

Affidavit Regarding Community Meeting

I, Brian Leung, declare as follows:

1. This declaration is made on behalf of Greenlaw Partners, pursuant to Santa Ana Municipal Code Section 2-153. I have personal knowledge of the facts set forth below and am able to competently testify thereto. I am available, on behalf of Greenlaw Partners, to answer any questions regarding the matters discussed herein.
2. The community meeting required by Section 1-153 was held by Greenlaw Partners, in compliance with Section 2-153, on July 8, 2021 from 6:00 pm to 7:00 pm in an online virtual environment (Zoom Video).
3. Notice of the meeting was mailed to all property owners, and at least one occupant per dwelling unit having a valid United States Postal Service address within a 500-foot radius of the project site, on June 28, 2021.
4. Due to the COVID-19 Pandemic and restrictions to in person gatherings, the community meeting was hosted online via Zoom. No physical notice posting at the project site was required by the City.
5. Notice of the meeting was published in the Orange County Reporter, a newspaper of general circulation within the City of Santa Ana, on July 7, 2021.
6. Meeting minutes were prepared by Kimley-Horn that provide an accurate description and summary of the meeting.
7. The meeting was conducted in an open house format, but began with opening remarks from the developer, as well as a question and answer session. A true and correct copy of the video of the opening remarks, including questions from the public and answers thereto were shared with the City of Santa Ana Staff Planner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this date of July 13, 2021, at Orange, California.



Brian Leung



Virtual Sunshine Neighborhood Community Meeting

1700 Garry Avenue Light Industrial Development Project

Held Thursday July 8, 2021 at 6 PM (via Zoom)

Hosted by: Greenlaw Partners, AO (Architects Orange), and Kimley-Horn and Associates

In compliance with the Sunshine Ordinance, a community meeting was held virtually on July 8th, 2021 from 6:00 pm – 7:00 pm.

Representatives from the Developer were as follows:

- Derek Meddings (Greenlaw Partners)
- Rob Mitchell (Greenlaw Partners)
- Steve Przybylowski (AO)
- Brian Leung (Kimley-Horn)
- Nick Chen (Kimley-Horn)
- Kiana Graham (Kimley-Horn)

Representatives from the City of Santa Ana:

- Ali Pezeshkpour (assigned Case Planner)

Representatives of the Community:

- Tim Rushmore
- David Sahban
- David
- Scott
- Garry Plaza Office Park
- Pat Regan
- Fabiola Melicher
- Maggie
- J
- JB
- Thomas E Bradfield

Eleven members of the community attended the virtual meeting. Kimley Horn waited for additional members of the community to log into the virtual meeting before starting the presentation. The representative from AO presented an overview of the project. Several questions were written into the chat box and asked verbally during the comments and questions portion. These questions are documented below. No additional members of the community attended the event. All representatives from the City and Developer team stayed on the virtual meeting with the attendees until 7 pm.

Community Questions and Comments

1. **Chat Question:** What is the timeline for evicting current tenants and demolishing the buildings?

Verbal Response: There is no set timeline as of now, we are still in the application process with the City. Once we have gotten the approvals, which we estimate to be about six months from now, we will look at setting some dates and timelines.

2. Chat Question: How many trucks a day?

Verbal Response: Since there are currently no tenants for the building as of now and we are still going through with our approvals to spec build the building, we don't know the what the hours of operation are and what they might entail until we get a tenant in the building.

3. Chat Question: San Clemente facility similar size 11 per day not 2

Verbal Response: This is about an Amazon site that Greenlaw is involved with in San Clemente. This project is not an Amazon location and Amazon will not be a tenant.

Verbal Comments and Discussion: Participant comment about if this is a similar size facility, wouldn't the truck frequency match that of the Amazon location.

Verbal Response: Rob of Greenlaw responded that this is not an Amazon project, nor affiliated with a sub-contractor of Amazon. They do not know who the tenant will be and have no prospects at the time of this meeting.

Verbal Comments and Discussion: Participant comment about the location of the pin on the flyer and possible exclusion of nearby tenants due to the pin being to the right and not in the center.

Verbal Response: The developer's response is that they are willing to set up any future calls or meetings for anyone who may have been missed in proximity due to the pin location on the flyer. The developer was not aware of how the pin was placed on the flyer or any details about the pin.

Verbal Comments and Discussion: Discussion about the orientation and location of the docks for the trucks in the proposed development.

Verbal Response: The developer explained the reasoning behind the location of the docks and their consideration of the views of the freeway.

Verbal Comments and Discussion: Community participant had concerns about trucks on the nearby streets. Community participant concern about the zone change from office to light industrial, specifically concerns about the easement in place.

Verbal Response: The developer explained that the plan was always to tear down the building. Originally the plan was to put in residential units, but due to the change in market, the developer moved to light industrial. Community participant is opposed to the construction of light development and would like other uses to be explored. Greenlaw has another meeting set with the commenters to discuss further.

4. Chat Question: What hours will the trucks be arriving at the site?

Response: This was discussed in the above question regarding how many trucks per day. There is no tenant identified yet, therefore the Developer cannot speculate on hours of operation.

5. Chat Question: Is Kimley Horn preparing the CEQA?

Verbal Response: Ali, the planner responsible for reviewing this project responded that no, Kimley-Horn would not be preparing the environmental documents for the project. The City will hire its own consultant to prepare the environmental documentation that is required. The developer will pay for the City's time and reimburse them for it, but the environmental document will be prepared by someone independent of the developer.

Question during discussion asking Ali if he plans to stay on this project, to which Ali responds that he has no intent to leave the City.

6. Chat Question: When will this project start?

Verbal Response: The project will not start until city approval, which is at least 6 months. At least a year out from starting construction.

7. Chat Question: How many trucks will be parking on the street, could the trucks arrive on Alton?

Verbal Response: The developer responded and said they are unsure of what the truck routes are at this time. They have started the process of conducting a traffic study, but it is not complete and so they cannot answer that question right now.

8. Chat Question: Will the tenants be notified with enough amicable time of move out?

Verbal Response: The tenants will be notified once the City gives their approval for the project, which is probably six months out. The developer has been in contact with the tenants and are trying to give ample notice.

9. Chat Question: Does the widening of the 55-freeway project impact your project?

Verbal Response: No, this was already taken into account in the project's plans.

10. Chat Question: How long does the environmental phase typically take for projects like this?

Verbal Response: Environmental documentation depends on the type of documentation required for the project. The City will determine what environmental documents are needed. If a Negative Declaration or Mitigated Negative Declaration is needed, the process should take a few months. If an Environmental Impact Report was needed the process is expected to take an additional six to nine months.

11. Verbal Question: Will you do any extensive traffic studies to address nearby streets backing up?

Verbal Response: There are intensive traffic studies underway. The use that we are proposing is less trips than the current use and therefore will create less traffic. The traffic studies will be available once they are completed.

12. Verbal Question: How are you going to have less trips?

Verbal Response: Less people (working at the project site location) will create less trips.

13. Verbal Question: How many dock doors do you expect?

Verbal Response: There are 11 dock positions.

14. Verbal Question: Are you going to allow shipping containers on the property?

Verbal Response: Currently there is no provision for trailer storage.

15. Verbal Question: Is it going to become a tow yard?

Verbal Response: It is not the intent that this development becomes a tow yard, it is supposed to be light industrial.

16. Verbal Question: Is there a way to get a copy of this presentation?

Verbal Response: Yes, this is being recorded and will be available on the project website.

