Tuesday, June 23, 2026, 5:00 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

Mayor Connor Traut
Vice Mayor Lamiya Hoque
Council Member Joyce Ahn
Council Member Carlos Franco
Council Member Susan Sonne

BUENA PARK CITY COUNCIL
REGULAR MEETING AGENDA

5:00 p.m.
Public Hearings: 6:00 p.m.

City Council meetings are available on the City's website at www.buenapark.com and the City's Cable Channel BPTV.

1. GENERAL

1.A. CALL TO ORDER

1.B. ROLL CALL

1.C. INVOCATION
— Pastor Mark H. Baumbach, Messiah Lutheran Church

1.D. PLEDGE OF ALLEGIANCE
— Savleen Kaur, Raymond Temple School

1.E. CITY MANAGER REPORT
— Aaron France, City Manager

2. PRESENTATIONS

2.A. INTRODUCTION OF POLICE K-9 OFFICER PHALANN BLACKWOOD AND POLICE K-9 MAGGIE

2.B. RECOGNITION OF MEMBERS OF THE BUENA PARK HIGH SCHOOL AQUATICS TEAM FOR ADVANCING TO THE CIF DIVISION-4 SWIMMING CHAMPIONSHIPS

3. ORAL COMMUNICATIONS

3.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any item on the Regular Meeting Agenda only. Public comments are limited to no more than three minutes each. Those wishing to speak in-person are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

4. CONSENT CALENDAR

The items listed under the Council Consent Calendar are considered routine business and will be voted on together by one motion unless a Council Member requests separate action. At this time the City Council or public may ask to speak on any item on the Consent Calendar.

4.A. APPROVAL OF MINUTES

— Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of June 9, 2026.

4.B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS

— Recommended Action: Adopt Resolutions approving Claims and Demands.

4.C. TREASURER'S REPORT FOR THE MONTH OF MAY 2026

— Recommended Action: Receive and file the reports.

4.D. RESOLUTION HONORING AND COMMENDING ERNESTINE ZAPIEN UPON HER RETIREMENT

— Recommended Action: Adopt the resolution.

4.E. PROFESSIONAL SERVICES AGREEMENT WITH WORKCARE, INC. (WELLNESS SOLUTIONS) FOR A CITY EMPLOYEE COMPREHENSIVE WELLNESS PROGRAM

— Recommended Action: 1) Approve an agreement with Workcare, Inc. in the amount of $189,610 to provide a comprehensive wellness program for all Buena Park Police Department and City employees; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Authorize the City Manager and City Clerk to execute the agreement.

4.F. ADDENDUM NO. 14 TO THE AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC. (TPA) FOR LEGISLATIVE ADVOCACY AND PUBLIC AFFAIRS CONSULTING SERVICES AND AMENDMENT NO. 2 TO CONTRACT FOR CONSULTING SERVICES WITH TPA FOR CLIMATE RESILIENCY AND SUSTAINABILITY GRANT WRITING SERVICES

— Recommended Action: 1) Approve Addendum No. 14 to the agreement with Townsend Public Affairs, Inc. (TPA) for legislative advocacy and public affairs consulting services in the amount of $96,900; 2) Approve Amendment No. 2 to the agreement with TPA for climate resiliency and sustainability grant writing services in the amount of $60,000; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreements; and 4) Authorize the City Manager and City Clerk to execute the agreements.

4.G. APPROVE TRACT MAP NO. 19225 AT 8150 LA PALMA AVENUE

— Recommended Action: 1) Approve Tract Map No. 19225 at 8150 La Palma Avenue; and 2) Authorize the City Engineer and City Clerk to execute the tract map.

4.H. RESOLUTION TO ADOPT AN AMENDED BUENA PARK JOB CLASSIFICATION PLAN TO UPDATE SPECIFIED CLASSIFICATIONS IN THE WATER SERVICES DIVISION

— Recommended Action: 1) Approve the revised job classification specifications in the Water Services Utilities Division; and, 2) Adopt a Resolution to revise the job classification specifications for specified jobs in the Water Services Division.

4.I. RESOLUTION APPROVING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27

— Recommended Action: 1) Adopt a resolution approving the annual appropriations limit for Fiscal Year 2026-27.

4.J. RESOLUTION AUTHORIZING THE PURCHASE OF DIFFERENCE IN CONDITIONS COVERAGE (I.E. EARTHQUAKE INSURANCE) FOR ESSENTIAL CITY FACILITIES

— Recommended Action: 1) Adopt a resolution authorizing the purchase of difference in conditions coverage (i.e. earthquake insurance) for essential City facilities; 2) Authorize the City Manager to execute any necessary documents to bind coverage; and, 3) Allocate funds in the amount of $239,908 for this purpose.

4.K. REJECT ALL BIDS AND RE-ADVERTISE FOR THE BELLIS YARD IMPROVEMENTS AND CITY YARD PARKING LOT REHABILITATION PROJECT

— Recommended Action: 1) Reject all bids; and 2) Authorize the City Clerk to re-advertise the project for bids.

4.L. RESOLUTION TERMINATING THE LOCAL EMERGENCY RELATED TO THE HAZARDOUS CHEMICAL RELEASE IN GARDEN GROVE, CALIFORNIA

— Recommended Action: Adopt a resolution terminating the local emergency in the City of Buena Park related to the hazardous chemical release in Garden Grove, California.

5. NEW BUSINESS

5.A. APPROVE AND APPROPRIATE REVISIONS TO THE FISCAL YEAR 2026-27 ADOPTED BUDGET

Presented by Sung Hyun, Director of Finance

— Recommended Action: 1) Approve and appropriate revisions to the Fiscal Year 2026-27 Adopted Budget.

5.B. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND APPROVAL OF CONTRACT WITH ENVIRONMENTAL CONSTRUCTION, INC. FOR THE PEAK PARK WATER WELL EQUIPPING AND SITE IMPROVEMENT PROJECT

Presented by Jason Tran, Associate Engineer

— Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Peak Park Water Well Equipping and Site Improvements Project; 2) Award a contract to Environmental Construction, Inc. in the amount of $6,905,512; 3) Authorize contingency funds in the amount of $690,970; 4) Authorize construction engineering funds in the amount of $345,485; 5) Authorize a purchase order for the Solis Group in the amount of $29,380 for administration of the Community Workforce Agreement (CWA); 6) Authorize contingency funds in the amount of $4,520 for CWA administration; 7) Authorize a budget transfer of $1,000,000 from the Pipeline Replacement Account; 8) Authorize a budget transfer of $1,650,764 from the Undesignated Water Funds; 9) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 10) Authorize the City Manager and City Clerk to execute the contract.

5.C. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND APPROVAL OF A CONTRACT WITH R.J. NOBLE COMPANY FOR THE KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD) AND 8TH STREET REHABILITATION PROJECT

Presented by Jaden Miller, Principal Engineer

— Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Knott Avenue (Lincoln Avenue to Artesia Boulevard) and 8th Street Rehabilitation Project; 2) Award a contract to R.J. Noble Company in the amount of $4,779,240; 3) Authorize contingency funds in the amount of $480,000 in the same purchase order; 4) Authorize construction engineering in the amount of $150,000; 5) Authorize a purchase order for the Solis Group in the amount of $11,760 for administration of the Community Workforce Agreement (CWA); 6) Authorize contingency funds in the amount of $1,500 for CWA administration; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 8) Authorize the City Manager and City Clerk to execute the contract.

5.D. RESOLUTIONS PERTAINING TO THE BUENA PARK GENERAL MUNICIPAL ELECTION OF THREE COUNCIL MEMBER SEATS FOR DISTRICTS 1, 2, AND 5, FOR TUESDAY, NOVEMBER 3, 2026

Presented by Adria M. Vicuna, Director of Government and Community Relations/City Clerk

— Recommended Action: Adopt Resolutions: 1) Calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of one Council Member in District 1, one Council Member in District 2, and one Council Member in District 5, for a full term of four years each; 2) Requesting the Orange County Registrar of Voters to consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on the date pursuant to Section 10403 of the California Elections Code; 3) Adopting regulations pertaining to candidates statements; and, 4) Determining a tie-vote shall be resolved by a runoff election.

6. PUBLIC HEARING

Public Hearings are held at 6:00 PM

6.A. ORDINANCE AND RESOLUTIONS ADOPTING GENERAL PLAN AMENDMENT NO. GP-25-1, ZONE CHANGE NO. Z-25-1, TENTATIVE TRACT MAP NO. TT-25-2, CONDITIONAL USE PERMIT NO. CU-25-5, AND MITIGATED NEGATIVE DECLARATION NO. MND-25-1 FOR 5600 BEACH BOULEVARD

Presented by Ian McAleese, Senior Planner

— Recommended Action: 1) Adopt an Ordinance (Zone Change No. Z-25-1) amending the zoning district from ML (Light Industrial) to RM-20 (Medium Density Multi-Family Residential); and 2) Adopt Resolutions amending the General Plan Land Use Designation from Light Industrial to High Density Residential (General Plan Amendment No. GP-25-1); a Tentative Tract Map (TT-25-2) to subdivide three existing parcels into two lots for condominium purposes; a Conditional Use Permit (CU-25-1) to permit the proposed 281-unit three and four-story semi-attached residential development, and to allow building heights up to 37 feet 7 inches; and certifying the associated Initial Study/Mitigated Negative Declaration (MND-25-1) with Mitigated Monitoring and Reporting Program (MMRP) prepared for the project in compliance with the California Environmental Quality Act (CEQA) for the property at 5600 Beach Boulevard in the City of Buena Park (Assessor’s Parcel Numbers 066-572-08, 066-163-26, and 066-164-24).

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7.A. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

8. RECESS

8.A. RECESS

9. STUDY SESSION

9.A. DISCUSS AND PROVIDE DIRECTION REGARDING A NEW CITY SCHOLARSHIP PROGRAM
Presented by Jessica Fewer, Senior Management Analyst

9.B. DISCUSS AND PROVIDE DIRECTION REGARDING IMPROVING ELECTRIC BICYCLE (E-BIKE) SAFETY AND THE POTENTIAL OF A MUNICIPAL CODE AMENDMENT ESTABLISHING A 10 MPH SPEED LIMIT FOR ELECTRIC MOBILITY DEVICES ON CITY TRAILS AND/OR PUBLIC SIDEWALKS
Presented by Roger Plumlee, Police Lieutenant

10. CITY MANAGER REPORT

10.A. CITY MANAGER REPORT

11. COMMISSION & COMMITTEE UPDATES

11.A. COMMISSION & COMMITTEE UPDATES

12. ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary materials distributed to the City Council less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the City Clerk's Office. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

I, Adria M. Vicuña, MMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website: www.buenapark.com.

