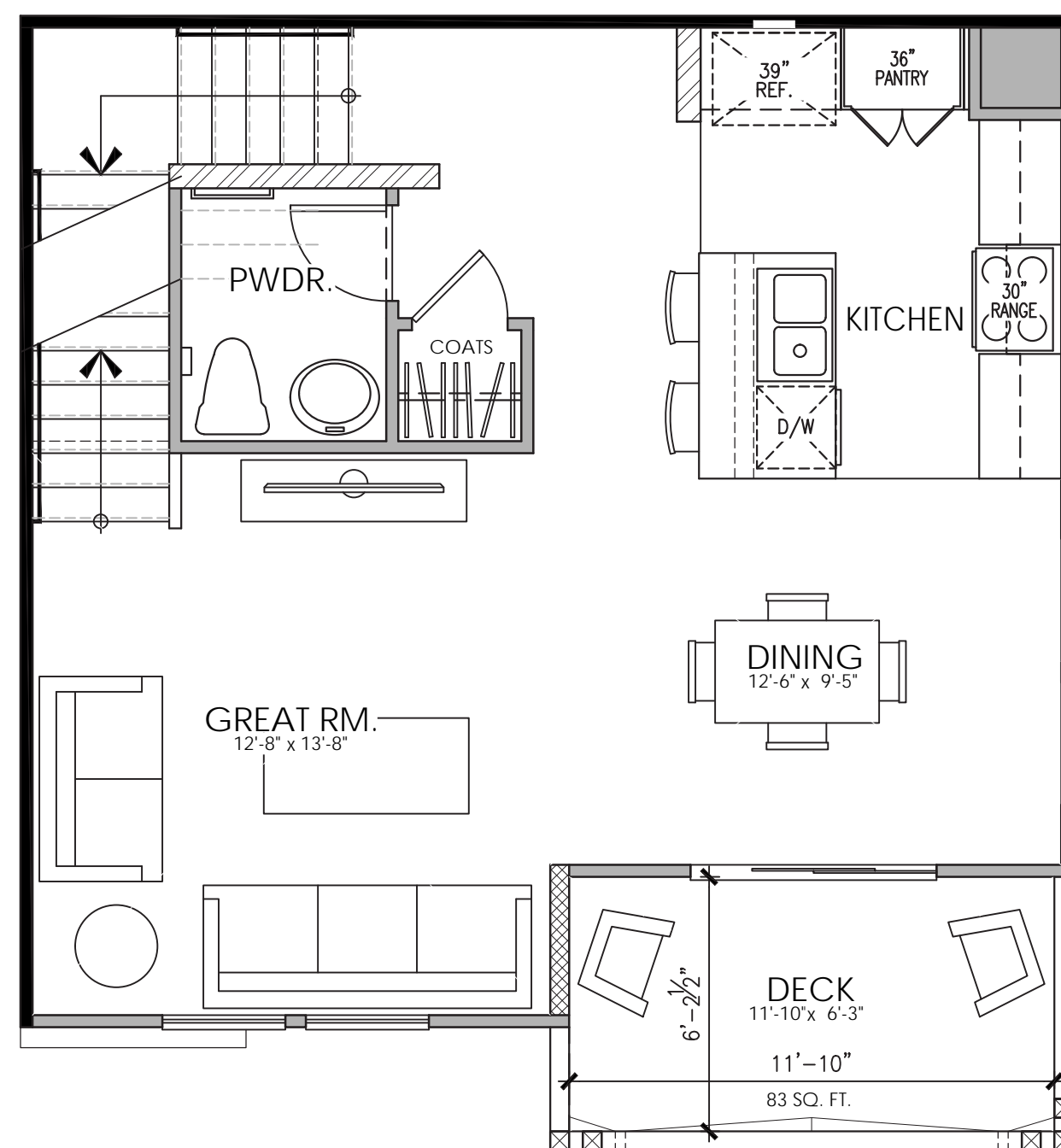
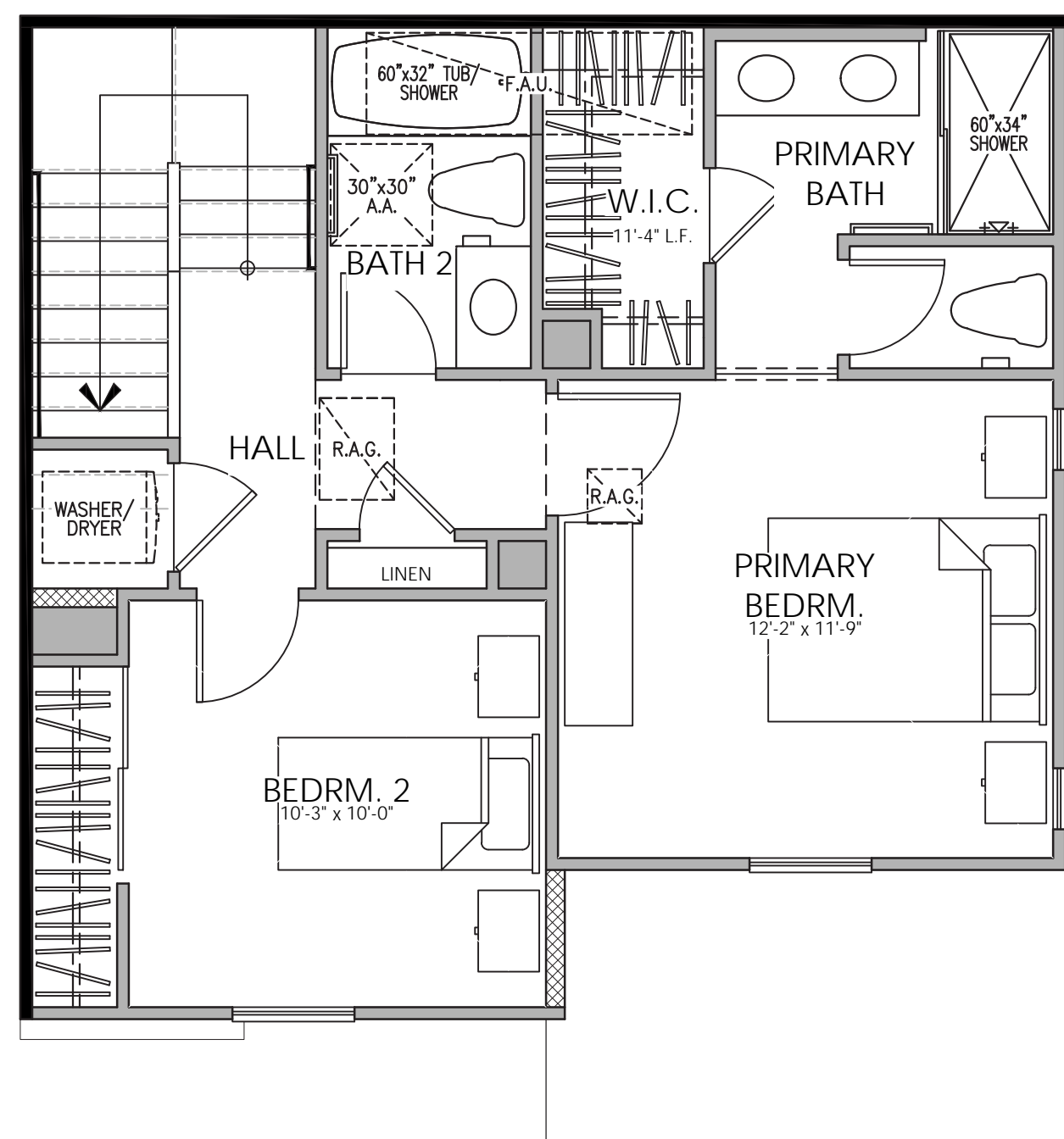


UNIT 2531X.1R UNIT 2531.1R
LEFT

OCCUPANCY: R3 TOWNHOME/U
 SPRINKLER SYSTEM: NFPA 13D
 CONSTRUCTION: VB
 SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

800B BUILDING ELEVATION COMPOSITE (8-PLEX)
"B" VERNACULAR MODERN





UNIT 2532
AREA TABULATION

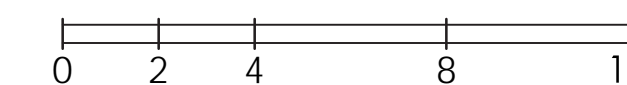
CONDITIONED SPACE	
FIRST FLOOR AREA	101 SQ. FT.
SECOND FLOOR AREA	588 SQ. FT.
THIRD FLOOR AREA	526 SQ. FT.
TOTAL DWELLING	1,215 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	517 SQ. FT.
PORCH	14 SQ. FT.
DECK	83 SQ. FT.

THIRD FLOOR

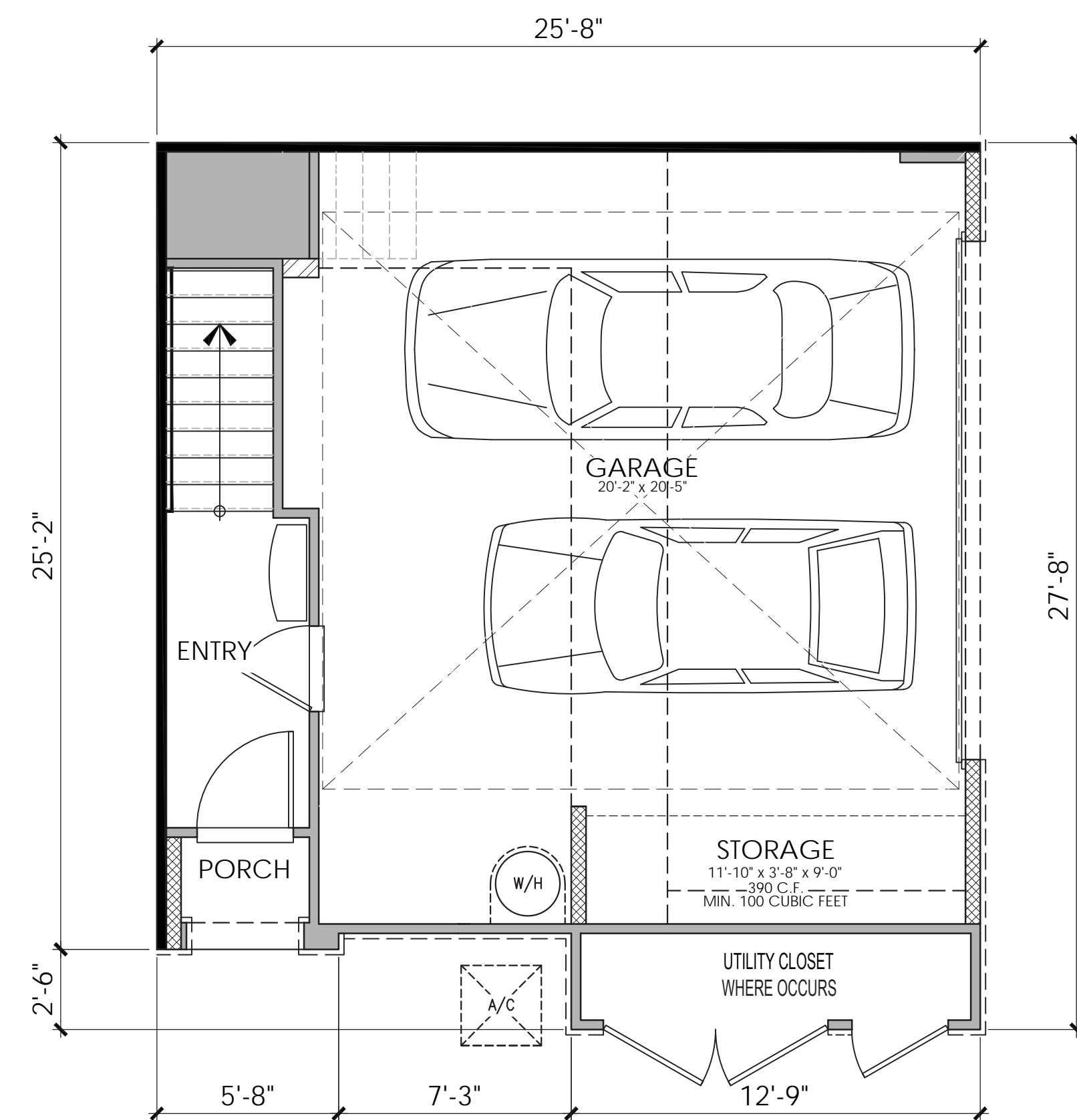
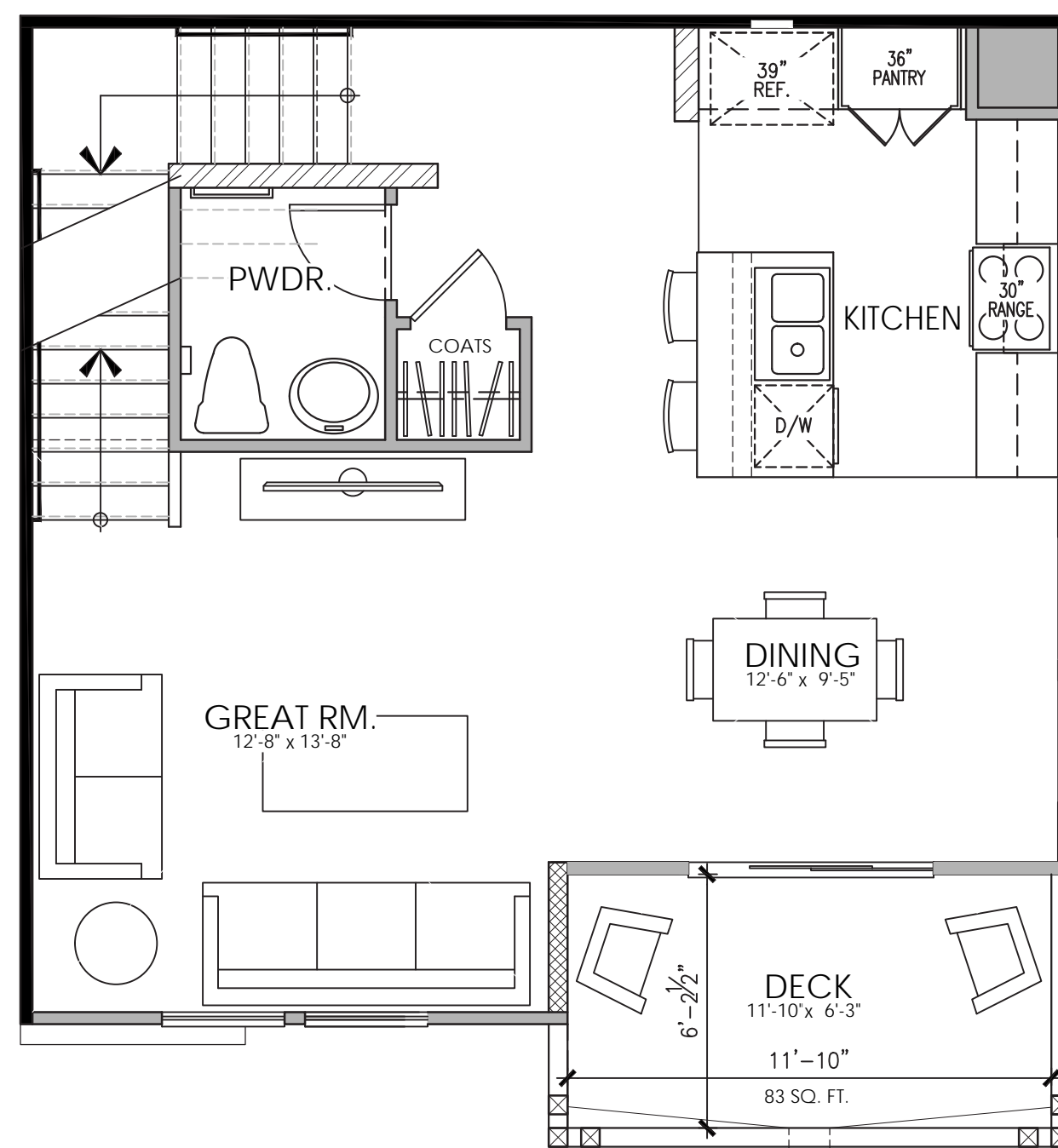
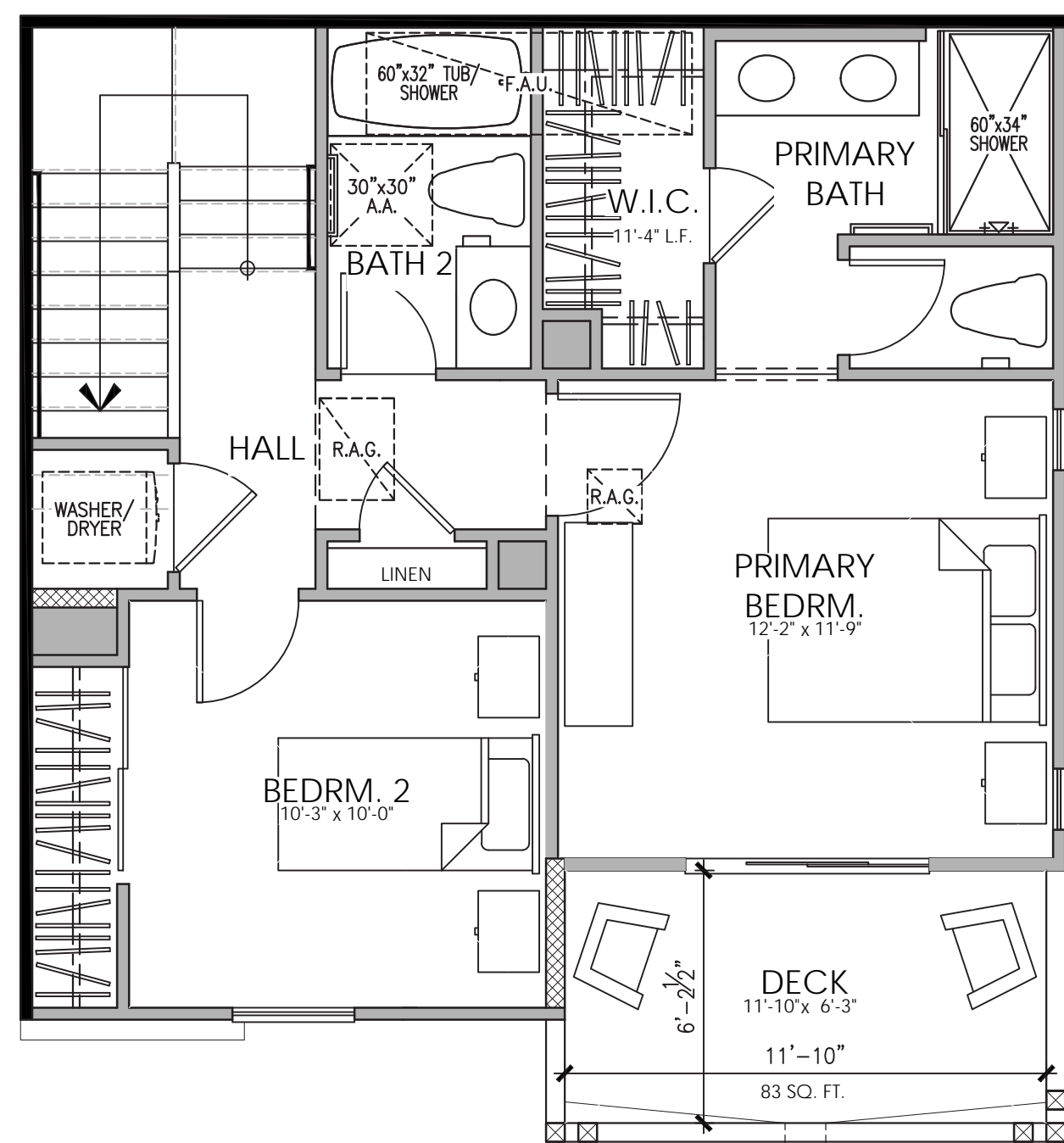
SECOND FLOOR

FIRST FLOOR

UNIT 2532.1
2 BEDROOM, 2.5 BATH
FLOOR PLAN



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



UNIT 2532X
AREA TABULATION

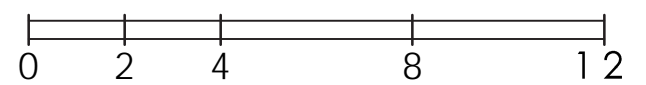
CONDITIONED SPACE	
FIRST FLOOR AREA	101 SQ. FT.
SECOND FLOOR AREA	588 SQ. FT.
THIRD FLOOR AREA	526 SQ. FT.
TOTAL DWELLING	1,215 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	518 SQ. FT.
PORCH	14 SQ. FT.
SECOND FLOOR DECK	83 SQ. FT.
THIRD FLOOR DECK	83 SQ. FT.

THIRD FLOOR

SECOND FLOOR

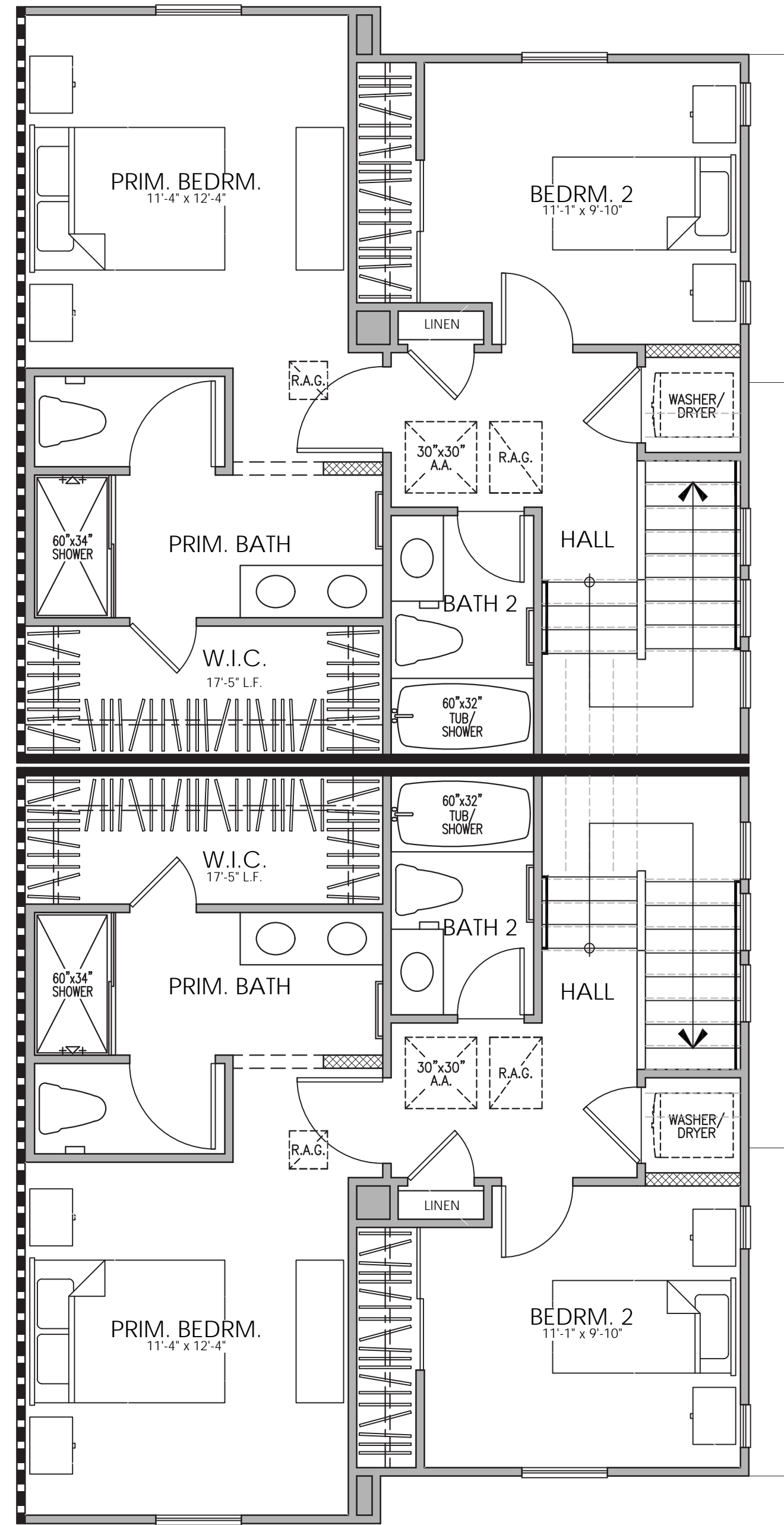
FIRST FLOOR

UNIT 2532X.1
2 BEDROOM, 2.5 BATH
FLOOR PLAN



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

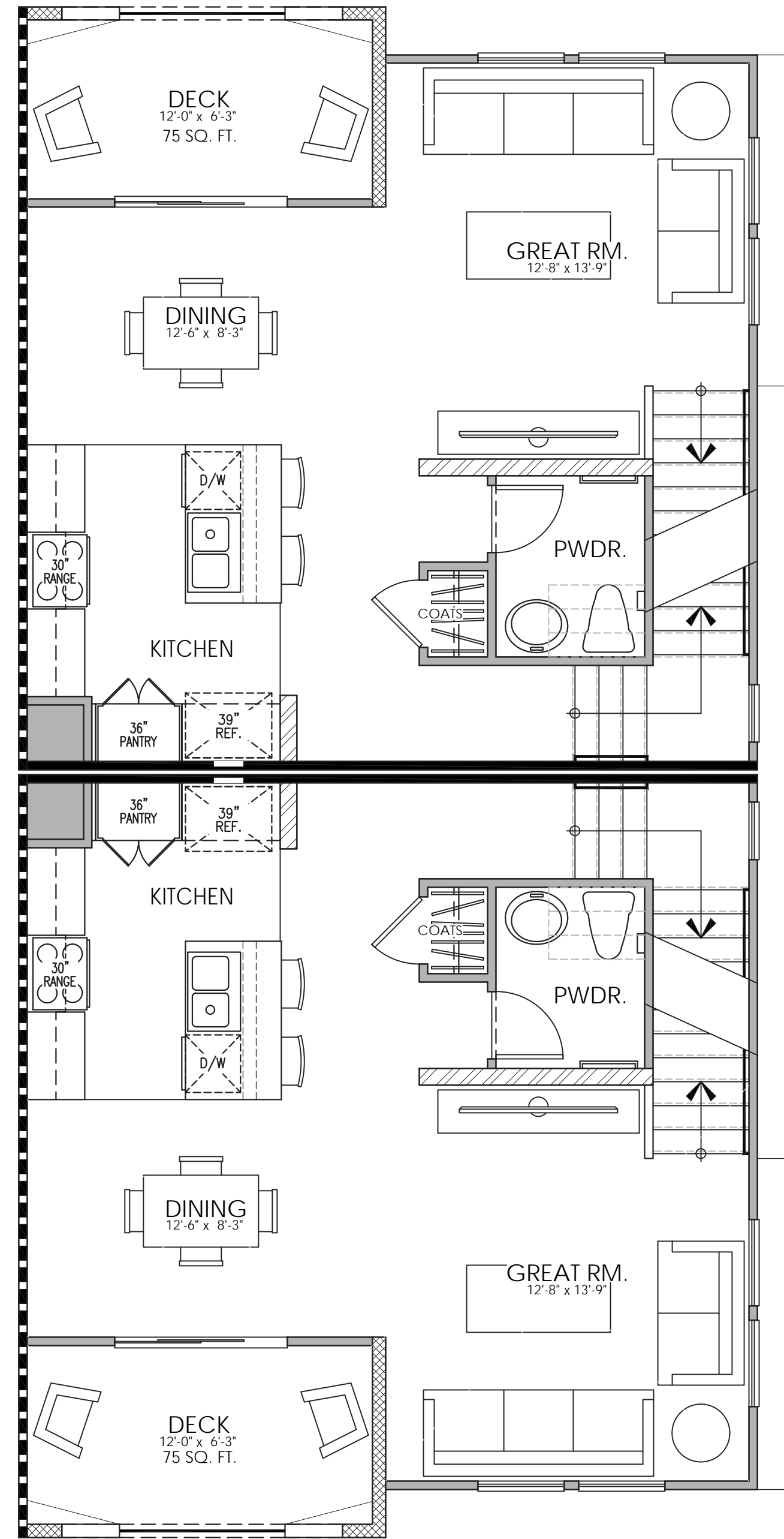
UNIT 2531X.1



UNIT 2531.1

THIRD FLOOR

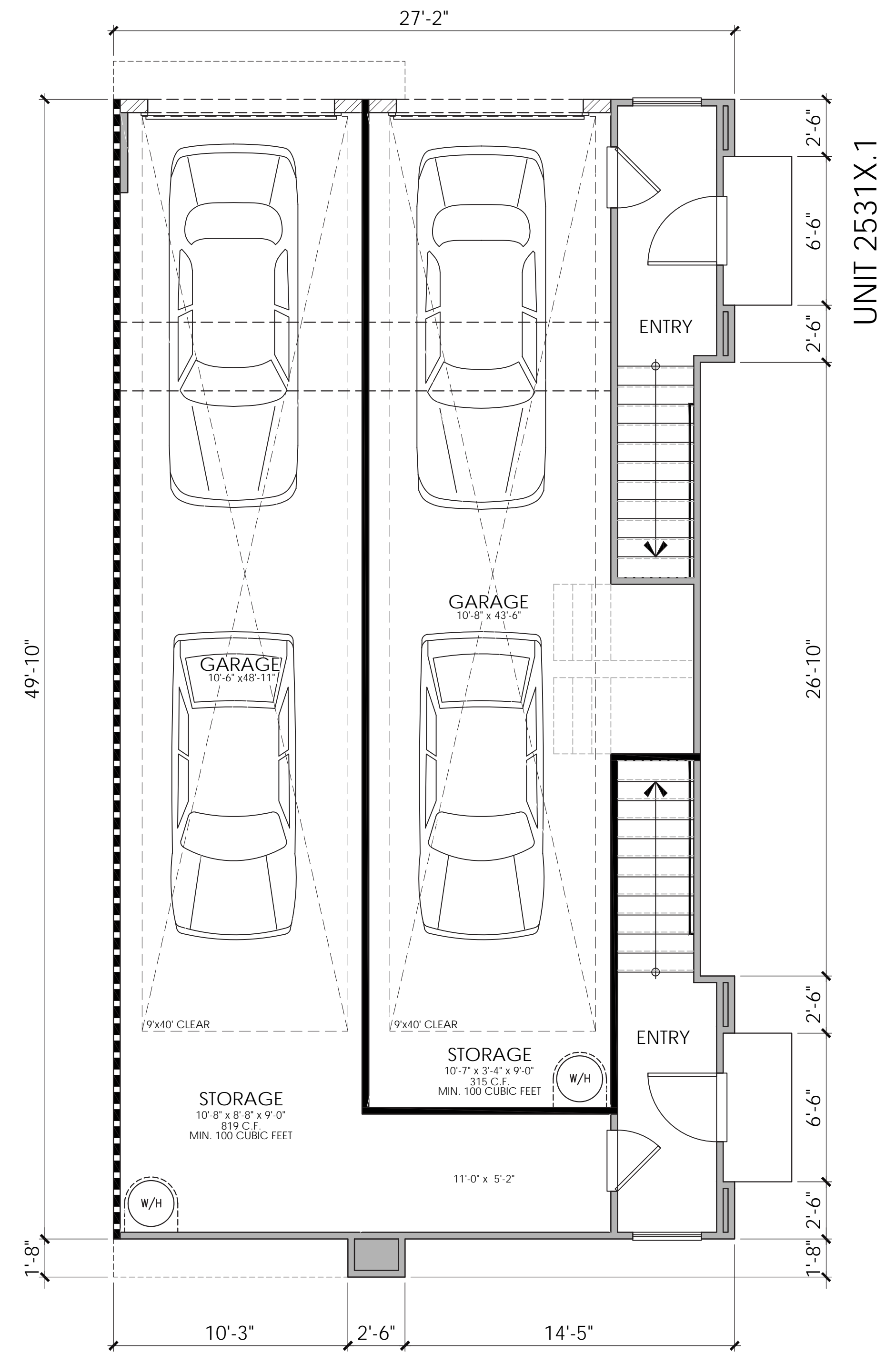
UNIT 2531X.1



UNIT 2531.1

SECOND FLOOR

27'-2"



UNIT 2531.1

FIRST FLOOR

PLAN 2531.1
AREA TABULATION

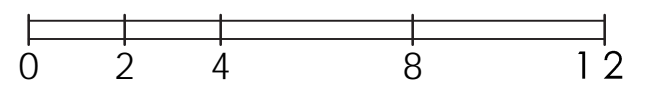
CONDITIONED SPACE	
FIRST FLOOR AREA	95 SQ. FT.
SECOND FLOOR AREA	518 SQ. FT.
THIRD FLOOR AREA	659 SQ. FT.
TOTAL DWELLING	1,268 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	606 SQ. FT.
SECOND FLOOR DECK	83 SQ. FT.