Radius notification letters:

Notice mailers were distributed to nearby property owners within a 500-foot radius. Several letters were returned to the development team for several reasons, including addresses to vacant tenant offices and letters returned to sender that were unable to be forwarded. See attached Table 1 and Table 2 for complete list of returned notices.

List of Notices Returned to Sender – Vacant					
Parcel Number	First Owner Full Name	Mailing Address	Mailing Address City/State	Mailing Address Zip	Use Code
430-191-12	NKMAX AMERICA INC	10 PASTEUR	IRVINE CA	92618	IMSC
430-171-07	OCCUPANT	1720 E GARRY AVE STE 102	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 104	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 114	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 115	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 116	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 207	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 208	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 209	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 210	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 211	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 212	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 215	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 220	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 225	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 228	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1720 E GARRY AVE STE 236	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 103	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS

430-171-07	OCCUPANT	1740 E GARRY AVE STE 113	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 116	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 201	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 202	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 203	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 204	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 207	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 208	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 209	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 211	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 212	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 213	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 216	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 220	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 222	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
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430-171-07	OCCUPANT	1740 E GARRY AVE STE 228	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 232	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1740 E GARRY AVE STE 233	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 114	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS

430-171-07	OCCUPANT	1700 E GARRY AVE STE 118	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 120	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 203	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 205	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 210	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 215	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 216	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 217	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 222	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 226	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
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430-171-07	OCCUPANT	1700 E GARRY AVE STE 235	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-171-07	OCCUPANT	1700 E GARRY AVE STE 236	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-04	OCCUPANT	2933 PULLMAN ST	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-10	OCCUPANT	2923 PULLMAN ST	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-16	OCCUPANT	2938 DAIMLER ST	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-18	OCCUPANT	2952 DAIMLER ST	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-411	OCCUPANT	1800 E GARRY AVE 111	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS

930-01-420	OCCUPANT	1800 E GARRY AVE 202	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-429	OCCUPANT	1800 E GARRY AVE 211	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-437	OCCUPANT	1800 E GARRY AVE 219	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-445	OCCUPANT	1820 E GARRY AVE 103A	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-446	OCCUPANT	1820 E GARRY AVE 104A	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-447	OCCUPANT	1820 E GARRY AVE 105A	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-461	OCCUPANT	1820 E GARRY AVE 201D	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-481	OCCUPANT	1820 E GARRY AVE 221D	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
411-142-13	HW-DYER LLC	4100 MACARTHUR BLVD 310	NEWPORT BEACH CA	92660	IMSC

List of Notices Returned to Sender – Unclaimed					
Parcel Number	First Owner Full Name	Mailing Address	Mailing Address City/State	Mailing Address Zip	Use Code
930-01-417	OCCUPANT	1800 E GARRY AVE 117	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-173-21	OCCUPANT	1801 E GARRY AVE	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
430-191-13	OCCUPANT	3009 DAIMLER ST	SANTA ANA CA	92705	INDUSTRIAL MISCELLANEOUS
930-01-412	OCCUPANT	1800 E GARRY AVE 112	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-414	OCCUPANT	1800 E GARRY AVE 114	SANTA ANA CA	92705	COMMERCIAL MISCELLANEOUS
930-01-405	REGAN DISTRIBUTORS INC	1800 E GARRY AVE 105	SANTA ANA CA	92705	CMSC

List of Notices Returned to Sender – Not Known					
Parcel Number	First Owner Full Name	Mailing Address	Mailing Address City/State	Mailing Address Zip	Use Code
930-01-446	MELINDA WELLS	1835 NEWPORT BLVD A109	COSTA MESA CA	92627	CMSC
930-01-470	GARRY INVESTMENTS LLC	1212 N BROADWAY 204	SANTA ANA CA	92701	CMSC
411-142-04	OCCUPANT	2907 S TECH CENTER DR	SANTA ANA CA	92705	INDUSTRIAL MISCELLANEOUS
411-142-09	OCCUPANT	2909 S TECH CENTER DR	SANTA ANA CA	92705	INDUSTRIAL MISCELLANEOUS
430-171-07	ORANGE CNTY TRANSPORTATION AUT	1720 E GARRY AVE	SANTA ANA CA	92705	CMSC
411-141-05	ORANGE COUNTY FLOOD	300 N FLOWER ST	SANTA ANA CA	92703	MGOV
411-142-05	YEUNG	2923 S TECH CENTER DR	SANTA ANA CA	92705	IMSC

1700 GARRY AVENUE LIGHT INDUSTRIAL DEVELOPMENT PROJECT


Thursday July 8, 2021, at 6 PM

Virtual Sunshine Neighborhood Community Meeting

Hosted by: Greenlaw Partners, AO (Architects Orange), and Kimley-Horn and Associates