Adria M. Vicuña, MMC
Director of Government and Community Relations
City Clerk

Date Posted: June 18, 2026

A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any item on the Regular Meeting Agenda only. Public comments are limited to no more than three minutes each. Those wishing to speak in-person are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

Meeting	Agenda Group
Tuesday, June 23, 2026, 5:00 PM	ORAL COMMUNICATIONS Item: 3A.

June 23, 2026
CONSENT CALENDAR
Item No. 4A.

City Council Agenda Report

APPROVAL OF MINUTES

PREPARED BY	PRESENTED BY
Anna Almquist, Assistant City Clerk	Anna Almquist, Assistant City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve the Minutes of the Special and Regular City Council Meetings of June 9, 2026.

Attachments

2026-06-09 CC M 3PM.pdf
2026-06-09 CC M 5PM.pdf

MINUTES OF A SPECIAL MEETING
OF THE BUENA PARK CITY COUNCIL
HELD JUNE 9, 2026

Vol. 55 Pg. 174

1. CALL TO ORDER

The City Council met in a special meeting on Tuesday, June 9, 2026, at 3:00 p.m., in the Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Hoque, Traut
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk.

1C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk.

2A. ORAL COMMUNICATIONS

Mayor Traut announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council. There being no requests to speak, Mayor Traut closed oral communications.

3. CLOSED SESSION

Mayor Traut stated the need for a closed session as scheduled and ordered the meeting into closed session.

3A. CONFERENCE WITH LABOR NEGOTIATOR
Pursuant to Gov. Code Section 54957.6; Agency Negotiator: Eddie Fenton, Assistant City Manager/Director of Human Resources; Employee Organizations: Buena Park City Employees' Association; Buena Park Technical, Office, and Professionals Association; Buena Park Management Unit; Buena Park Police Association; Buena Park Police Management Association; and Buena Park Unrepresented Employees

3B. THREAT TO PUBLIC SERVICES OR FACILITIES
Pursuant to Gov. Code Section 54957; Consultation with: Aaron France, City Manager; Eddie Fenton, Assistant City Manager/Director of Human Resources; and, Adria Vicuna, Director of Government and Community Relations/City Clerk

3C. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Pursuant to Gov. Code Section 54956.9 (d)(4); Based on existing facts and circumstances, the legislative body of the local agency has decided to initiate or is deciding whether to initiate litigation; Number of potential cases: Two

Mayor Traut reconvened the meeting in open session and it was announced that no reportable action was taken for Item Nos. 3A – 3C.

ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 4:21 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD JUNE 9, 2026

1. GENERAL

The City Council met in a regular session on Tuesday, June 9, 2026, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Hoque, Traut
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk.

1C. INVOCATION

The Invocation was led by Pastor Ed Choi, Buena Park Police Department Chaplain.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chi Nguyen, Beatty Middle School.

1E. CITY MANAGER REPORT

City Manager France reported on the following:

- Tip-A-Cop, June 10, 2026, 3:00 p.m. – 9:00 p.m. at Rock and Brews Buena Park.
- Juneteenth Celebration of Freedom, June 19, 2026, 6:00 p.m. – 9:00 p.m. at Boisseranc Park.
- 250th Anniversary Celebration, July 1, 2026, 6:00 p.m. – 9:00 p.m. at Knott's Berry Farm Independence Hall. This celebration will feature the classic sounds of the '50s and '60s performed by the ACME Time Machine.

2. PRESENTATIONS

2A. PRESENTATION OF 2026 TRASH CART CONTEST WINNERS

Sustainability Manager Thai presented awards to the following Trash cART contest winners:

- 1st Place – Camille Greene and Raina Park
- 2nd Place – Mason Lee and Adonia Lee
- 3rd Place – Ellie Son
- Honorable Mention – Anabelle Shin

Mark Perumean, EDCO General Manager and Trash cART Contest Sponsor, recognized and presented prizes to the Trash cART contest winners.

RECESS/RECONVENE

Mayor Traut recessed the meeting at 5:16 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 5:23 p.m.

3A. ORAL COMMUNICATIONS

Mayor Traut announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council.

Art Brown, Buena Park resident and Americana Awards for Buena Park Chair, spoke regarding the opening of nominations for the 2027 Americana Awards.

There being no additional requests to speak, Mayor Traut closed oral communications.

4. CONSENT CALENDAR (4A – 4F)

Mayor Traut announced that Consent Calendar Item Nos. 4A through 4F would be acted upon by one motion affirming the actions as recommended on the agenda and agenda bills submitted and inquired if anyone present desired to have any item removed for separate consideration. There being no requests for separate consideration, the following action was taken on Item Nos. 4A – 4F:

MOTION: Traut
SECOND: Ahn
AYES: Traut, Ahn, Franco, Hoque, Sonne
NOES: None

MOTION CARRIED that all actions recommended on Consent Calendar Item Nos. 4A – 4F be approved.

Minutes

4A. APPROVAL OF MINUTES
Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of May 26, 2026.

APPROVED the recommended action.

Finance 75

4B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS
Recommended Action: 1) Adopt Resolutions approving the Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 15115
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $912,669.92 DEMAND NOS., 435972 THROUGH 436198 CANCELLED NOS 432211, 432454, 432650, 432655, 433119, 433268, 433287, AND 435555

RESOLUTION NO. 15116
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $17,401.41 COVERING RETIREE PAYROLL ENDING MAY 31, 2026

RESOLUTION NO. 15117
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,217,790.63 COVERING REGULAR PAYROLL ENDING MAY 22, 2026

Proclamations 119

4C. PROCLAMATION RECOGNIZING JUNE 19, 2026, AS JUNETEENTH
Recommended Action: Receive and file the reports.

APPROVED the recommended action.

Contracts 70 C-3300

4D. AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH VAN LANT & FANKHANEL, LLP FOR AUDIT SERVICES

Recommended Action: 1) Approve an amendment to the agreement with Van Lant & Fankhanel, LLP (VLF) to extend audit services for the City of Buena Park for a period of three years, with an option to extend for an additional two; 2) Authorize the City Manager and the City Attorney to make any necessary, non-monetary changes to the amendment; and, 3) Authorize the City Manager and the City Clerk to execute an amendment to the Professional Services Agreement.

APPROVED the recommended action.

Contracts 70 C-3443

4E. APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE CODE GROUP (DBA VCA CODE) FOR BUILDING INSPECTION AND PLAN REVIEW SERVICES

Recommended Action: 1) Approve Amendment No. 2 to the Professional Services Agreement with The Code Group (dba VCA Code) to increase the total contract compensation amount from $150,000 to $190,000; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the amendment; 3) Authorize the City Manager and City Clerk to execute the amendment; and, 4) Authorize a budget transfer in the amount of $40,000 from salary savings within the existing Building Division budget.

APPROVED the recommended action.

Transportation 148

4F. RESOLUTION DESIGNATING PROJECTS TO SUBMIT TO THE CALIFORNIA TRANSPORTATION COMMISSION (CTC) FOR FUNDING UNDER THE ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA) AND INCORPORATING THE DESIGNATED PROJECTS INTO THE FISCAL YEAR 2026-2027 CAPITAL IMPROVEMENT PROGRAM BUDGET

Recommended Action: 1) Adopt a resolution designating projects to submit to the California Transportation Commission (CTC) for funding under the Road Maintenance and Rehabilitation Account (RMRA) and incorporating the designated projects into the FY 2026-2027 Capital Improvement Program budget.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 TO SUBMIT TO THE CALIFORNIA TRANSPORTATION COMMISSION

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A – 5C)

Contracts 70 C-3683

5A. PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE STANTON AVENUE COMPLETE STREETS PLANNING STUDY

Presented by Nader Alqam, Principal Engineer

Recommended Action: 1) Approve a Professional Services Agreement with Kimley-Horn and Associates, Inc. in the amount of $346,835.61 for the Stanton Avenue Complete Streets Planning Study; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Authorize the City Manager and City Clerk to execute the agreement; and, 4) Authorize a budget transfer in the amount of $346,835.61 from the Gas Tax Fund balance for this purpose.

Principal Engineer Alqam reported on the Stanton Avenue Complete Streets Planning Study which is a project funded through the Surface Transportation Block Grant (STBG) administered by the California Department of Transportation (Caltrans). The Project aims to develop a comprehensive plan for serving multi-modal travel needs along the Stanton Avenue corridor from Beach Boulevard to Malvern Avenue within Buena Park. Its focus areas include, but not limited to, development of new bikeways; implementation of traffic calming measures and new traffic controls; upgrades to enhanced pedestrian facilities and transit stops; improved access to destinations such as schools, major retail centers, and employment hubs; and, enhanced connectivity to existing and future housing developments. Moreover, the grant will fund up to $308,000 of the project costs, supplemented by a required City-funded local match of $42,000. On April 8, 2026, staff issued a Request for Proposals (RFP) to retain a consultant to provide professional services for the project, and three (3) proposals were received on May 6, 2026. Following a thorough evaluation, staff determined that Kimley-Horn and Associates, Inc. is the most qualified consultant to support the City's needs, based on its demonstrated understanding of the project scope, proposed approach, schedule, and relevant experiences having previously worked with the City on several projects as well as successfully completed similar projects for other agencies.

MOTION: Ahn
SECOND: Franco
AYES: Ahn, Franco, Hoque, Sonne, Traut
NOES: None

MOTION CARRIED to approve the recommended action.

Codes 64

5B. AN ORDINANCE AMENDING CHAPTER 5.68 OF THE BUENA PARK MUNICIPAL CODE REGARDING LIMITS ON THIRD-PARTY DELIVERY FEES
Presented by Chris Cardinale, City Attorney

Recommended Action: It is recommended that the City Council review this report and adopt an ordinance amending certain sections of Chapter 5.68 (Limits On Third-Party Food Delivery Fees) of the Buena Park Municipal Code.