PLAN 2531X.1
AREA TABULATION

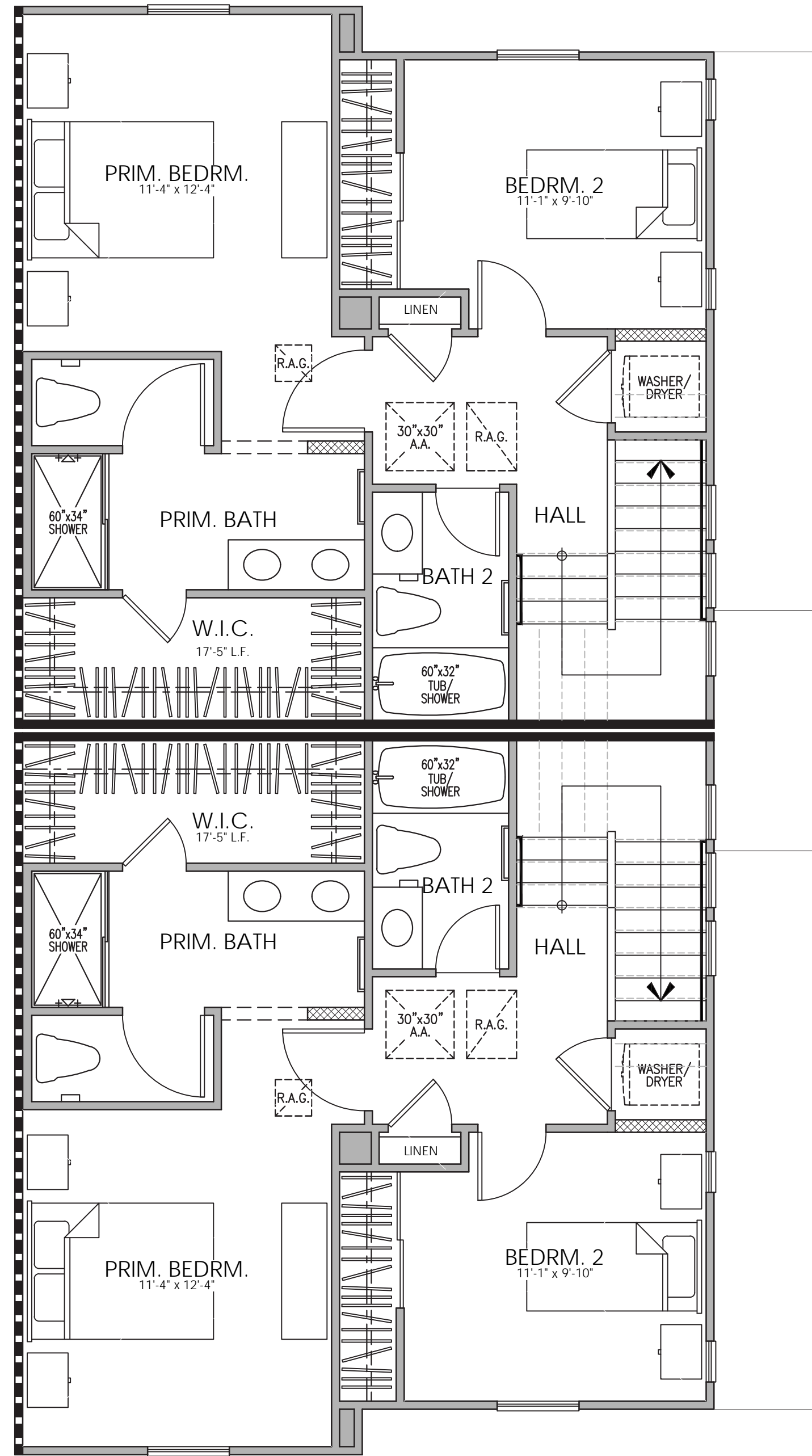
CONDITIONED SPACE	
FIRST FLOOR AREA	95 SQ. FT.
SECOND FLOOR AREA	518 SQ. FT.
THIRD FLOOR AREA	659 SQ. FT.
TOTAL DWELLING	1,268 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	507 SQ. FT.
SECOND FLOOR DECK	83 SQ. FT.

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

UNIT 2531.1 & 2531X.1
2 BEDROOM, 2.5 BATH
FLOOR PLAN



UNIT 2531X.1



UNIT 2531.1

THIRD FLOOR

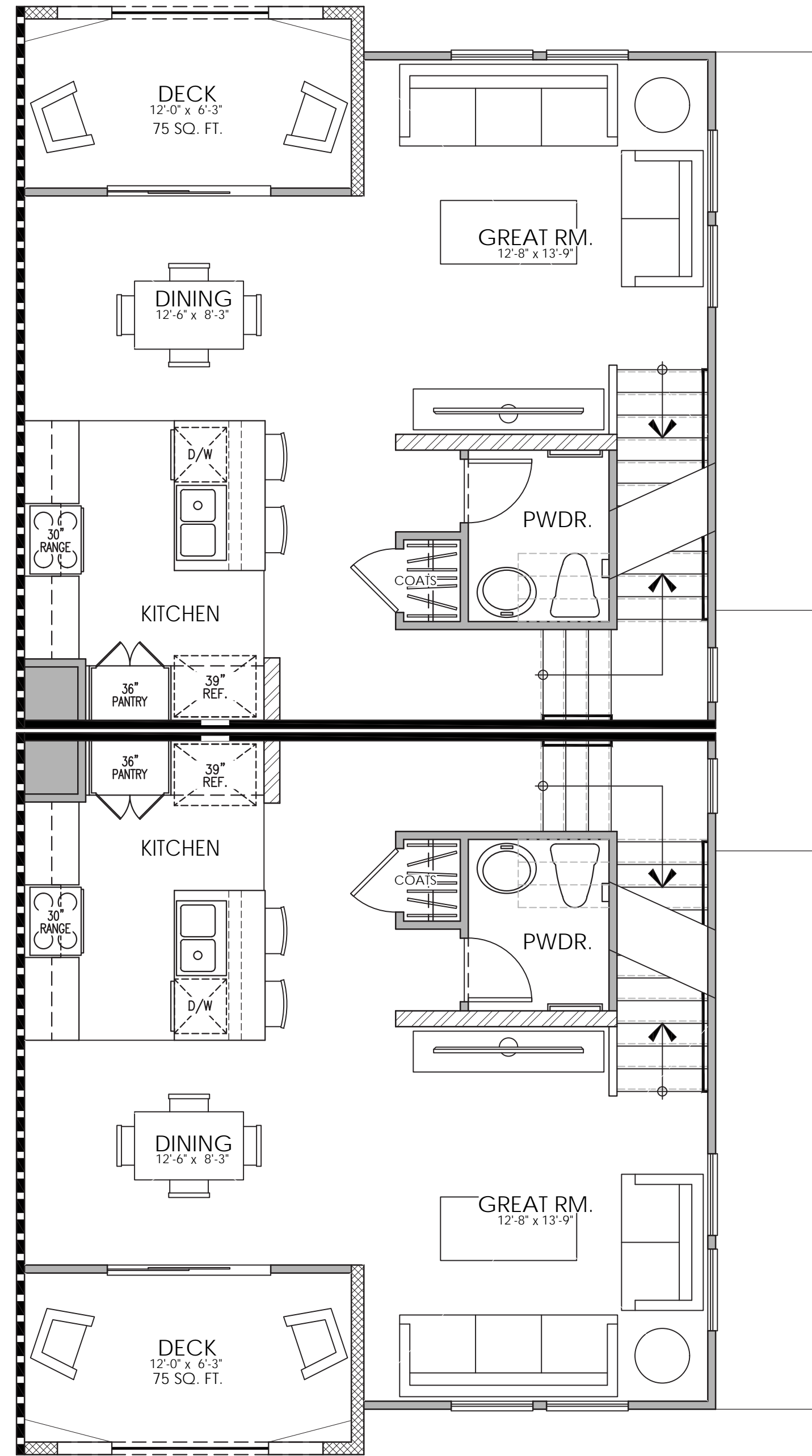
PLAN 2531X.1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	95 SQ. FT.
SECOND FLOOR AREA	518 SQ. FT.
THIRD FLOOR AREA	659 SQ. FT.
TOTAL DWELLING	1,268 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	606 SQ. FT.
SECOND FLOOR DECK	83 SQ. FT.

PLAN 2531X.1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	95 SQ. FT.
SECOND FLOOR AREA	518 SQ. FT.
THIRD FLOOR AREA	659 SQ. FT.
TOTAL DWELLING	1,268 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	507 SQ. FT.
SECOND FLOOR DECK	83 SQ. FT.

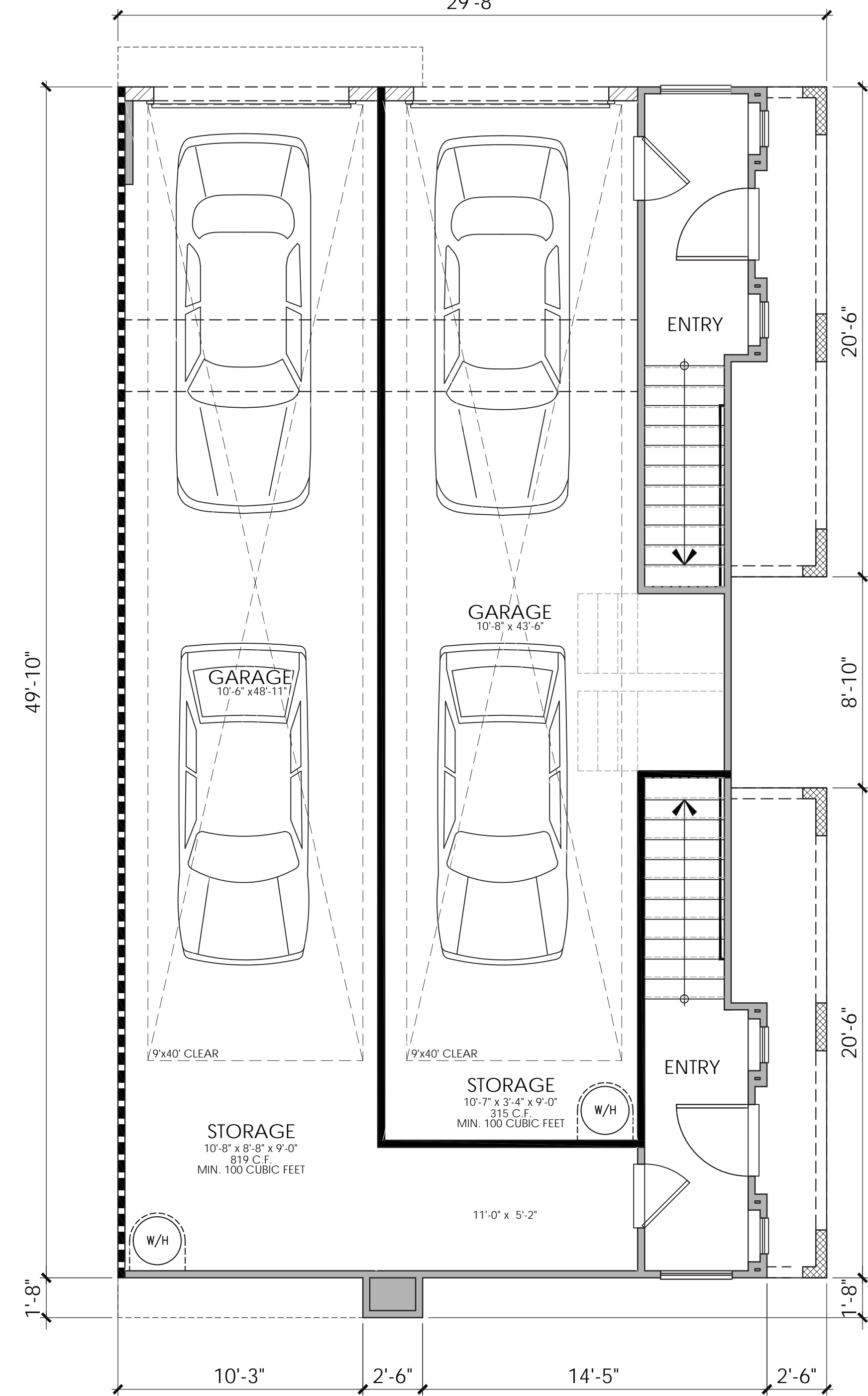
UNIT 2531X.1



UNIT 2531.1

SECOND FLOOR

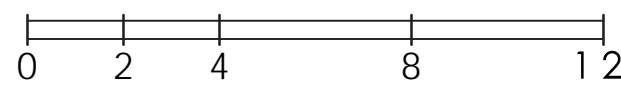
29'-8"



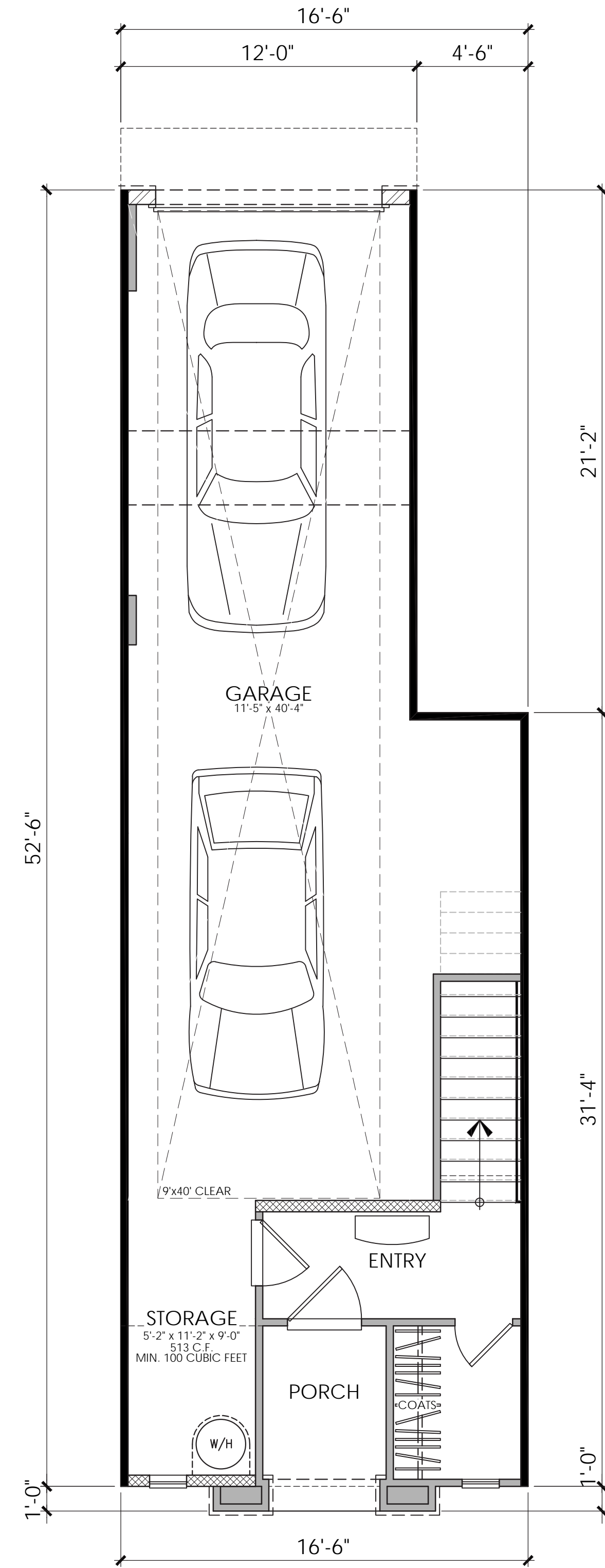
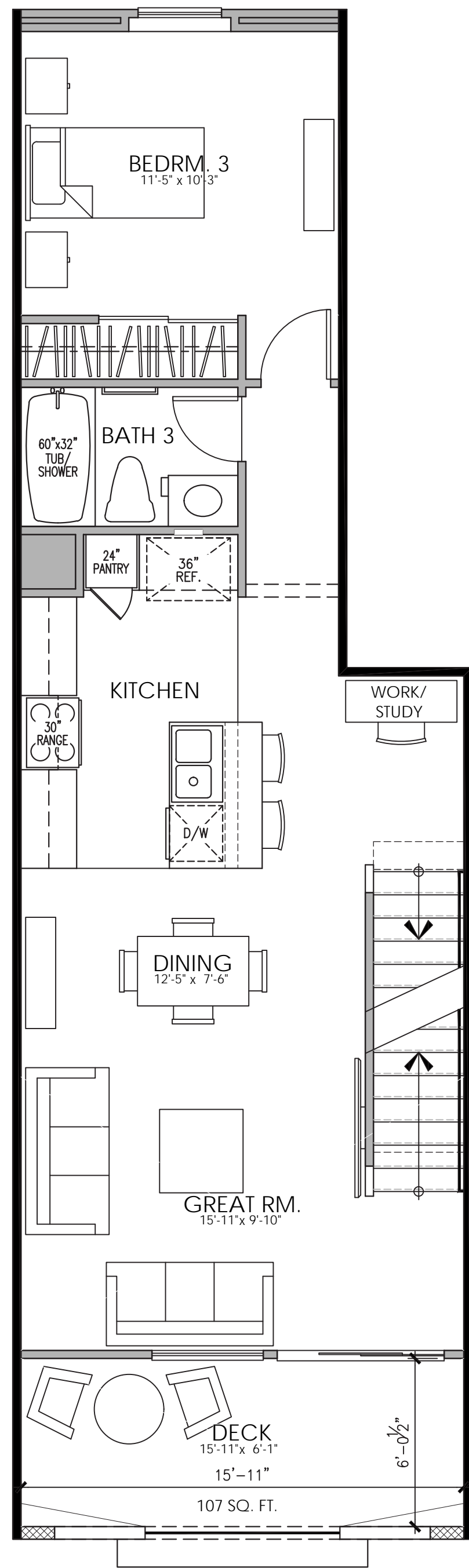
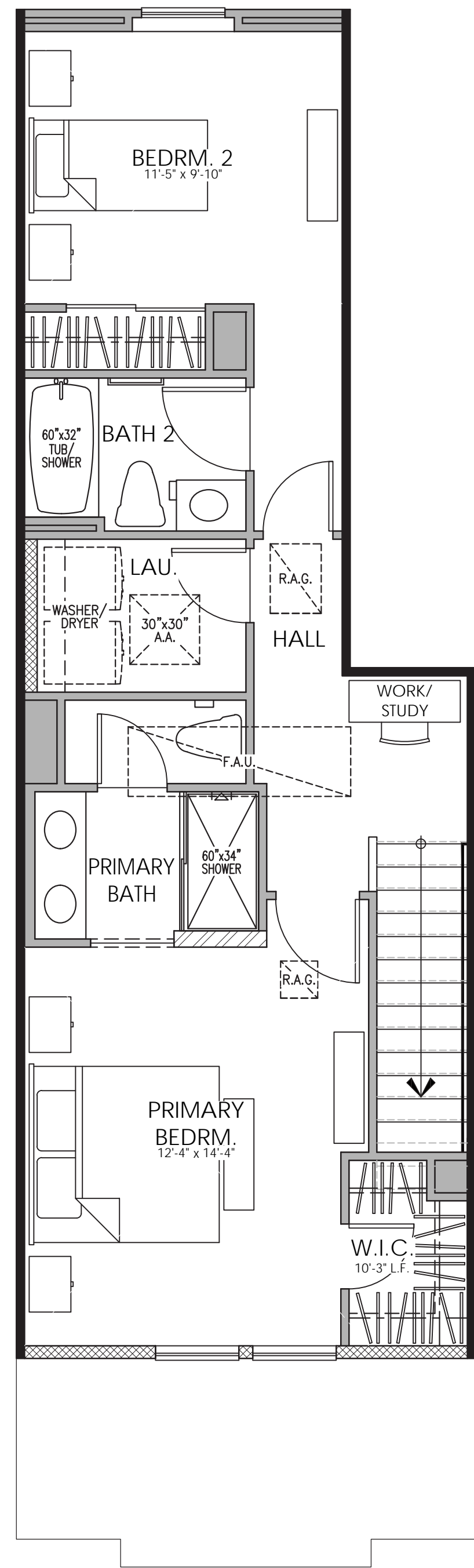
UNIT 2531.2

FIRST FLOOR

UNIT 2531.2 & 2531X.2
2 BEDROOM, 2.5 BATH
FLOOR PLAN



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



UNIT 1633
AREA TABULATION

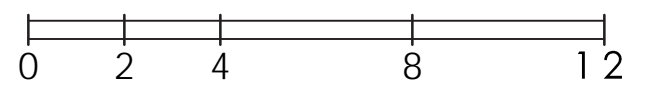
CONDITIONED SPACE	
FIRST FLOOR AREA	160 SQ. FT.
SECOND FLOOR AREA	688 SQ. FT.
THIRD FLOOR AREA	648 SQ. FT.
TOTAL DWELLING	1,496 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	610 SQ. FT.
PORCH	37 SQ. FT.
DECK	107 SQ. FT.

THIRD FLOOR

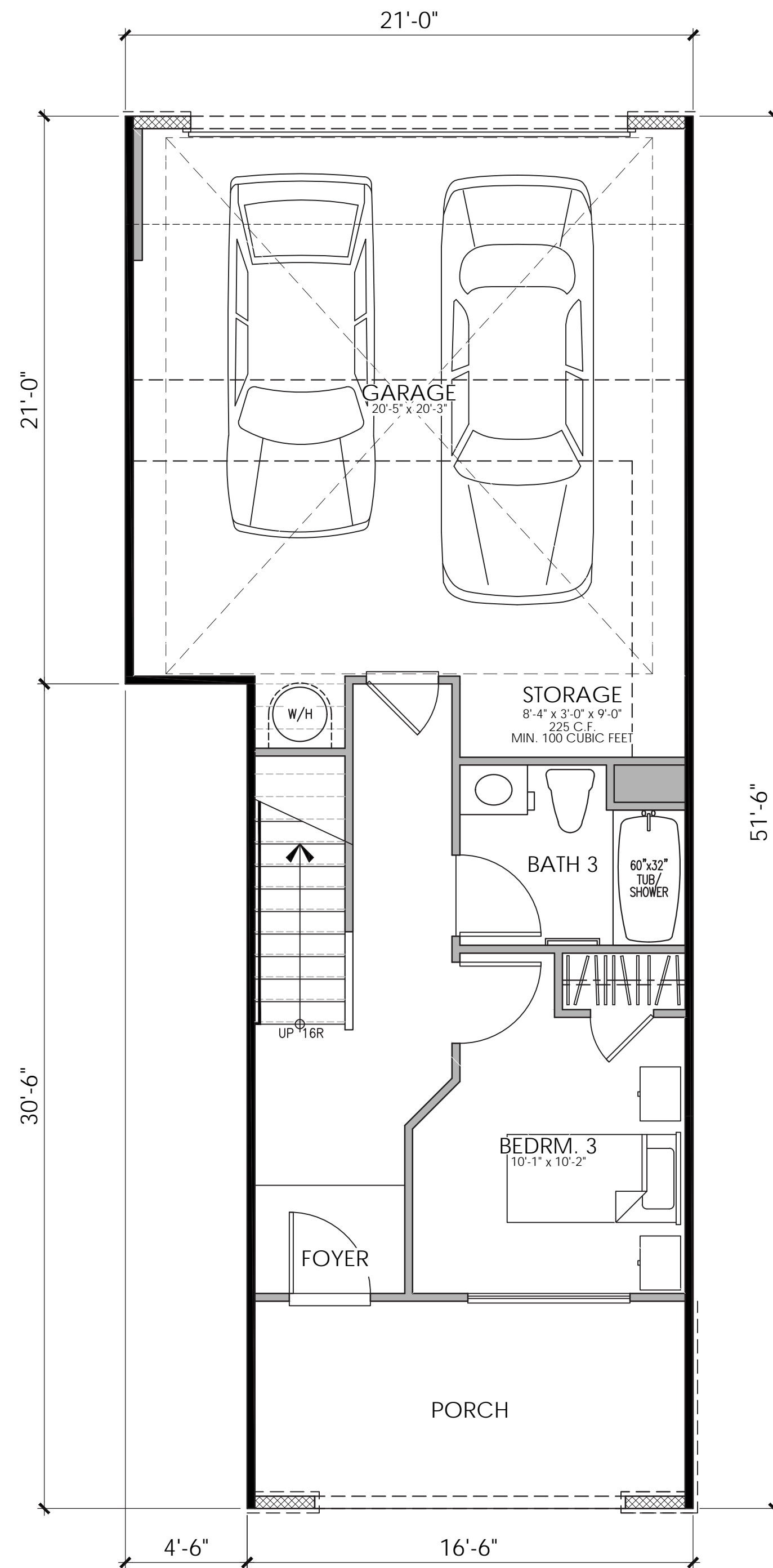
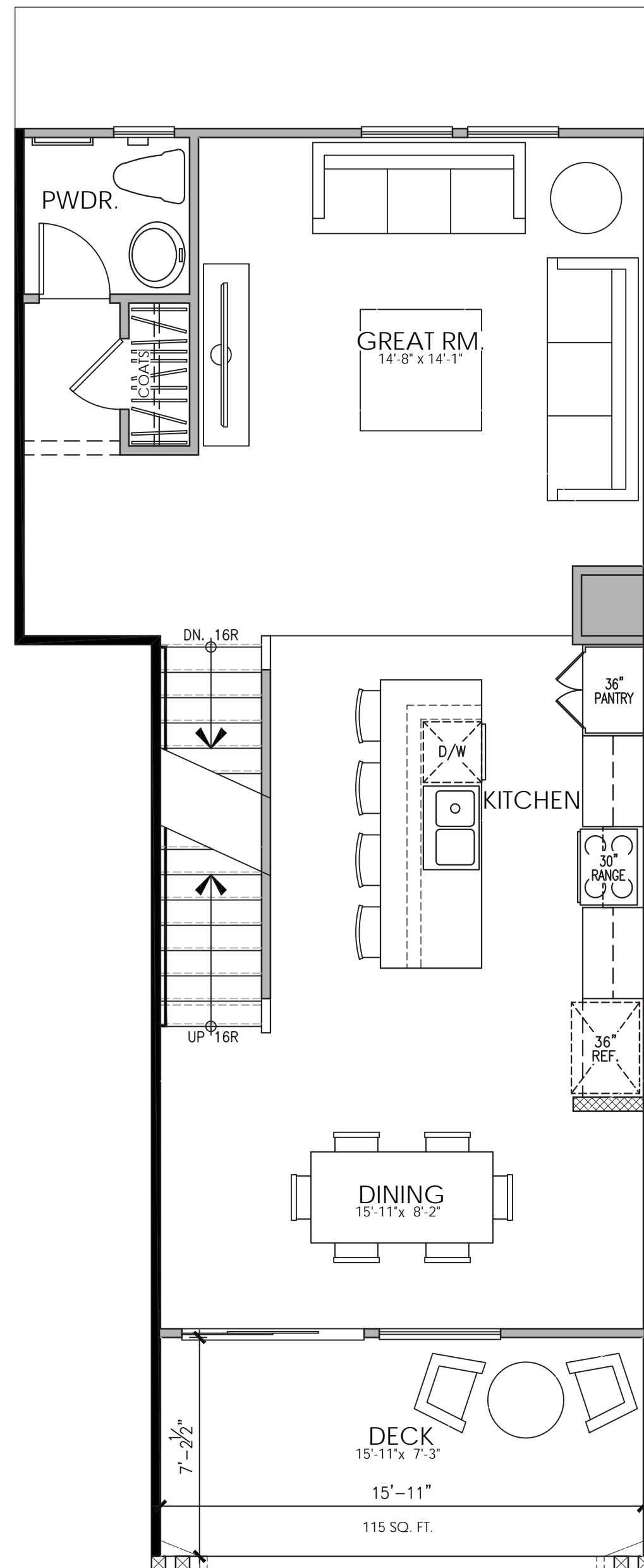
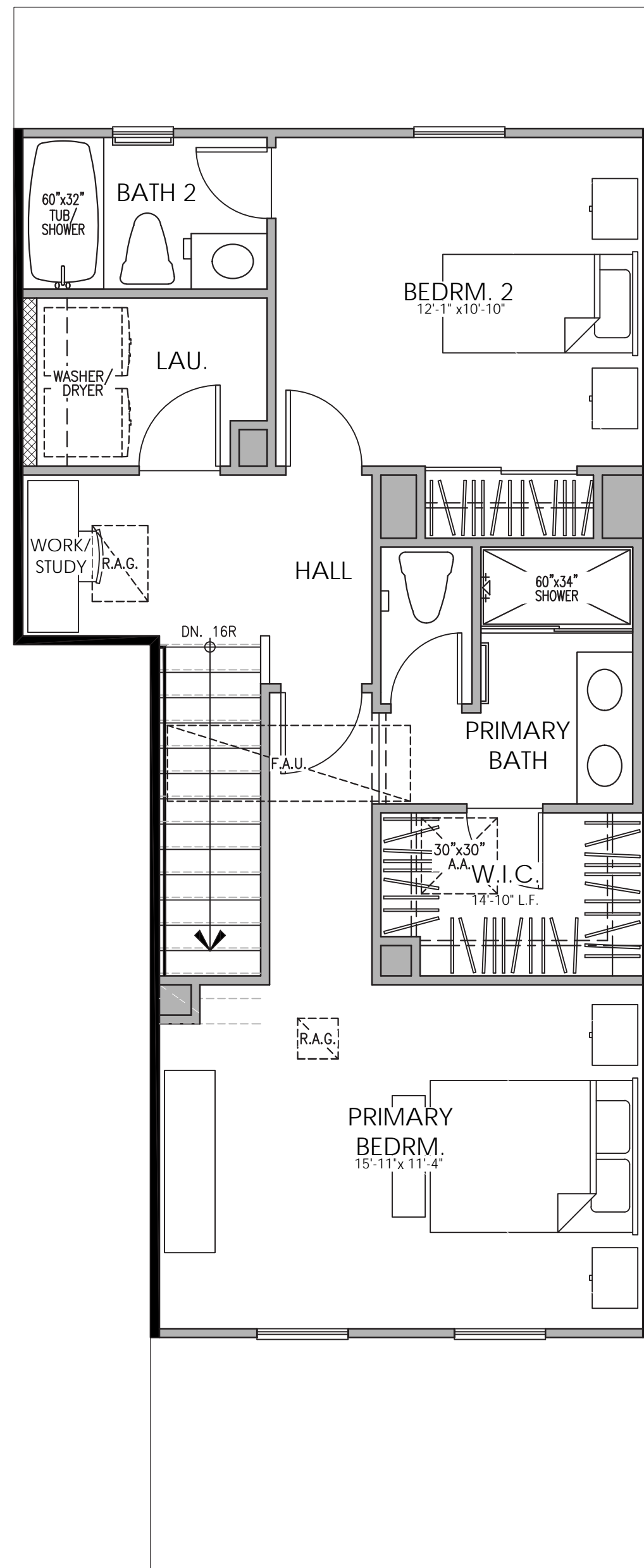
SECOND FLOOR