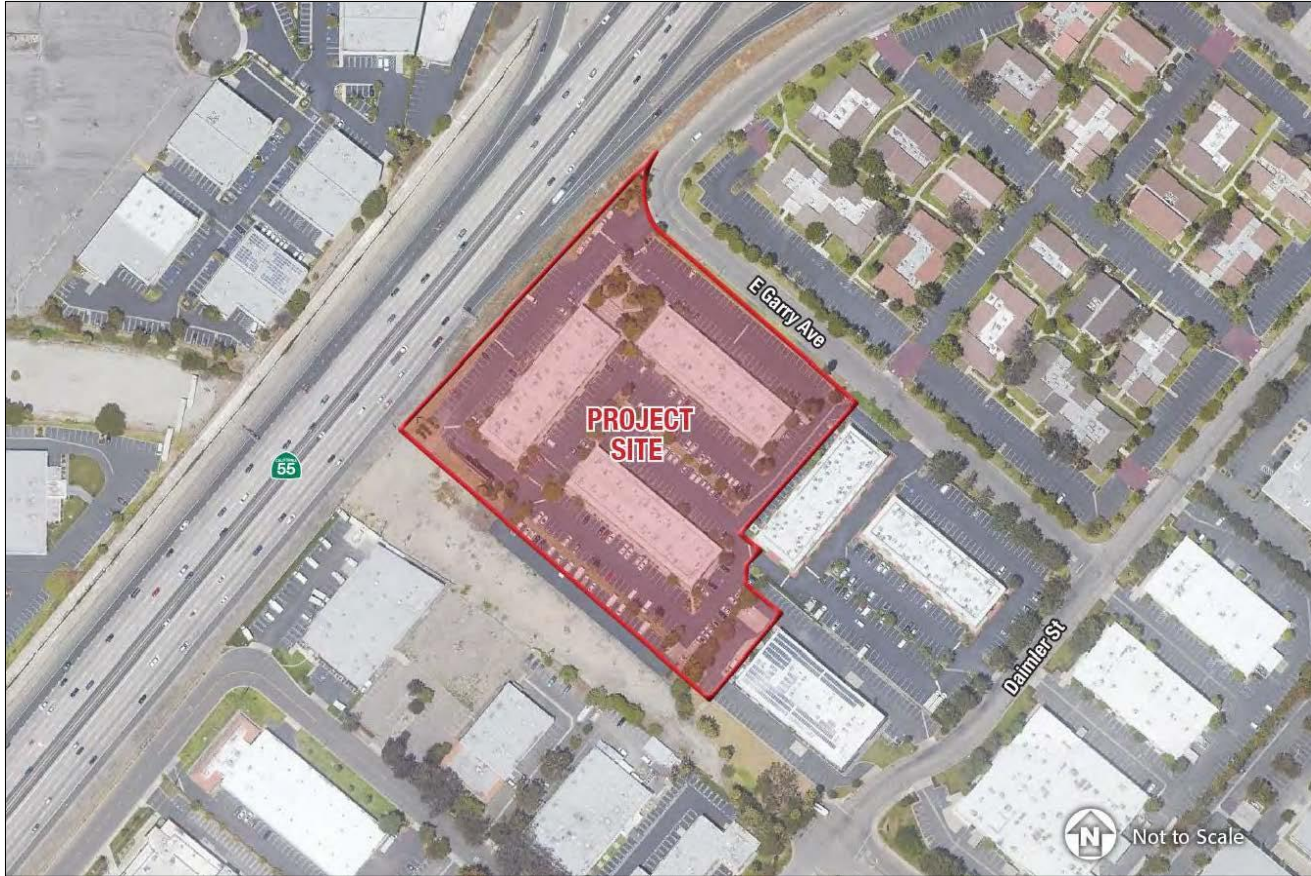
Agenda

- Project Background
 - Existing Conditions
 - Proposed Project
 - Next Steps
 - Q/A
- 

PROJECT BACKGROUND



REGIONAL CONTEXT



LOCAL CONTEXT

EXISTING CONDITIONS

EXISTING CONDITIONS

- Address: 1700 Garry Avenue
- APN: 430-171-07
- 5.13-acre site
- 3 separate, two-story office park buildings
- Approximately 53,000 building SF
- Primarily surface parking
- Typical ornamental landscaping



Aerial View from South

EXISTING CONDITIONS – ON THE GROUND VIEW



View from Garry Avenue,
looking south toward
existing office buildings

EXISTING CONDITIONS – ON THE GROUND VIEW



View within parking lot,
looking west toward the
1740 Garry Avenue
Building

EXISTING CONDITIONS – ON THE GROUND VIEW



View within parking lot,
looking north toward
Garry Avenue. SR-55 on
the west

EXISTING CONDITIONS – ON THE GROUND VIEW



Internal site view from parking lot, looking north toward 1700 Garry Avenue building

EXISTING CONDITIONS – ON THE GROUND VIEW



View from SR-55, looking east toward project site

PROPOSED PROJECT

PROPOSED PROJECT

One light industrial flex building with demising wall for online e-commerce “last mile” deliveries

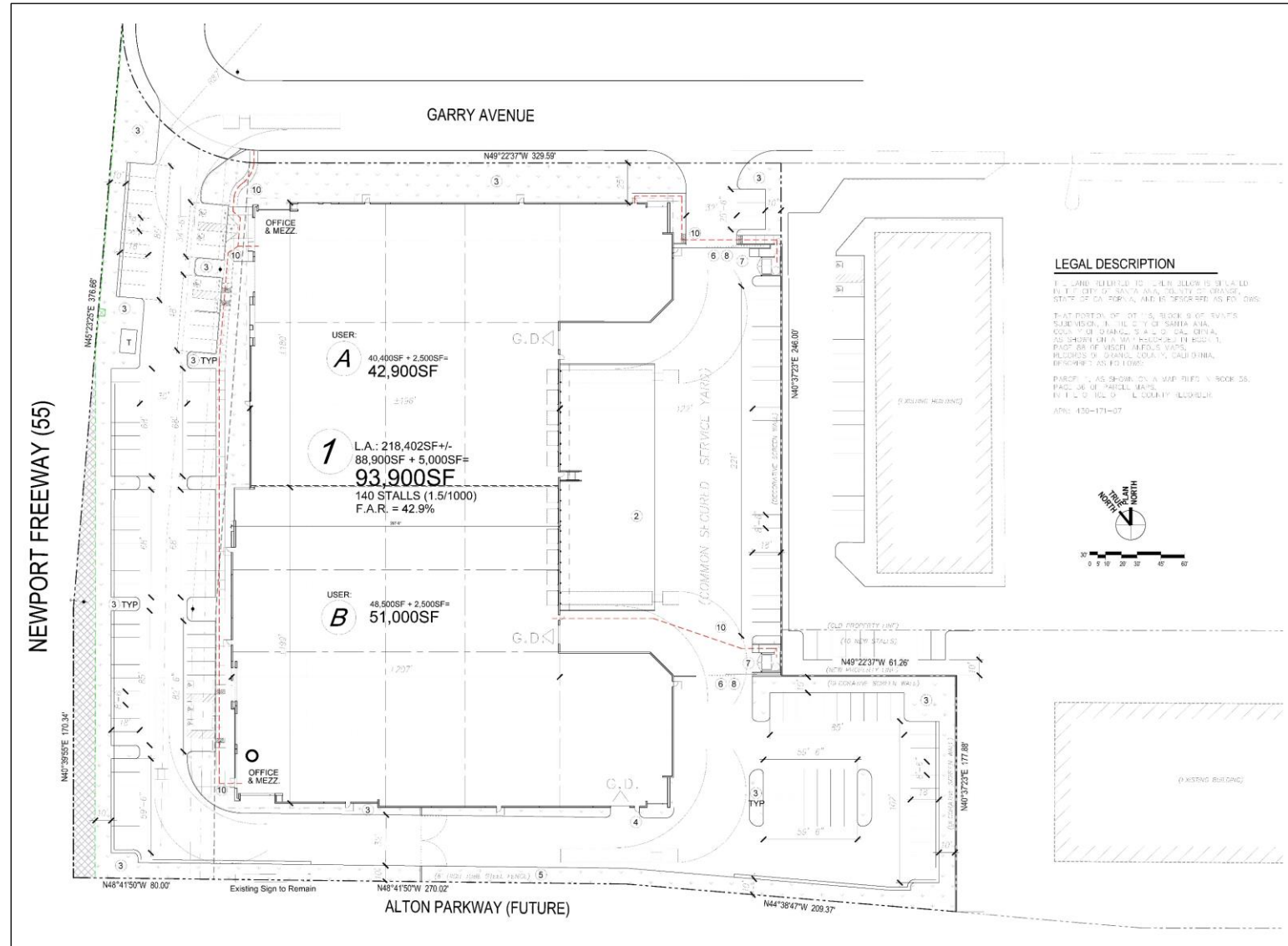
Hours of operation – 24 hours a day, 7 days a week