City Attorney Cardinale discussed the proposed Ordinance amending certain sections of Chapter 5.68 (Limits on Third-Party Delivery Fees) of the Buena Park Municipal Code. On January 16, 2023, the City Council added Chapter 5.68 to the Buena Park Municipal Code which prohibits third-party food delivery services from charging a retail food establishment a delivery fee exceeding 15% of the total purchase price of each order, and caps any other service fees to not more than an additional 5% of the order. Chapter 5.68 was largely consistent with regulations that had been adopted and implemented in other jurisdictions. Since its adoption, staff has continued to monitor policy and legal developments in this area, as well as emerging best practices from other jurisdictions. Based on this review, staff recommended that the City Council consider amendments to Chapter 5.68 to align more closely with the regulatory approaches currently being utilized elsewhere. The proposed amendment would retain the current 15% cap on fees for basic delivery and listing services but would allow food delivery platforms to offer and charge for enhanced marketing, advertising, and other business-related services. This would require delivery platforms to offer the 15% "core delivery service" option to all retail food establishments and any other enhanced services would be optional. The ordinance requires written disclosure of service plan choices and pricing and clearly defines what qualifies as a "core delivery service." If approved by the City Council, the ordinance would be effective in 30 days and phased in over the following two months to give time for local restaurants to opt into their desired service model. Staff believes this approach preserves public access to food delivery service platforms while avoiding unintended restrictions on the services those platforms may offer.

Director of Government and Community Relations/City Clerk Vicuña acknowledged that the City received an email correspondence from the Orange County Business Council regarding a letter in support of a balanced framework that protects consumers and allows businesses to grow.

MOTION: Traut
SECOND: Ahn
AYES: Traut, Ahn, Franco, Hoque, Sonne
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled ordinance:

ORDINANCE NO. 1766
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AMENDING CERTAIN SECTIONS OF CHAPTER 5.68 (LIMITS ON THIRD-PARTY FOOD DELIVERY FEES) OF THE BUENA PARK MUNICIPAL CODE

Transportation 148

5C. APPROVE THE 2026-2027 MEASURE M2 SEVEN-YEAR CAPITAL IMPROVEMENT PROGRAM AND ADOPT RESOLUTIONS CONCERNING THE STATUS AND UPDATE OF THE PAVEMENT MANAGEMENT PLAN (PMP) AND THE LOCAL SIGNAL SYNCHRONIZATION PLAN (LSSP) FOR THE MEASURE M (M2) PROGRAM
Presented by Hysun Lee, Associate Engineer

Recommended Action: 1) Approve the Measure M2 Seven-Year Capital Improvement Program (CIP); 2) Adopt a resolution concerning the status and update of the Pavement Management Plan (PMP) and Local Signal Synchronization Plan (LSSP) for the Measure M (M2) Program; 3) Authorize the City Clerk to certify the Resolution adoption; and, 4) Authorize staff to submit the necessary documentation to the Orange County Transportation Authority (OCTA).

Associate Engineer Lee presented information regarding the 2026-2027 Measure M2 Seven-Year Capital Improvement Program. Measure M2 provides significant funding to Orange County cities for key transportation infrastructure projects such as road maintenance, highway expansion, and public transit improvements. These investments help ease congestion, improve safety, and support economic growth by enhancing mobility and attracting businesses. Measure M2 also supports environmental goals by promoting greener transportation options and reducing emissions, while funding local street repairs and beautification projects. As it is required to receiver Measure M2 sales tax revenue from OCTA, the City is required to submit annual documentation on its transportation-related programs. Associate Engineer Lee explained this year's submittal requires the following components: M2 Seven-Year CIP for FY 2026-27 through FY 2032-33; Pavement Management Plan (PMP); and, Local Signal Synchronization Plan (LSSP). Adoption of a Seven-Year CIP does not require the City to complete any listed projects, except those already funded through Measure M2. The City's PMP is in full compliance and requires a resolution to be adopted every two years attesting to the plan. The last resolution was adopted on June 11, 2024, and is now due for re-adoption. Finally, the LSSP must be adopted every three years. The City Council adopted the 2023 LSSP on June 6, 2023, and it is now due for re-adoption.

Mayor Traut asked regarding long-term plans concerning repairs along Crescent Avenue between Knott Avenue and Western Avenue.

Director of Public Works/City Engineer Mikhael discussed the approach to executing the projects outlined in the Seven-Year Capital Improvement Program (CIP). Work on some streets may be combined if staff determines that doing so would result in cost savings and when the budget becomes available. After completion of Valley View Street repair in FY 2026-27, Crescent Avenue and La Palma Avenue pavement rehabilitations will be prioritized in FY 2027-28.

MOTION: Franco
SECOND: Hoque
AYES: Franco, Hoque, Ahn, Sonne, Traut
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolutions:

RESOLUTION NO. 15119
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, CONCERNING THE STATUS AND UPDATE OF THE PAVEMENT MANAGEMENT PLAN FOR THE MEASURE M2 (M2) PROGRAM

RESOLUTION NO. 15120
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, CONCERNING THE UPDATE OF THE LOCAL SIGNAL SYNCHRONIZATION PLAN FOR THE MEASURE M (M2) PROGRAM

6. PUBLIC HEARING

Water 153

6A. RESOLUTIONS APPROVING THE 2025 URBAN WATER MANAGEMENT PLAN (UWMP) AND THE 2025 WATER SHORTAGE CONTINGENCY PLAN (WSCP), AND AN ORDINANCE AMENDING TITLE 13 CHAPTER 28 OF THE BUENA PARK MUNICIPAL CODE REGARDING THE WATER CONSERVATION AND WATER SUPPLY SHORTAGE PROGRAM
Presented by Joe Hunt, Public Works Manager

Recommended Action: 1) Adopt a resolution approving the 2025 Water Shortage Contingency Plan; 2) Adopt a resolution approving the 2025 Urban Water Management Plan; and, 3) Adopt an ordinance amending Chapter 13.28 (Water Conservation and Water Supply Shortage Program) of the Buena Park Municipal Code.

Mayor Traut stated that this was the time and place for a public hearing to consider the adoption of resolutions approving the 2025 Water Shortage Contingency Plan; approving the 2025 Urban Water Management Plan; and an ordinance amending Chapter 13.28 (Water Conservation and Water Supply Shortage Program) of the Buena Park Municipal Code.

Public Works Manager Hunt provided a report regarding the City's requirement to submit an Urban Water Management Plan (UWMP) every five years, pursuant to the Urban Water Management Plan Act of 1983 (Act). The final draft of the 2025 UWMP contains all elements to be compliant with the new requirements of the Act, as amended in 2020; evaluates current and projected water supply sources and water demands within the City's service area, including water resource needs, water-use efficiency programs, water reliability assessment, and strategies to mitigate water shortage conditions; and, presents an updated 2025 Water Shortage Contingency Plan (WSCP) designed to prepare for and respond to water shortages. Public Works Manager Hunt discussed that the WSCP outlines the actions and response measures to be implemented during water shortage conditions as well as its required elements. It was noted that the California Department of Water Resources (DWR) requires the WSCP be treated as a stand-alone document with its own public hearing and adoption, and shall be adopted prior to the UWMP to be included within the adopted UWMP. To ensure the WSCP is legally enforceable, staff proposed amending Chapter 13.28 (Water Conservation and Water Supply Shortage Program) of the Buena Park Municipal Code to enact water conservation and water shortage contingency rules and regulations to ensure and maximize the reasonable, efficient, and beneficial use of the City's water supply. The City opted to utilize a Municipal Water District of Orange County (MWDOC)-led consultant team to assist with the preparation of the 2025 UWMP, WSCP, and associated ordinance amendments alongside other MWDOC member agencies. This regional approach ensured that all statutory requirements were satisfied and that the City's planning documents remained consistent with those of other Orange County water suppliers. Notices of preparation were sent to surrounding agencies notifying them that the City was in the process of updating its UWMP and WSCP. Additionally, prior to this public hearing, copies of the 2025 UWMP, 2025 WSCP, and proposed ordinance amendments were made available for review in the City Clerk's Office and on the City's website. It was recommended that the City Council approve the resolutions approving the final draft of the City's 2025 UWMP and the 2025 WSCP, as well as the adopted of the ordinance amending Chapter 13.28.

Pam Makino, Buena Park resident, spoke regarding water shortage and asked about potential enforcement on implementing measures to prepare for and respond to water shortages.

Public Works Manager Hunt discussed the water conservation measures outlined in the Buena Park Municipal Code and explained how the Water Enterprise Fund supports the delivery of water services to residents. He also noted that enforcement efforts begin with education and helping residents comply with conservation requirements. More stringent enforcement actions are pursued only when non-compliance with water conservation regulations continues under the Buena Park Municipal Code.

MOTION: Franco
SECOND: Ahn
AYES: Franco, Ahn, Hoque, Sonne, Traut
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolutions and ordinance:

RESOLUTION NO. 15121
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADOPTING THE 2025 URBAN WATER MANAGEMENT PLAN FOR THE CITY OF BUENA PARK

RESOLUTION NO. 15122
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADOPTING THE 2025 WATER SHORTAGE CONTINGENCY PLAN FOR THE CITY OF BUENA PARK

ORDINANCE NO. 1767
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AMENDING CHAPTER 13.28 (WATER CONSERVATION AND WATER SUPPLY SHORTAGE PROGRAM) OF THE BUENA PARK MUNICIPAL CODE TO ENACT WATER CONSERVATION AND WATER SHORTAGE CONTINGENCY RULES AND REGULATIONS, AND MAKING CERTAIN FINDINGS OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7A. REPORT

Council Member Sonne reported the following:
- May 28 OCPA Budget Briefing
- May 29 18th Annual OCFA Best and Bravest Awards
- June 1 CivicWell Board Committee Meeting
- June 1 Pride Flag Raising
- June 2 OCPA Legislative and Regulatory Committee Meeting
- June 4 7-Eleven Ribbon Cutting
- June 8 OCPA Board Meeting

Council Member Sonne indicated that the OCPA Board approved the FY 2026–27 budget at its June 8, 2026 Board Meeting. The OCPA continues to demonstrate fiscal responsibility and maintain a strong financial position. The agency is projected to close the current fiscal year with a positive financial outlook and increased reserves, while forecasting continued financial growth through June 2027 as well as higher revenues and reserve levels. Additionally, OCPA will maintain stable rates throughout 2026 while planning for 2027 to ensure its rates and programs continue to prioritize affordability, stability, and competitiveness.