FIRST FLOOR

UNIT 1633.1
3 BEDROOM, 3 BATH
FLOOR PLAN



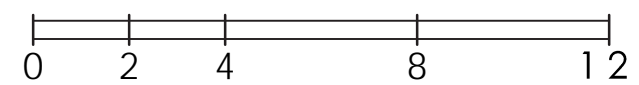
OCCUPANCY: R3 TOWNHOME/U
 SPRINKLER SYSTEM: NFPA 13D
 CONSTRUCTION: VB
 SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



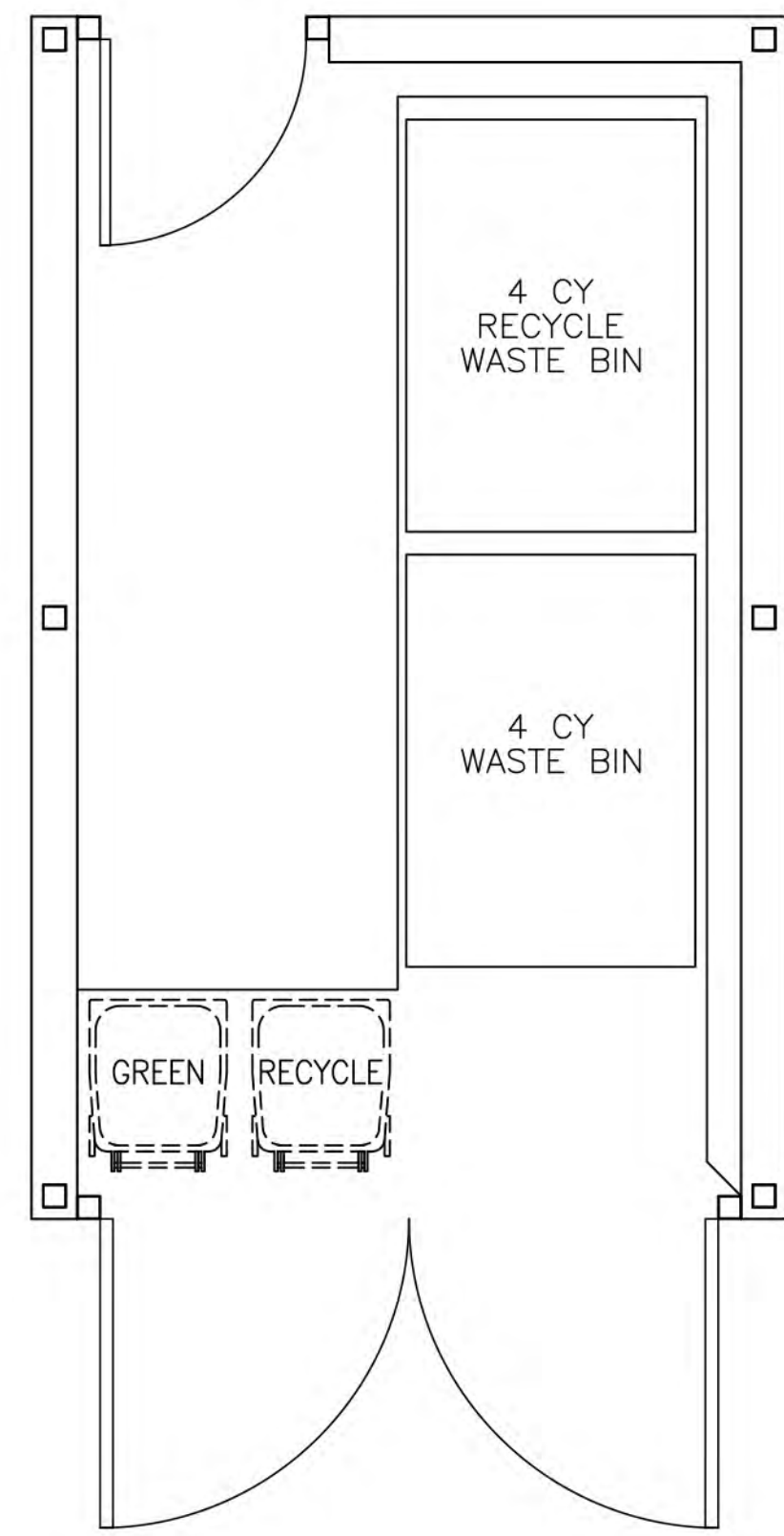
UNIT 1637
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	346 SQ. FT.
SECOND FLOOR AREA	733 SQ. FT.
THIRD FLOOR AREA	694 SQ. FT.
TOTAL DWELLING	1,773 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	463 SQ. FT.
PORCH	115 SQ. FT.
DECK	115 SQ. FT.

UNIT 1637.1
3 BEDROOM, 3.5 BATH
FLOOR PLAN



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

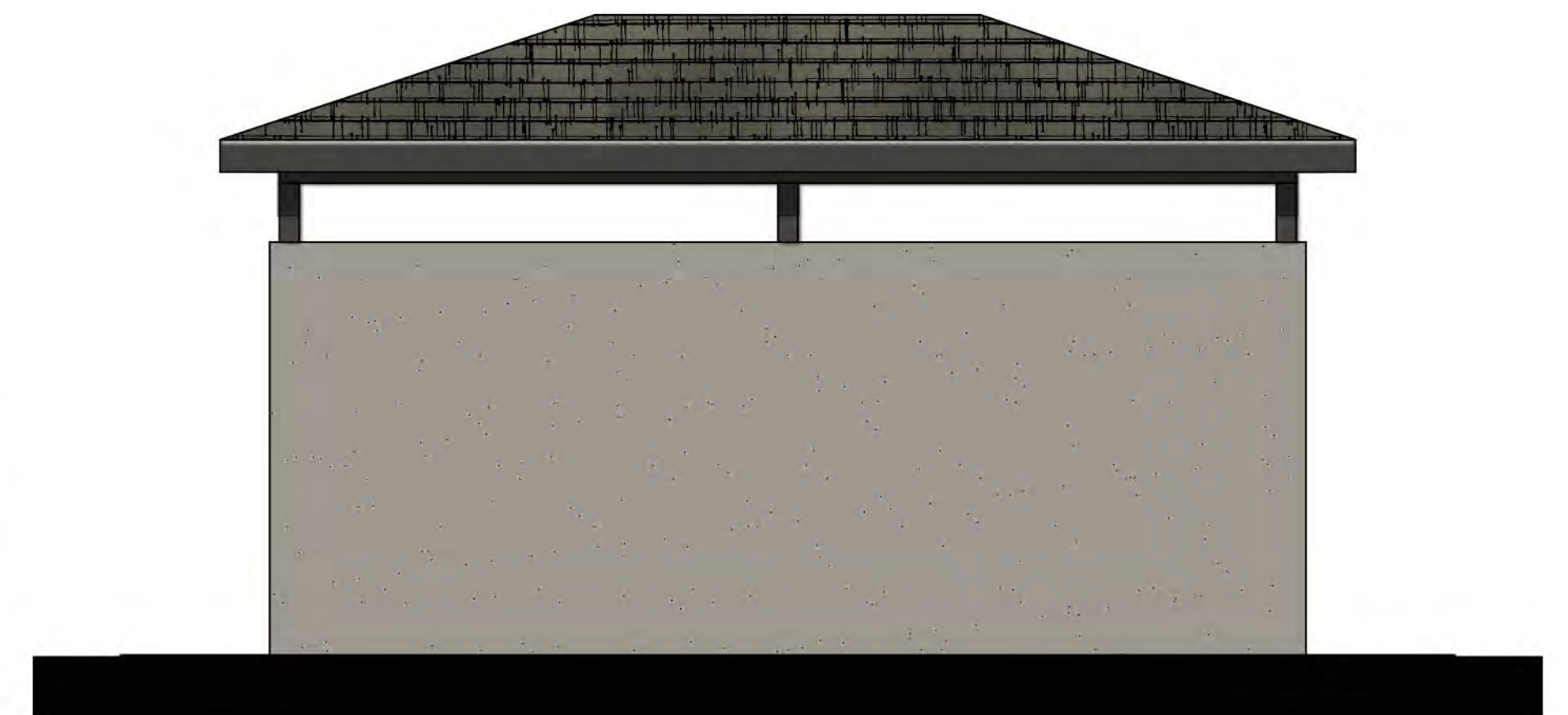


FLOOR PLAN

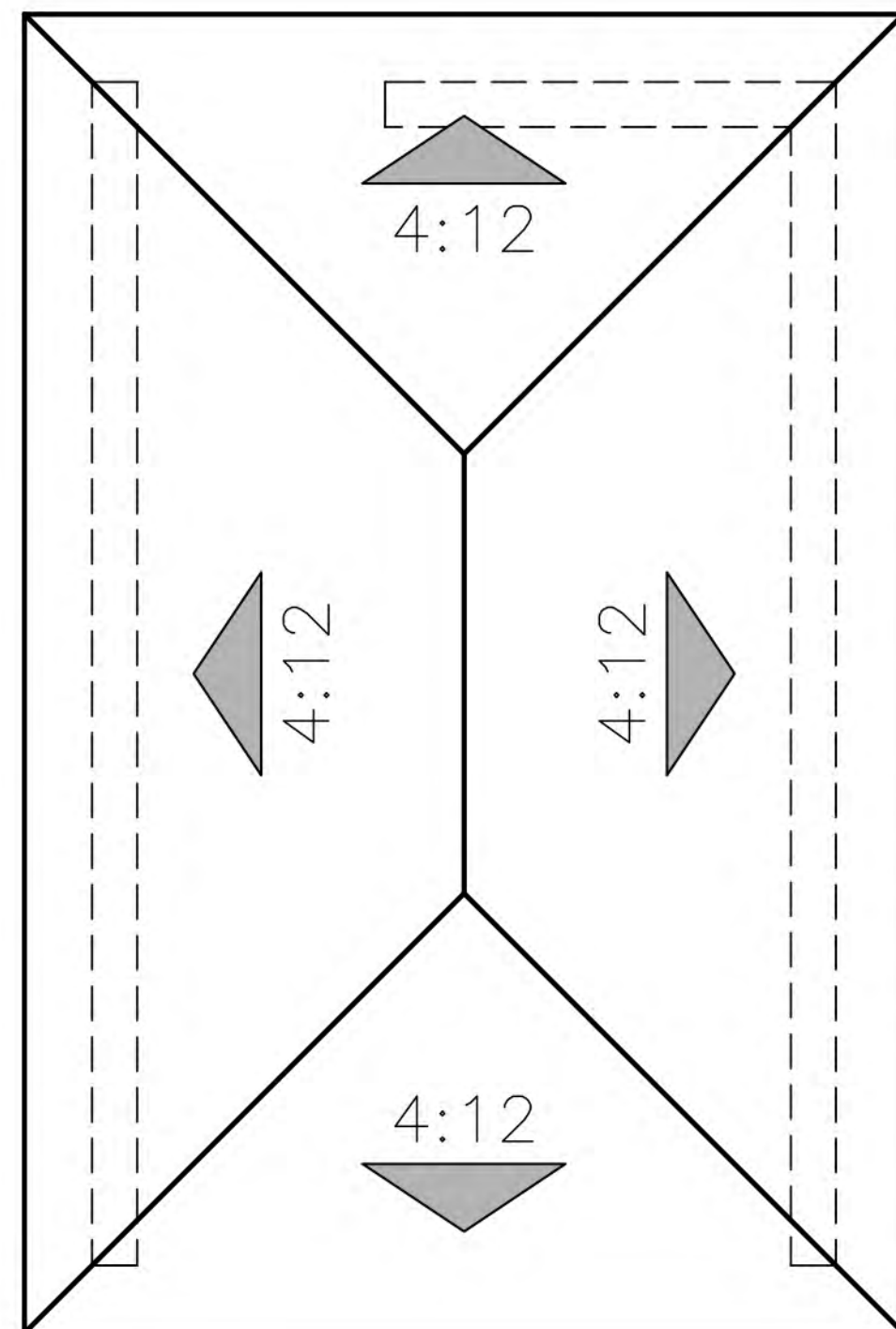


© 2023 Kevin L. Crook Architect, Inc.
Refer to landscape drawings for wall, tree, and shrub locations

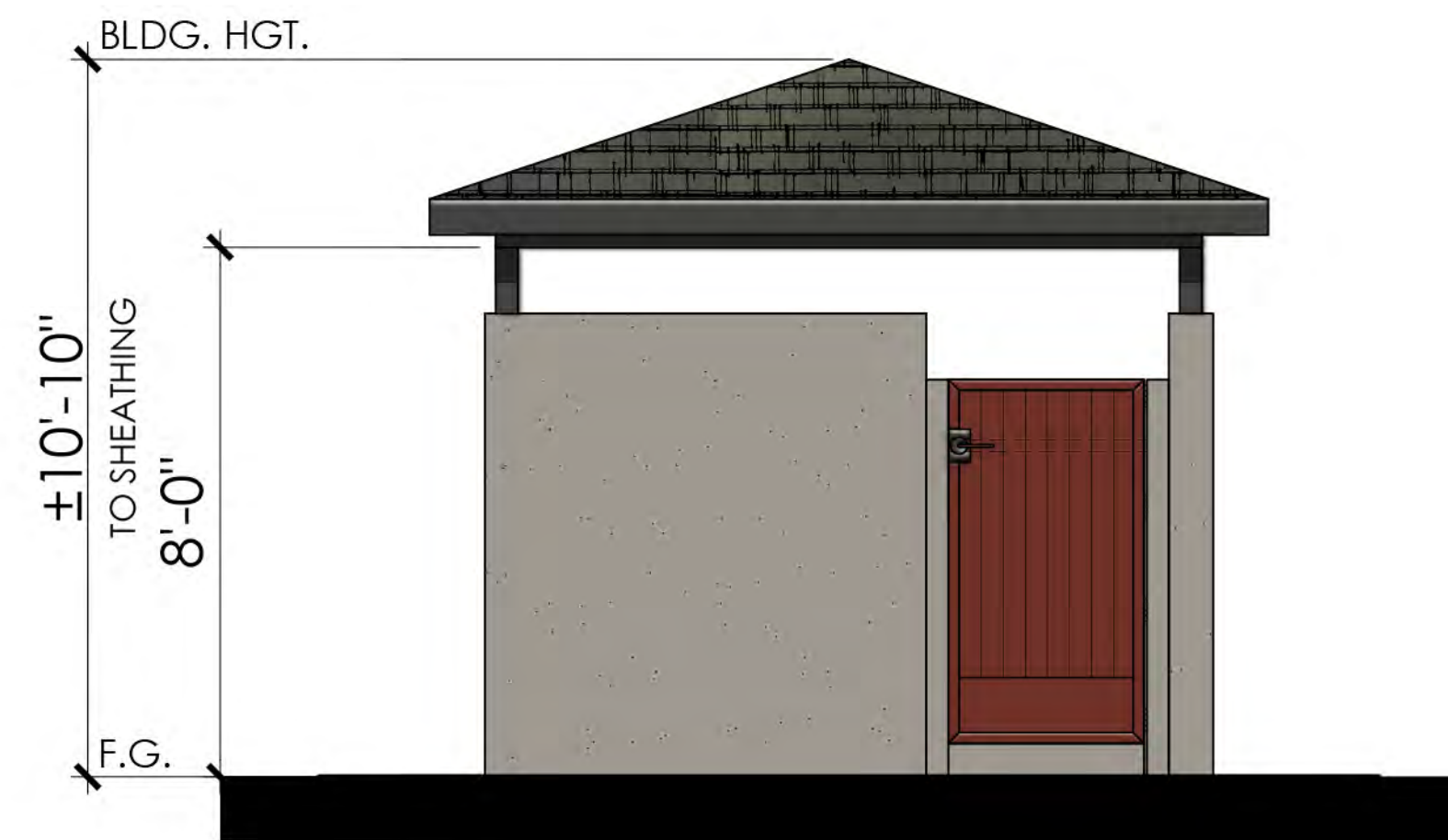
FRONT



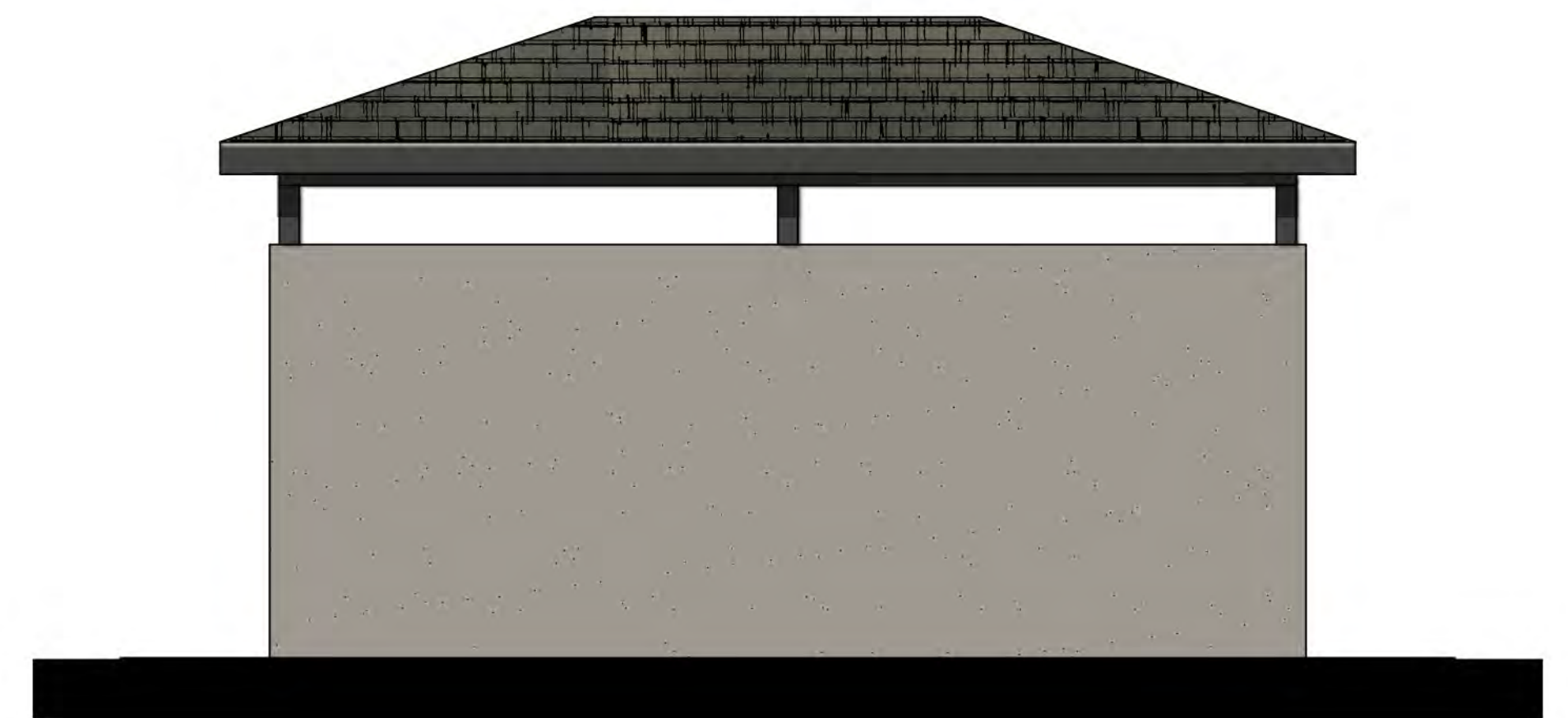
RIGHT



ROOF PLAN



REAR



LEFT

COLOR SCHEME 2
TRASH ENCLOSURE

FLOOR PLAN, ROOF PLAN & ELEVATIONS



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

THE MILL
ANAHEIM, CA

PROJECT 23018
CREATED 4/10/2023

"A" ELEVATIONS		
MINIMALIST TRADITIONAL	SCHEME 1	SCHEME 2
STUCCO 1	1571	1584
STUCCO PAINT MATCH**	SW6004 MINK	SW9170 ACIER
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW6013 BITTER CHOCOLATE	SW7069 IRON ORE
STUCCO 3	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
STUCCO 4	SW6072 VERSATILE GRAY	SW6074 SPALDING GRAY
FASCIA / TRIM	SW7630 RAISIN	SW7069 IRON ORE
FRONT DOORS	SW7069 IRON ORE	SW7593 RUSTIC RED
RAILINGS	SW7069 IRON ORE	SW7069 IRON ORE
COMPOSITION SHINGLES:	TIMBERLINE HDZ CHARCOAL	TIMBERLINE HDZ SAGEWOOD
BRICK: TUNDRA	LATIGO	RIVERBED
GROUT	MAC MISTY COVE	MAC MISTY COVE

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
COMP SHINGLES:	GAF TIMBERLINE
BRICK:	ELDORADO
GROUT:	ORCO or EQUAL

"B" ELEVATIONS		
VERNACULAR MODERN	SCHEME 3	SCHEME 4
STUCCO 1	1572	1511
STUCCO PAINT MATCH**	RGB 255/255/255	SW7023 REQUISITE GRAY
BOARD & BATTEN SIDING / GARAGE DOORS	SW7069 IRON ORE	SW6005 FOLKSTONE
LAP SIDING / CORNER BOARDS	SW2817 ROOKWOOD AMBER	SW7006 EXTRA WHITE
STUCCO 3	SW7067 CITYSCAPE	SW6004 MINK
FASCIA / TRIM	SW7069 IRON ORE	SW7006 EXTRA WHITE
FRONT DOORS	SW2803 RKWD TERRACOTTA	SW7069 IRON ORE
RAILINGS	SW2803 RKWD TERRACOTTA	SW7006 EXTRA WHITE
COMPOSITION SHINGLES:	TIMBERLINE HDZ HICKORY	TIMBERLINE HDZ AGED CHESTNUT
BRICK STACK BOND INSTALLATION	TUNDRA IRONSIDE	TUNDRA LATIGO
GROUT	MAC MISTY COVE	MAC MISTY COVE



ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD
TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

MINIMALIST TRADITIONAL SCHEME #1



THE MILL
ANAHEIM, CA

Kevin L. Crook
Architect
Inc
#23018
JULY 19, 2023
PLANNING + ARCHITECTURE

MINIMALIST TRADITIONAL SCHEME #2



THE MILL
ANAHEIM, CA

Kevin L. Crook
Architect
Inc
#23018
JULY 19, 2023
PLANNING + ARCHITECTURE

COLOR BOARDS - MINIMALIST TRADITIONAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

VERNACULAR MODERN SCHEME #3



THE MILL
ANAHEIM, CA

Kevin L. Crook
Architect
Inc
#23018
JULY 19, 2023
PLANNING + ARCHITECTURE

VERNACULAR MODERN SCHEME #4



THE MILL
ANAHEIM, CA

Kevin L. Crook
Architect
Inc
#23018
JULY 19, 2023
PLANNING + ARCHITECTURE

COLOR BOARDS - VERNACULAR MODERN

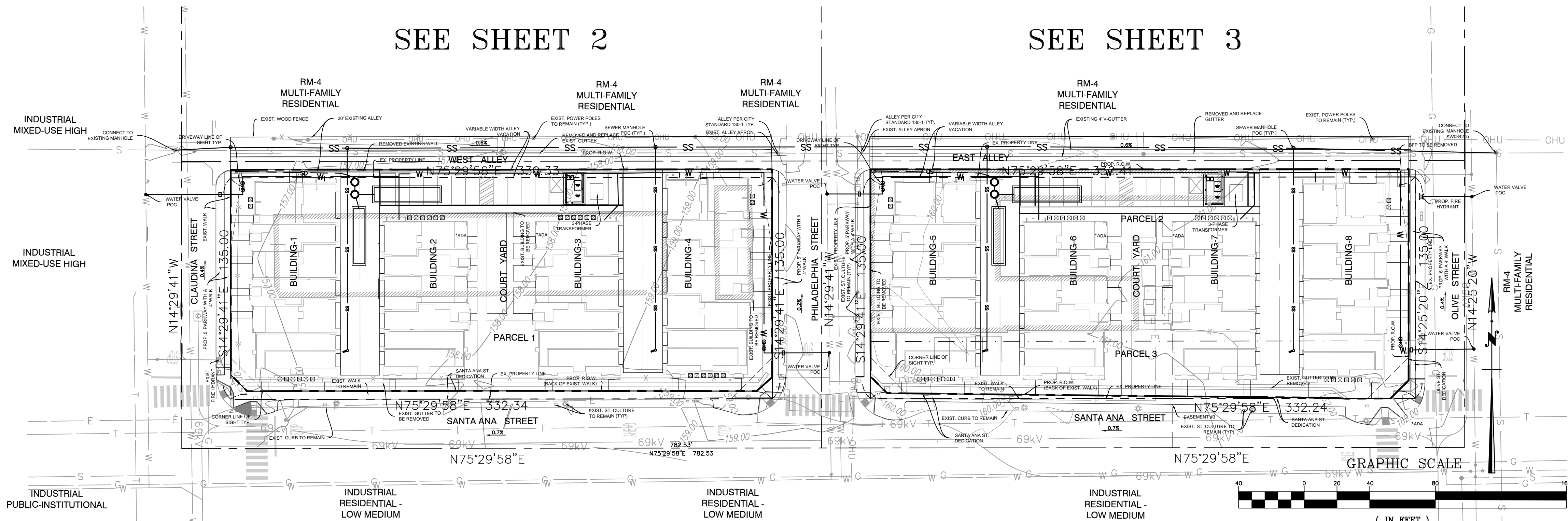
*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

SITE PLAN

TENTATIVE TRACT MAP No. 19290

SEE SHEET 2

SEE SHEET 3



BUILDING UNIT SIZES	
UNIT	AREA (SF)
1637	1,773
1633	1,496
2531	1,268
2532	1,227

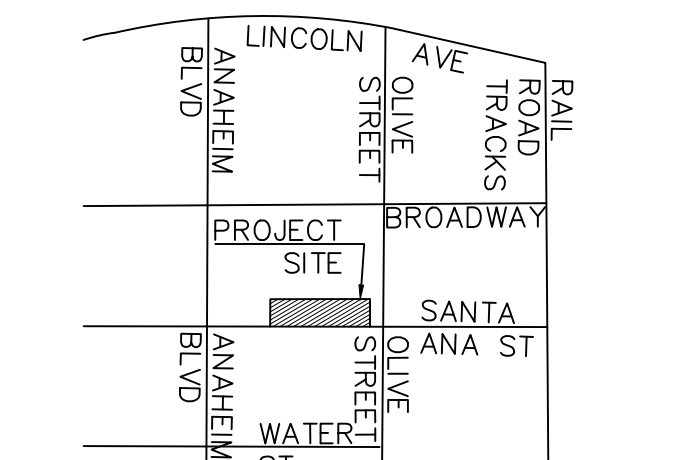
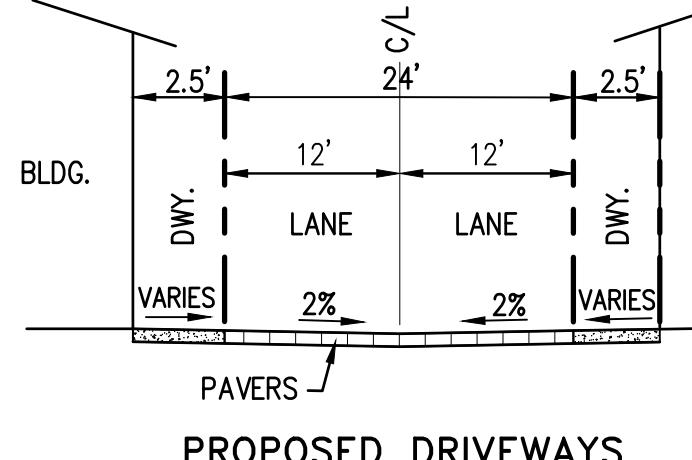
TOTAL UNIT COUNT	
UNIT	UNIT COUNT
1637	16
1633	16
2531	16
2532	8
TOTAL	56

GENERAL NOTES:

- SITE ADDRESS: 275 AND 375 SANTA ANA STREET, ANAHEIM, CA 92805
- ASSESSORS PARCEL NUMBERS: 037-024-11, 037-111-29, AND 037-111-30
- GROSS AREA: +/- 88,458 SF (2.05 ACRES)
- EXISTING GENERAL PLAN LAND USE: LOW MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: I (INDUSTRIAL-RESIDENTIAL OVERLAY)
- PROPOSED GENERAL PLAN LAND USE: MEDIUM DENSITY RESIDENTIAL
- PROPOSED ZONING: I (INDUSTRIAL-RESIDENTIAL OVERLAY)
- ADJACENT ZONING USES:
NORTH: RM-4
EAST: RM-4
WEST: I (INDUSTRIAL)
- EXISTING STRUCTURES, BUILDINGS, FENCES AND MISCELLANEOUS ABOVE GROUND ITEMS TO BE REMOVED.
- ALL LOT DIMENSIONS ARE APPROXIMATE.
- FLOOD ZONE: ZONE "X" AREA PER FLOOD INSURANCE RATE MAP
- PROPOSED DENSITY: 27.3 / ACRE
- PROPOSED UNITS: 56
- REQUIRED PARKING STALLS: 112
- PROPOSED PARKING STALLS: 132
- FOR BUILDING DETAILS AND CALCULATIONS SEE ARCHITECTURAL PLANS.
- EXISTING LANDSCAPE: 174 SF
- PROPOSED LANDSCAPE: 19,796 SF
- EASEMENT INFORMATION PER TITLE REPORT PREPARED BY FIRST AMERICAN MAP TITLE COMPANY DATED JUNE 7, 2023
- SEE SHEET C-6.0 FOR UTILITY PLAN

- STORM DRAIN INLET
- ELECTRICAL MANHOLE
- ELECTRICAL VAULT
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER / DOUBLE DETECTOR CHECK
- FIRE DEPARTMENT CONNECTION
- SEWER MANHOLE
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- IRRIGATION CONTROL BOX
- TRAFFIC SIGNAL PULL BOX

*ADA ADA UNITS



EASEMENTS:

PER PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN MAP TITLE COMPANY, ORDER NO. OSA-6988368 (RA) EFFECTIVE DATE JUNE 7, 2023.