Most deliveries to occur during the day

User A and User B = 93,900 total building SF

User A– 5,000 SF office space and 37,900 SF warehouse

User B– 5,000 SF office space and 46,000 SF warehouse

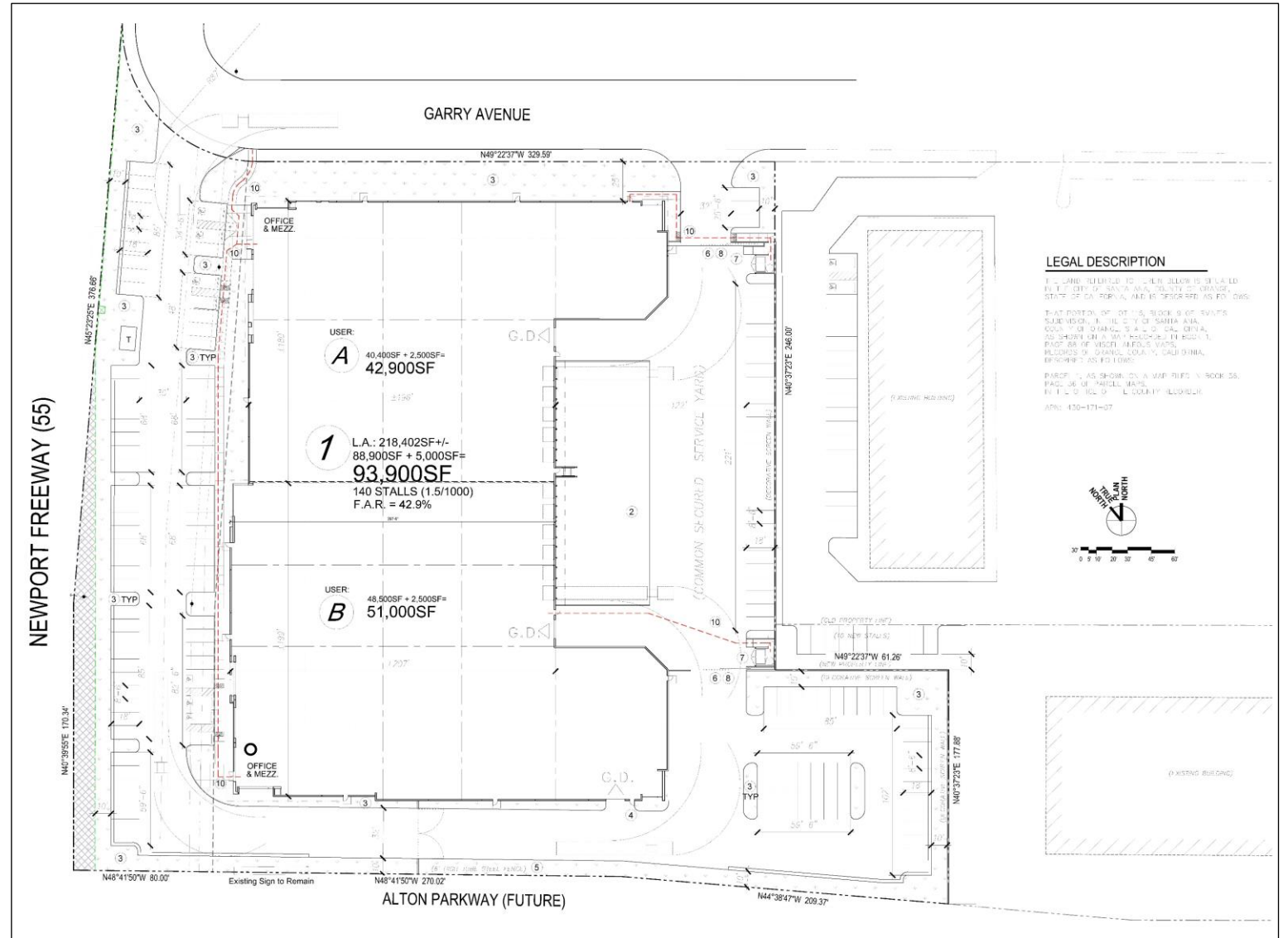


ENTITLEMENTS

General Plan Amendment: Professional and Administrative Office (PAO) to Industrial

Zone Change: Professional to M1 (Light Industrial)

Development Project Review



ELEVATIONS

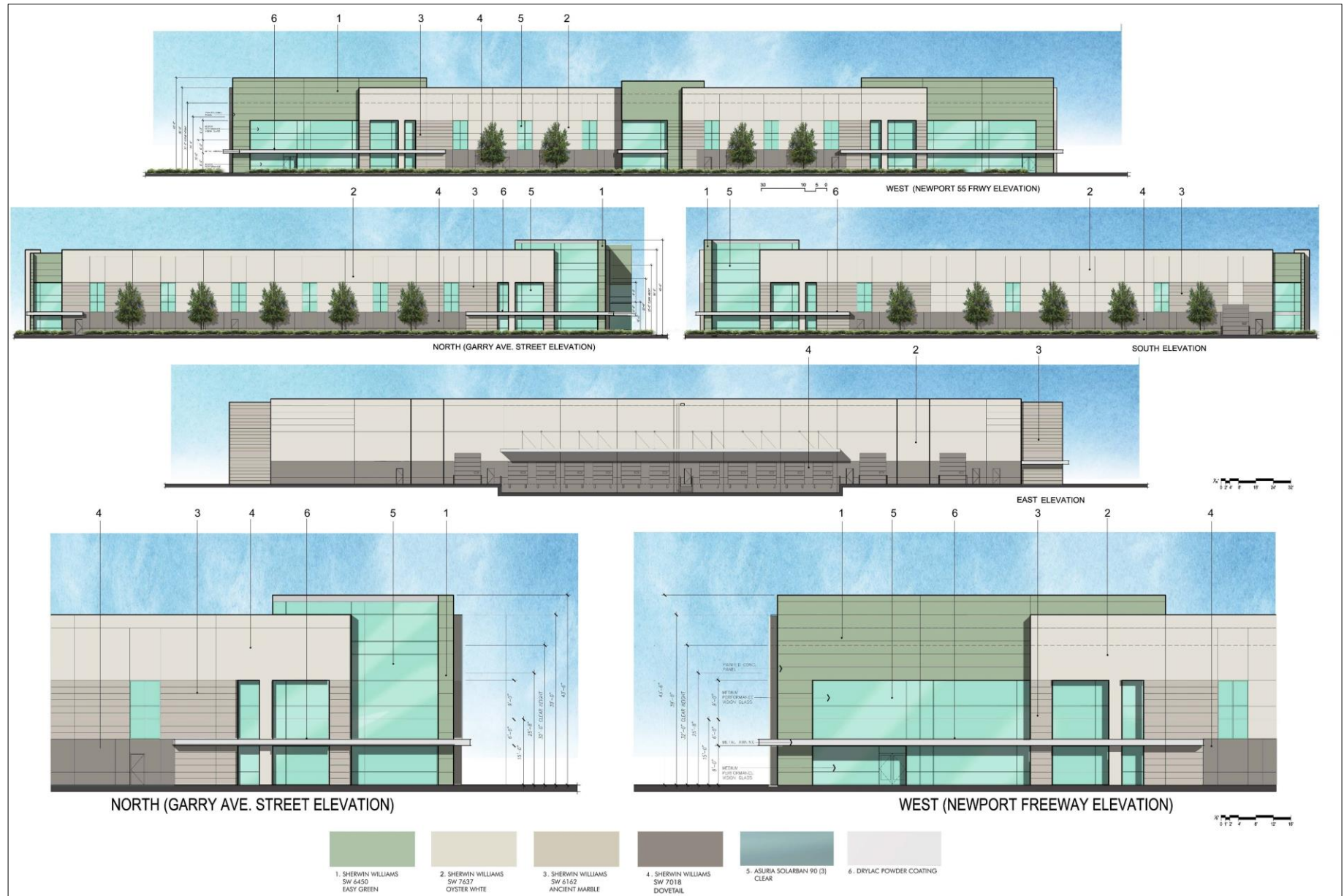
43.5 ft maximum building height

39 ft height average

43 percent Floor Area Ratio

40.7 percent lot coverage

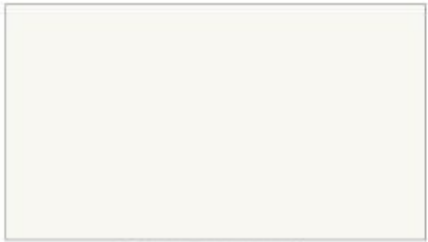
140 parking spaces (1.5 spaces/1,000 SF)