Council Member Franco reported the following:
- 67th BP High School Graduation Celebration
- BP Youth Theater Scholarship Interviews
- BPPD Open House
- May 27 OCCOG Annual Conference
- June 4 7-Eleven Ribbon Cutting

Council Member Franco reported attending the May 27, 2026 OCCOG Annual Conference wherein they highlighted the fire zones in Orange County and how insurance companies' function. Council Member Franco gained valuable insights and partnerships that will advance Buena Park's priorities and ensure the City remains engaged in shaping the region's future in safety, transportation, infrastructure, and economic development.

Council Member Ahn reported the following:
- May 27 Local Business Merger Celebration
- May 27 OC Sanitation District Trustee Board Meeting
- May 28 District 1 Development Briefing
- June 3 OC Sanitation District Operations Board Meeting
- June 4 7-Eleven Ribbon Cutting
- June 6 Art Exhibition K-ART US

Council Member Ahn announced the appointment of new OC Sanitation District Board Chair Jon Dimitru, City of Orange Council Member. Additionally, Council Member Ahn calendared a discussion of the summer concert series and potential opportunities for local businesses to participate during concerts.

Vice Mayor Hoque reported the following:
- May 29 18th Annual OCFA Best and Bravest Awards
- June 1 Pride Flag Raising
- June 4 7-Eleven Ribbon Cutting

Mayor Traut reported the following:
- May 28 OCFA Board Meeting
- May 29 18th Annual OCFA Best and Bravest Awards
- June 1 Pride Flag Raising

Mayor Traut informed residents affected by the recent evacuation order due to the incident in the City of Garden Grove about the available emergency relief assistance and the claim filing process.

8. RECESS/RECONVENE

Mayor Traut recessed the meeting at 6:41 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 6:58 p.m.

9. STUDY SESSION (9A – 9C)

9A. VISIT BUENA PARK UPDATE
Presented by Sara Copping, Visit Buena Park Director

Visit Buena Park Director Copping provided an update on Visit Buena Park's travel outlook; January through May 2026 Marketing Programs including advertising placements in major travel publications; recently attended travel trades; significant broadcast and media exposure in 2026 which reached millions of potential visitors across key markets; recent launch of "Home Game," a baseball-focused social media campaign targeting key feeder markets in January; and, expansion of its digital reach through connected TV (CTV) platforms, including Hulu and Disney+, with evergreen "Land of Yes" video campaigns strategically targeted to high-intent travel audiences. Director Copping highlighted that in May, Buena Park received national recognition with a two-page spread in *Parade Magazine's* "America's Favorite Small Towns" issue, highlighting 40 finalist destinations from across the country. Buena Park was one of only three California cities nominated, alongside Lodi and Crescent City. Furthermore, Visit Buena Park staff remained actively engaged in key travel trade and industry events in 2026 to build valuable partnerships. Some efforts included a virtual presentation at the Visit California Japan Seminar in Osaka, which attracted 86 attendees; participation in a virtual Visit California Canada event that engaged more than 60 travel trade professionals; and, attendance at the Go West Summit in Las Vegas, where they conducted over 36 one-on-one appointments with qualified buyers. Additionally, a travel trade training contest held in February generated strong participation, with more than 350 tour operators, travel agents, and meeting planners completing the Buena Park training module. Staff also introduced participation in the Small Market Meetings Conference, a new initiative focused on attracting smaller-scale meetings and events that can be accommodated within six of the City's hotel properties.

The City Council commended the Visit Buena Park team for their hard work and efforts in keeping Buena Park as one of the most traveled cities in California.

Council Member Franco asked about tracking local hotel reservations to assess advertising return on investment.

Visit Buena Park Director Copping explained that due to not having a booking search engine available on the Visit Buena Park website, local hotel bookings could not be tracked. However, conversions could be tracked through Online Travel Agencies such as Expedia or Booking.com.

Following the discussion, a majority of the City Council (Franco dissented) directed staff to continue with the twice a year City Council meeting and regular City Manager Weekly updates on Visit Buena Park.

9B. DISCUSS AND PROVIDE DIRECTION REGARDING EXISTING PARKING CONDITIONS AND STRATEGIES TO INCREASE PARKING CAPACITY RELATED TO THE EXPANSION OF PREFERENTIAL PARKING DISTRICTS (PPDs)
Presented by Norm Wray, Senior Engineering Technician

Senior Engineering Technician Wray reported on the existing parking conditions and strategies to increase parking capacity related to the expansion of Preferential Parking Districts (PPDs). Staff first addressed Citywide public parking concerns associated with the expansion of PPDs and strategies to increase public parking availability. There are currently 15 PPDs through the City, five of which were established within the last five years. Nevertheless, PPDs reduced the number of unrestricted public on-street parking available to visitors, service providers, and residents in nearby areas and has caused concerns on parking displacements and increased competition for available on-street parking spaces. Staff evaluated potential strategies that could increase public parking in residential neighborhoods. Senior Engineering Technician Wray discussed potential strategies such as angled parking, re-evaluation of no parking zones, City-owned parking opportunities, public parking lots, parking structures, parking lifts, zoning flexibility, garage parking enforcement, and illegal business enforcement.

Staff also focused on parking conditions and opportunities to increase parking capacity on 8th Street, specifically between Knott Avenue and Western Avenue. The number of multi-family developments along with the establishment of the PPD on several nearby streets has resulted in the limited availability of on-street. Based on the existing right-of-way (ROW) width and constrained cross-sections along 8th Street, there are limited opportunities to implement improvements that would increase on-street parking. Staff evaluated multiple scenarios; however, most alternatives were eliminated due to ROW constraints, driveway access conflicts, and traffic safety considerations. Staff also reviewed the option to utilize public parking facilities at George Bellis Park by designating a limited number of parking stalls for overnight residential parking. Spaces would be clearly marked with signage and pavement striping to ensure enforceability and minimize conflicts with daytime park users. Moreover, residents have identified home-based vehicle-related businesses, including vehicle repair activities, as contributing to parking congestion. Increased Code Enforcement has helped improve parking availability.

The City Council discussed options to accommodate parking at parks between 11:00 p.m. and 7:00 a.m.; allow overnight parking permit at parks; concerns about converting park parking spaces for residential use; replicate the parking reconfiguration efforts previously implemented in apartment complexes along 9th Street to address public parking concerns along 8th Street; and existing PPD enforcement activities.

Mayor Traut recommended staff work with 8th Street apartment complex managers and owners to assess whether parking spaces could be reconfigured to increase capacity.

Senior Engineering Technician Wray stated that staff could administer parking passes for 8th Street residents, but eligibility requirements and boundaries would need to be established through City Council direction at a subsequent City Council meeting.

Director of Community Services Box noted that parking at Bellis Park becomes particularly busy during sports events.

City Manager France indicated that staff has addressed the issues concerning PPD enforcement due to resident complaints. The new Lieutenant is effectively leading the parking division and ensuring enforcement through citations to non-compliant violators. A plan is being developed to contract out street-sweeping enforcement, allowing parking enforcement officers to focus on PPD enforcement and other concerns.

Interim Police Chief Geyer stated that the parking division is experiencing challenges with late-afternoon and nighttime enforcement due to staffing limitations. Nevertheless, the Police Department is seeking to recruit additional staff to support PPD enforcement operations.

Following the discussion, the City Council directed staff to work with 8th Street apartment complex managers and owners to assess whether parking spaces could be reconfigured to increase capacity; and, increase PPD enforcement in City neighborhoods.

9C. DISCUSS AND PROVIDE DIRECTION REGARDING THREE POTENTIAL SUSTAINABILITY GRANT OPPORTUNITIES
Presented by Lotus Thai, Sustainability Manager

Sustainability Manager Thai presented information regarding three potential sustainability grant opportunities. In April 2026, three projects were identified for initial consideration to include in the application portfolio: 1) Beach Boulevard Bus System, 2) Sustainability Education Center, and 3) Residential and Commercial Energy Efficiency and Decarb Projects. Sustainability Manager Thai explained the portfolio of projects for initial consideration and its potential partners. Staff sought City Council direction on whether to pursue this grant opportunity; the three projects referenced in the application portfolio; or additional or alternative projects that should be considered.

Staff also sought City Council direction on applying to the Urban Greening Grant Program for Coyote Park. Proposition 4 (Climate Bond) funds local projects that improve community resilience by protecting drinking water, reducing wildfire and flood risks, restoring natural areas, and expanding access to parks and open space. It includes about $100 million for the Urban Greening Program, which supports projects such as tree planting for shade, expanded green spaces for heat relief, and green infrastructure like streets and alleys that capture and filter stormwater. Eligible projects include the development of passive parks, green stormwater infrastructure (e.g., bioswales), urban tree canopy expansion, community gardens, etc. Non-construction activities, including project design and community engagement, are limited to 25% of total grant funds. Staff submitted a concept proposal for Coyote Park due to the project's strong alignment with the program's scoring criteria. Submission of the June 4 proposal does not commit the City to participate in the program. Projects deemed competitive and aligned with State priorities will be invited to submit full applications beginning in July 2026. Completed applications will be due in August 2026, and grant awards are expected to be announced in December 2026.

Staff sought City Council direction on applying to the Charge Ready Transport Program. The Program provides the infrastructure to support the installation of EV charging equipment at little to no cost to the City. The number of EV fast chargers required is based on the number of electric vehicles (EVs) purchased and must maintain a one-to-one ratio, with one EV charging port provided for each EV acquired. There are two program options available: SCE-Built Infrastructure or the Customer-Built Infrastructure (also referred to as the Make-Ready Rebate). Sustainability Manager Thai explained the two program options and requirements; the benefits of the SCE Charge Ready Transport Program; and considerations of SCE Charge Ready Transport Program. Staff has identified up to 20 fleet vehicles over 6,000 pounds that could potentially be replaced with EVs. Under the program requirements, this would allow for up to 10 dual-port fast chargers which is approximately $30,000 each after applying the disadvantaged community rebates. The application deadline for the program is June 30, 2026. The City must specify the proposed site location(s), the number of EV chargers and electric vehicles, and the preferred implementation approach, either SCE-Built or Customer-Built.