- AFFECTS: PARCEL 3
- AN EASEMENT FOR UNDERGROUND AND RELATED ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 03, 1981 AS BOOK 13967, PAGE 511 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF ANAHEIM
AFFECTS: PARCEL 1
PLOTTED HERE ON
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LANDLORD'S WAIVER AND CONSENT AGREEMENT" RECORDED APRIL 04, 1988 AS INSTRUMENT NO. 88-151944; NOVEMBER 16, 1988 AS INSTRUMENT NO. 88-589763; AUGUST 28, 1989 AS INSTRUMENT NO. 89-457048; MARCH 02, 1994 AS INSTRUMENT NO. 94-0151898; JUNE 28, 1995 AS INSTRUMENT NO. 95-0274453; OCTOBER 06, 1997 AS INSTRUMENT NO. 19970495599 AND JUNE 27, 2000 AS INSTRUMENT NO. 20000336357, AS OF OFFICIAL RECORDS. OF OFFICIAL RECORDS.
NOT PLOTTABLE
AFFECTS: PARCEL 2
 - INTENTIONALLY DELETED
 - AN UNRECORDED LEASE DATED MARCH 01, 2006, EXECUTED BY ANAHEIM REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC AS LESSOR AND DAR INVESTMENTS LP, A CALIFORNIA LIMITED PARTNERSHIP AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MARCH 23, 2006 AS INSTRUMENT NO. 2006000191557 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
NOT PLOTTABLE
AFFECTS: PARCEL 1 AND 2
 - EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM CITY OF ANAHEIM, A CALIFORNIA MUNICIPAL CORPORATION AND CHARTER CITY, AS GRANTOR, TO LAB HOLDING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED APRIL 1, 2016 AS INSTRUMENT NO. 2016000139788 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

LEGAL DESCRIPTION:

THE ESTATE OR INTEREST IN THE LAND HEREIN AFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE ESTATE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: LUMBERYARD WAS HERE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

AS TO THE LEGAL DESCRIPTION AND TITLE MATTERS SHOWN HEREON, MORAN CONSULTING CORPORATION HAS RELIED SOLELY UPON THE PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-6988368 (RA) EFFECTIVE DATE JUNE 7, 2023. MORAN CONSULTING CORPORATION AND CESAR MORAN, P.L.S. 9376, MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE REPORT.

LEGAL DESCRIPTIONS:

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

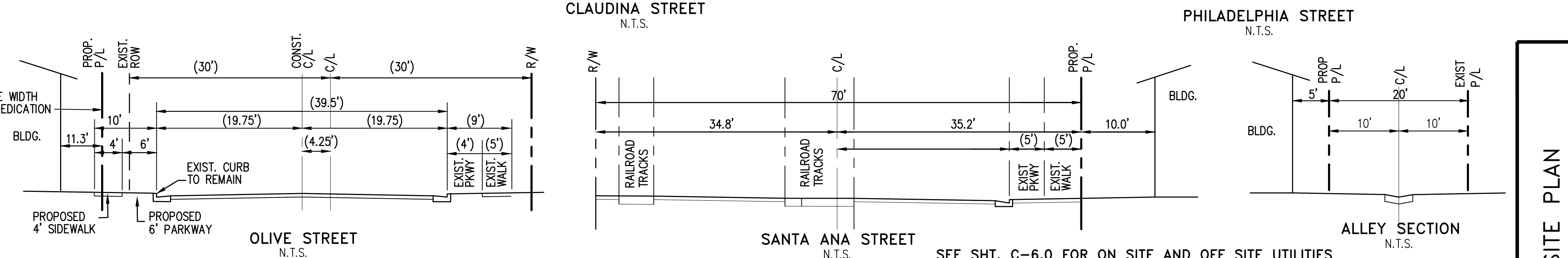
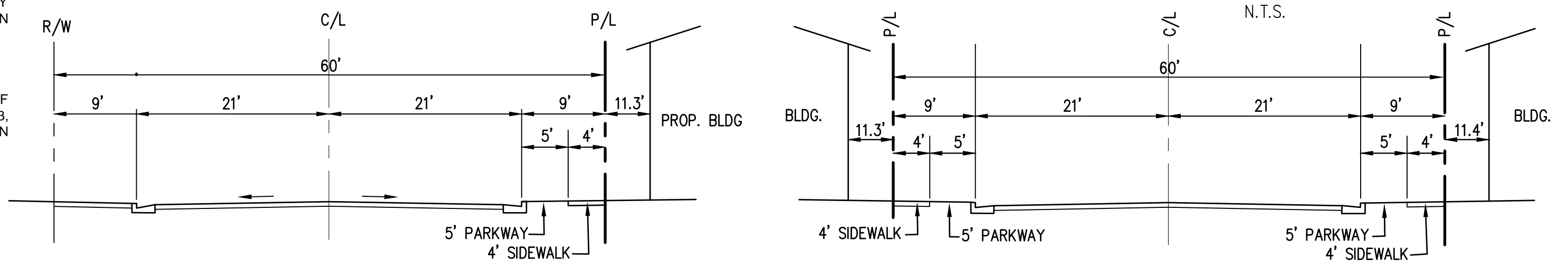
PARCEL 1: (APN: 037-024-11)
LOTS 17 THROUGH 23 INCLUSIVE IN BLOCK M OF THE CENTER TRACT, AS PER MAP RECORDED IN BOOK 14, PAGE 13 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM MINERAL AND OTHER RIGHTS AS RESERVED BY SOUTHERN PACIFIC COMPANY IN DEED RECORDED DECEMBER 20, 1958, IN BOOK 4528, PAGE 251 OF OFFICIAL RECORDS.

PARCEL 3: (APN: 037-111-30)
THE SOUTH 35 FEET OF LOTS 17 THROUGH 23, INCLUSIVE, IN BLOCK L OF THE CENTER OF THE TRACT AS PER MAP RECORDED IN BOOK 14 PAGE 13, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

- CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENTS
- SS --- PROPOSED SEWER
- W --- PROPOSED WATER
- SD --- PROPOSED STORM DRAIN
- S --- EXISTING SEWER
- W --- EXISTING WATER
- G --- EXISTING GAS
- OHU --- EXISTING OVERHEAD ELECTRICAL
- T --- EXISTING TELEPHONE
- E --- EXISTING ELECTRICAL



DKGAUERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
BACKGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING:
BENCH MARK NO. 7-33
DATE: ELEV. YEAR
NAVD88 162.129' 2006

DESCRIPTION:
FOUND 3" USGS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.

CITY: ANAHEIM
COUNTY: ORANGE
STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CESAR MORAN
C72247
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
M MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247 DATE 11/7/23
DATE: 11/7/23 JOB #: 223113 DRAWN BY: WP

REVISIONS			
N°	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
MERITAGE HOMES
5 PETERS CANYON RD., SUITE 310
IRVINE, CA 92608
CONTACT: JOHANNA CROOKER
PHONE: 949-299-3847

PROPERTY OWNER:
LUMBERYARD WAS HERE, LLC
C/O LAB HOLDINGS, LLC
709 RANDOLPH AVE.
COSTA MESA, CA 92626
ATTN: ROMAN CIUINI
PHONE: 213-842-1539

PROJECT TITLE
THE MILL-TENTATIVE TRACT MAP SITE PLAN

PROJECT ADDRESS
275 AND 375 SANTA ANA STREET ANAHEIM, CA 92805

LEGAL DESCRIPTION
SEE HEREON

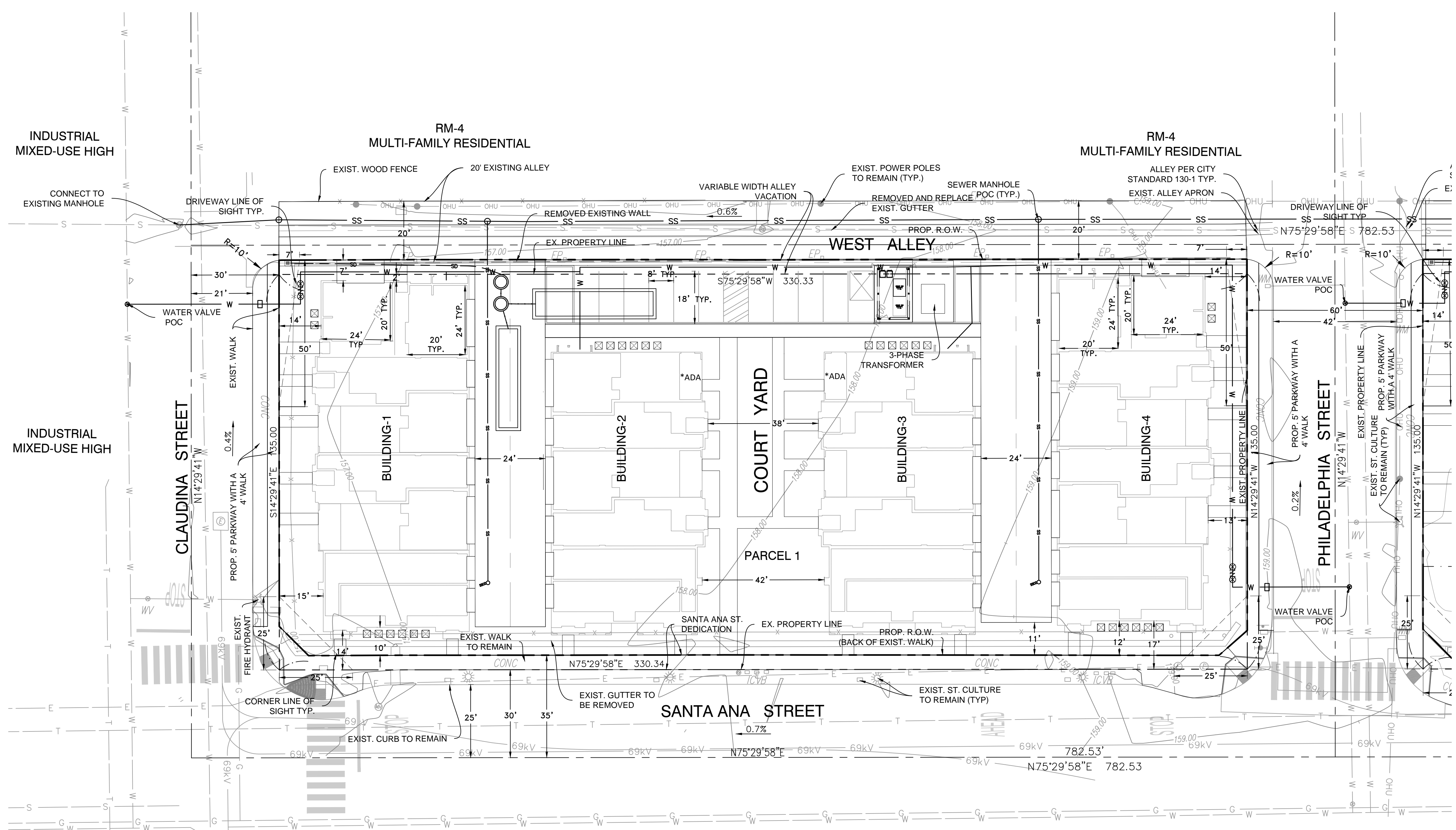
TRACT NO.
#19290

DATE: 11/7/2023
SCALE: 1" = 40'

SHEET
C-1.0

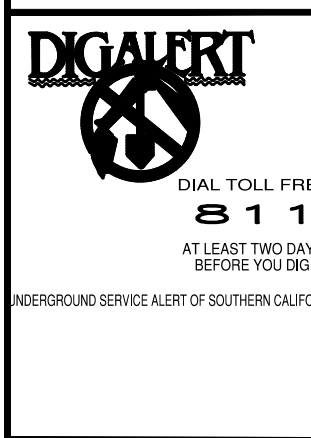
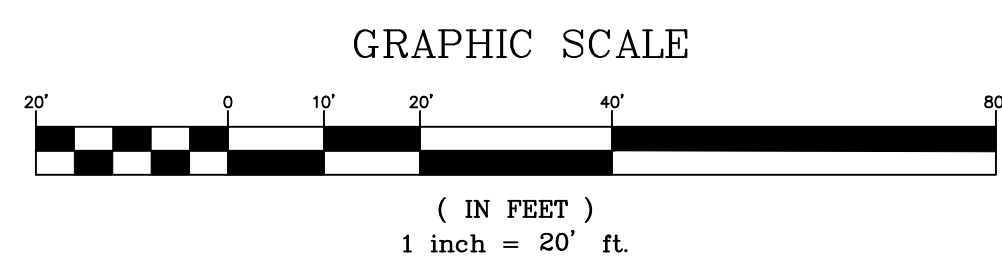
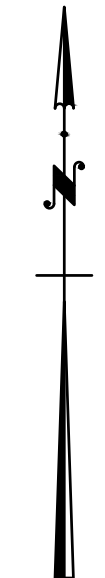
SITE PLAN SHEET TITLE

DWG: P:\223113 - 375 Santa Ana (Millage)\Engineering\CAD\Sheets\Exhibit\Site Plan Exhibit.dwg BY: Wbabeo Nov 07, 2023 - 11:45:09am



LEGEND			
	CENTERLINE		STORM DRAIN INLET
	PROPERTY LINE		ELECTRICAL MANHOLE
	EXISTING PROPERTY LINE		ELECTRICAL VAULT
	EASEMENTS		FIRE HYDRANT
	PROPOSED SEWER		WATER METER
	PROPOSED WATER		BACKFLOW PREVENTER/ DOUBLE DETECTOR CHECK
	PROPOSED STORM DRAIN		FIRE DEPARTMENT CONNECTION
	EXISTING SEWER		SEWER MANHOLE
	EXISTING WATER		LIGHT POLE
	EXISTING GAS		IRRIGATION CONTROL VALVE
	EXISTING OVERHEAD ELECTRICAL		IRRIGATION CONTROL BOX
	EXISTING TELEPHONE		TRAFFIC SIGNAL PULL BOX
	EXISTING ELECTRICAL		STREET LIGHT PULL BOX
	SIGN		BOLLARD
	STORM DRAIN MANHOLE		
	ADA UNIT		

SEE SHEET 3



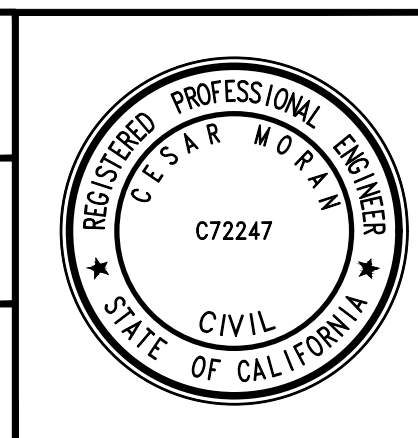
BASIS OF BEARING:
 BENCH MARK NO. 7-33
 DESCRIPTION: FOUND 3" USCGS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.

DATUM: ELEV. YEAR
 NAVD88 162.129' 2006

CITY:
ANAHEIM

COUNTY:
ORANGE

STATE:
CALIFORNIA



PREPARED BY:
M MORAN CONSULTING CORPORATION
 • CIVIL ENGINEERING • SURVEYING • LAND PLANNING
 4500 E. Pacific Coast Highway, Suite 210
 Long Beach, California 90804
 Main (562) 340-4670 Fax (562) 340-4680
 E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247 DATE 11/7/23
 DATE: 11/7/23 JOB #: 221503 DRAWN BY: WP

REVISIONS			
N°	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
 MERITAGE HOMES
 5 PETERS CANYON RD., SUITE 310
 IRVINE, CA 92608
 CONTACT: JOHANNA CROOKER
 PHONE: 949-299-3847

PROPERTY OWNER:
 LUMBERYARD WAS HERE, LLC
 C/O LAB HOLDINGS, LLC
 709 RANDOLPH AVE.
 COSTA MESA, CA 92626
 ATTN: ROMAN CIUINI
 PHONE: 213-842-1539

PROJECT TITLE
THE MILL-TENTATIVE TRACT MAP
SITE PLAN

PROJECT ADDRESS
275 AND 375 SANTA ANA ST.
ANAHEIM, CA 92805

LEGAL DESCRIPTION
SEE SHEET C-1.0

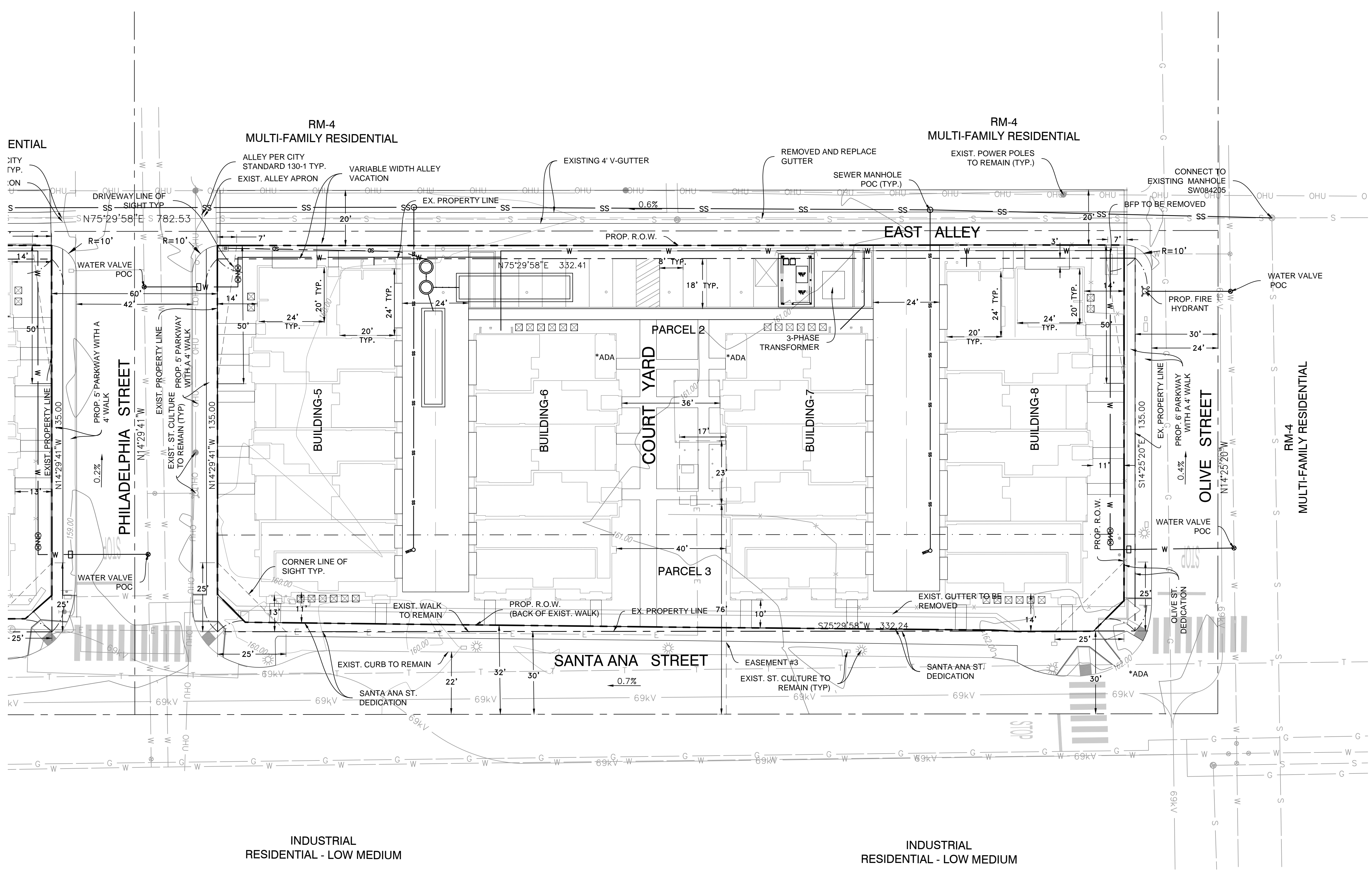
TRACT NO.
#19290

DATE: 11/7/2023
SCALE: 1" = 20'

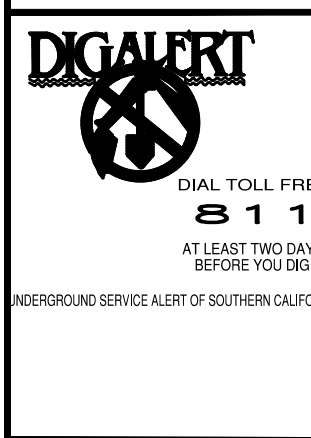
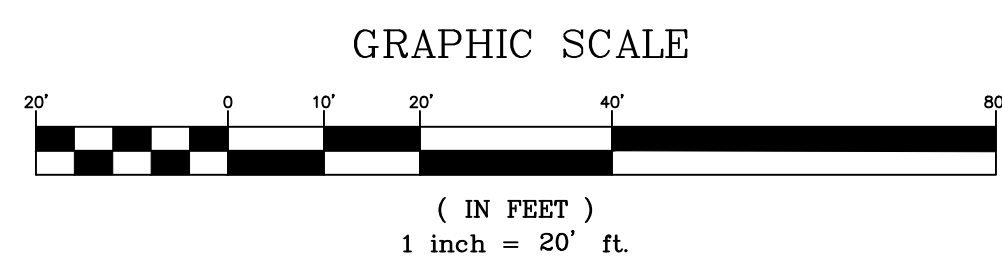
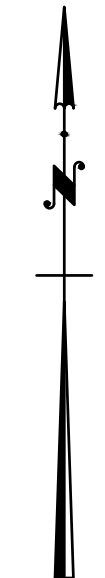
SHEET
C-1.01

SITE PLAN SHEET TITLE

SEE SHEET 2



LEGEND	
	CENTERLINE
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EASEMENTS
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED STORM DRAIN
	EXISTING SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING OVERHEAD ELECTRICAL
	EXISTING TELEPHONE
	EXISTING ELECTRICAL
	SIGN
	STORM DRAIN MANHOLE
	ADA UNIT
	STORM DRAIN INLET
	ELECTRICAL MANHOLE
	ELECTRICAL VAULT
	FIRE HYDRANT
	WATER METER
	BACKFLOW PREVENTER/ DOUBLE DETECTOR CHECK
	FIRE DEPARTMENT CONNECTION
	SEWER MANHOLE
	LIGHT POLE
	IRRIGATION CONTROL VALVE
	IRRIGATION CONTROL BOX
	TRAFFIC SIGNAL PULL BOX
	STREET LIGHT PULL BOX
	BOLLARD



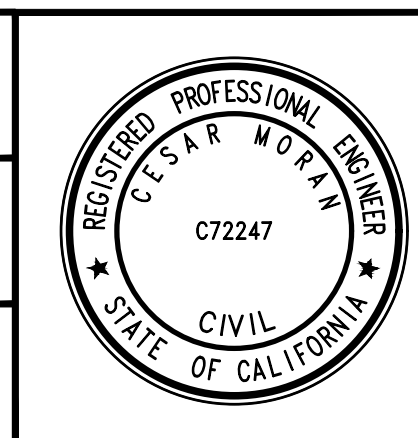
BASIS OF BEARING:
 BENCH MARK NO. 7-33
 DATUM: NAVD88
 ELEV.: 162.129'
 YEAR: 2006

DESCRIPTION:
 FOUND 3" UCCS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.

CITY:
ANAHEIM

COUNTY:
ORANGE

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PROJECT TITLE
 THE MILL-TENTATIVE TRACT MAP
 SITE PLAN

PROJECT ADDRESS
 275 AND 375 SANTA ANA ST.
 ANAHEIM, CA 92805

LEGAL DESCRIPTION
 SEE SHEET C-1.0

TRACT NO.
#19290

DATE: 11/7/2023
SCALE: 1" = 20'

SHEET
C-1.02

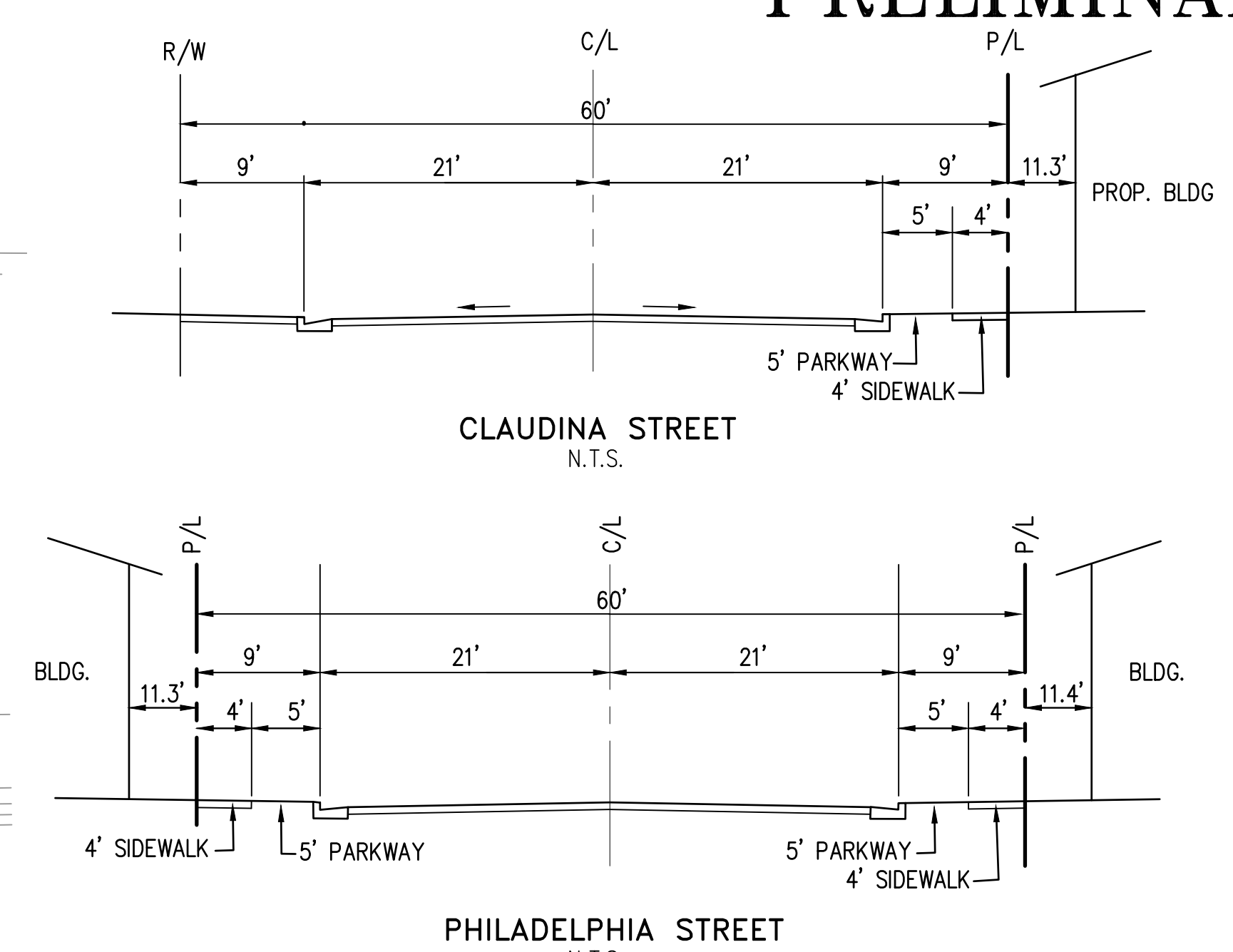
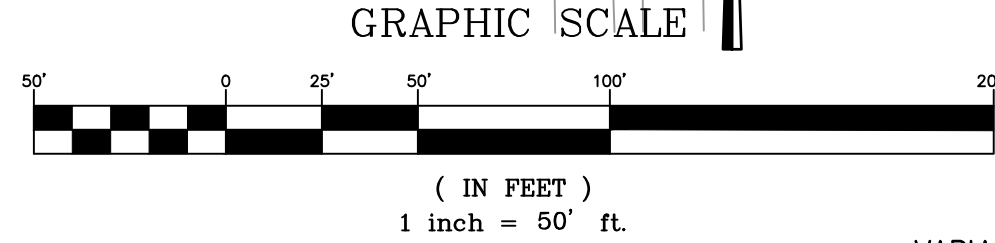
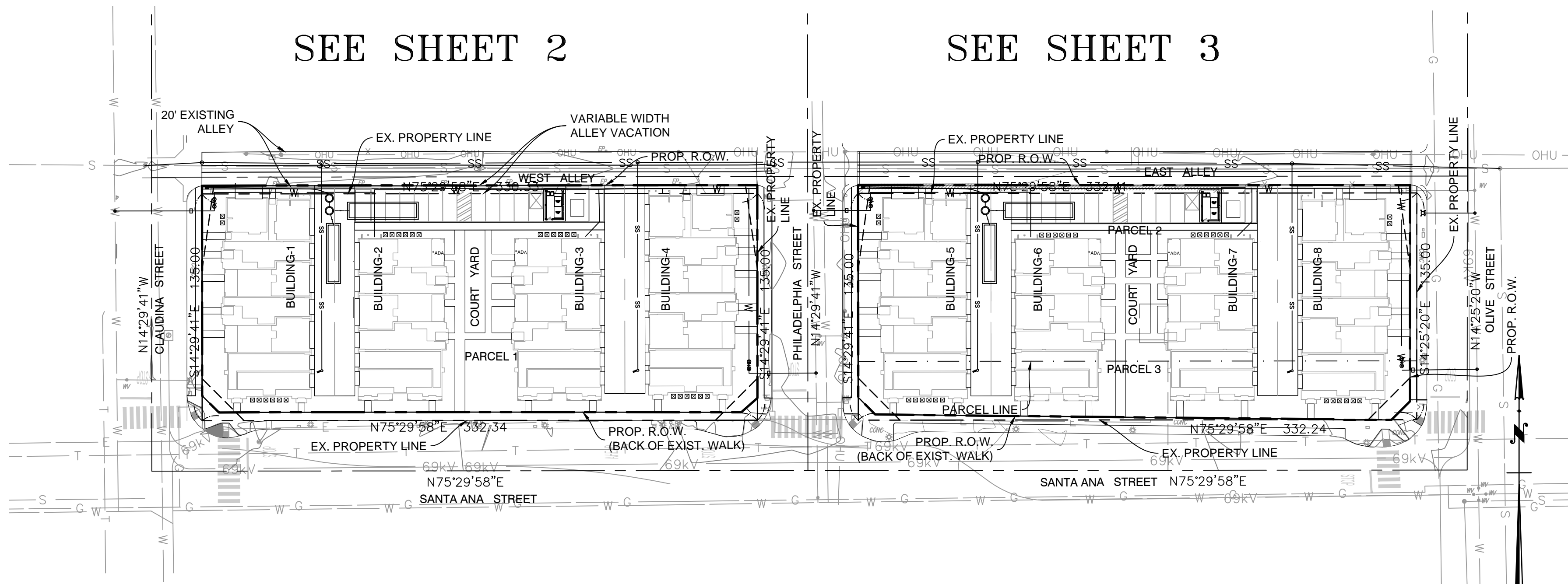
SITE PLAN SHEET TITLE

PRELIMINARY GRADING PLAN

TENTATIVE TRACT MAP No. #19290

GENERAL NOTES:

- SITE ADDRESS: 275 AND 375 SANTA ANA STREET, ANAHEIM, CA 92805
- ASSESSORS PARCEL NUMBERS: 037-024-11, 037-111-29, AND 037-111-30
- GROSS AREA: +/- 88,458 SF (2.05 ACRES)
- EARTH WORK VOLUMES CUT = 0 (C.Y.)
FILL = 1,257 (C.Y.)
- EXISTING STRUCTURES, BUILDINGS, FENCES AND MISCELLANEOUS ABOVE GROUND ITEMS TO BE REMOVED.
- FLOOD ZONE: ZONE "X" AREA PER FLOOD INSURANCE RATE MAP
- PROPOSED UNITS: 56
- EASEMENT INFORMATION PER TITLE REPORT PREPARED BY FIRST AMERICAN MAP TITLE COMPANY DATED JUNE 7, 2023
- SEE SHEET C-6.0 FOR UTILITY PLAN



EASEMENTS:

PER PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN MAP TITLE COMPANY, ORDER NO. OSA-6988368 (RA) EFFECTIVE DATE JUNE 7, 2023.