MATERIAL BOARD



5. ASURIA SOLARBAN 90 (3)



6. SHERWIN WILLIAMS
SW 7757
HIGH REFLECTIVE WHITE
(METAL PAINT)



1. SHERWIN WILLIAMS
SW 6450
EASY GREEN



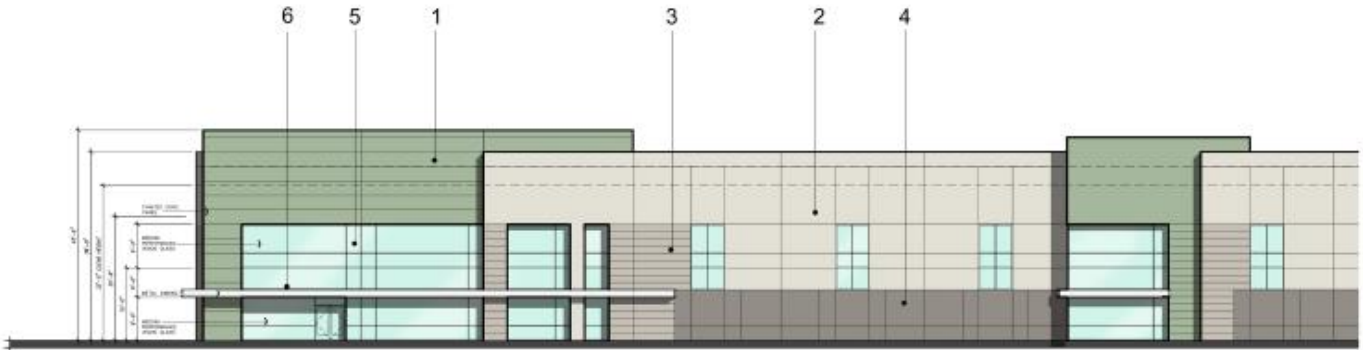
2. SHERWIN WILLIAMS
SW 7637
OYSTER WHITE



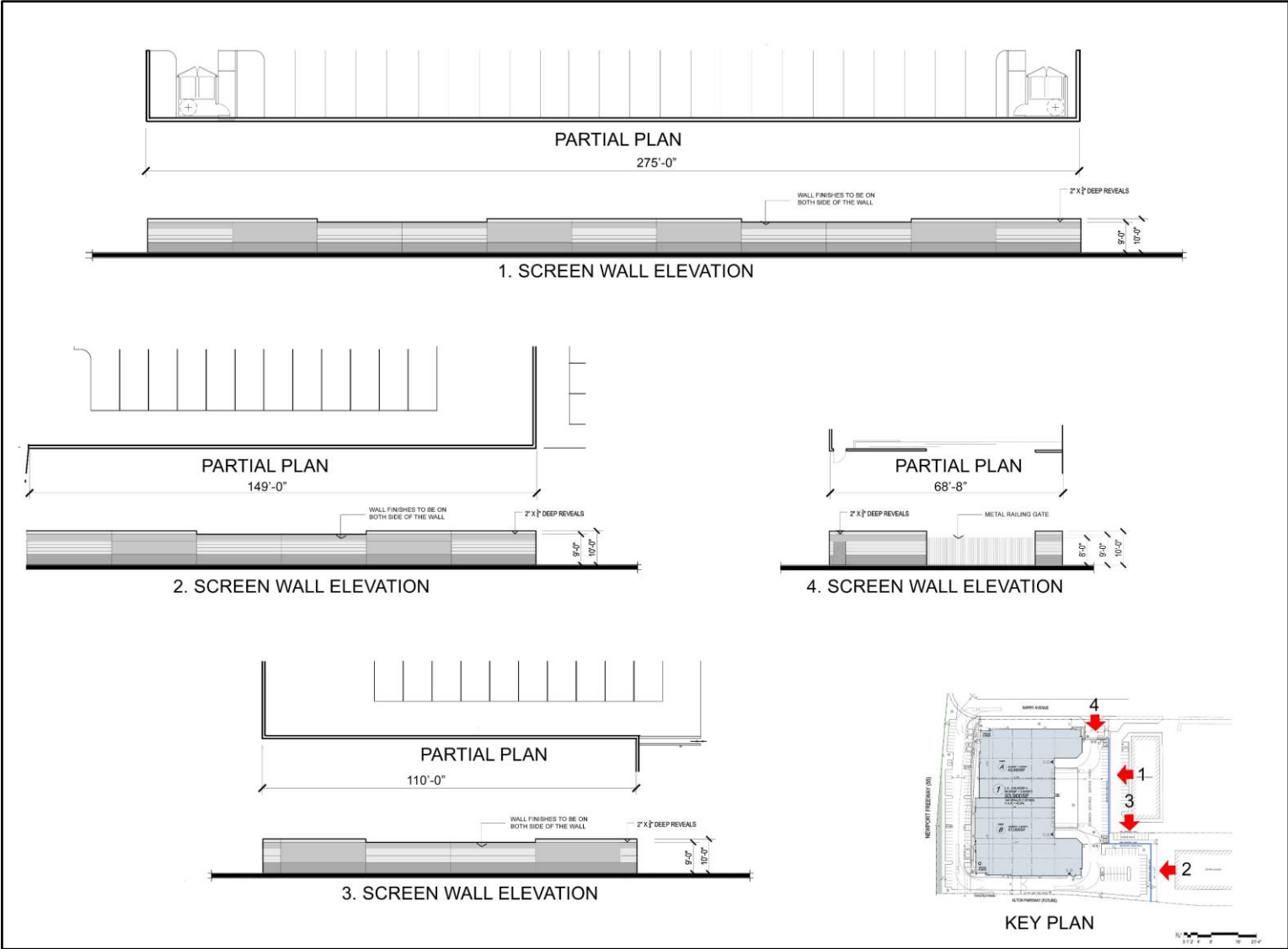
3. SHERWIN WILLIAMS
SW 6162
ANCIENT MARBLE