The City Council discussed interest in the Beach Boulevard Bus System as a potential solution to parking issues; concerns regarding the long-term financial viability of a locally operated transit system; allocate grant funds for replacement of HVAC for commercial customers; allocation of grant funds among multiple project concepts if the grant were awarded; minimize reliance on City General Fund dollars and maximize external funding sources if future TCC implementation grants are unavailable; potential use of Prop 4 grant funds to install a shade structure and signage identifying various plant species at Coyote Park; concerns regarding long-term repair and maintenance of EV chargers; and, proposed site locations for installation of EV chargers at City Hall and City Yard.

Sustainability Manager Thai explained the purpose of the project development, is the funds are used to explore opportunities rather than fund the implementation. The distribution of grant funds among project ideas would be determined during the application process. The application could be developed with City Council feedback and brought back at a future meeting for formal approval prior to submission. As for Urban Greening Grant Program for Coyote Park, the Climate Action Commission recommended the shade structure and plaques and has been integrated into the conceptual design. With regards to the application for the Charge Ready Transport Program, participation in this opportunity would allow the City to acquire electric fleet vehicles and in return receive grant funds for the installation of EV chargers with minimal or no cost to the City.

Director of Public Works/City Engineer Mikhael elaborated on the consultant option of the Charge Ready Transport Program grant. It was encouraged that the City Council approve to retain the consultant for their services in completing and submitting the application for the grant. The grant provides flexibility in how the chargers are used, allowing access for both City staff and the public. The primary requirement of SCE's program is the electrification of the City's fleet. Through the Charge Ready Transport Program, the City can install infrastructure to support a fleet of medium- and heavy-duty EVs at little to no cost.

Following the discussion, the City Council directed staff to proceed with application to the Transformative Climate Communities (TCC) Grant – Beach Boulevard Bus System (Ahn dissented); Sustainability Education Center; and Residential and Commercial Energy Efficiency and Decarb Projects; to pursue opportunity for Urban Greening Grant Program for Coyote Park; and to retain a consultant to assist with the application for the Charge Ready Transport Program grant (Franco dissented).

10. CITY MANAGER REPORT

City Manager France reported on the following:

- BP Capital Campaign Committee Event, June 11, 2026, 4:00 p.m. – 6:00 p.m., at Boys and Girls Club of Buena Park.
- Radio Korea FIFA World Cup Viewing Event, June 11, 2026, 5:00 p.m. – 7:00 p.m. at The Source.
- Domo Cafe Grand Opening Ribbon Cutting Celebration, June 13, 2026, 9:30 a.m. at Buena Park Mall.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Vicuña had nothing to report.

12. ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 8:46 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

June 23, 2026
CONSENT CALENDAR
Item No. 4B.

City Council Agenda Report

RESOLUTIONS APPROVING CLAIMS AND DEMANDS

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

Adopt Resolutions approving the Claims and Demands.

PREVIOUS CITY COUNCIL ACTION

None.

Attachments

Claims 436199-436398 reso.pdf
Claims 436199-436398 att1of2 resolist.pdf
Claims 436199-436398 att2of2 voids.pdf
Claims PR061226 reso.pdf
Claims PR061226 att1of1 resolist.pdf

RESOLUTION NO _____,

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $5,626,518.93 DEMAND NOS., 436199 THROUGH 436398 CANCELLED NOS 436088 AND 436199 VOIDS SEE ATTACHED LIST

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Director of Finance or his designated representative hereby certify to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: That claims and demands Nos. 436199 through 436398 the sum of $5,626,518.93 set forth on the 14-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed as set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026

_____
City Clerk

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO		ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436088	V	05/20/26	10004046	LIGHT SOURCE PRINTING, I	731120	BUSINESS CARDS	0.00	-296.04
1011	436088	V	05/20/26	10004046	LIGHT SOURCE PRINTING, I	732071	BUSINESS CARDS	0.00	-153.49
1011	436088	V	05/20/26	10004046	LIGHT SOURCE PRINTING, I	160105	BUSINESS CARDS	0.00	-136.15
1011	436088	V	05/20/26	10004046	LIGHT SOURCE PRINTING, I	631140	BUSINESS CARDS	0.00	-152.54
1011	436088	V	05/20/26	10004046	LIGHT SOURCE PRINTING, I	731150	BUSINESS CARDS	0.00	-152.54
1011	436088	V	05/20/26	10004046	LIGHT SOURCE PRINTING, I	631140	BUSINESS CARDS	0.00	-152.54
1011	436088	V	05/20/26	10004046	LIGHT SOURCE PRINTING, I	275110	BUSINESS CARDS	0.00	-152.53
1011	436088	V	05/20/26	10004046	LIGHT SOURCE PRINTING, I	731120	BUSINESS CARDS	0.00	-124.26
TOTAL CHECK								0.00	-1,320.09
1011	436199		05/27/26	10004247	A T & T MOBILITY	170670	TEST	0.00	1.00
1011	436199	V	05/27/26	10004247	A T & T MOBILITY	170670	TEST	0.00	-1.00
TOTAL CHECK								0.00	0.00
1011	436200		06/03/26	10003794	A T & T	126143	9391026070 MAY-26	0.00	63.24
1011	436200		06/03/26	10003794	A T & T	170670	9391026049 MAY-26	0.00	219.69
1011	436200		06/03/26	10003794	A T & T	660241	9391026088 MAY-26	0.00	248.26
1011	436200		06/03/26	10003794	A T & T	170670	9391036465 MAY-26	0.00	464.82
1011	436200		06/03/26	10003794	A T & T	170670	9391026051 APR-26	0.00	1,235.83
1011	436200		06/03/26	10003794	A T & T	126143	9391026115 MAY-26	0.00	32.38
1011	436200		06/03/26	10003794	A T & T	170670	9391026055 MAY-26	0.00	32.38
1011	436200		06/03/26	10003794	A T & T	170670	9391026056 MAY-26	0.00	32.38
1011	436200		06/03/26	10003794	A T & T	170670	9391026112 MAY-26	0.00	32.38
1011	436200		06/03/26	10003794	A T & T	170670	9391026113 MAY-26	0.00	32.38
1011	436200		06/03/26	10003794	A T & T	170670	9391050380 MAY-26	0.00	32.38
1011	436200		06/03/26	10003794	A T & T	126143	9391026072 MAY-26	0.00	32.40
1011	436200		06/03/26	10003794	A T & T	170670	9391054290 MAY-26	0.00	32.40
1011	436200		06/03/26	10003794	A T & T	650302	9391050226 MAY-26	0.00	765.68
1011	436200		06/03/26	10003794	A T & T	650302	9391031458 MAY-26	0.00	312.90
1011	436200		06/03/26	10003794	A T & T	650302	9391050275 MAY-26	0.00	63.28
1011	436200		06/03/26	10003794	A T & T	650302	9391026085 MAY-26	0.00	96.06
1011	436200		06/03/26	10003794	A T & T	650302	9391031455 MAY-26	0.00	209.10
1011	436200		06/03/26	10003794	A T & T	650302	9391026110 MAY-26	0.00	36.38
1011	436200		06/03/26	10003794	A T & T	650302	9391026080 MAY-26	0.00	96.06
TOTAL CHECK								0.00	4,070.38
1011	436201		06/03/26	10004247	A T & T MOBILITY	631140	287260985373 MAY-26	0.00	257.65
1011	436202		06/03/26	10004247	A T & T MOBILITY	731150	996095853 MAY-26	0.00	322.75
1011	436203		06/03/26	10015091	VANITHA ACHARY	11	REF DEPOSIT#R13186	0.00	500.00
1011	436204		06/03/26	00003929	AFLAC	73	MAY-26 BILLING	0.00	7,949.08
1011	436205		06/03/26	10014356	AIR CONDITIONING SOLUTIO	106131	HVAC REPAIR	0.00	1,632.00
1011	436206		06/03/26	10013157	AIRGAP LABS, LLC	126143	A_Q-270431/FIBER PATC	0.00	387.22
1011	436207		06/03/26	10009825	ALL AMERICAN BOOT MFG.,	550503	M.ORTEGA PATROL BOOTS	0.00	625.31
1011	436208		06/03/26	10003198	ALL CITY MANAGEMENT SERV	550502	SCH.CRS.GRD/APR-MAY26	0.00	12,053.09