AFFECTS: PARCEL 3

- AN EASEMENT FOR UNDERGROUND AND RELATED ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 03, 1981 AS BOOK 13967, PAGE 511 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF ANAHEIM
AFFECTS: PARCEL 1
PLOTTED HERE ON

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LANDLORD'S WAIVER AND CONSENT AGREEMENT" RECORDED APRIL 04, 1988 AS INSTRUMENT NO. 88-151944; NOVEMBER 16, 1988 AS INSTRUMENT NO. 88-589763; AUGUST 28, 1989 AS INSTRUMENT NO. 89-457948; MARCH 02, 1994 AS INSTRUMENT NO. 94-0151896; JUNE 28, 1995 AS INSTRUMENT NO. 95-0274453; OCTOBER 06, 1997 AS INSTRUMENT NO. 19970495589 AND JUNE 27, 2000 AS INSTRUMENT NO. 20000336357, AS OF OFFICIAL RECORDS, OF OFFICIAL RECORDS.
NOT PLOTTABLE
AFFECTS: PARCEL 2

- INTENTIONALLY DELETED

- AN UNRECORDED LEASE DATED MARCH 01, 2006, EXECUTED BY ANAHEIM REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC AS LESSOR AND DAR INVESTMENTS LP, A CALIFORNIA LIMITED PARTNERSHIP AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MARCH 23, 2006 AS INSTRUMENT NO. 2006000191557 OF OFFICIAL RECORDS, DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
NOT PLOTTABLE
AFFECTS: PARCEL 1 AND 2

- EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM CITY OF ANAHEIM, A CALIFORNIA MUNICIPAL CORPORATION AND CHARTER CITY, AS GRANTOR, TO LAB HOLDING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED APRIL 1, 2016 AS INSTRUMENT NO. 2016000139768 OF OFFICIAL RECORDS, REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
NOT PLOTTABLE

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 01, 2016 AS INSTRUMENT NO. 2016000139769 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
NOT PLOTTABLE

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED APRIL 01, 2016 AS INSTRUMENT NO. 2016000139771 OF OFFICIAL RECORDS. BY AND BETWEEN THE CITY OF ANAHEIM, A CALIFORNIA MUNICIPAL CORPORATION AND CHARTER CITY AND LAB HOLDING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.
NOT PLOTTABLE

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INTERCREDITOR AND SUBORDINATION AGREEMENT" RECORDED APRIL 01, 2016 AS INSTRUMENT NO. 2016000139780 OF OFFICIAL RECORDS. BY LAB HOLDING LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.
NOT PLOTTABLE

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT, EXECUTED BY AND BETWEEN CITY OF ANAHEIM, A CALIFORNIA MUNICIPAL CORPORATION AND CHARTER CITY AND LAB HOLDING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 23, 2021, AS INSTRUMENT NO. 2021-000715276 OF OFFICIAL RECORDS.
NOT PLOTTABLE

- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$2,500,000.00 RECORDED NOVEMBER 22, 2022 AS INSTRUMENT NO. 2022000387631 OF OFFICIAL RECORDS. DATED: NOVEMBER 17, 2022
TRUSTOR: LUMBERYARD WAS HERE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIDELITY NATIONAL TITLE INSURANCE COMPANY
BENEFICIARY: FIRST REPUBLIC BANK LOAN OPERATIONS
NOT PLOTTABLE

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF LEASES RECORDED NOVEMBER 22, 2022 AS INSTRUMENT NO. 2022000387632 OF OFFICIAL RECORDS.
NOT PLOTTABLE

- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
NOT PLOTTABLE

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
NOT PLOTTABLE

- RIGHTS OF PARTIES IN POSSESSION.
NOT PLOTTABLE

LEGAL DESCRIPTION:

THE ESTATE OR INTEREST IN THE LAND HEREIN AFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE ESTATE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: LUMBERYARD WAS HERE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

AS TO THE LEGAL DESCRIPTION AND TITLE MATTERS SHOWN HEREON, MORAN CONSULTING CORPORATION HAS RELIED SOLELY UPON THE PRELIMINARY REPORT PREPARED BY FIRST AMERICAN MAP TITLE COMPANY, ORDER NO. OSA-6988368 (RA) EFFECTIVE DATE JUNE 7, 2023. MORAN CONSULTING CORPORATION AND CESAR MORAN, P.L.S. 9376, MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE REPORT.

LEGAL DESCRIPTIONS:

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

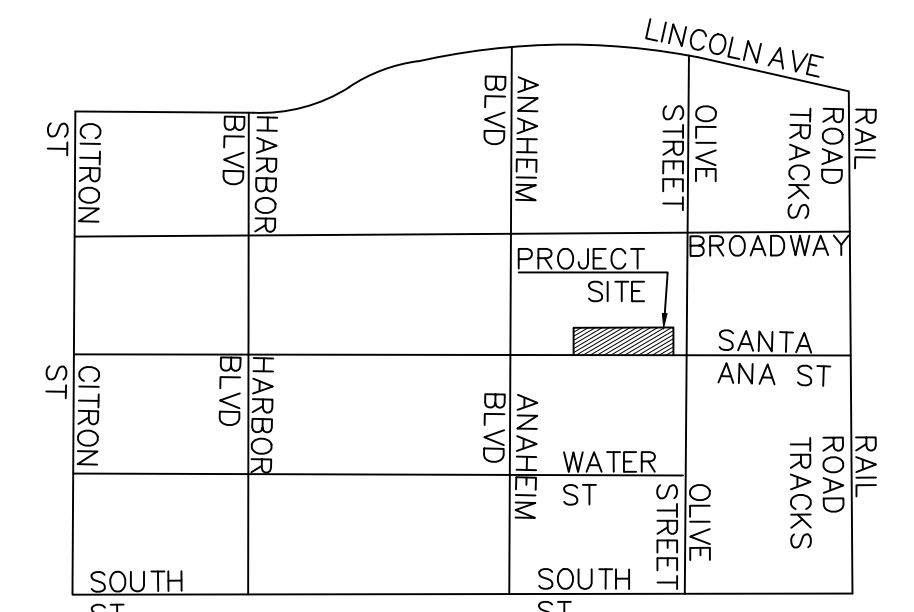
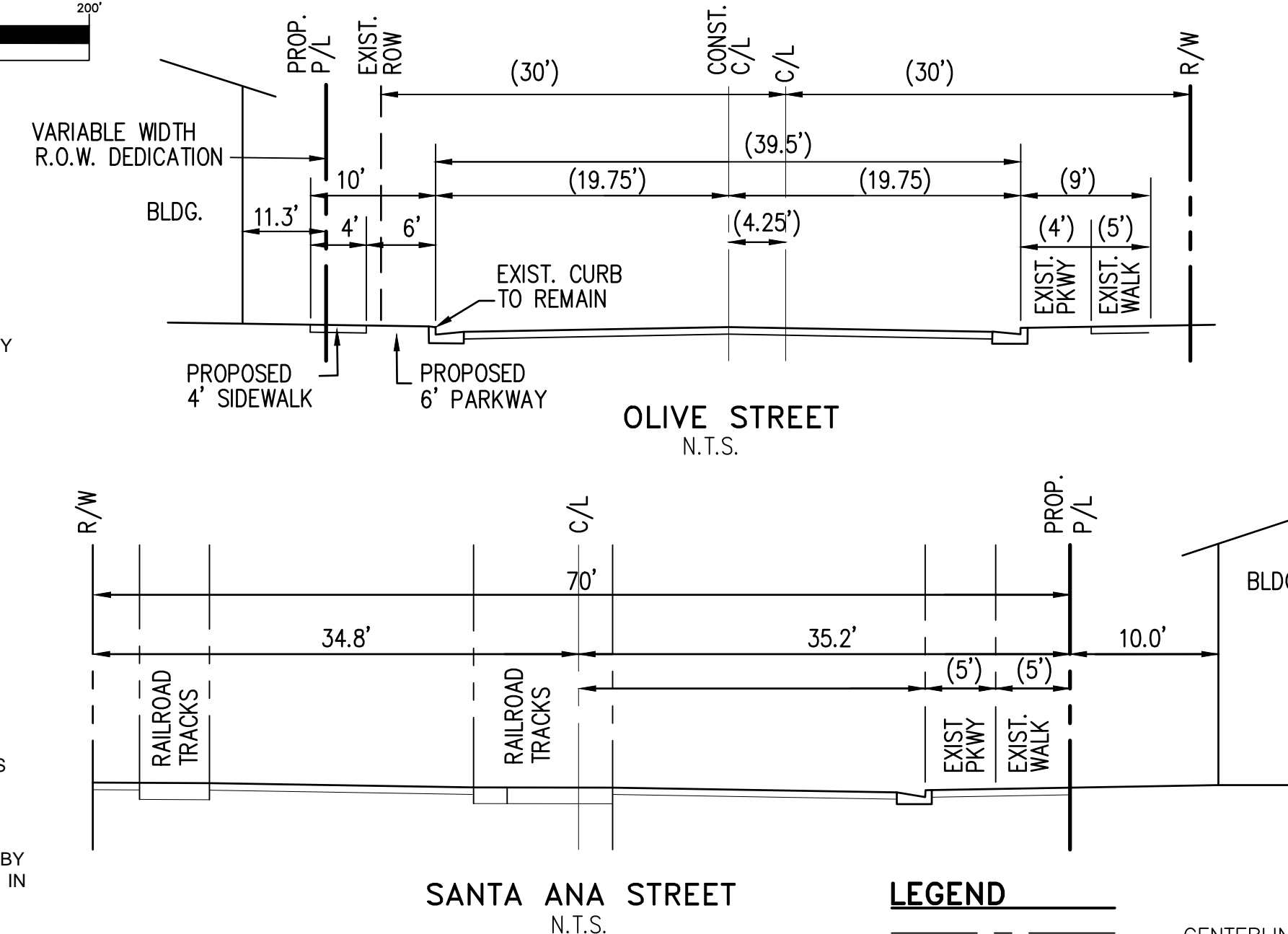
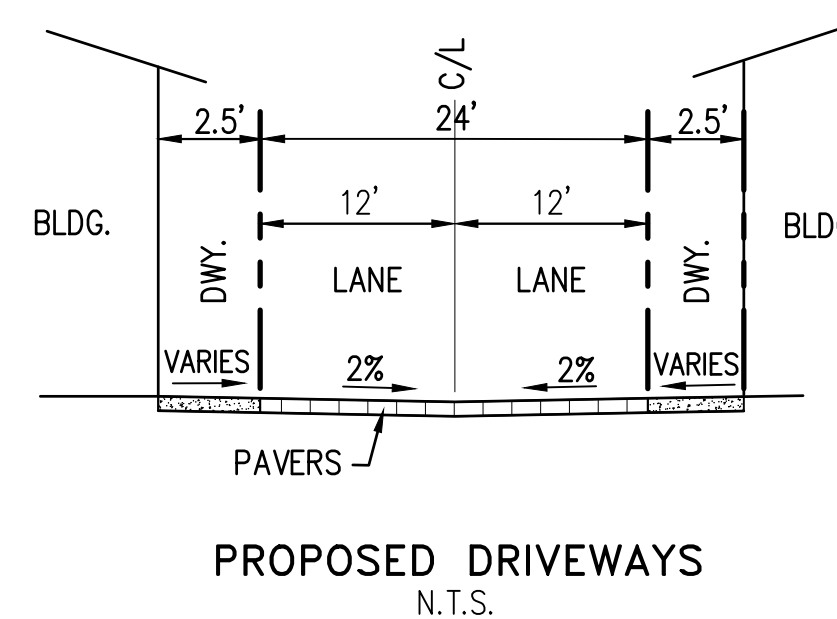
PARCEL 1: (APN: 037-024-11)

LOTS 17 THROUGH 23 INCLUSIVE IN BLOCK M OF THE CENTER TRACT, AS PER MAP RECORDED IN BOOK 14, PAGE 13 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM MINERAL AND OTHER RIGHTS AS RESERVED BY SOUTHERN PACIFIC COMPANY IN DEED RECORDED DECEMBER 20, 1958, IN BOOK 4528, PAGE 251 OF OFFICIAL RECORDS.

PARCEL 3: (APN: 037-111-30)

THE SOUTH 35 FEET OF LOTS 17 THROUGH 23, INCLUSIVE, IN BLOCK L OF THE CENTER OF THE TRACT AS PER MAP RECORDED IN BOOK 14 PAGE 13, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP N.T.S.

LEGEND

---	CENTERLINE	■	STORM DRAIN INLET
- - - -	PROPOSED PROPERTY LINE	⊕	ELECTRICAL MANHOLE
- - - -	EXISTING PROPERTY LINE	⊕	ELECTRICAL VAULT
ss	PROPOSED SANITARY SEWER	⊕	FIRE HYDRANT
w	PROPOSED WATER	⊕	WATER METER
sd	PROPOSED STORM DRAIN	⊕	BACKFLOW PREVENTER/ DOUBLE DETECTOR CHECK
- - - -	EASEMENTS	⊕	FIRE DEPARTMENT CONNECTION
S	EXISTING SEWER	⊕	SEWER MANHOLE
W	EXISTING WATER	⊕	LIGHT POLE
G	EXISTING GAS	⊕	IRRIGATION CONTROL VALVE
OHU	EXISTING OVERHEAD ELECTRICAL	⊕	IRRIGATION CONTROL BOX
T	EXISTING TELEPHONE	⊕	TRAFFIC SIGNAL PULL BOX
E	EXISTING ELECTRICAL	⊕	STREET LIGHT PULL BOX
⊕	SIGN	⊕	BOLLARD
⊕	STORM DRAIN MANHOLE	⊕	ADA UNIT

SEE SHT. C-6.0 FOR ON SITE AND OFF SITE UTILITIES



BASIS OF BEARING:
BENCH MARK NO. 7-33
DATE: ELEV. YEAR
NAVD88 162.129' 2006

DESCRIPTION:
FOUND 3" UCCGS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.

CITY:
ANAHEIM

COUNTY:
ORANGE

STATE:
CALIFORNIA



PREPARED BY:
MORAN CONSULTING CORPORATION
CIVIL ENGINEERING • SURVEYING • LAND PLANNING

4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
Main (562) 340-4670 Fax (562) 340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247 DATE 11/7/2023
DATE: 11/7/23 JOB NO. 223113 DRAWN BY: CR

REVISIONS		
N°	DATE	DESCRIPTION

PLANS PREPARED FOR:
MERITAGE HOMES
5 PETERS CANYON RD., SUITE 310
IRVINE, CA 92608
CONTACT: JOHANNA CROOKER
PHONE: 949-299-3847

PROPERTY OWNER:
LUMBERYARD WAS HERE, LLC
C/O LAB HOLDINGS, LLC
709 RANDOLPH AVE.
COSTA MESA, CA 92626
ATTN: ROMAN CIUINI
PHONE: 213-842-1539

PROJECT TITLE
TENTATIVE TRACT MAP
PRELIMINARY GRADING PLAN

PROJECT ADDRESS
275 AND 375 SANTA ANA STREET
ANAHEIM, CA 92805

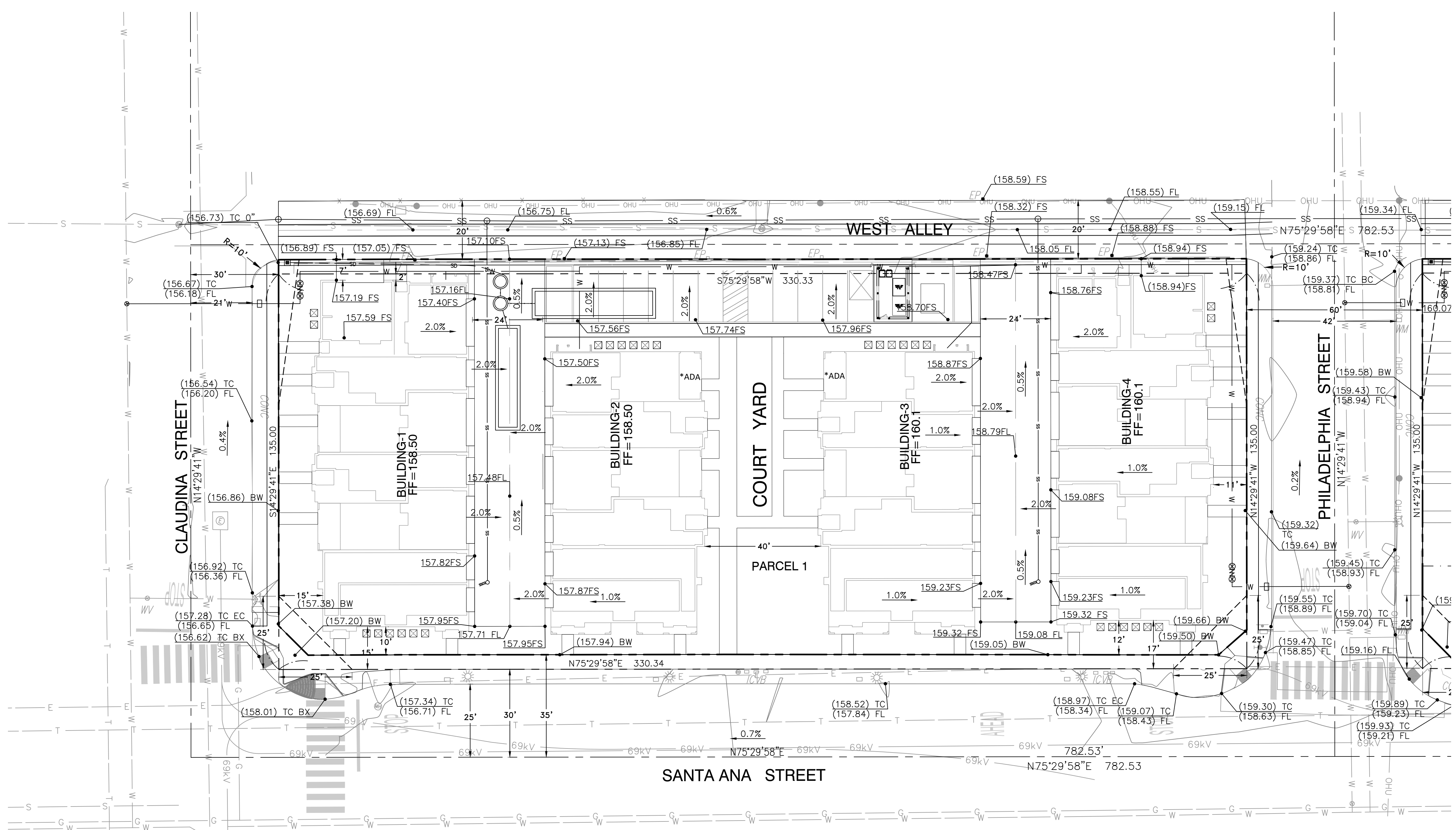
LEGAL DESCRIPTION
SEE HEREON

TRACT NO.
#19290

DATE: 11/7/2023
SCALE: 1" = 50'

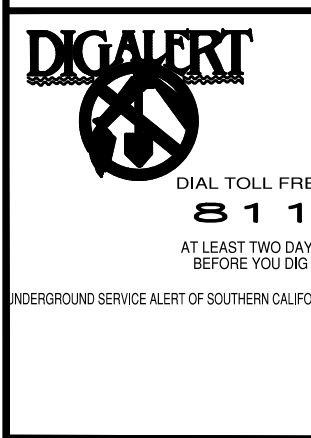
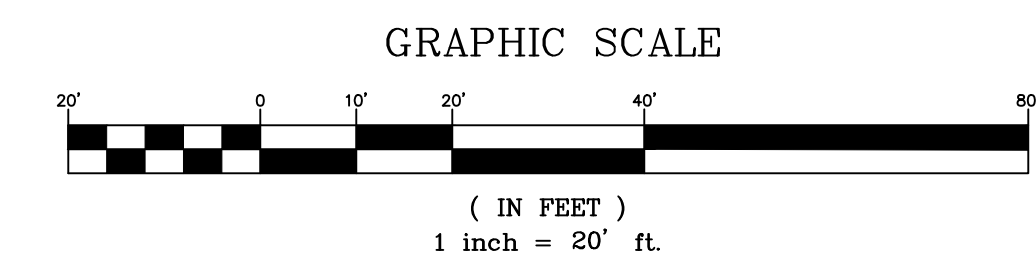
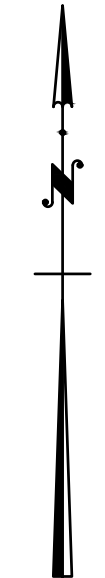
SHEET
C-2.0

PRELIMINARY GRADING PLAN SHEET TITLE



LEGEND			
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	PROPOSED PROPERTY LINE		ELECTRICAL MANHOLE
	EXISTING PROPERTY LINE		ELECTRICAL VAULT
	PROPOSED SANITARY SEWER		FIRE HYDRANT
	PROPOSED WATER		WATER METER
	PROPOSED STORM DRAIN		BACKFLOW PREVENTER/ DOUBLE DETECTOR CHECK
	EASEMENTS		FIRE DEPARTMENT CONNECTION
	EXISTING SEWER		SEWER MANHOLE
	EXISTING WATER		LIGHT POLE
	EXISTING GAS		IRRIGATION CONTROL VALVE
	EXISTING OVERHEAD ELECTRICAL		IRRIGATION CONTROL BOX
	EXISTING TELEPHONE		TRAFFIC SIGNAL PULL BOX
	EXISTING ELECTRICAL		STREET LIGHT PULL BOX
	SIGN		BOLLARD
	STORM DRAIN MANHOLE		
	ADA UNIT		

SEE SHEET 3



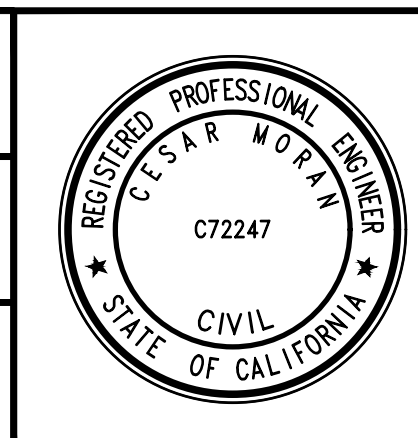
BASIS OF BEARING:
 BENCH MARK NO. 7-33
 DESCRIPTION: FOUND 3" USCGS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.

DATUM: ELEV. YEAR
 NAVD88 162.129' 2006

CITY:
ANAHEIM

COUNTY:
ORANGE

STATE:
CALIFORNIA



PREPARED BY:
 MORAN CONSULTING CORPORATION
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING

M
 4500 E. Pacific Coast Highway, Suite 210
 Long Beach, California 90804
 Main (562) 340-4670 Fax (562) 340-4680
 E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247 DATE 11/7/2023
 DATE: 11/7/23 JOB # 221503 DRAWN BY: CR

REVISIONS			
N°	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
 MERITAGE HOMES
 5 PETERS CANYON RD. SUITE 310
 IRVINE, CA 92606
 CONTACT: JOHANNA CROOKER
 PHONE: 949-299-3847

PROPERTY OWNER:
 LAB HOLDING, LLC, A CALIFORNIA
 LIMITED LIABILITY COMPANY

PROJECT TITLE
TENTATIVE TRACT MAP
PRELIMINARY GRADING PLAN

PROJECT ADDRESS
275 AND 375 SANTA ANA ST.
ANAHEIM, CA 92805

LEGAL DESCRIPTION
SEE SHEET C-2.0

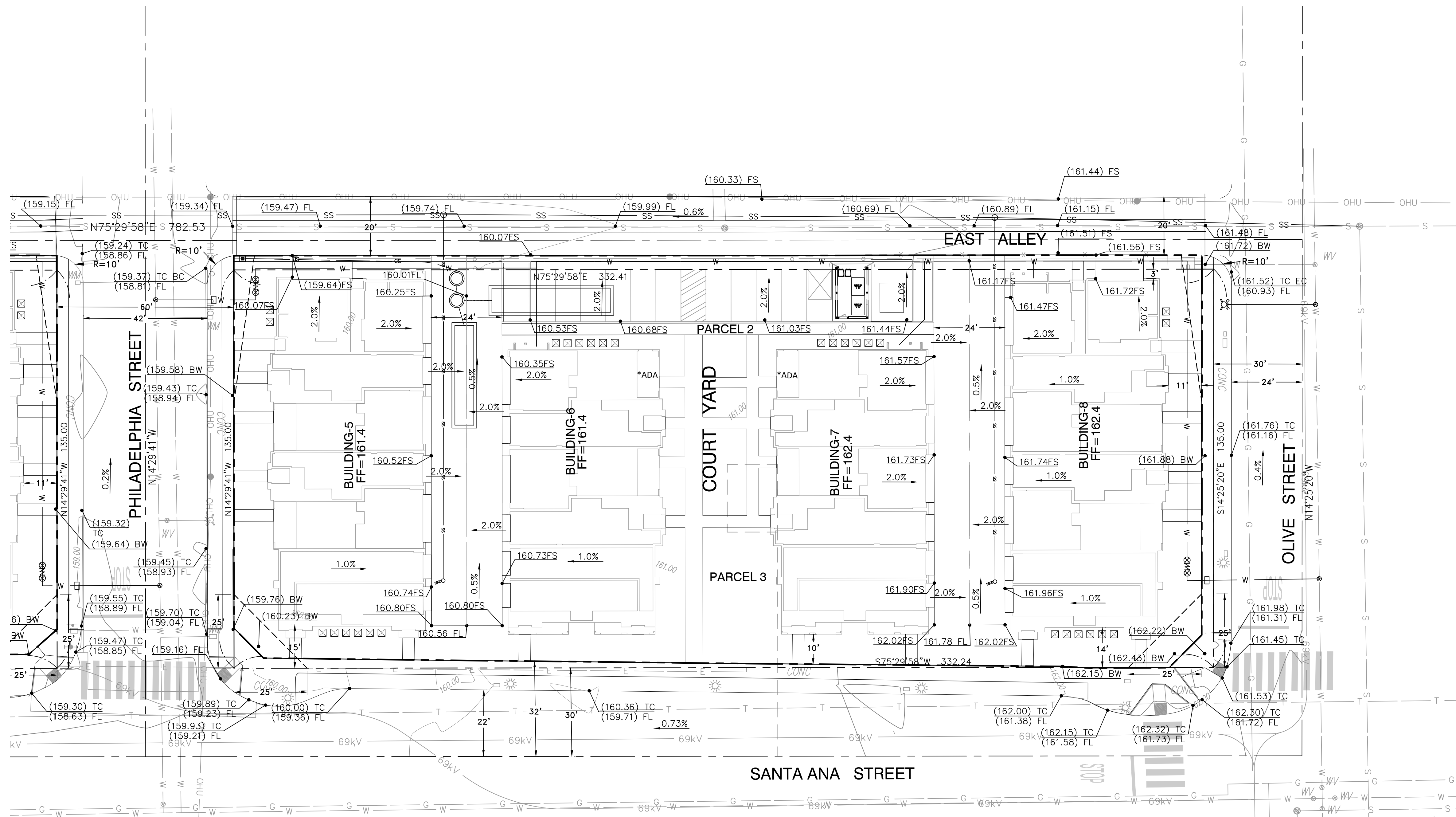
TRACT NO.
#19290

DATE: 11/7/2023
SCALE: 1" = 20'

SHEET
C-2.01

PRELIMINARY GRADING PLAN
 SHEET TITLE

SEE SHEET 2

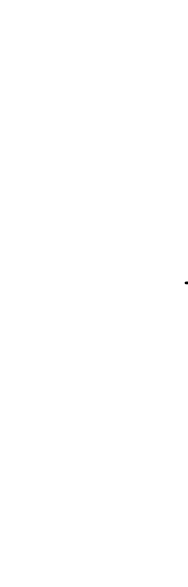


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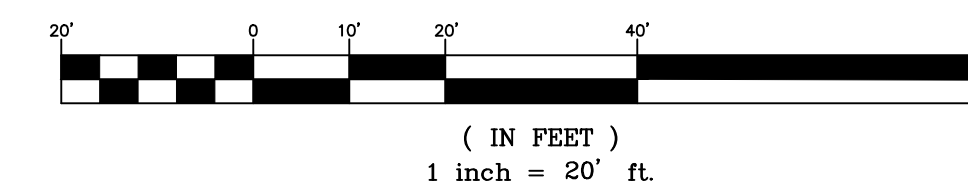
- CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER
- SD PROPOSED STORM DRAIN
- EASEMENTS
- S EXISTING SEWER
- W EXISTING WATER
- G EXISTING GAS
- OHU EXISTING OVERHEAD ELECTRICAL
- T EXISTING TELEPHONE
- E EXISTING ELECTRICAL
- SIGN
- (SD) STORM DRAIN MANHOLE
- *ADA ADA UNIT
- STORM DRAIN INLET
- (E) ELECTRICAL MANHOLE
- (V) ELECTRICAL VAULT
- (F) FIRE HYDRANT
- (M) WATER METER
- (B) BACKFLOW PREVENTER/DOUBLE DETECTOR CHECK
- (C) FIRE DEPARTMENT CONNECTION
- (SM) SEWER MANHOLE
- (L) LIGHT POLE
- (I) IRRIGATION CONTROL VALVE
- (IB) IRRIGATION CONTROL BOX
- (PB) EXISTING ELECTRICAL TRAFFIC SIGNAL PULL BOX
- (P) STREET LIGHT PULL BOX
- (BOLL) BOLLARD

INDUSTRIAL
RESIDENTIAL - LOW MEDIUM

INDUSTRIAL
RESIDENTIAL - LOW MEDIUM



GRAPHIC SCALE



BASIS OF BEARING:
BENCH MARK NO. 7-33
DATE: 11/7/2023
ELEV. 162.129'
YEAR 2006

DESCRIPTION:
FOUND 3" UCCGS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.