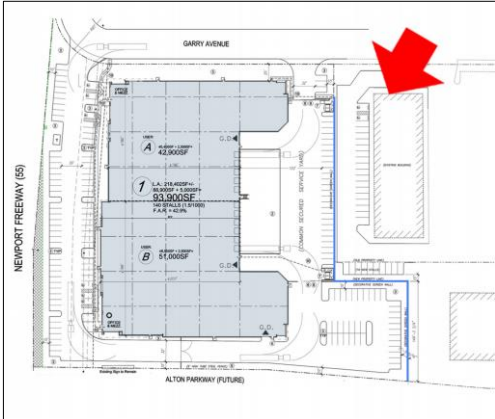
4. SHERWIN WILLIAMS
SW 7018
DOVETAIL



SCREEN WALL ELEVATIONS



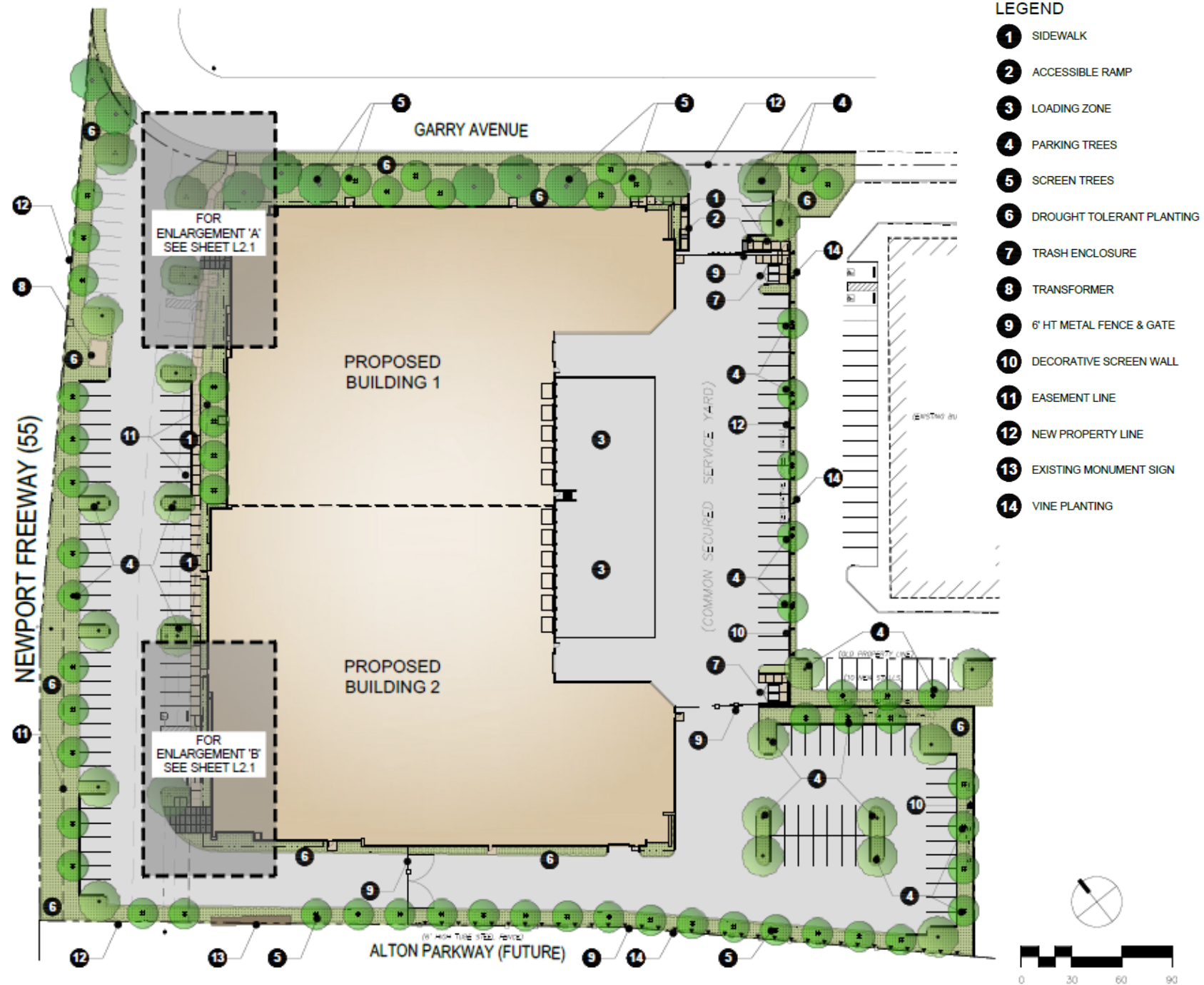
SCREEN WALL ELEVATIONS



Landscape Plans

All existing trees would be removed or relocated

Several existing landscaping buffers would be replaced with a new planting schedule



Plant Schedule, Hardscapes, and Site Furnishings

HARDSCAPE



P1 CONCRETE PAVING TYPE 1
COLOR: NATURAL GRAY
FINISH: MEDIUM BROOM
JOINTS: TOOLED



P2 CONCRETE PAVING TYPE 2
COLOR: DARK GRAY - DAVIS COLORS
FINISH: TOP CAST D5
JOINTS: SAWCUT



P3 PRE-CAST DETECTABLE WARNING PAVERS
COLOR: FEDERAL YELLOW
FINISH: STANDARD FINISH

SITE FURNISHINGS



BIKE RACK
MODEL: EMERSON BIKE RACK
MFG: LANDSCAPE FORMS
COLOR / FINISH: SILVER POWDER COAT

TREES



LOPHOSTEMON CONFERTUS /
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL' /
SWAN HILL FRUITLESS OLIVE



PLATANUS ACERIFOLIA 'YARWOOD' /
LONDON PLANE TREE



RHUS LANCEA /
AFRICAN SUMAC

VINE



DICTYOTIS SUCCNATORIA /
BLOOD-RED TRUMPET VINE



CALLIANDRA HAEMATOCEPHALA /
PINK POWDER PUFF



SHRUBS, SUCCULENTS, GRASSES & GROUND COVERS



ACACIA COGNATA 'COUSIN ITT' /
COUSIN ITT ACACIA



AGAVE 'BLUE GLOW' /
BLUE GLOW AGAVE



ALOE 'BLUE ELF' /
BLUE ELF ALOE



ALOE STRIATA /
CORAL ALOE



CALLIANDRA HAEMATOCEPHALA /
PINK POWDER PUFF



CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH



DASYLIRION 'WHEELER' /
DESERT SPOON



DIANELLA C. 'CASSA BLUE' /
CASSA BLUE FLAX LILY



DIANELLA T. 'VAREGATA' /
VAREGATED FLAX LILY



HESPERALOE PARVIFLORA /
RED YUCCA



LANTANA 'NEW GOLD' /
NEW GOLD LANTANA



LOMANORA LONGIFOLIA 'BREEZE' /
DWARF MAT RUSH



MULLENBERGIA CAPILLARIS 'REGAL MIST' /
PINK MUFLY



MYOPORUM PARVIFOLIUM 'PINK' /
PINK MYOPORUM



OLEA EUROPAEA 'NOMINA' /
LITTLE OLIVE DWARF OLIVE



RHAMNUS C. 'MOUND SAN BRUNO' /
COFFEEBERRY



SWARTHOLESIA 'CLARA' /
WHITE INDIAN HAWTHORN



SEILERIA 'GREENLEE' /
GREENLEE MOOR GRASS

NEXT STEPS

NEXT STEPS



- City reviews Development Review Application and plans
- Environmental Review under CEQA required
- Future Public Noticing and Public Hearings
- Approvals and Permitting Process
- Construction anticipated 2023

Comments and Questions?