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436209	06/03/26	10011896	VARGAS & RAMIREZ SPORTS	275150	#N3142 - PERFORMANCE C	0.00	1,226.40
1011	436209	06/03/26	10011896	VARGAS & RAMIREZ SPORTS	275150	LOGO CREATION FEE	0.00	70.00
1011	436209	06/03/26	10011896	VARGAS & RAMIREZ SPORTS	275150	TAX	0.00	113.44
1011	436209	06/03/26	10011896	VARGAS & RAMIREZ SPORTS	275150	FREIGHT	0.00	30.00
TOTAL CHECK							0.00	1,439.84
1011	436210	06/03/26	10013588	MELISSA ALTAREJOS	275140	REF SHELTER#R13057	0.00	135.00
1011	436211	06/03/26	10015095	ELMER ALVARADO	11	REF DEPOSIT#R13213	0.00	500.00
1011	436212	06/03/26	00006012	AMBIUS INC	170670	LEGACY/INT.PLAT/MAY26	0.00	372.02
1011	436212	06/03/26	00006012	AMBIUS INC	275405	PLANT SVCS	0.00	118.48
1011	436212	06/03/26	00006012	AMBIUS INC	275305	PLANT SVCS	0.00	118.48
TOTAL CHECK							0.00	608.98
1011	436213	06/03/26	00005384	ANDY GUMP, INC	860810	RESTROOM SERVICES	0.00	322.69
1011	436213	06/03/26	00005384	ANDY GUMP, INC	860810	RESTROOM SVC	0.00	60.50
TOTAL CHECK							0.00	383.19
1011	436214	06/03/26	00009015	TAJEN GRAPHICS, INC	275125	MOVIE BANNERS	0.00	456.75
1011	436215	06/03/26	10008010	AXON ENTERPRISE, INC.	650102	AXON SIGNAL-VEH/MAY26	0.00	1,653.00
1011	436216	06/03/26	10000360	BEACH & LA MIRADA CAR WA	171710	CAR WASHES	0.00	931.74
1011	436217	06/03/26	10014994	BECKCO INC.	126110	REF DEPOSIT DM-26-4	0.00	-1,500.00
1011	436217	06/03/26	10014994	BECKCO INC.	11	REF DEPOSIT DM-26-4	0.00	10,000.00
TOTAL CHECK							0.00	8,500.00
1011	436218	06/03/26	10006864	SELF INSURED SERVICES CO	73	MAY-26 DENTAL INVOICE	0.00	25,709.40
1011	436219	06/03/26	10014704	BLACK KNIGHT INFOSERV, L	732031	SITE X PRO/MAY-26	0.00	300.00
1011	436220	06/03/26	10015081	ALIX BLACKBURN	11	REF/RF-26-118 WASTE	0.00	955.80
1011	436221	06/03/26	10011115	BLANK ROME LLP	110105	ADV BUTTERFLY/APR-26	0.00	17,155.43
1011	436222	06/03/26	10015089	HAROLD WHERRY	275210	PERFORM/JUNETEENTH26	0.00	4,500.00
1011	436223	06/03/26	10013784	BLUE TO GOLD LLC	650208	ADV SRCH/SEIZ 4/18-19	0.00	250.00
1011	436224	06/03/26	10014363	BLUE TRITON BRANDS, INC	170670	BOTTLED WATER SVC	0.00	1,905.54
1011	436225	06/03/26	10015094	ERIC BOOKER	11	REF DEPOSIT#R13284	0.00	500.00
1011	436226	06/03/26	10008940	BOUND TREE MEDICAL LLC	650402	#2742-40002 - POWERHEA	157.49	1,957.29
1011	436227	06/03/26	10013190	JIM BOX	275105	REIMB ALL-STAFF MEALS	0.00	849.98
1011	436228	06/03/26	00010378	JAMES BRANDSTETTER	650208	TUIT/UAG TEST 4/22/26	0.00	175.00
1011	436229	06/03/26	00000015	BUENA PARK LOCK & KEY SH	170670	LOCKS	0.00	90.17

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436229	06/03/26	00000015	BUENA PARK LOCK & KEY SH	170670	LOCKS	0.00	104.01
TOTAL CHECK							0.00	194.18
1011	436230	06/03/26	10010674	BUILT RITE FENCE COMPANY	106131	GATE REPAIR	0.00	445.00
1011	436231	06/03/26	00010685	CAL COAST ROOFING & RAIN	11	REF/RF-25-241 WASTE	0.00	430.41
1011	436232	06/03/26	00010658	CALED	632110	MBR.DUE MELISSA DHAUW	0.00	120.00
1011	436232	06/03/26	00010658	CALED	632110	MBR.DUES MATT FOULKES	0.00	838.84
TOTAL CHECK							0.00	958.84
1011	436233	06/03/26	10012050	SERGIO CASTILLO	275135	YT OFFIC 5/16-29/26	0.00	100.00
1011	436234	06/03/26	10015030	SERGIO CERDA	650208	TUIT/AUG TEST 5/20/26	0.00	175.00
1011	436235	06/03/26	10004469	CERRITOS DODGE CHRYSLER	171710	SEAT HANDLE	0.00	14.79
1011	436235	06/03/26	10004469	CERRITOS DODGE CHRYSLER	171710	SEAT CABLE	0.00	49.26
1011	436235	06/03/26	10004469	CERRITOS DODGE CHRYSLER	171710	CREDIT MEMO	0.00	-59.35
TOTAL CHECK							0.00	4.70
1011	436236	06/03/26	10015078	GRAYSON CHANG	11	RF#E26-0092/7550 PERU	0.00	940.50
1011	436237	06/03/26	10015096	CHANG GRAYSON AND LE TRA	11	REF/B-25-939 WASTE	0.00	3,000.00
1011	436238	06/03/26	10012931	CHARTER COMMUNICATIONS	170670	188676301 MAY-26	0.00	354.93
1011	436239	06/03/26	10012931	CHARTER COMMUNICATIONS	650302	188676401 MAY-26	0.00	13.47
1011	436240	06/03/26	10012931	CHARTER COMMUNICATIONS	170670	188676701 MAY-26	0.00	120.90
1011	436241	06/03/26	10012931	CHARTER COMMUNICATIONS	170670	188676901 MAY-26	0.00	200.00
1011	436242	06/03/26	10007941	CHARTER COMMUNICATIONS H	650404	8448400240089222	0.00	12.41
1011	436243	06/03/26	10013748	YONG CHOI	275120	LOVE TAEKWON/SPRING26	0.00	299.25
1011	436244	06/03/26	10014503	CITY ELECTRIC SUPPLY	170670	LIGHTING	0.00	786.15
1011	436245	06/03/26	10015087	CLEAR VIEW ROOFING	11	REF/RF-26-117 WASTE	0.00	300.00
1011	436246	06/03/26	00005774	THE CODE GROUP, INC.	731150	RICHARD SUPAN/APR26	0.00	1,400.00
1011	436247	06/03/26	10006450	COLONIAL LIFE	73	INS.PREMIUM/MAY-26	0.00	630.92
1011	436248	06/03/26	10006011	COMMERCIAL CONTROLS CORP	650303	PD ACCESS/MAY-26	0.00	2,400.00
1011	436249	06/03/26	10015100	CONCERN EMPLOYEE ASSISTA	121110	INITIAL VISIT ONSITE	0.00	677.25
1011	436250	06/03/26	10007127	CALLCASTER SERVICES CORP	560231	1000 NO PK SIGN COLOR	0.00	1,205.53
1011	436251	06/03/26	10002389	COUNTY OF ORANGE TREASUR	650308	AFIS/APRIL-26	0.00	2,478.00

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436252	06/03/26	10002389	COUNTY OF ORANGE TREASUR	650302	ROUTER REPL/APR-26	0.00	1,129.32
1011	436253	06/03/26	10011407	COYOTE,WILDLIFE & PEST S	160108	COYOTE ABATE. 5/11/26	0.00	2,300.00
1011	436254	06/03/26	10011541	L.N. CURTIS AND SONS	650208	M. IBARRA RECRUIT	0.00	181.30
1011	436254	06/03/26	10011541	L.N. CURTIS AND SONS	651612	T. FRANKEL CAP	0.00	31.98
1011	436254	06/03/26	10011541	L.N. CURTIS AND SONS	651612	A. HERNANDEZ CAP	0.00	33.11
1011	436254	06/03/26	10011541	L.N. CURTIS AND SONS	650208	T. ELLIOTT RECRUIT	0.00	181.30
1011	436254	06/03/26	10011541	L.N. CURTIS AND SONS	651612	F. MEDRANO CAP	0.00	118.26
1011	436254	06/03/26	10011541	L.N. CURTIS AND SONS	650208	T. ELLIOTT RECRUIT	0.00	709.23
1011	436254	06/03/26	10011541	L.N. CURTIS AND SONS	650208	P. BLACKWOOD	0.00	319.06
1011	436254	06/03/26	10011541	L.N. CURTIS AND SONS	650208	M. IBARRA RECRUIT	0.00	781.91
TOTAL CHECK							0.00	2,356.15
1011	436255	06/03/26	00002728	DANIELS TIRE SERVICE	171710	TIRES	0.00	1,242.25
1011	436256	06/03/26	00000492	DEPARTMENT OF JUSTICE	121110	FINGERPRINT/APRIL-26	0.00	1,448.00
1011	436256	06/03/26	00000492	DEPARTMENT OF JUSTICE	650302	FINGERPRINT/APRIL-26	0.00	375.00
1011	436256	06/03/26	00000492	DEPARTMENT OF JUSTICE	11	FINGERPRINT/APRIL-26	0.00	1,807.00
TOTAL CHECK							0.00	3,630.00
1011	436257	06/03/26	10015092	JOEL DIGAL	11	REF DEPOSIT#R12853	0.00	500.00
1011	436258	06/03/26	00000035	DOOLEY ENTERPRISES INC	650208	#RA9T 9MM 147GR. RANGE	0.00	1,191.00
1011	436258	06/03/26	00000035	DOOLEY ENTERPRISES INC	650208	#WC93 - 9MM 147GR. BRA	0.00	954.00
1011	436258	06/03/26	00000035	DOOLEY ENTERPRISES INC	650208	TAX	0.00	166.24
TOTAL CHECK							0.00	2,311.24
1011	436259	06/03/26	10015090	MAKENZIE DOWLIN	275150	SCOREKEEP 5/8-22/26	0.00	51.00
1011	436260	06/03/26	10015088	DREAM SPACE CONSTRUCTION	11	REF/B-26-175 WASTE	0.00	3,000.00
1011	436261	06/03/26	10015093	PROMILA DUTT	11	REF DEPOSIT#R13250	0.00	1,000.00
1011	436262	06/03/26	10014151	EMBASSY CONSULTING SERVI	650208	CRISIS INTER 05/26/26	0.00	150.00
1011	436263	06/03/26	10014725	ENGEL & ENGEL, LLP	110105	LILA STAHL ET AL V.BP	0.00	25,348.44
1011	436263	06/03/26	10014725	ENGEL & ENGEL, LLP	110105	LILA STAHL ET AT V.BP	0.00	18,444.92
1011	436263	06/03/26	10014725	ENGEL & ENGEL, LLP	110105	LILA STAHL ET AT V.BP	0.00	18,704.00
TOTAL CHECK							0.00	62,497.36
1011	436264	06/03/26	10008311	EVERETT DOREY, LLP	107420	REYNOLDS V CNT ORANGE	0.00	2,324.00
1011	436264	06/03/26	10008311	EVERETT DOREY, LLP	107420	FRANK LEON	0.00	4,595.25
1011	436264	06/03/26	10008311	EVERETT DOREY, LLP	107420	FRANK LEON	0.00	1,176.00
1011	436264	06/03/26	10008311	EVERETT DOREY, LLP	107420	REYNOLDS V CNT ORANGE	0.00	1,875.00
1011	436264	06/03/26	10008311	EVERETT DOREY, LLP	107420	DANIEL GUILLEN	0.00	5,292.00
1011	436264	06/03/26	10008311	EVERETT DOREY, LLP	107420	FRANK LEON	0.00	2,739.35
1011	436264	06/03/26	10008311	EVERETT DOREY, LLP	107420	GUTA V BRAINARD ET AL	0.00	364.00
TOTAL CHECK							0.00	18,365.60
1011	436265	06/03/26	10013499	EWING IRRIGATION PRODUCT	860810	TREE STAKES	0.00	1,435.75
1011	436265	06/03/26	10013499	EWING IRRIGATION PRODUCT	860810	IRRIGATION	0.00	619.90