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CESAR MORAN P.E. C72247 DATE 11/7/2023
DATE: 11/7/23 JOB # 221503 DRAWN BY: CR

REVISIONS			
N°	DATE	BY	DESCRIPTION

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PROJECT TITLE
TENTATIVE TRACT MAP
PRELIMINARY GRADING PLAN

PROJECT ADDRESS
275 AND 375 SANTA ANA ST.
ANAHEIM, CA 92805

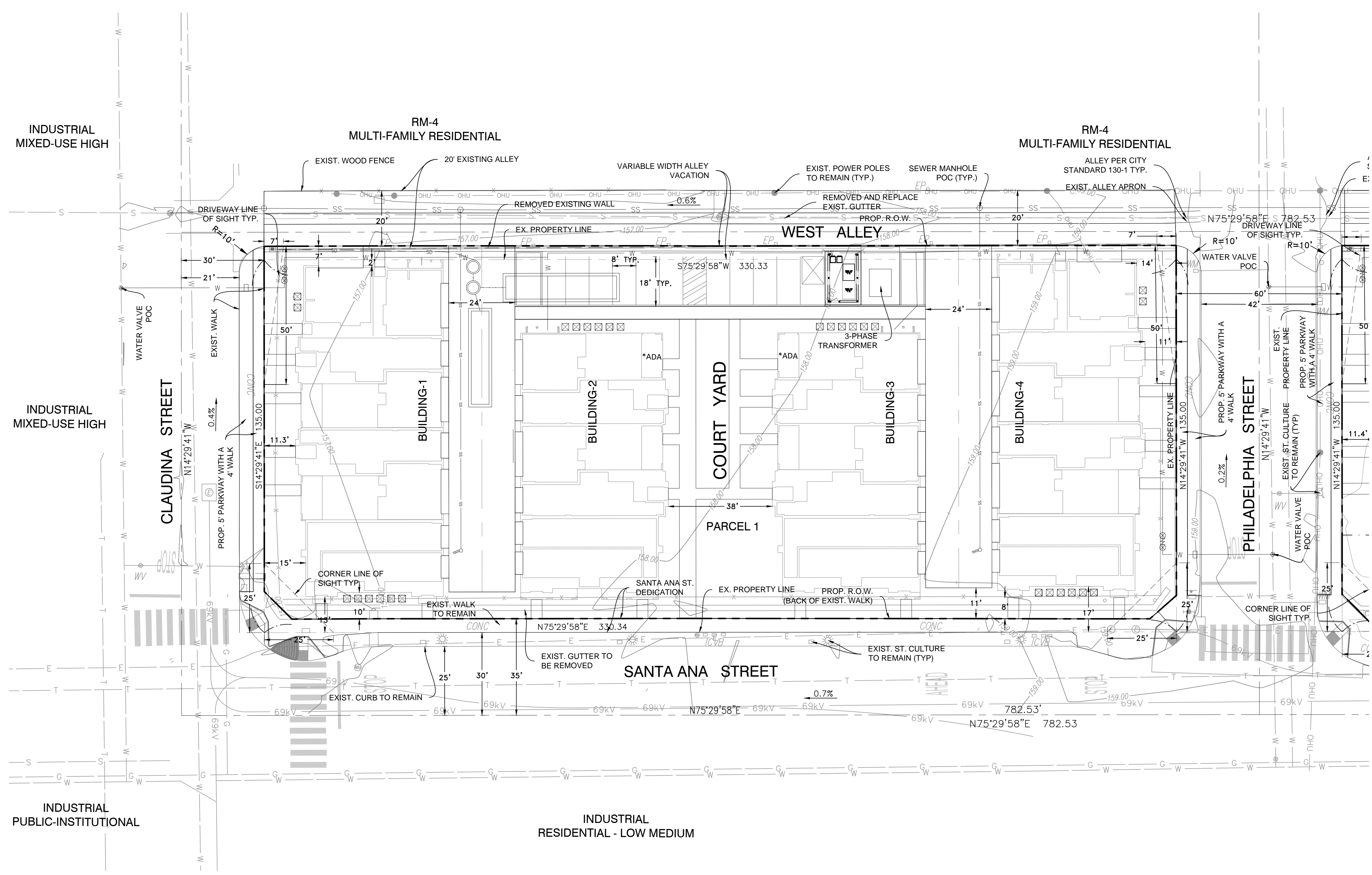
LEGAL DESCRIPTION
SEE SHEET C-2.0

TRACT NO.
#19290

DATE: 11/7/2023
SCALE: 1" = 20'

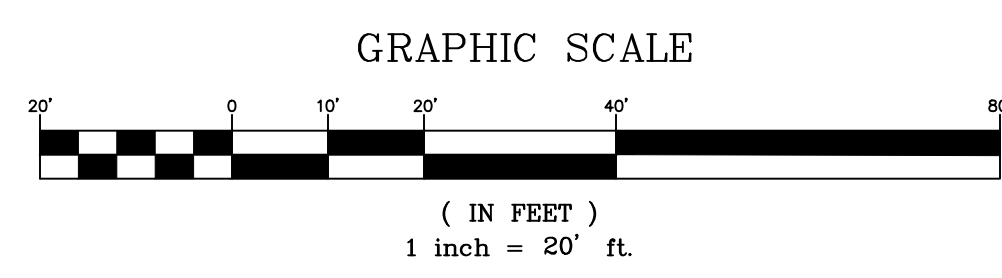
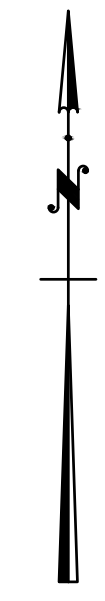
SHEET
C-2.02

PRELIMINARY GRADING PLAN



LEGEND			
---	CENTERLINE	⊞	ELECTRICAL VAULT
---	PROPERTY LINE	⊞	FIRE HYDRANT
---	EXISTING PROPERTY LINE	⊞	WATER METER
---	EASEMENTS	⊞	BACKFLOW PREVENTER/DOUBLE DETECTOR CHECK
---	EXISTING SEWER	⊞	FIRE DEPARTMENT CONNECTION
---	EXISTING WATER	⊞	SEWER MANHOLE
---	EXISTING GAS	⊞	LIGHT POLE
---	EXISTING OVERHEAD ELECTRICAL	⊞	IRRIGATION CONTROL VALVE
---	EXISTING TELEPHONE	⊞	IRRIGATION CONTROL BOX
---	EXISTING ELECTRICAL	⊞	TRAFFIC SIGNAL PULL BOX
---	SIGN	⊞	STREET LIGHT PULL BOX
---	STORM DRAIN MANHOLE	⊞	BOLLARD
---	STORM DRAIN INLET	⊞	
---	ELECTRICAL MANHOLE	⊞	
---	ADA UNIT	⊞	

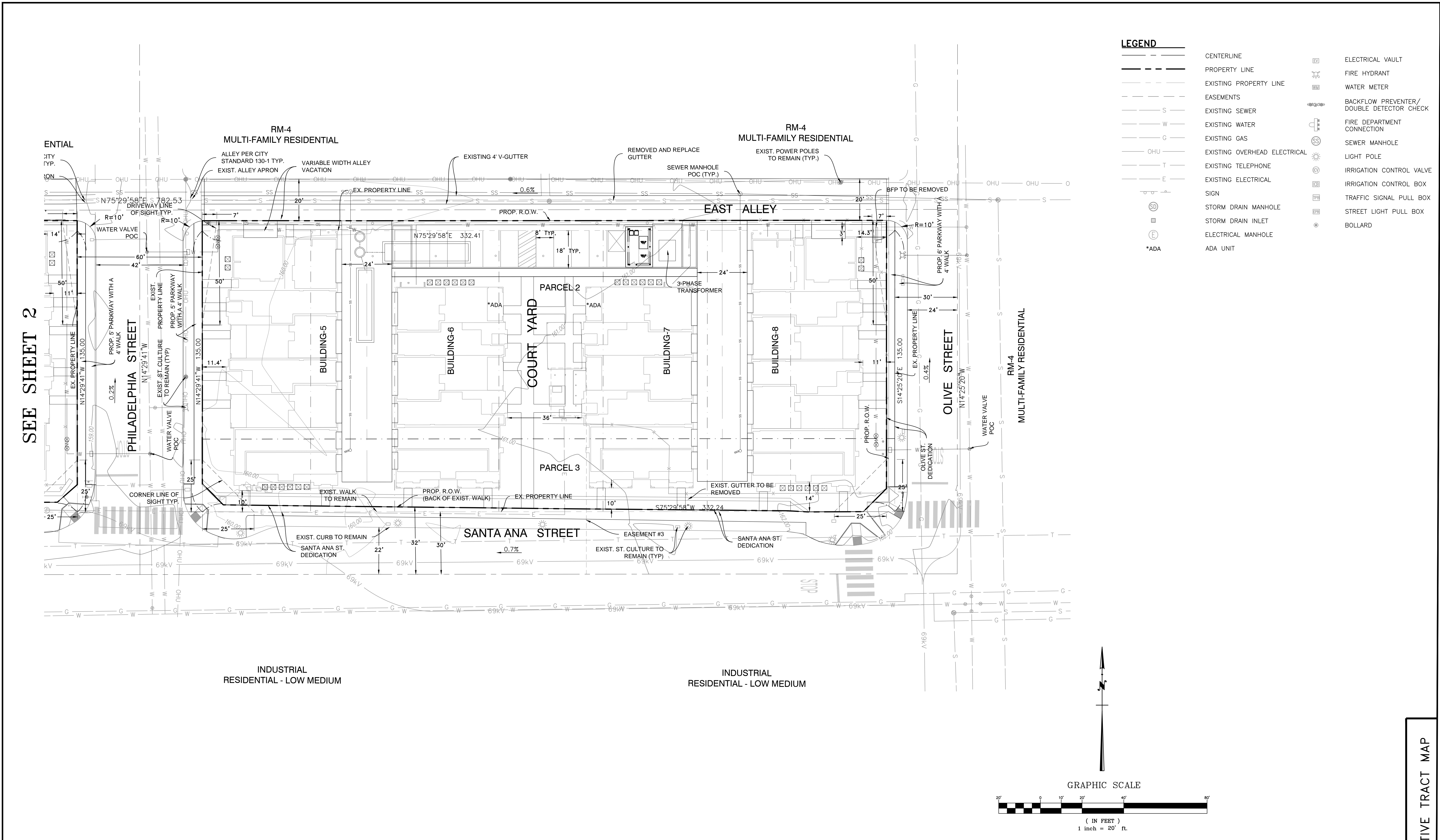
SEE SHEET 3



	BASIS OF BEARING: Z-33	DATUM: NAVD88 ELEV: 162.129' YEAR: 2006	CITY: ANAHEIM COUNTY: ORANGE STATE: CALIFORNIA		PREPARED BY: MORAN CONSULTING CORPORATION CIVIL ENGINEERING • SURVEYING • LAND PLANNING 4500 E. Pacific Coast Highway, Suite 210 Long Beach, California 90804 Main (562) 340-4670 Fax (562) 340-4680 E-Mail Address: cmoran@moran-corp.com	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION					PLANS PREPARED FOR: MERITAGE HOMES 5 PETERS CANYON RD., SUITE 310 IRVINE, CA 92606 CONTACT: JOHANNA CROOKER PHONE: 949-299-3847 PROPERTY OWNER: LUMBERYARD WAS HERE, LLC C/O LAB HOLDINGS, LLC 709 RANDOLPH AVE. COSTA MESA, CA 92626 ATTN: ROMAN CIJINI PHONE: 213-842-1539	PROJECT TITLE: THE MILL-TENTATIVE TRACT MAP	TRACT NO.: #19290
	NO.	DATE	BY		DESCRIPTION												
DESCRIPTION: FOUND 3" USCGS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.	DATE: 11/7/23 JOB NO: 221503 DRAWN BY: WP	PROJECT ADDRESS: 275 AND 375 SANTA ANA ST. ANAHEIM, CA 92805	DATE: 11/7/2023 SCALE: 1" = 20' SHEET: C-3.01														

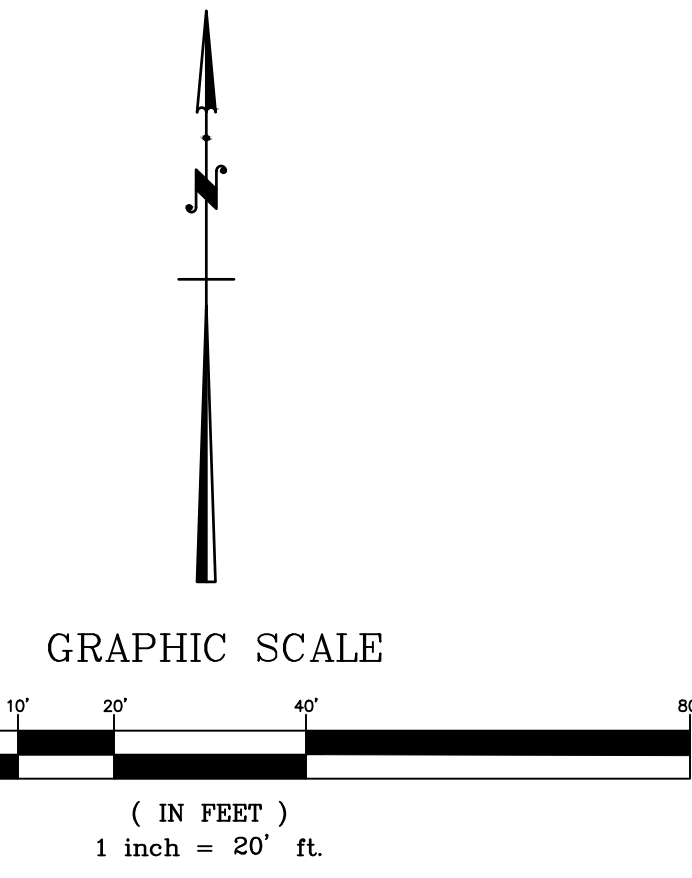
TENTATIVE TRACT MAP SHEET TITLE

PROJ: 211041 DWG: P:\221113 - 375 Santa Ana (Meritage)\Engineering\CAD_Sheets\Tentative\Map\Anaheim_TM-19290.dwg BY: jpholmes Nov 07, 2023 - 11:46:09am



LEGEND			
	CENTERLINE		ELECTRICAL VAULT
	PROPERTY LINE		FIRE HYDRANT
	EXISTING PROPERTY LINE		WATER METER
	EASEMENTS		BACKFLOW PREVENTER/ DOUBLE DETECTOR CHECK
	EXISTING SEWER		FIRE DEPARTMENT CONNECTION
	EXISTING WATER		SEWER MANHOLE
	EXISTING GAS		LIGHT POLE
	EXISTING OVERHEAD ELECTRICAL		IRRIGATION CONTROL VALVE
	EXISTING TELEPHONE		IRRIGATION CONTROL BOX
	EXISTING ELECTRICAL		TRAFFIC SIGNAL PULL BOX
	SIGN		STREET LIGHT PULL BOX
	STORM DRAIN MANHOLE		BOLLARD
	STORM DRAIN INLET		
	ELECTRICAL MANHOLE		
	ADA UNIT		

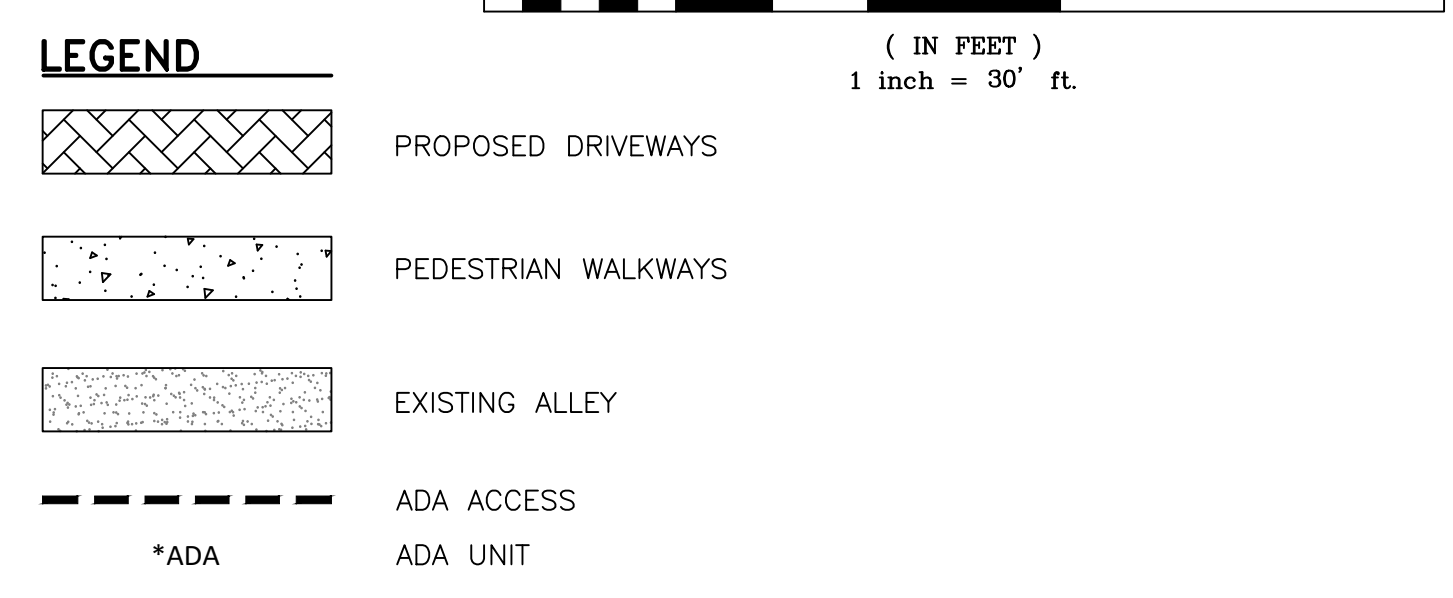
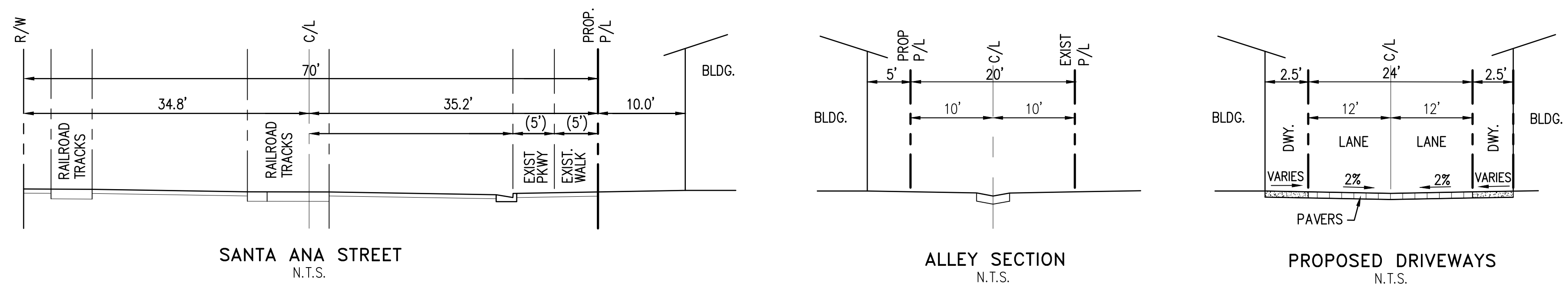
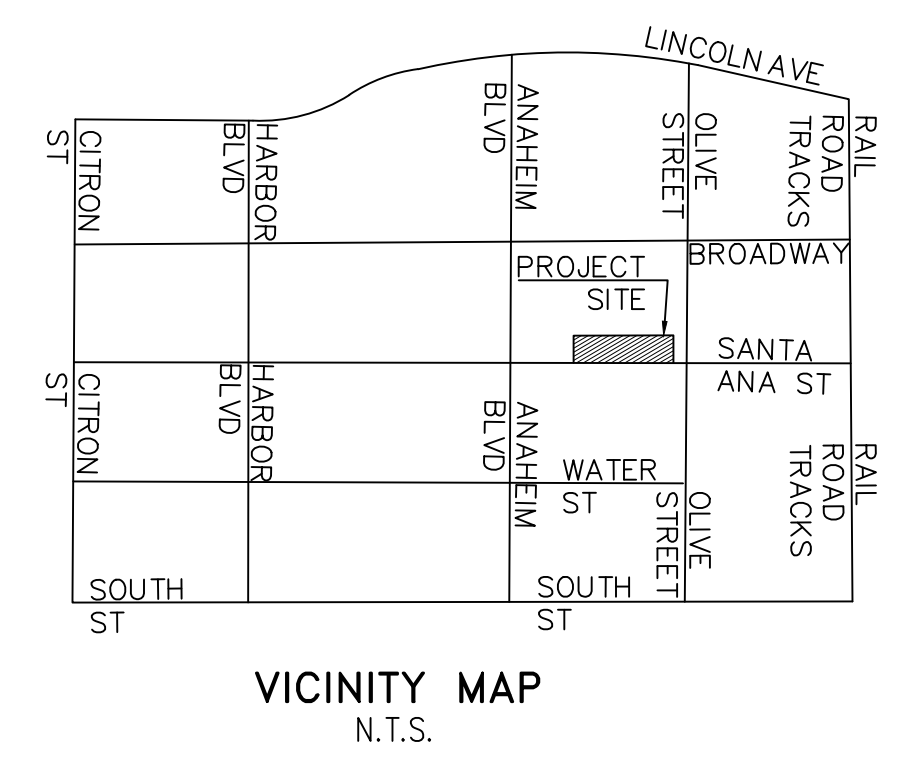
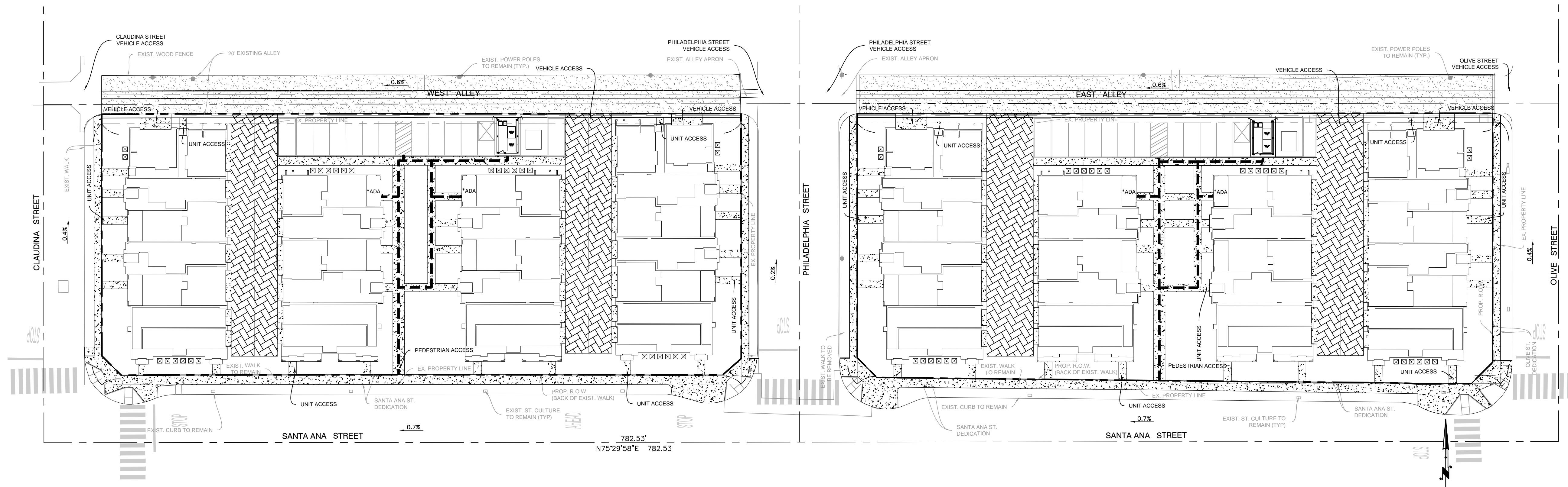
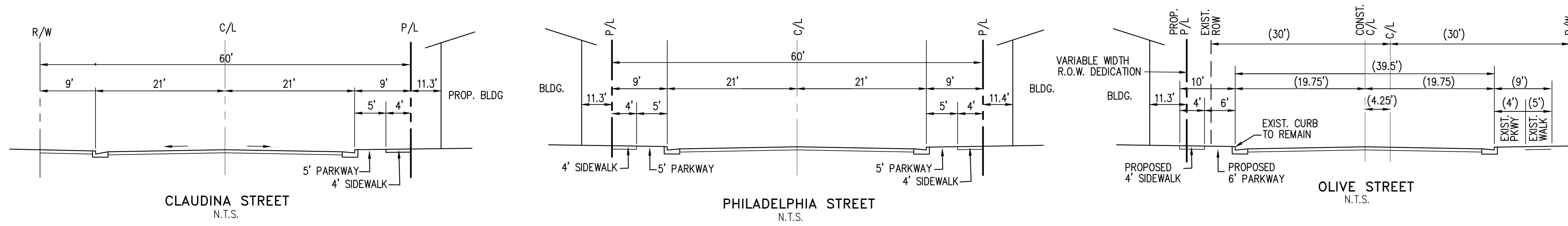
SEE SHEET 2



 DIAL TOLL FREE 8 1 1 AT LEAST TWO DAYS BEFORE YOU DIG <small>MEMBER OF SERVICE ALERT OF SOUTHERN CALIFORNIA</small>	BASIS OF BEARING: BENCH MARK NO. Z-33 DESCRIPTION: FOUND 3" USCGS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.	DATUM: NAVD88 ELEV: 162.129' YEAR: 2006	CITY: ANAHEIM COUNTY: ORANGE STATE: CALIFORNIA		PREPARED BY: MORAN CONSULTING CORPORATION <small>CIVIL ENGINEERING • SURVEYING • LAND PLANNING</small> 4500 E. Pacific Coast Highway, Suite 210 Long Beach, California 90804 Main (562) 340-4670 Fax (562) 340-4680 E-Mail Address: cmoran@moran-corp.com	REVISIONS <table border="1"> <thead> <tr> <th>Nº</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Nº	DATE	BY	DESCRIPTION					PLANS PREPARED FOR: MERITAGE HOMES 5 PETERS CANYON RD., SUITE 310 IRVINE, CA 92606 CONTACT: JOHANNA CROOKER PHONE: 949-299-3847 PROPERTY OWNER: LUMBERYARD WAS HERE, LLC C/O LAB HOLDINGS, LLC 709 RANDOLPH AVE. COSTA MESA, CA 92626 ATTN: ROMAN CIUINI PHONE: 213-842-1539	PROJECT TITLE THE MILL-TENTATIVE TRACT MAP	TRACT NO. #19290
	Nº	DATE	BY	DESCRIPTION													
DATE: 11/7/2023 SCALE: 1" = 20' SHEET C-3.02	PROJECT ADDRESS 275 AND 375 SANTA ANA ST. ANAHEIM, CA 92805	LEGAL DESCRIPTION SEE SHEET C-3.0	SHEET TITLE TENTATIVE TRACT MAP														

CIRCULATION PLAN

TENTATIVE TRACT MAP No. 19290

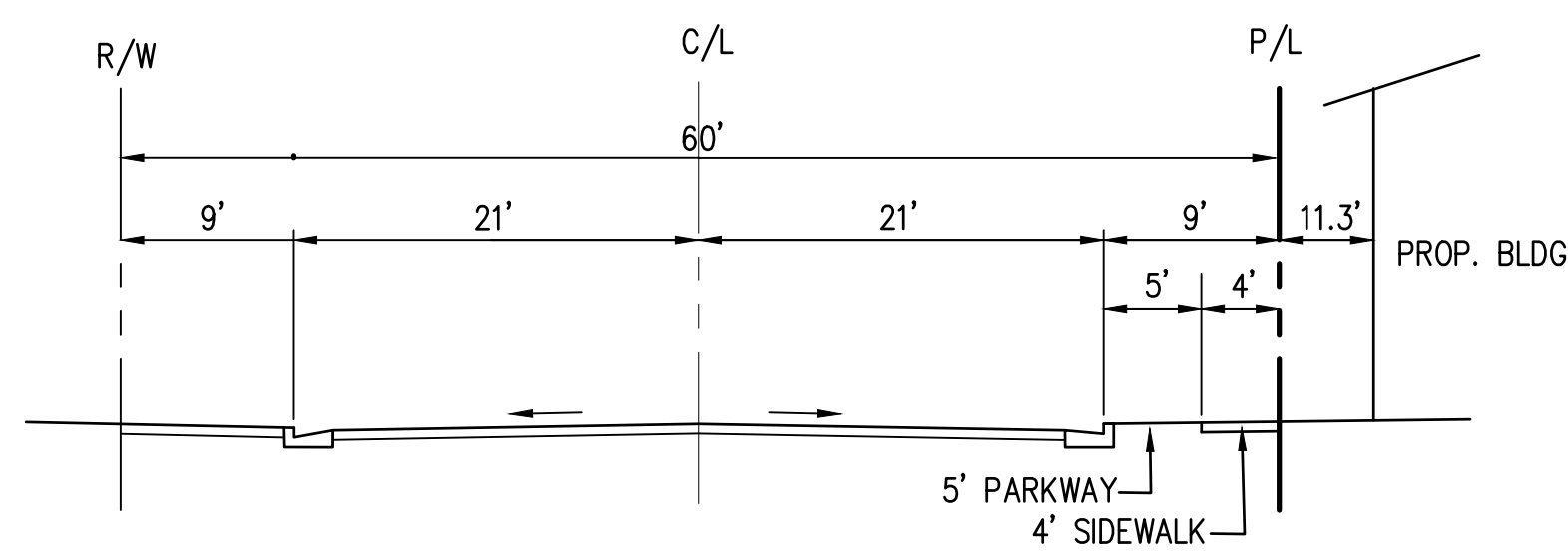


<p>DKGAUERT DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG BACKGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	BASIS OF BEARING: 7-33 DESCRIPTION: FOUND 3" USCGS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.	DATUM: NAVD88 ELEV. 162.129' YEAR 2006	CITY: ANAHEIM COUNTY: ORANGE STATE: CALIFORNIA		PREPARED BY: MORAN CONSULTING CORPORATION CIVIL ENGINEERING • SURVEYING • LAND PLANNING 4500 E. Pacific Coast Highway, Suite 210 Long Beach, California 90804 Main (562) 340-4670 Fax (562) 340-4680 E-Mail Address: cmoran@moran-corp.com	REVISIONS <table border="1"> <thead> <tr> <th>N°</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	N°	DATE	BY	DESCRIPTION																					PLANS PREPARED FOR: MERITAGE HOMES 5 PETERS CANYON RD., SUITE 310 IRVINE, CA 92608 CONTACT: JOHANNA CROOKER PHONE: 949-299-3847 PROPERTY OWNER: LUMBERYARD WAS HERE, LLC C/O LAB HOLDINGS, LLC 709 RANDOLPH AVE. COSTA MESA, CA 92626 ATTN: ROMAN CIUINI PHONE: 213-842-1539	PROJECT TITLE: THE MILL-TENTATIVE TRACT MAP CIRCULATION PLAN PROJECT ADDRESS: 275 AND 375 SANTA ANA STREET ANAHEIM, CA 92805 LEGAL DESCRIPTION: SEE SHEET C-1.0	TRACT NO. #19290 DATE: 11/7/2023 SCALE: 1" = 30' SHEET C-4.0
	N°	DATE	BY	DESCRIPTION																													
CESAR MORAN P.E. C72247 DATE 11/7/23 DATE: 11/7/23 JOB N° 223113 DRAWN BY: CR					CIRCULATION PLAN SHEET TITLE																												