Contact Information

DEREK MEDDINGS - (949) 309-1322

GREENLAW PARTNERS

ORANGE COUNTY REPORTER

~SINCE 1921~

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ORANGE, CA 92868

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07/07/2021

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Parcel Number
#10701

First Owner Full Name

6/28/2021

430-171-07	ORANGE CNTY TRANSPORTATION AUT
411-141-05	ORANGE COUNTY FLOOD
411-141-06	WAN CHAN
411-142-02	WINCHESTER EQUITY GROUP LLC
411-142-03	CHUCK WU
411-142-04	WINCHESTER EQUITY GROUP LLC
411-142-05	YEUNG
411-142-06	YEUNG
411-142-07	2919 TECH CENTER DRIVE LLC
411-142-08	ANTHONY M CARLINI
411-142-09	DALEO ENTERPRISES
411-142-10	WOJCIECH SMOLENSKI
411-142-11	KSDG LLC
411-142-12	FRZ CORP INC
411-142-13	HW-DYER LLC
411-152-09	FIRST INDUSTRIAL PROPERTIES LLC
430-112-06	GAGOS PROPERTIES LTD
430-112-07	SIXTH & VERMONT INVESTMENT CO LL
430-114-06	EDWARDS LIFESCIENCES LLC
430-114-07	17072 DAIMLER LLC
430-115-01, 03	JOHN WASHER
430-115-02	IRVINE RANCH WATER DISTRICT
430-115-04	JUNE EKLUND
430-115-05	RJV & ASSOCIATES LLC
430-171-05	DUPLO U S A CORP
430-171-07	ORANGE CNTY TRANSPORTATION AUT
430-173-02	OPEN DOORS WITH BROTHER ANDREW I
430-173-04	MAM PROPERTIES LLC
430-173-05	WOODLEY BUSINESS PROPERTIES LLC
430-173-06	ALBERT HANNA
430-173-07	MAM PROPERTIES LLC
430-173-10	ACCORD HOLDINGS LLC
430-173-11	SCOTT A LISSOY
430-173-15	CGMC LLC
430-173-16	FREDERICK M MYERS
430-173-17, 18	DAHL TAYLOR & ASSOCIATES CONSTRU
430-173-19	TRITON PROPERTIES LLC
430-173-20	GRANITE PROPERTIES LLC
430-173-21	LISSOY SCOTT A THE LISSOY FAMILY
430-173-22	1751 EAST GARRY LLC
430-191-12	NKMAX AMERICA INC

430-191-13	EDWARDS LIFESCIENCES LLC
930-01-401, 402, 403, 404, 409	JACK STEVENS
930-01-405	REGAN DISTRIBUTORS INC
930-01-406	REGAN DISTRIBUTORS INC
930-01-407	THOMAS LINDAHL
930-01-408	TRUSTAT SAFETY & HEALTH SOURCE L
930-01-410	1800 E GARRY AVE LLC
930-01-411	REGAN DISTRIBUTORS INC
930-01-412, 464	PACIFIC LOAN SOLUTIONS LLC
930-01-413, 414, 415, 416	JACK STEVENS
930-01-417, 429, 432, 478, 481	WM STEVENS
930-01-418, 419, 420, 421, 422	JACK STEVENS
930-01-423	DAVID KUHN
930-01-424	FLAGSTONE PROPERTIES LLC
930-01-425, 427, 431, 433 - 438	JACK STEVENS
930-01-426	OCEANLINK SHIPPING LOGISTICS
930-01-428	EHAB S SOLIMAN
930-01-430	ULADZISLAU KANDYBOVICH
930-01-439	CHRISTOPHER TRENT
930-01-440, 441, 442	JACK STEVENS
930-01-443, 444, 445	DAVID C RUSHMORE
930-01-446	MELINDA WELLS
930-01-447 - 453	JACK STEVENS
930-01-454	RAYMOND S LEE
930-01-455, 456, 457, 458, 466	JACK STEVENS
930-01-459, 472	PARISA MOGHADDAM
930-01-460	KHA INVESTMENTS LLC
930-01-461	KEYSTONE EQUITY GROUP INC
930-01-462	AJJA INVESTMENTS LLC
930-01-463, 465	GREWALL LLC
930-01-467	RUSSAMEL INVESTMENTS
930-01-468	RAY NAGHIBI
930-01-469	ELIZABETH ORTIZ
930-01-470	GARRY INVESTMENTS LLC
930-01-471	PEBBLE BEACH HOLDING LLC
930-01-473, 475, 480, 482, 483	JACK STEVENS
930-01-474	AGGARWAL DEV DARSH
930-01-475, 480, 482, 483	JACK STEVENS
930-01-476	LOUIS L LAU
930-01-477	SUNRISE REALTY LLC
930-01-479	WADE KIRK
930-01-484	ADDIS PHARMA TECH CORP
939-64-001	ZEBRA INVESTMENTS LLC
939-64-002	800 E DYER RD LLC
411-141-05	VACANT
411-141-06	VACANT
411-142-02	OCCUPANT

430-171-07	OCCUPANT
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930-01-484	OCCUPANT
939-64-001	OCCUPANT
939-64-002	OCCUPANT

Mailing Address 500' Ownership Listing	Mailing Address City/State 500' Occupant Listing	Mailing Address Zip Prepared for:
1720 E GARRY AVE	SANTA ANA CA	92705
300 N FLOWER ST	SANTA ANA CA	92703
201 W GARVEY AVE 102	MONTEREY PARK CA	91754
19365 COUNTRYWOOD DR	YORBA LINDA CA	92886
3460 WINCHESTER WAY	ROWLAND HEIGHTS CA	91748
3460 WINCHESTER WAY	ROWLAND HEIGHTS CA	91748
2923 S TECH CENTER DR	SANTA ANA CA	92705
3030 PULLMAN ST	COSTA MESA CA	92626
2919 S TECH CENTER DR	SANTA ANA CA	92705
PO BOX 12649	NEWPORT BEACH CA	92658
PO BOX 2834	ORANGE CA	92859
16787 BEACH BLVD 308	HUNTINGTON BEACH CA	92647
2913 S TECH CENTER DR	SANTA ANA CA	92705
2915 S TECH CENTER DR	SANTA ANA CA	92705
4100 MACARTHUR BLVD 310	NEWPORT BEACH CA	92660
2530 S BIRCH ST	SANTA ANA CA	92707
1319 J ST	MODESTO CA	95354
1900 AVENUE OF THE STARS 2475	LOS ANGELES CA	90067
PO BOX 11150	SANTA ANA CA	92711
17072 DAIMLER ST	IRVINE CA	92614
1100 SANDPIPER DR	CORONA DEL MAR CA	92625
15600 SAND CANYON AVE	IRVINE CA	92618
1121 DURYE AVE	IRVINE CA	92614
1167 WARNER AVE	TUSTIN CA	92780
3050 DAIMLER ST	SANTA ANA CA	92705
550 S MAIN ST	ORANGE CA	92868
2953 PULLMAN ST	SANTA ANA CA	92705
2913 PULLMAN ST	SANTA ANA CA	92705
4201 PRESERVE PKWY N	GREENWOOD VILLAGE CO	80121
4 HUTTON CENTRE DR 500	SANTA ANA CA	92707
1601 PORT STIRLING PL	NEWPORT BEACH CA	92660
19642 VISTA DEL VALLE	SANTA ANA CA	92705
2922 DAIMLER ST	SANTA ANA CA	92705
2932 DAIMLER ST	SANTA ANA CA	92705
19211 EDGEHILL DR	IRVINE CA	92603
2960 DAIMLER ST	SANTA ANA CA	92705
2942 DAIMLER ST	SANTA ANA CA	92705
1811 E GARRY AVE	SANTA ANA CA	92705
2922 DAIMLER ST	SANTA ANA CA	92705
1751 E GARRY AVE	SANTA ANA CA	92705
10 PASTEUR	IRVINE CA	92618