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ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	2,055.65
1011	436266	06/03/26	10009464	FACILITRON, INC.	275205	FROZEN 05/30-06/14/26	0.00	3,986.82
1011	436267	06/03/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	BRAKE PADS/FILTERS	0.00	214.89
1011	436267	06/03/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FUEL INJECTOR	0.00	203.97
1011	436267	06/03/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	STOCK ORDER	0.00	56.64
1011	436267	06/03/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	ALTERNATOR/STOCK	0.00	327.70
1011	436267	06/03/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	BRAKE PARTS	0.00	280.74
TOTAL CHECK							0.00	1,083.94
1011	436268	06/03/26	00000320	FEDERAL EXPRESS CORPORAT	632110	TRANSPORT FEE 5/13/26	0.00	10.34
1011	436269	06/03/26	10006064	FEWER FIRES, LLC	170670	FIRE EXTINGUISHER SVC	0.00	1,001.00
1011	436270	06/03/26	10013189	FLOCK GROUP INC.	650701	FLOCK 1 YR SOLAR LPR	0.00	11,900.00
1011	436270	06/03/26	10013189	FLOCK GROUP INC.	650605	FLOCK 1 YR SOLAR LPR	0.00	22,500.00
TOTAL CHECK							0.00	34,400.00
1011	436271	06/03/26	10003190	FOOD 4 LESS	275130	SUMMER CAMP SUPPLIES	0.00	111.83
1011	436271	06/03/26	10003190	FOOD 4 LESS	275605	WINGS AFTERSCHOOL	0.00	157.59
1011	436271	06/03/26	10003190	FOOD 4 LESS	275606	ELOP SUPPLIES	0.00	165.89
TOTAL CHECK							0.00	435.31
1011	436272	06/03/26	10014651	FOOTHILL FIRE PROTECTION	170670	FIRE SYSTEM MAINT	0.00	409.12
1011	436273	06/03/26	00001095	FRANCHISE TAX BOARD	73	DED:0071 MISC	0.00	543.88
1011	436274	06/03/26	10006324	CARLOS FRANCO	101101	REIMB/LUN/MLG/SCAG-26	0.00	148.63
1011	436275	06/03/26	10014976	SQUARE SIGNS LLC	11	PMT#1 RET.	0.00	-195.13
1011	436275	06/03/26	10014976	SQUARE SIGNS LLC	190065	PEAK PK MONUMNT/MAY26	0.00	3,902.51
TOTAL CHECK							0.00	3,707.38
1011	436276	06/03/26	00000046	FULLER ENGINEERING INC	352363	CL2 KNOTT	0.00	291.35
1011	436276	06/03/26	00000046	FULLER ENGINEERING INC	352363	CL2 FREEWAY	0.00	371.88
1011	436276	06/03/26	00000046	FULLER ENGINEERING INC	352363	CL2 HOLDER	0.00	442.57
1011	436276	06/03/26	00000046	FULLER ENGINEERING INC	352363	CL2 CABALLERO	0.00	598.08
1011	436276	06/03/26	00000046	FULLER ENGINEERING INC	352363	CL2 BOISSERANC	0.00	2,381.58
TOTAL CHECK							0.00	4,085.46
1011	436277	06/03/26	00006581	FURLONG & FURLONG ASSOC	560640	#PW-135 PTCG - TREE CA	0.00	340.00
1011	436277	06/03/26	00006581	FURLONG & FURLONG ASSOC	560640	FREIGHT	0.00	29.19
1011	436277	06/03/26	00006581	FURLONG & FURLONG ASSOC	560640	SALES TAX	0.00	26.35
TOTAL CHECK							0.00	395.54
1011	436278	06/03/26	00002166	GANAHL LUMBER CORP	170670	PAINT SENIOR CTR	0.00	23.90
1011	436278	06/03/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	215.19
1011	436278	06/03/26	00002166	GANAHL LUMBER CORP	170670	PAINTING	0.00	28.92
1011	436278	06/03/26	00002166	GANAHL LUMBER CORP	170670	PAINT/PRIMER	0.00	186.50
1011	436278	06/03/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	202.24
1011	436278	06/03/26	00002166	GANAHL LUMBER CORP	560210	SUPPLIES	0.00	9.98

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436278	06/03/26	00002166	GANAHL LUMBER CORP	352363	BUCKETS	0.00	16.27
1011	436278	06/03/26	00002166	GANAHL LUMBER CORP	352363	CONCRETE	0.00	25.55
1011	436278	06/03/26	00002166	GANAHL LUMBER CORP	352363	WELL SITE SUPPLIES	0.00	74.25
TOTAL CHECK							0.00	782.80
1011	436279	06/03/26	00008590	ALEJANDRO GONZALEZ	160110	TRAIN SUBSIDY/APR-26	0.00	125.00
1011	436280	06/03/26	00008507	GOVERNMENT JOBS COM INC	121110	INSIGHT/VARIOUS SUBS	0.00	30,983.83
1011	436281	06/03/26	10009816	GOVERNMENT TRAINING AGEN	650208	ICI MGT/SUP9/14-18/26	0.00	674.00
1011	436281	06/03/26	10009816	GOVERNMENT TRAINING AGEN	650208	ICI MGT/SUP9/14-18/26	0.00	674.00
1011	436281	06/03/26	10009816	GOVERNMENT TRAINING AGEN	650208	ICI MGT/SUP9/14-18/26	0.00	674.00
TOTAL CHECK							0.00	2,022.00
1011	436282	06/03/26	10006406	GRAFIX SYSTEMS	171710	DECALS	0.00	514.47
1011	436283	06/03/26	10012288	HASA INC.	860820	CHEMICALS	0.00	2,538.95
1011	436283	06/03/26	10012288	HASA INC.	860820	CHEMICALS	0.00	1,728.96
1011	436283	06/03/26	10012288	HASA INC.	860820	POOL SERVICE	0.00	1,000.00
1011	436283	06/03/26	10012288	HASA INC.	860820	CHEMICALS	0.00	2,266.44
TOTAL CHECK							0.00	7,534.35
1011	436284	06/03/26	10015085	HD ROOFS INC.	11	REF/RF-26-108 WASTE	0.00	690.00
1011	436285	06/03/26	10013659	HI STANDARD AUTOMOTIVE,	171710	SAFETY LIGHTS	0.00	1,126.65
1011	436286	06/03/26	10014895	HIGH DENSITY INC.	77	PMT#1 RETENTION/FINAL	0.00	-2,542.28
1011	436286	06/03/26	10014895	HIGH DENSITY INC.	170670	PD STORAGE/FINAL	0.00	49,973.23
1011	436286	06/03/26	10014895	HIGH DENSITY INC.	170670	PD STORAGE/FINAL	0.00	872.35
TOTAL CHECK							0.00	48,303.30
1011	436287	06/03/26	10014895	HIGH DENSITY INC.	77	PD STORAGE RETENTION	0.00	2,542.28
1011	436288	06/03/26	00000874	HINDERLITER DE LLAMAS &	126120	CONT.Q4 APR-JUNE-26	0.00	2,400.00
1011	436288	06/03/26	00000874	HINDERLITER DE LLAMAS &	126110	AUDIT Q4 APR-JUNE-26	0.00	6,336.07
TOTAL CHECK							0.00	8,736.07
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	170670	WALL PLATES	0.00	14.68
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	560210	SUPPLIES	0.00	6.44
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	560231	SIGN SHOP SUPPLIES	0.00	33.71
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	109.64
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	860810	SMALL TOOLS	0.00	261.20
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	TURF	0.00	26.92
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	CONCRETE	0.00	34.35
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	119.05
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	SUPPLIES	0.00	45.17
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	113.34
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	SEARCH LIGHT	0.00	128.22
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	GRINDER	0.00	263.96
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	SMALL TOOLS	0.00	268.27
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	DRILL	0.00	300.62
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	FAN FOR LINDEN	0.00	311.40