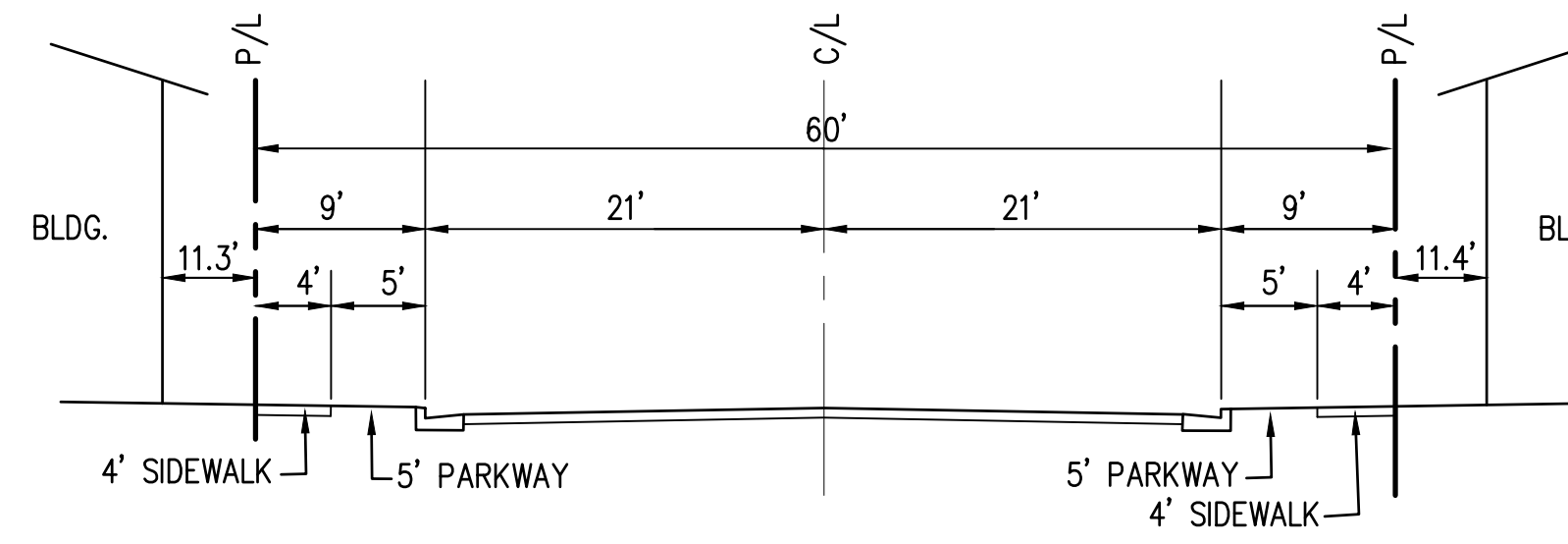
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LINE OF SIGHT EXHIBIT

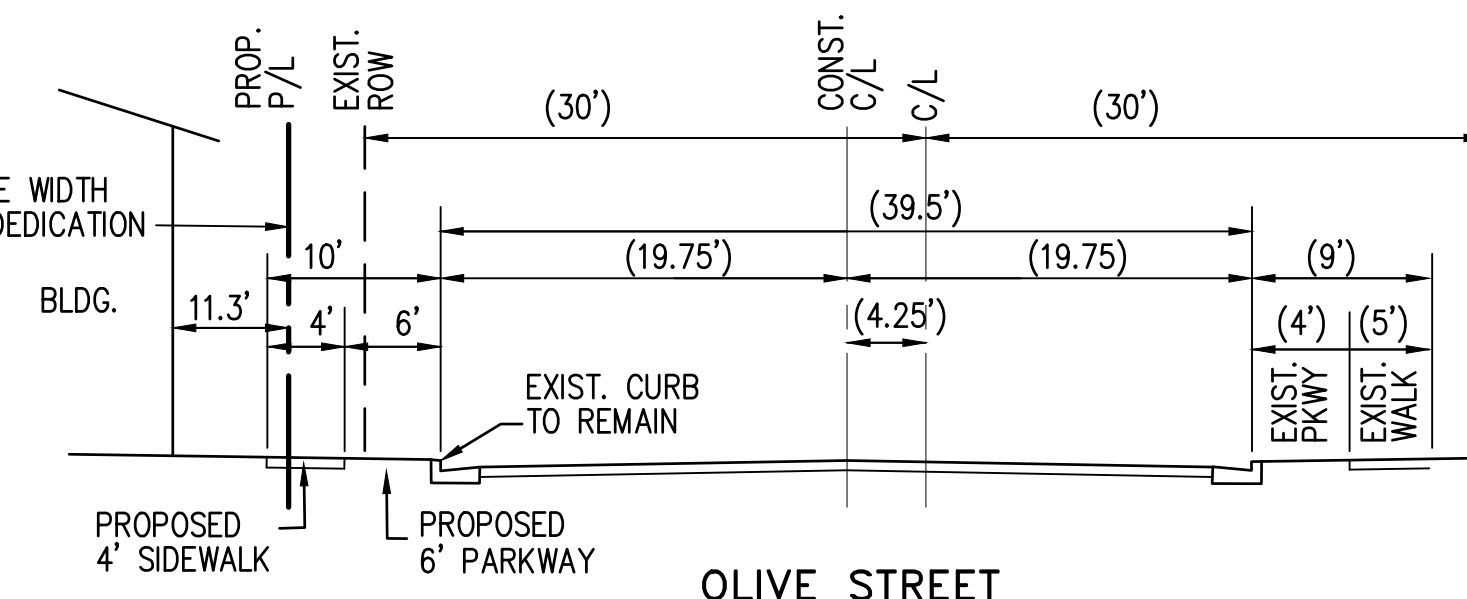
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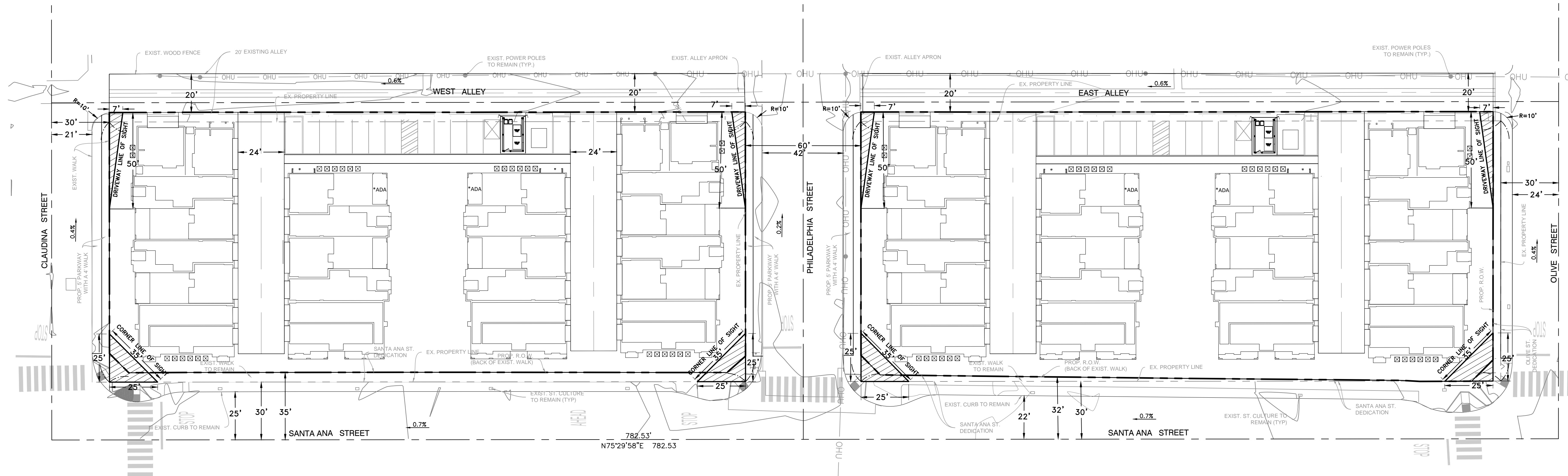
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N.T.S.



PHILADELPHIA STREET
N.T.S.

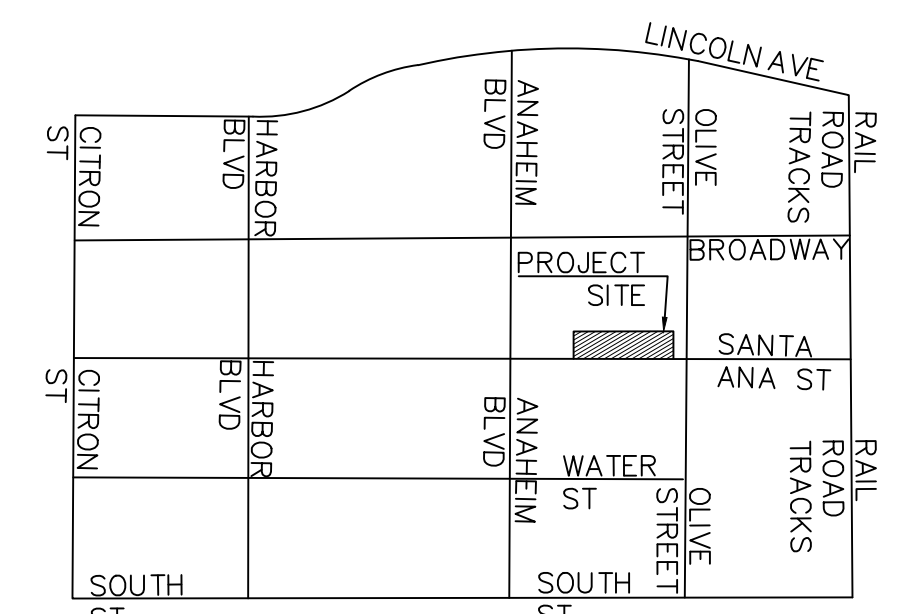


OLIVE STREET
N.T.S.

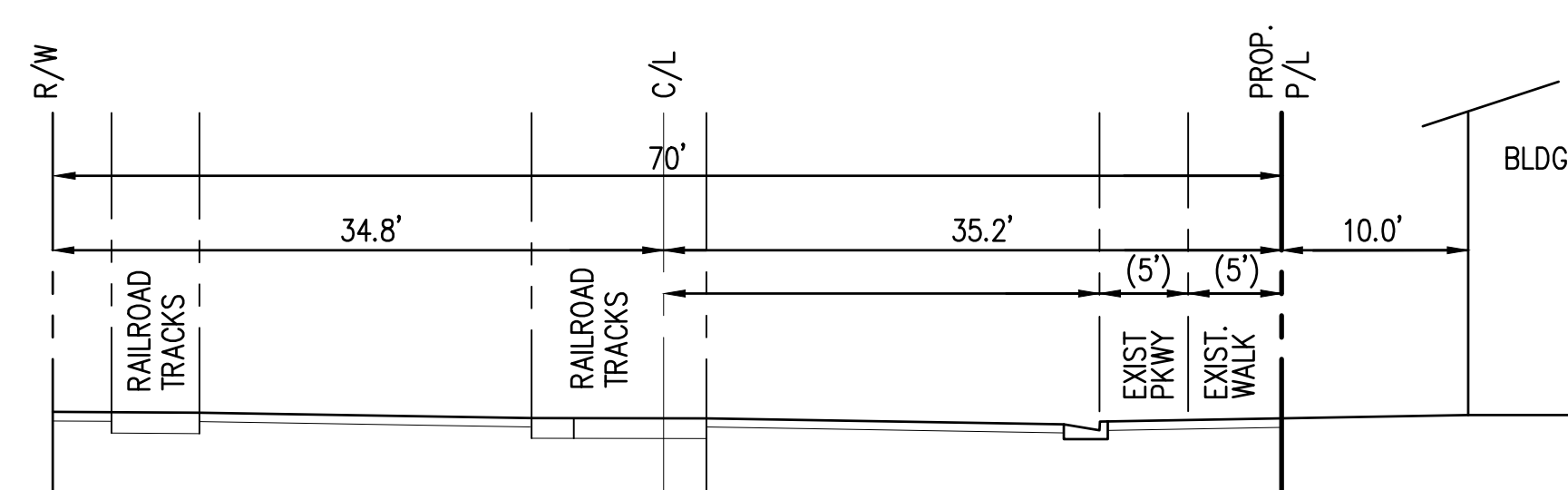
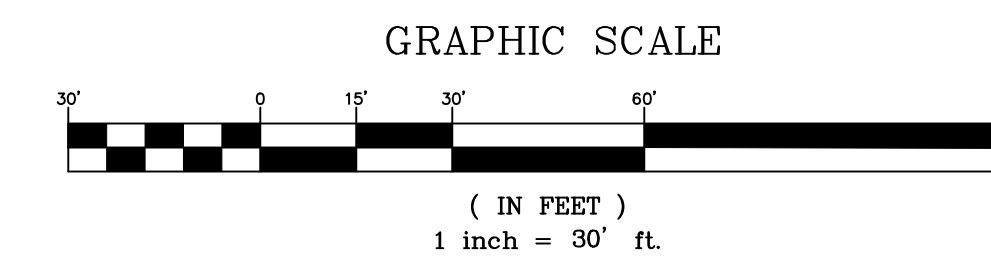


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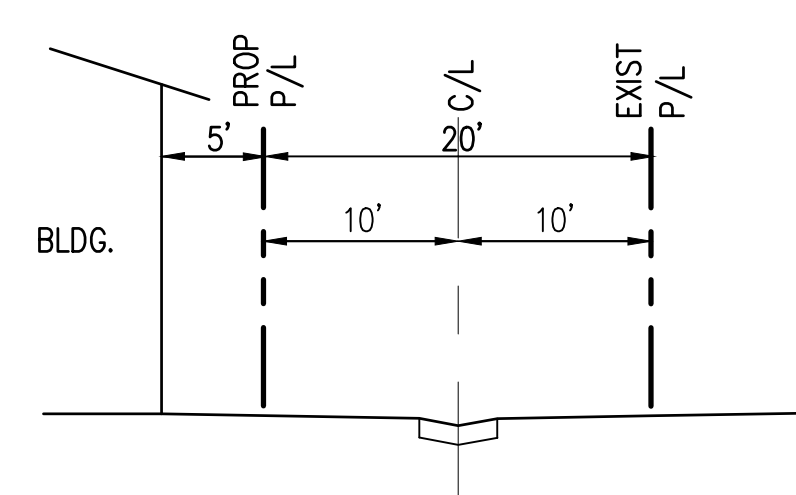
- LINE OF SIGHT
- *ADA ADA UNIT



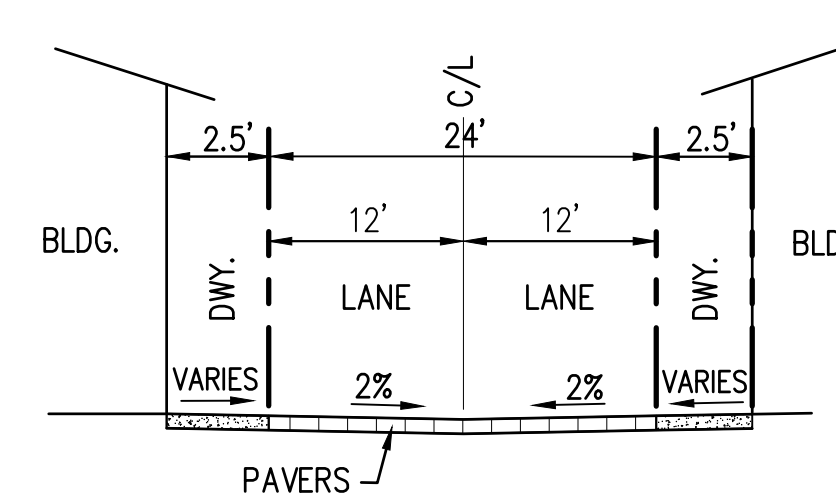
VICINITY MAP
N.T.S.



SANTA ANA STREET
N.T.S.



ALLEY SECTION
N.T.S.



PROPOSED DRIVEWAYS
N.T.S.



BASIS OF BEARING:
BENCH MARK NO. 7-33
DATE: ELEV. YEAR
NAVD88 162.129' 2006

DESCRIPTION:
FOUND 3" USCGS BRONZED DISK STAMPED "Z 33 1920", SET IN THE TOP OF A CONCRETE STAIRCASE PILLAR. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BROADWAY AND ANAHEIM BOULEVARD, 81 FT. NORTHERLY OF THE NORTHERLY CURB ALONG BROADWAY AND 46 FEET WESTERLY OF THE WESTERLY CURB ALONG ANAHEIM. MONUMENT IS SET LEVEL WITH THE TOP OF WALL.

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COUNTY:
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STATE:
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PREPARED BY:
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E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247 DATE 11/7/23
DATE: 11/7/23 JOB # 223113 DRAWN BY: CR

REVISIONS			
N°	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
MERITAGE HOMES
5 PETERS CANYON RD., SUITE 310
IRVINE, CA 92608
CONTACT: JOHANNA CROOKER
PHONE: 949-299-3847

PROPERTY OWNER:
LUMBERYARD WAS HERE, LLC
C/O LAB HOLDINGS, LLC
709 RANDOLPH AVE.
COSTA MESA, CA 92626
ATTN: ROMAN CIUINI
PHONE: 213-842-1539

PROJECT TITLE
THE MILL-TENTATIVE TRACT MAP
LINE OF SITE PLAN

PROJECT ADDRESS
275 AND 375 SANTA ANA STREET
ANAHEIM, CA 92805

LEGAL DESCRIPTION
SEE SHEET C-1.0

TRACT NO.
#19290

DATE: 11/7/2023
SCALE: 1" = 30'

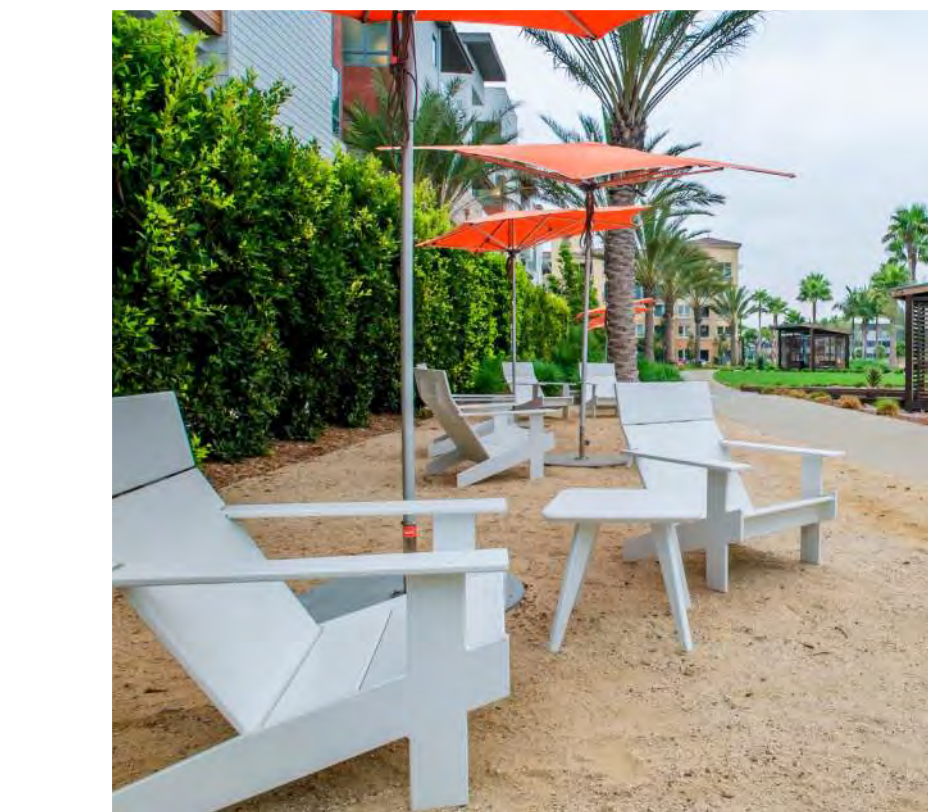
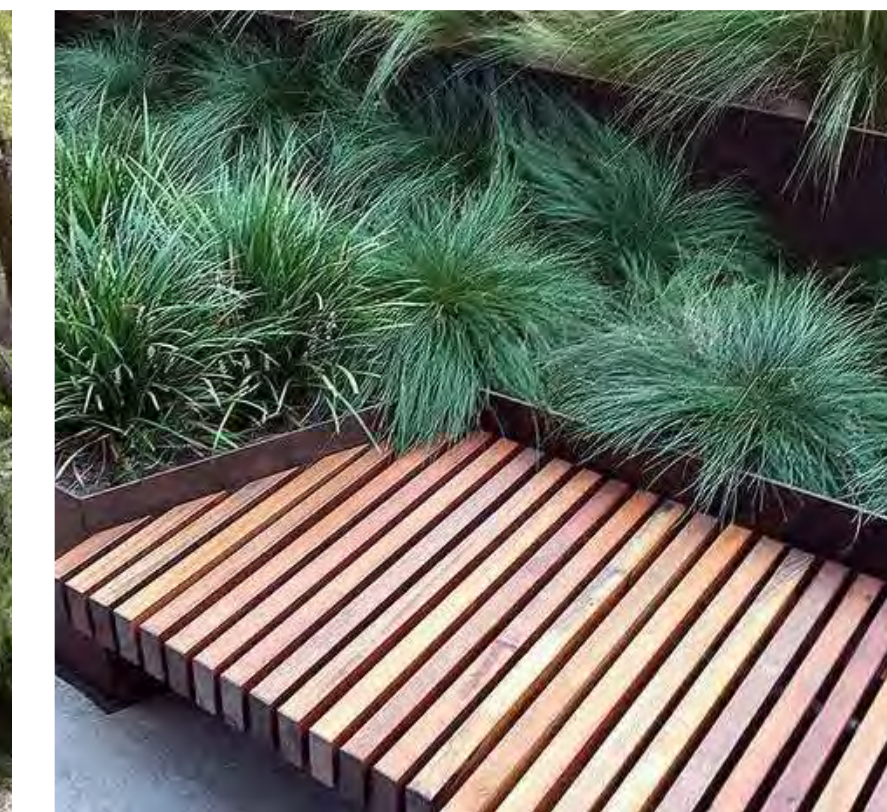
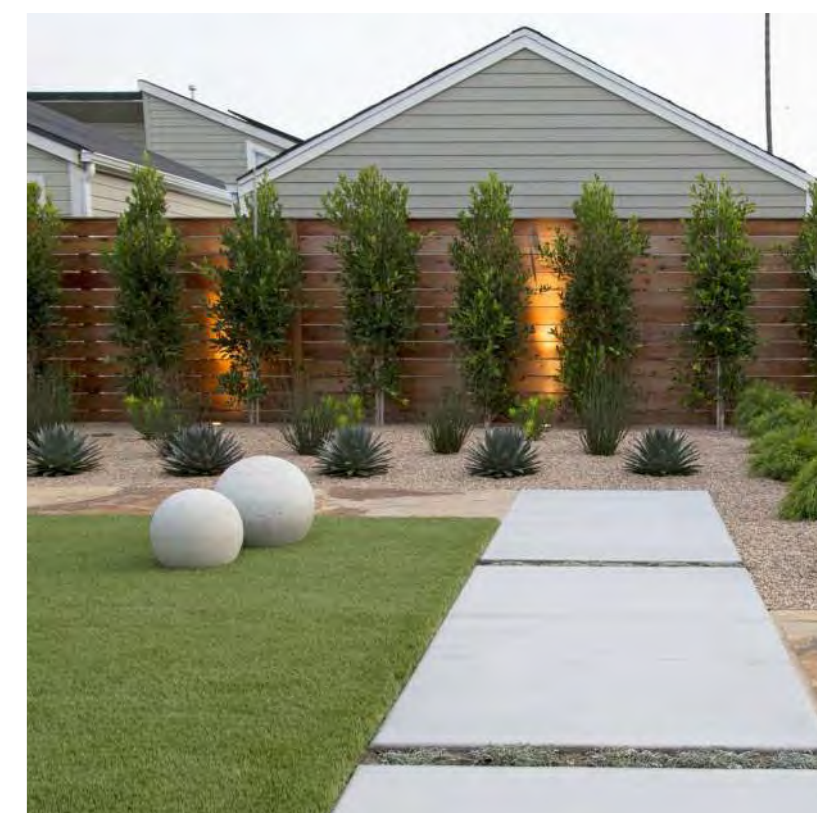
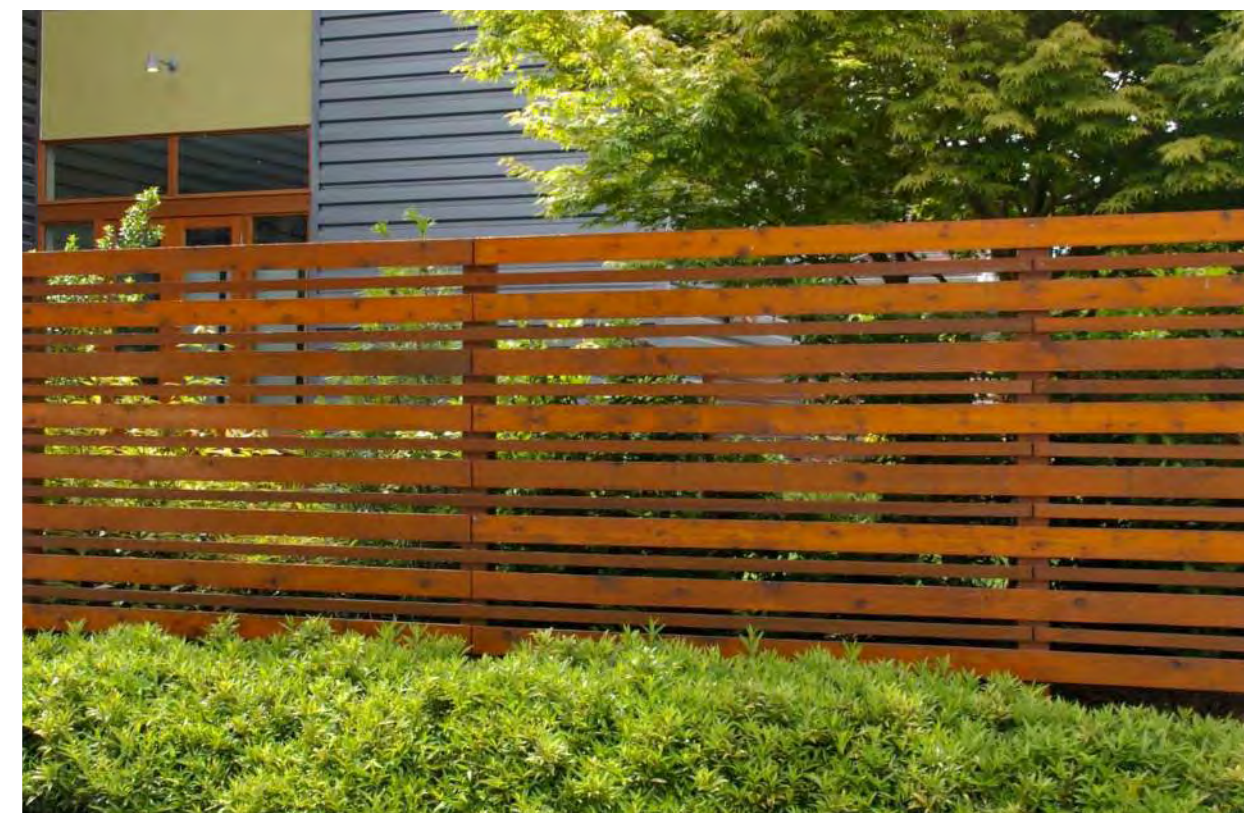
SHEET
C-5.0