1 EDWARDS WAY	IRVINE CA	92614
PO BOX 4009	ORANGE CA	92863
1800 E GARRY AVE 105	SANTA ANA CA	92705
1800 E GARRY AVE 106	SANTA ANA CA	92705
1448 CHARLESTON ST	TUSTIN CA	92782
1800 E GARRY AVE 108	SANTA ANA CA	92705
3857 BIRCH ST 195	NEWPORT BEACH CA	92660
1800 E GARRY AVE 111	SANTA ANA CA	92705
2515 DUKE PL	COSTA MESA CA	92626
PO BOX 4009	ORANGE CA	92863
PO BOX 5505	ORANGE CA	92863
PO BOX 4009	ORANGE CA	92863
23265 BUCKLAND LN	LAKE FOREST CA	92630
1800 E GARRY AVE 206	SANTA ANA CA	92705
PO BOX 4009	ORANGE CA	92863
1800 E GARRY AVE 208	SANTA ANA CA	92705
18529 PETERS CT	FOUNTAIN VALLEY CA	92708
2618 SAN MIGUEL DR 295	NEWPORT BEACH CA	92660
1212 AVIATOR LN	TUSTIN CA	92782
PO BOX 4009	ORANGE CA	92863
100 VIA FLORENCE	NEWPORT BEACH CA	92663
1835 NEWPORT BLVD A109	COSTA MESA CA	92627
PO BOX 4009	ORANGE CA	92863
25222 MAMMOTH CIR	EL TORO CA	92630
PO BOX 4009	ORANGE CA	92863
PO BOX 17613	IRVINE CA	92623
2102 BUSINESS CENTER DR 130	IRVINE CA	92612
2729 SATURN ST	BREA CA	92821
13681 NEWPORT AVE 8	TUSTIN CA	92780
751 S WEIR CANYON RD 157	ANAHEIM CA	92808
2235 E FLAMINGO RD 152	LAS VEGAS NV	89119
5938 TURNBERRY DR	BANNING CA	92220
3152 HIDEOUT LN	CORONA CA	92882
1212 N BROADWAY 204	SANTA ANA CA	92701
1820 E GARRY AVE 211C	SANTA ANA CA	92705
PO BOX 4009	ORANGE CA	92863
40 GOLF DR	ALISO VIEJO CA	92656
PO BOX 4009	ORANGE CA	92863
3209 E LONGRIDGE DR	ORANGE CA	92867
27702 CROWN VALLEY PKWY D4	MISSION VIEJO CA	92694
6 ROCKROSE	ALISO VIEJO CA	92656
1820 E GARRY AVE 224D	SANTA ANA CA	92705
810 E DYER RD 1	SANTA ANA CA	92705
3631 S HARBOR BLVD 130	SANTA ANA CA	92704
2903 S TECH CENTER DR	SANTA ANA CA	92705

2905 S TECH CENTER DR	SANTA ANA CA	92705
2907 S TECH CENTER DR	SANTA ANA CA	92705
2923 S TECH CENTER DR	SANTA ANA CA	92705
2921 S TECH CENTER DR	SANTA ANA CA	92705
2919 S TECH CENTER DR	SANTA ANA CA	92705
2917 S TECH CENTER DR	SANTA ANA CA	92705
2909 S TECH CENTER DR	SANTA ANA CA	92705
2911 S TECH CENTER DR	SANTA ANA CA	92705
2913 S TECH CENTER DR	SANTA ANA CA	92705
2915 S TECH CENTER DR STE A	SANTA ANA CA	92705
2915 S TECH CENTER DR STE B	SANTA ANA CA	92705
3131 S STANDARD AVE	SANTA ANA CA	92705
17092 PULLMAN ST	IRVINE CA	92614
1132 DURYE AVE	IRVINE CA	92614
17072 DAIMLER ST	IRVINE CA	92614
1021 DURYE AVE	IRVINE CA	92614
1091 DURYE AVE	IRVINE CA	92614
1121 DURYE AVE	IRVINE CA	92614
17031 DAIMLER ST	IRVINE CA	92614
3050 DAIMLER ST	SANTA ANA CA	92705
1720 E GARRY AVE STE 101	SANTA ANA CA	92705
1720 E GARRY AVE STE 102	SANTA ANA CA	92705
1720 E GARRY AVE STE 103	SANTA ANA CA	92705
1720 E GARRY AVE STE 104	SANTA ANA CA	92705
1720 E GARRY AVE STE 105	SANTA ANA CA	92705
1720 E GARRY AVE STE 106	SANTA ANA CA	92705
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1720 E GARRY AVE STE 116	SANTA ANA CA	92705
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1720 E GARRY AVE STE 119	SANTA ANA CA	92705
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2943 PULLMAN ST STE B	SANTA ANA CA	92705
1761 E GARRY AVE	SANTA ANA CA	92705
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2923 PULLMAN ST STE C	SANTA ANA CA	92705
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3001 DAIMLER ST	SANTA ANA CA	92705
3009 DAIMLER ST	SANTA ANA CA	92705
1800 E GARRY AVE 101	SANTA ANA CA	92705

1800 E GARRY AVE 102	SANTA ANA CA	92705
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1820 E GARRY AVE 103A	SANTA ANA CA	92705
1820 E GARRY AVE 104A	SANTA ANA CA	92705
1820 E GARRY AVE 105A	SANTA ANA CA	92705
1820 E GARRY AVE 106A	SANTA ANA CA	92705

1820 E GARRY AVE 107A	SANTA ANA CA	92705
1820 E GARRY AVE 108B	SANTA ANA CA	92705
1820 E GARRY AVE 109B	SANTA ANA CA	92705
1820 E GARRY AVE 110A	SANTA ANA CA	92705
1820 E GARRY AVE 111A	SANTA ANA CA	92705
1820 E GARRY AVE 112A	SANTA ANA CA	92705
1820 E GARRY AVE 113A	SANTA ANA CA	92705
1820 E GARRY AVE 114A	SANTA ANA CA	92705
1820 E GARRY AVE 115A	SANTA ANA CA	92705
1820 E GARRY AVE 116A	SANTA ANA CA	92705
1820 E GARRY AVE 117B	SANTA ANA CA	92705
1820 E GARRY AVE 118A	SANTA ANA CA	92705
1820 E GARRY AVE 201D	SANTA ANA CA	92705
1820 E GARRY AVE 202D	SANTA ANA CA	92705
1820 E GARRY AVE 203C	SANTA ANA CA	92705
1820 E GARRY AVE 204C	SANTA ANA CA	92705
1820 E GARRY AVE 205C	SANTA ANA CA	92705
1820 E GARRY AVE 206C	SANTA ANA CA	92705
1820 E GARRY AVE 207D	SANTA ANA CA	92705
1820 E GARRY AVE 208E	SANTA ANA CA	92705
1820 E GARRY AVE 209C	SANTA ANA CA	92705
1820 E GARRY AVE 210C	SANTA ANA CA	92705
1820 E GARRY AVE 211C	SANTA ANA CA	92705
1820 E GARRY AVE 212C	SANTA ANA CA	92705
1820 E GARRY AVE 213E	SANTA ANA CA	92705
1820 E GARRY AVE 214E	SANTA ANA CA	92705
1820 E GARRY AVE 215F	SANTA ANA CA	92705
1820 E GARRY AVE 216C	SANTA ANA CA	92705
1820 E GARRY AVE 217C	SANTA ANA CA	92705
1820 E GARRY AVE 218C	SANTA ANA CA	92705
1820 E GARRY AVE 219C	SANTA ANA CA	92705
1820 E GARRY AVE 220E	SANTA ANA CA	92705
1820 E GARRY AVE 221D	SANTA ANA CA	92705
1820 E GARRY AVE 222C	SANTA ANA CA	92705
1820 E GARRY AVE 223C	SANTA ANA CA	92705
1820 E GARRY AVE 224D	SANTA ANA CA	92705
810 E DYER RD 1	SANTA ANA CA	92705
800 E DYER RD 2	SANTA ANA CA	92705

Use Code

CMSC

MGOV

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