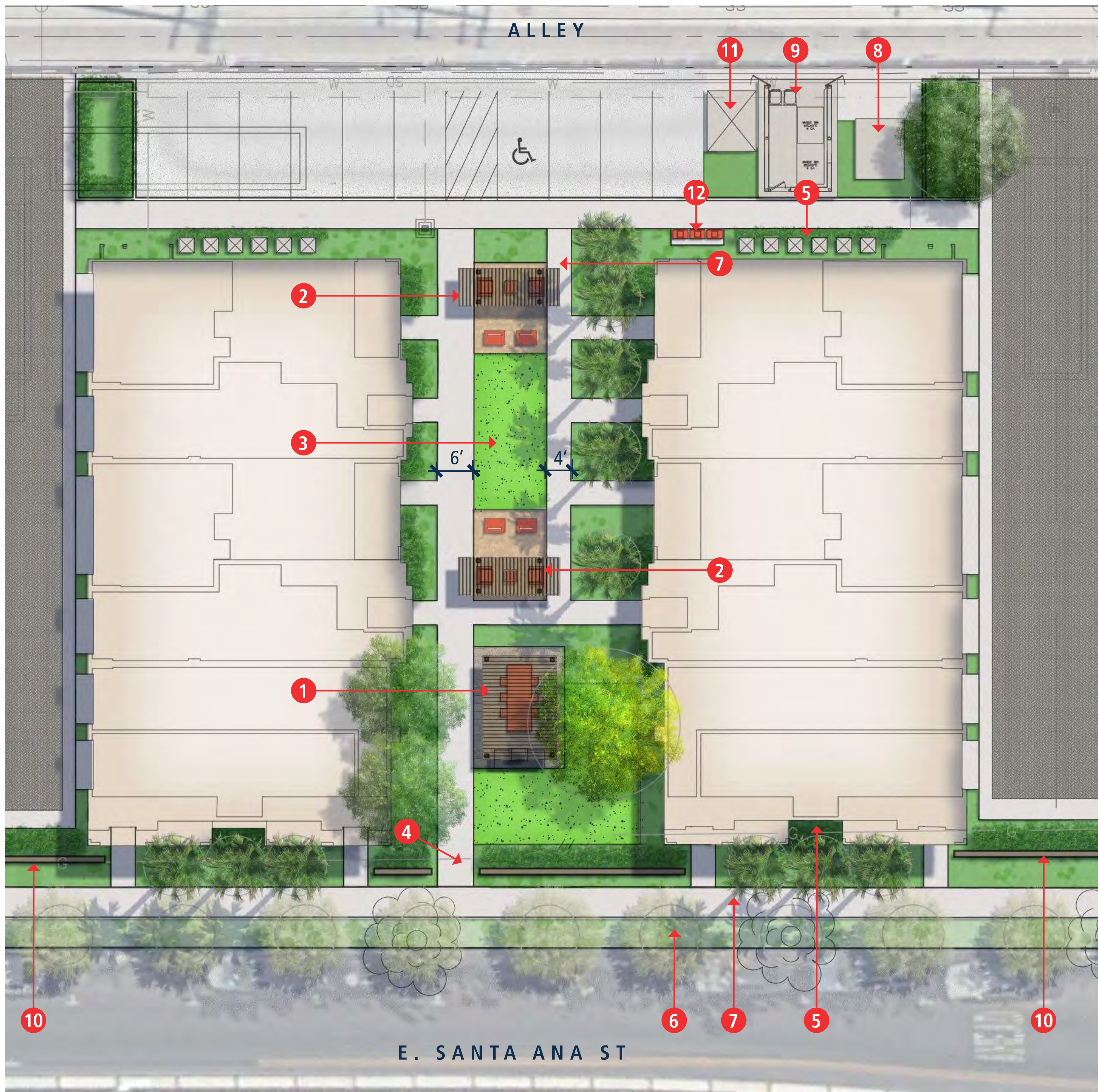
LINE OF SIGHT EXHIBIT
SHEET TITLE



LEGEND

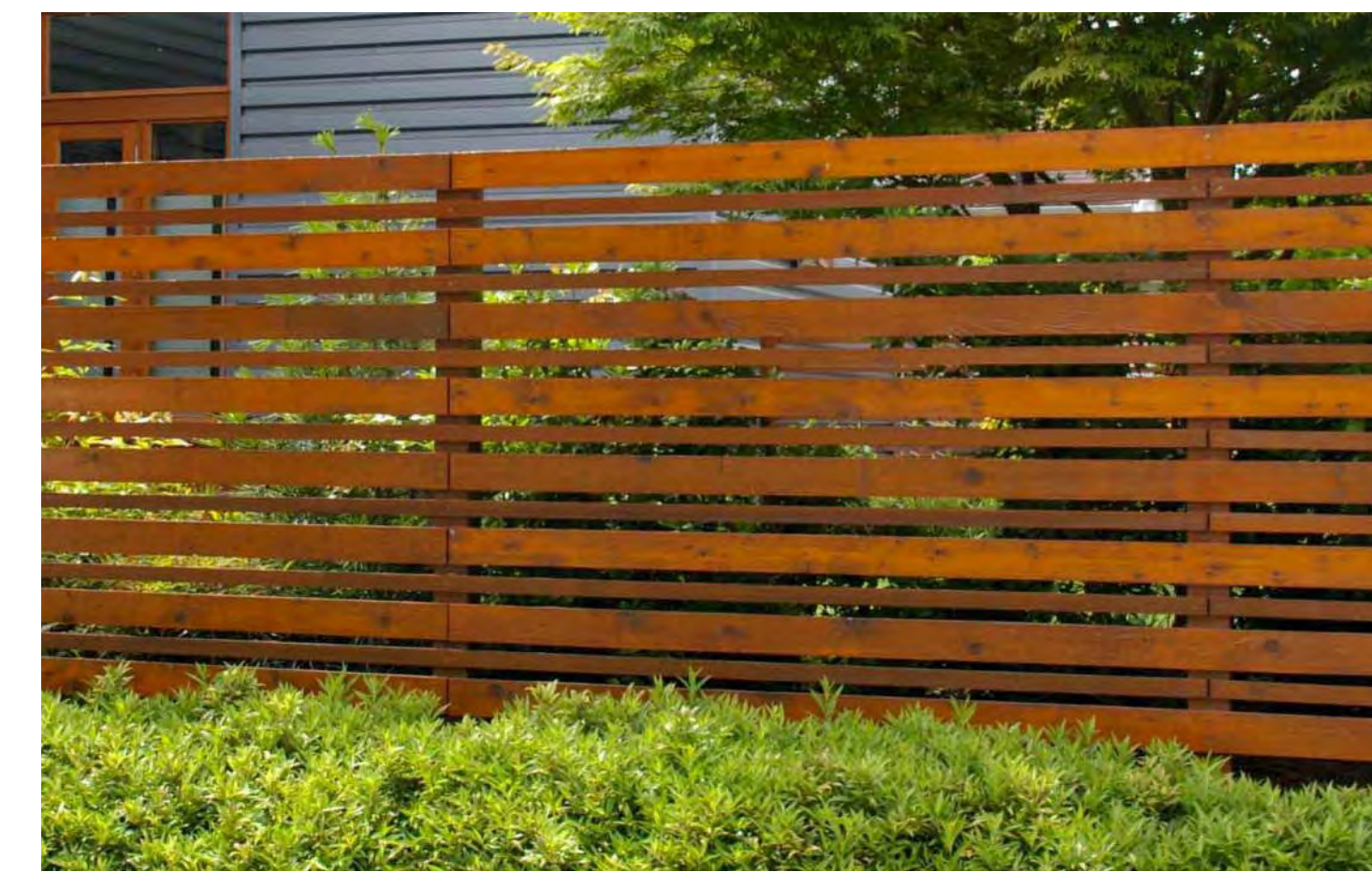
- 1 West Paseo - See Enlargement L-2
- 2 East Paseo - See Enlargement L-3
- 3 Project Identity Signage
- 4 Screen Hedge
- 5 Existing Street Trees - Protect in Place
- 6 Proposed Street Trees
- 7 Paseo Entry Portal
- 8 Enhanced Alley Paving
- 9 Decorative Fence / Potential Art Opportunity ±42" Ht.
- 10 Mailboxes





LEGEND

- 1 Shade Canopy w/ BBQ and Seating
- 2 Shade Canopy in D.G. w/ Seating Areas
- 3 Open Lawn
- 4 Pedestrian Entry Portal w/ Potential Project ID
- 5 Screen Hedge
- 6 Existing Street Trees - Protect in Place
- 7 Existing Walkway - Protect in Place
- 8 Transformer
- 9 Trash Enclosure
- 10 Decorative Fence / Potential Art Opportunity ±42" Ht.v
- 11 Large Item Drop-Off
- 12 Mailboxes



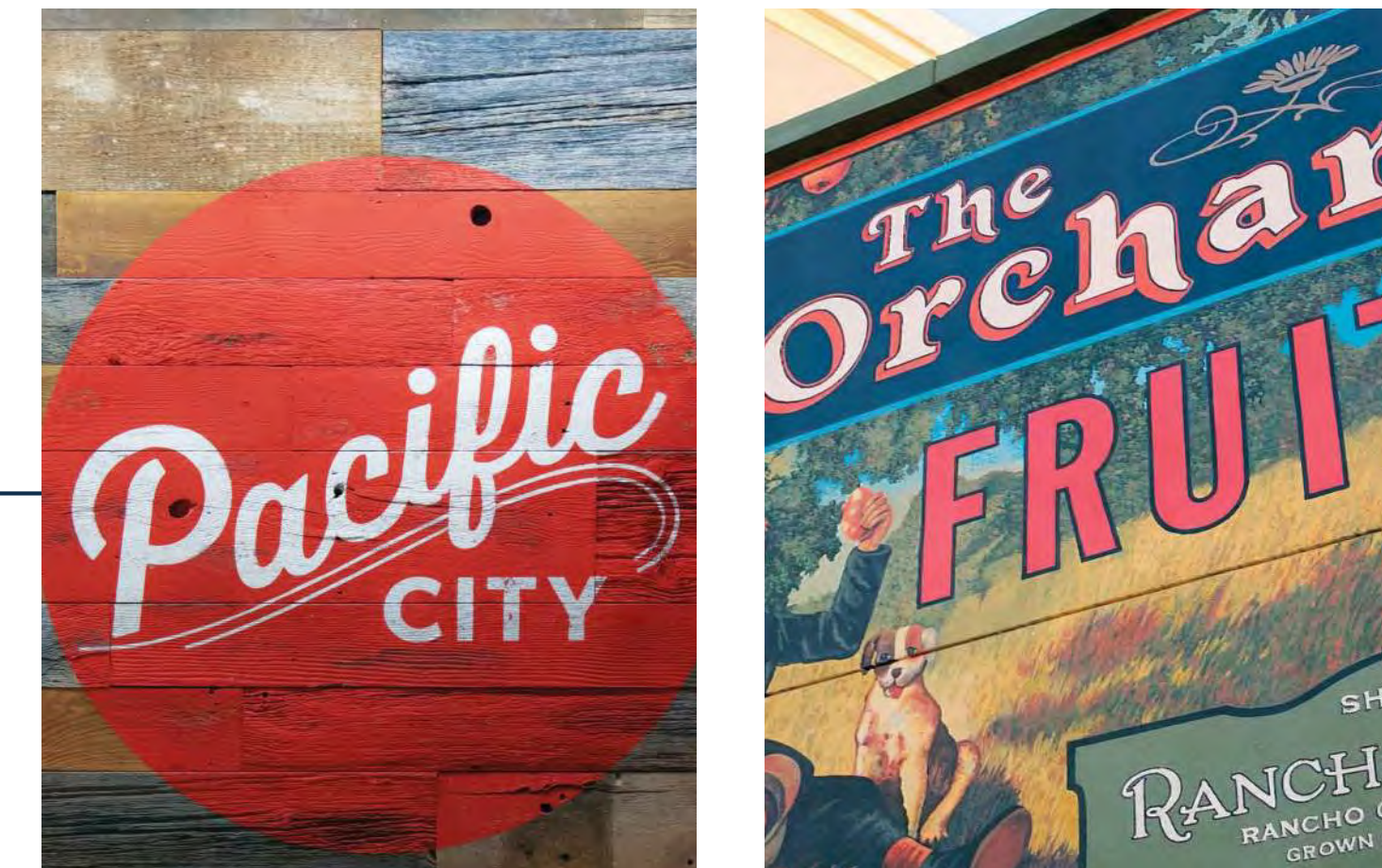
SHADE CANOPY WITH BBQ AND SEATING



DECORATIVE FENCE



D.G. W/ SEATING



POTENTIAL ART/SIGNAGE

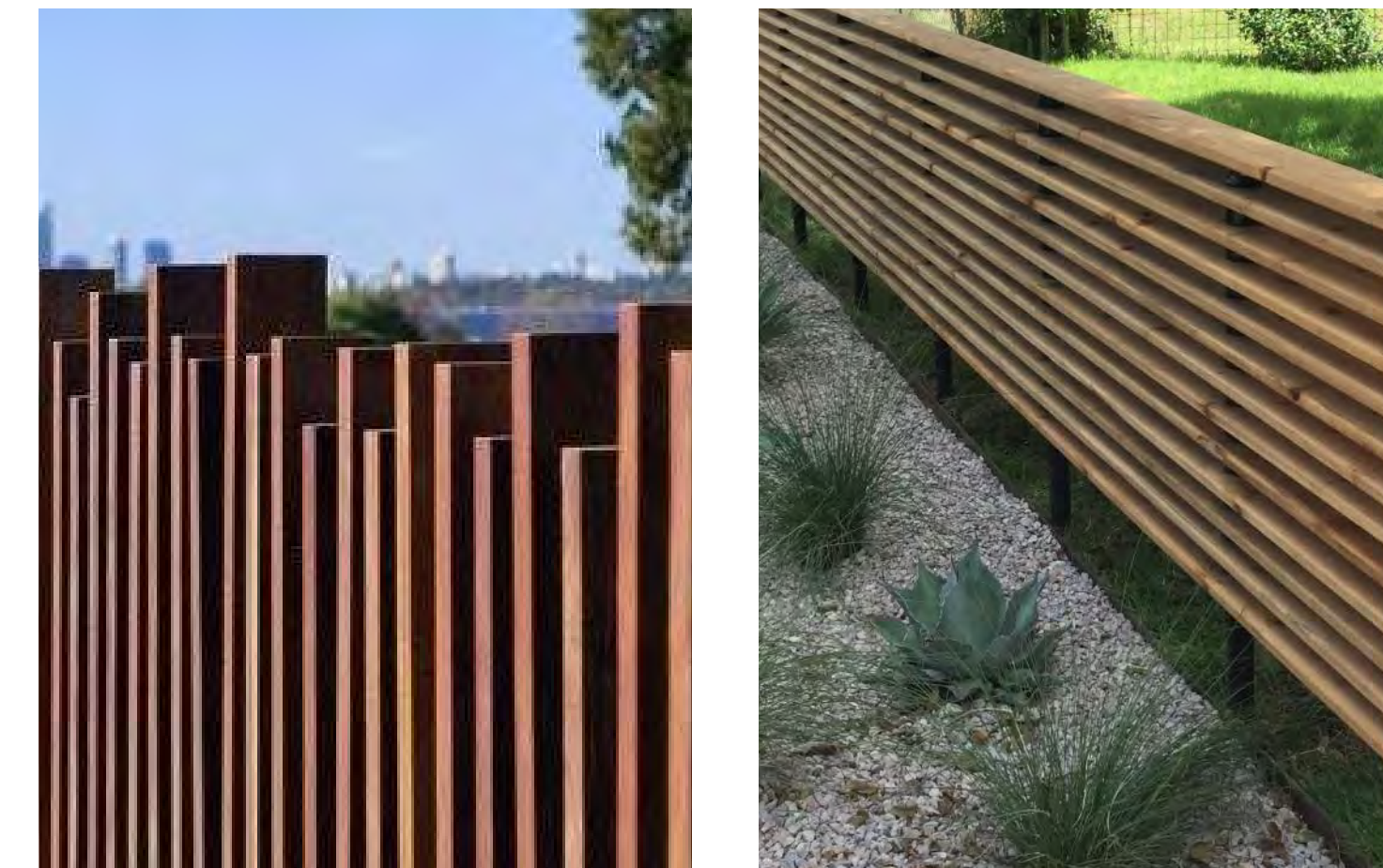
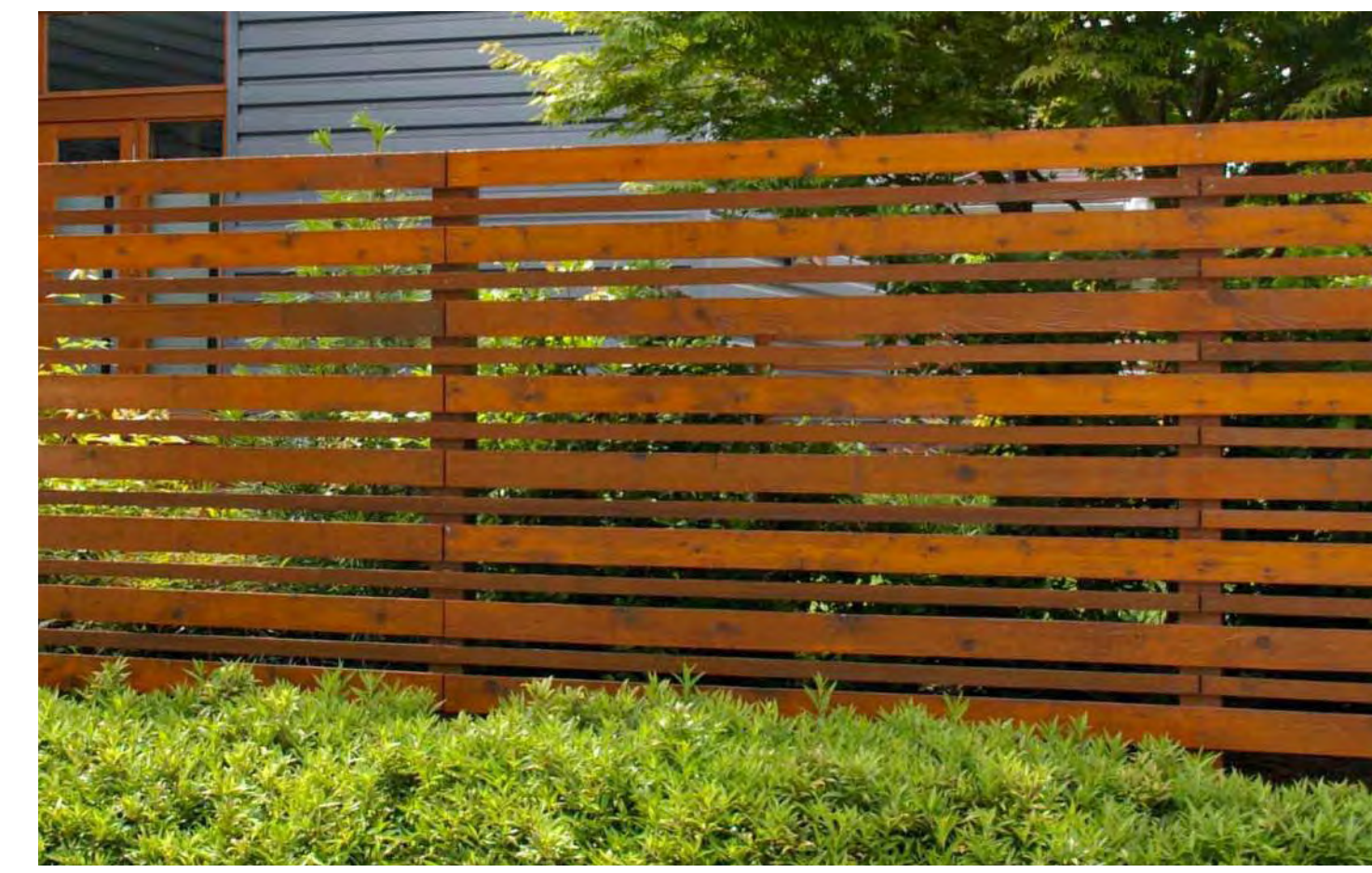


SCREEN HEDGE



LEGEND

- | | | |
|--|--|--|
| 1 Shade Canopy w/BBQ and Seating | 6 Existing Street Trees/Parkway - Protect in Place | 11 Large Item Drop-Off |
| 2 Umbrellas w/ Seating Areas in D.G. | 7 Existing Walkway - Protect in Place | 12 Pedestrian Entry Portal w/ Project ID |
| 3 Open Lawn w/Seating | 8 Transformer | 12 Mailboxes |
| 4 Decorative Fence | 9 Screen Hedge | |
| 5 Decorative Fence Potential Art Opportunity | 10 Trash Enclosure | |



DECORATIVE FENCE



POTENTIAL ART/SIGNAGE



SHADE CANOPY W/BBQ AND SEATING





UMBRELLAS W/D.G./SEATING



SCREEN HEDGE



LEGEND

-  Common Recreation-Leisure Area
-  Private Balcony Area

RECREATION-LEISURE AREA SUMMARY

Common Recreation-Leisure Area (Minimum dimension of 10 feet)	9,552 sq.ft.
Private Balconies* (Located above the ground floor/ Minimum 70 sq.ft. with minimum dimension of 7 feet)	1,840 sq.ft.
TOTAL AREA PROVIDED: 11,392 SQ.FT.	
Required: 56 DUs x 200 sf =11,200 sf	



PROPOSED PLANTING LIST

TREES

Botanical Name / Common Name (WUCOLS)

PALM TREES

- Bismarckia nobilis / Bismarck Palm (M)
- Phoenix dactylifera / Date Palm (L)
- Washingtonia spp. / Fan Palm (L)

CANOPY TREES

- Cercidium 'Desert Museum' / Desert Museum Palo Verde (VL)
- Chilopsis linearis (VL)
- Cinnamomum camphora / Camphor Tree (M)
- Cupaniopsis anacardioides / Carrotwood Tree (M)
- Magnolia spp. / Magnolia (M)
- Pinus pinea / Stone Pine (L)
- Platanus acerifolia / London Plane Tree (M)
- Prosopis alba / Mesquite (L)
- Quercus virginiana / Southern Live Oak (M)
- Rhus lancea / African Sumac (L)
- Ulmus parvifolia / Chinese Elm (M)

VERTICAL ACCENT

- Bambusa sp. / Bamboo (Clumping varieties only) (M)
- Tristania conferta / Brisbane Box (M)

VERTICAL EVERGREEN

- Pinus canariensis / Canary Island Pine (L)
- Pinus halepensis / Afghan Pine (L)

FLOWERING ACCENT

- Bauhinia variegata / Purple Orchid Tree (M)
- Jacaranda mimosifolia / Jacaranda (M)
- Lagerstroemia indica / Crape Myrtle (M)
- Pyrus calleryana / Bradford Pear (M)

SPECIMEN TREE

- Cercidium 'Desert Museum' / Desert Museum Palo Verde (VL)
- Erythrina spp. (L)
- Olea europea / Olive (L)

SHRUBS

- Botanical Name / Common Name (WUCOLS)
- Agapanthus sp./ Lily of the Nile (M)
- Agave sp./ Agave (VL)
- Aloe sp./ Aloe (L)
- Anigozanthos sp./ Kangaroo Paw (M)
- Bougainvillea sp./Bougainvillea (L)
- Buxus sp./ Boxwood (M)
- Callistemon viminalis 'Little John' / Dwarf Callistemon (L)
- Carissa macrocarpa 'Tuttle' / Dwarf Natal Plum (L)
- Ceanothus 'Frosty Blue' / California Lilac (L)
- Cistus x. purpureus/ Orchid Rockrose (L)
- Cordylone sp./ NCN (M/L)
- Dianella sp./ Flax Lily (L)
- Dietes sp./ Fortnight Lily (L)
- Dodonaea v. purpurea/ Purple Hopseed Bush (L)
- Euonymus sp./ Euonymus (M)

SHRUBS (CONTINUE)

- Botanical Name / Common Name (WUCOLS)
- Festuca mairei/ Atlas Fescue (L)
- Hemerocallis sp./ Daylily (M)
- Hesperaloe parviflora/ Red Yucca (VL)
- Heteromeles arbutifolia/ Toyon (VL)
- Laurus nobilis/ Sweet Bay (L)
- Lavandula sp./ Lavender (L)
- Leucophyllum sp./ Purple Sage (L)
- Ligustrum j. 'Texanum' / Texas Privet (M)
- Lomandra sp./ NCN (M/L)
- Muhlenbergia sp/ Deer Grass (M/L)
- Nassella tenuissima/ Mexican Feather Grass (L)
- Olea europaea 'Little Ollie' / Little Ollie Olive (L)
- Osmanthus fragrans/ Osmanthus (M)
- Philodendron sp./ Philodendron (M)
- Phormium sp./ New Zealand Flax (L)
- Photinia x. fraseri/ Fraser's Photinia (M)
- Pittosporum sp./ Mock Orange (M)
- Podocarpus macrophyllus/ Yew Pine (M)
- Raphiolepis sp./ Indian Hawthorne (L)
- Rosa floribunda 'Iceberg' / Iceberg Rose (M)
- Rosmarinus sp./ Rosemary (L)
- Salvia greggii/Autumn Sage (L)
- Westringia sp./ Rosemary (L)
- Xylosma congestum/ Shiny Xylosma (L)
- Yucca sp./ Yucca (L/VL)

GROUNDCOVER

- Botanical Name / Common Name (WUCOLS)
- Bougainvillea sp./ NCN (L)
- Carex divulsa/ Berkeley Sedge (L)
- Carissa m. 'Green Carpet' / Natal Plum (L)
- Dianella revoluta 'Little Rev' / Dianella (L)
- Festuca sp./ Fescue (L)
- Lantana sp./ Lantana (L)
- Lonicera j. 'Halliana' / Honeysuckle (L)
- Rosmarinus o. 'Prostratus' / Prostrate Rosemary (L)
- Senecio sp./ NCN (M)
- Trachelospermum jasminoides/ Star Jasmine (M)

VINES / ESPALIERS




- Botanical Name / Common Name (WUCOLS)
- Bougainvillea sp./ NCN (L)
- Calliandra haematocephala/ Pink Powder Puff (M)
- Pandorea jasminoides/ Bower Vine (M)
- Podocarpus gracilior/ Fern Pine (M)
- Stephanotis floribunda/ Madagascar Jasmine (M)
- Trachelospermum jasminoides/ Star Jasmine (M)

NOTE:
WUCOLS Region 3 (South Coastal)





LEGEND

-  Water Use High
-  Water Use Medium
-  Water Use Low

IRRIGATION DATA



Project Name: The Mill - Anaheim						
Date: November 2, 2023						
Landscape Irrigation Water Use						
Maximum Applied Water Allowance (MAWA)						
Total MAWA = (Eto) x (0.62) x [(0.55 x LA in Sq.ft.) + (0.3xSLA in Sq.ft.)]						
Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	49.7	0.55	19,737	0.62	0	334,497
Estimated Annual Water Use:						
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)						
Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use (Drip)	49.7	0.2	13,409	0.62	0.80	103,296
Medium Water Use (Drip)	49.7	0.5	4,797	0.62	0.85	86,950
High Water Use (Rotor)	49.7	0.7	1,531	0.62	0.70	47,176
High (Water Feature)	49.7	1.0	-	0.62	1.00	-
Total EAWU:			19,737			237,422

Irrigation Note:

All planting areas shall have a fully automatic irrigation system. Utilization water conserving features such as low precipitation rate heads; low-flow micro sprays or drip irrigation, water sensors and multi-program controllers with weather station capability and drip circuit features. "Water Efficient Landscapes" irrigation system, scheduling and water use MWELO calculations shall be designed to meet the requirements of Chapter 10.19 of the Anaheim Municipal Code, Ordinance No. 6355.



LEGEND

-  Tree Uplight
-  Bollard Light
-  Pedestrian Pathway Light
-  Wall Light



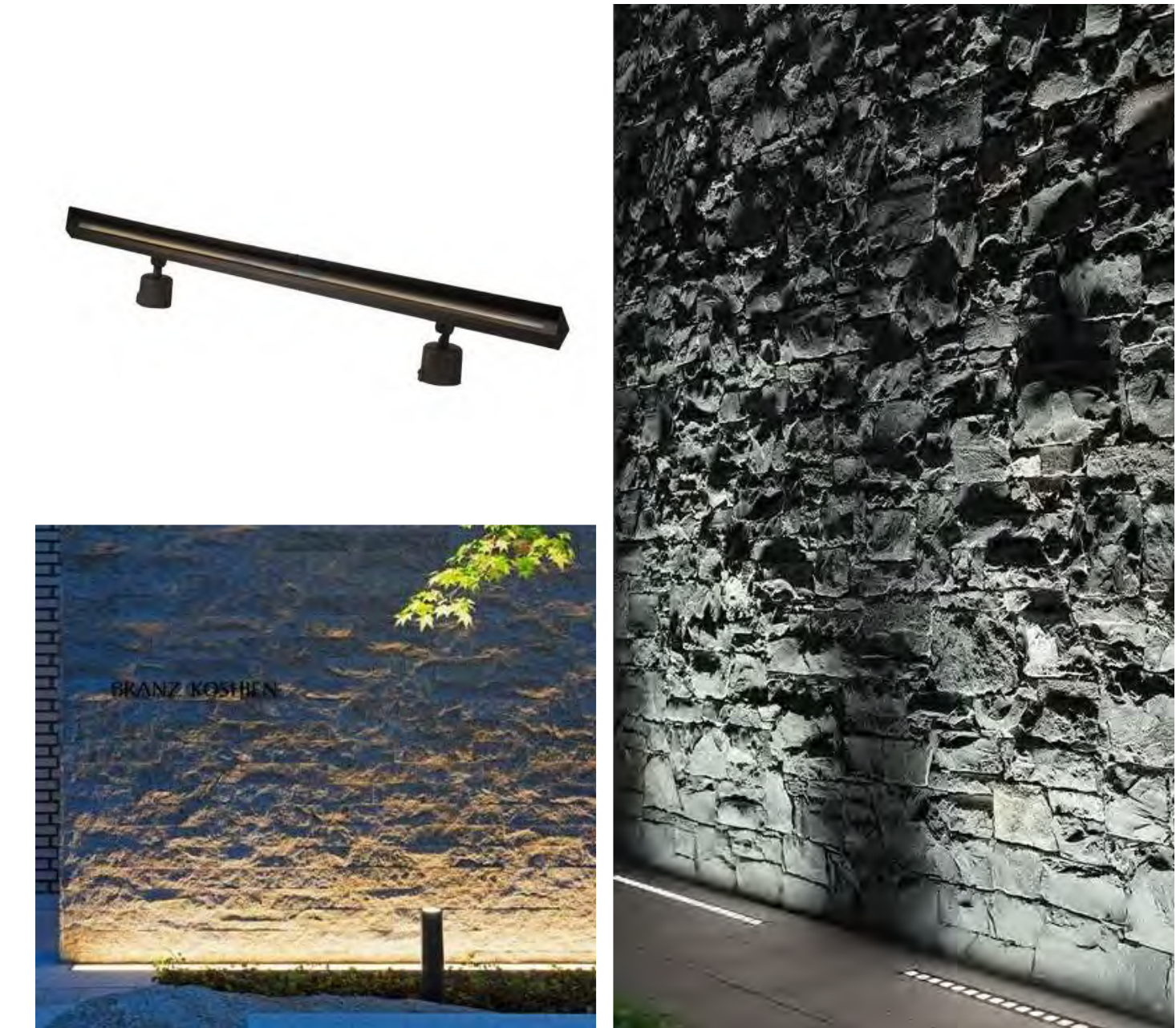
 TREE UPLIGHT



 BOLLARD LIGHT



 PEDESTRIAN PATHWAY LIGHT



 WALL LIGHT

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