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	39.81
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	77.99
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	PARTS FOR FAN	0.00	28.23
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	FUEL FOR TOOLS	0.00	16.12
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	BLOWER	0.00	473.02
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	SALT FOR RESERVOIR	0.00	1,395.23
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	VENTS CABALLERO	0.00	142.46
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	19.31
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	560210	CONCRETE	0.00	25.80
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	352363	SUPPLIES	0.00	145.77
1011	436290	06/03/26	00000057	HOME DEPOT / GECF	170670	LIGHTING	0.00	224.79
TOTAL CHECK							0.00	4,625.50
1011	436291	06/03/26	10015086	BRIAN HOYT	11	REF/RF-25-293 WASTE	0.00	900.00
1011	436292	06/03/26	10012124	IK CONSULTING	190062	PERMIT PLUS SVC/APR26	0.00	5,100.00
1011	436293	06/03/26	10008985	INDEPENDENT	731120	163558 LEGAL NOTICE	0.00	520.00
1011	436294	06/03/26	10003113	INTERNATIONAL CODE COUNC	731150	PLAN REV BOOKS	0.00	1,000.46
1011	436295	06/03/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BATTERY	0.00	51.58
1011	436295	06/03/26	00009561	TRADITIONAL AUTO SUPPLY	171710	STOCK ORDER	0.00	360.68
1011	436295	06/03/26	00009561	TRADITIONAL AUTO SUPPLY	171710	CREDIT MEMO	0.00	-197.95
1011	436295	06/03/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BATTERY	0.00	65.20
TOTAL CHECK							0.00	279.51
1011	436296	06/03/26	00000042	JOHN B EWLES INC	560210	SUPPLIES	0.00	900.00
1011	436297	06/03/26	10002722	JOHNSON CONTROLS SECURIT	170670	ALARM MONITORING	0.00	1,309.75
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	6211 SAN RAFAEL/FEB26	0.00	50.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	6712 HIGHLAND/FEB-26	0.00	100.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	8732 WESTERN/FEB-26	0.00	200.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	6121 HOMEWOOD/FEB-26	0.00	350.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	6681 WESTERN/APR-26	0.00	50.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	6121 HOMEWOOD/APR-26	0.00	207.50
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	6712 HIGHLAND/APR-26	0.00	330.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	8732 WESTERN/APR-26	0.00	400.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	5832 DARLINGTON/FEB26	0.00	1,525.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	CODE ENFORCE/FEB-26	0.00	4,626.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	631140	5832 DARLINGTON/APR26	0.00	4,974.07
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	107420	DAVID SULLIVAN	0.00	810.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	650402	PD MATTERS/MARCH-26	0.00	4,950.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	107420	MARIANNE CASEY	0.00	1,350.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	107420	DAVID SULLIVAN	0.00	930.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	107420	MARIANNE CASEY	0.00	210.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	107420	DAVID SULLIVAN	0.00	120.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	107420	MARIANNE CASEY	0.00	450.00
1011	436298	06/03/26	00000674	RICHARD D. JONES A PROF.	650402	PD MATTERS/APRIL-26	0.00	4,302.00
TOTAL CHECK							0.00	25,934.57

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436299	06/03/26	10014971	J-P CONTRACTORS INC	11	REF/RF-26-74 WASTE	0.00	208.68
1011	436299	06/03/26	10014971	J-P CONTRACTORS INC	11	REF/RF-26-75 WASTE	0.00	356.67
TOTAL CHECK							0.00	565.35
1011	436300	06/03/26	10015079	MARCO ANTONIO JUAREZ-ORT	11	REF/RF-26-128 WASTE	0.00	750.00
1011	436301	06/03/26	10012442	KIMLEY-HORN AND ASSOCIAT	590196	COMN GUARD RAIL/APR26	0.00	2,016.00
1011	436302	06/03/26	10014804	KLINEDINST PC	110105	BUTTERFLY PAVILLION	0.00	14,162.90
1011	436303	06/03/26	00000069	LESLIE'S POOL SUPPLIES I	860820	POOL HARDWARE	0.00	508.17
1011	436303	06/03/26	00000069	LESLIE'S POOL SUPPLIES I	860820	HARDWARE	0.00	660.31
1011	436303	06/03/26	00000069	LESLIE'S POOL SUPPLIES I	860820	CHEMICALS	0.00	701.42
TOTAL CHECK							0.00	1,869.90
1011	436304	06/03/26	00001657	LIEBERT CASSIDY WHITMORE	121110	SPEC.COMPENSATION REV	0.00	2,430.00
1011	436304	06/03/26	00001657	LIEBERT CASSIDY WHITMORE	121110	GENERAL	0.00	2,789.00
TOTAL CHECK							0.00	5,219.00
1011	436305	06/03/26	10004046	LIGHT SOURCE PRINTING, I	731120	BUSINESS CARDS	0.00	124.26
1011	436305	06/03/26	10004046	LIGHT SOURCE PRINTING, I	275110	BUSINESS CARDS	0.00	152.53
1011	436305	06/03/26	10004046	LIGHT SOURCE PRINTING, I	731150	BUSINESS CARDS	0.00	152.54
1011	436305	06/03/26	10004046	LIGHT SOURCE PRINTING, I	732071	BUSINESS CARDS	0.00	153.49
1011	436305	06/03/26	10004046	LIGHT SOURCE PRINTING, I	731120	BUSINESS CARDS	0.00	296.04
1011	436305	06/03/26	10004046	LIGHT SOURCE PRINTING, I	631140	BUSINESS CARDS	0.00	305.08
1011	436305	06/03/26	10004046	LIGHT SOURCE PRINTING, I	160105	BUSINESS CARDS	0.00	136.15
TOTAL CHECK							0.00	1,320.09
1011	436306	06/03/26	10001574	WENDY JEAN LOVELESS	275120	PIYO/SPRING-26	0.00	547.96
1011	436307	06/03/26	00000077	LU'S LIGHTHOUSE INC	171710	BLADES	0.00	196.20
1011	436307	06/03/26	00000077	LU'S LIGHTHOUSE INC	171710	STOCK ORDER	0.00	114.02
1011	436307	06/03/26	00000077	LU'S LIGHTHOUSE INC	171710	RELAYS	0.00	47.64
TOTAL CHECK							0.00	357.86
1011	436308	06/03/26	10015019	MARIPOSA LANDSCAPES, INC	860810	PARKS LNDSCPE APR-26	0.00	34,520.30
1011	436308	06/03/26	10015019	MARIPOSA LANDSCAPES, INC	160501	CITY LNDSCPE APR-26	0.00	67,009.99
TOTAL CHECK							0.00	101,530.29
1011	436309	06/03/26	10014955	MARTINEZ ROOFING	11	REF/RF-26-121 WASTE	0.00	495.00
1011	436310	06/03/26	10012134	CASEY MCDANIEL	275150	SCOREKEEP 5/8-22/26	0.00	34.00
1011	436311	06/03/26	10005546	MID CITY'S ELECTRIC, INC	860810	ELECTRICAL REPAIR	0.00	12,540.00
1011	436311	06/03/26	10005546	MID CITY'S ELECTRIC, INC	860810	ELECTRICAL REPAIR	0.00	13,799.21
1011	436311	06/03/26	10005546	MID CITY'S ELECTRIC, INC	860810	ELECTRICAL REPAIR	0.00	18,711.57
1011	436311	06/03/26	10005546	MID CITY'S ELECTRIC, INC	170670	ELECTRICAL TESTING	0.00	555.00
1011	436311	06/03/26	10005546	MID CITY'S ELECTRIC, INC	170670	ELECTRICAL REPAIR	0.00	3,081.38
TOTAL CHECK							0.00	48,687.16
1011	436312	06/03/26	10011810	MILLER MENDEL, INC.	650105	ANN SUBS ESOPH/MAY26	0.00	759.00

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436313	06/03/26	00000805	MIRACLE RECREATION EQUIP	860810	PLAYGROUND HARDWARE	0.00	577.31
1011	436314	06/03/26	10013264	MOBILE FLEET WASH, CORP	171710	MOBILE CAR WASH	0.00	1,120.00
1011	436315	06/03/26	00010549	MOBILE ID SOLUTIONS INC	650303	#3386, 3MILL ID "1386"	74.55	926.55
1011	436316	06/03/26	10004764	TIFFANEY DANIELLE MORENO	275120	YOGA/ZUMBA/SPRING-26	0.00	1,610.63
1011	436317	06/03/26	10014024	ANIL G. PATEL & KIRAN A.	732044	MARIA DIAZ	0.00	1,000.00
1011	436317	06/03/26	10014024	ANIL G. PATEL & KIRAN A.	732044	CHEVIA CORRENCIA	0.00	300.00
1011	436317	06/03/26	10014024	ANIL G. PATEL & KIRAN A.	732044	MICHAEL FERGUSON	0.00	100.00
TOTAL CHECK							0.00	1,400.00
1011	436318	06/03/26	10015098	JULIAN MURILLO	650208	TUIT/UAG TEST 05/05/2	0.00	175.00
1011	436319	06/03/26	10007195	72 HOUR LLC	650701	ONE NEW 2026 HONDA CR-	0.00	40,448.74
1011	436319	06/03/26	10007195	72 HOUR LLC	650701	ONE NEW 2026 HONDA ACC	0.00	38,384.45
TOTAL CHECK							0.00	78,833.19
1011	436320	06/03/26	00000987	NATIONAL CONSTRUCTION RE	860810	RESTROOM RENTAL	0.00	250.13
1011	436321	06/03/26	10014293	AMERTEKS SYSTEMS	275210	2 BOUNCE/JUNETEENTH26	0.00	355.26
1011	436322	06/03/26	10012790	OC RECON, INC.	171710	DENT REPAIR	0.00	500.00
1011	436323	06/03/26	10014137	OCTA ACCOUNTING DEPT.	732044	ACCT#6240 BUS PASSES	0.00	3,287.00
1011	436324	06/03/26	00000099	OFFICE DEPOT, INC.	650302	OFFICE SUPPLIES	0.00	55.58
1011	436325	06/03/26	10007787	HBV ENTERPRISES, INC.	171710	DRIVE BELT	0.00	41.62
1011	436325	06/03/26	10007787	HBV ENTERPRISES, INC.	171710	REAR PADS	0.00	70.94
1011	436325	06/03/26	10007787	HBV ENTERPRISES, INC.	171710	REAR ROTOR	0.00	180.44
1011	436325	06/03/26	10007787	HBV ENTERPRISES, INC.	171710	ROTORS	0.00	163.13
1011	436325	06/03/26	10007787	HBV ENTERPRISES, INC.	171710	RADIATOR	0.00	338.21
TOTAL CHECK							0.00	794.34
1011	436326	06/03/26	10014422	ONWARD ENGINEERING	290153	SCE CORRIDOR/APR-26	0.00	2,380.00
1011	436327	06/03/26	10013968	ORKIN, LLC	170670	BED BUG SERVICE	0.00	695.00
1011	436327	06/03/26	10013968	ORKIN, LLC	170670	BED BUG SERVICE	0.00	395.00
TOTAL CHECK							0.00	1,090.00
1011	436328	06/03/26	10013206	PAYMENTUS CORPORATION	126152	IVR PH/CC MERCH/APR26	0.00	1,820.19
1011	436329	06/03/26	00004215	PEST OPTIONS INC	560640	PEST/WEED CONTROL	0.00	4,203.00
1011	436330	06/03/26	00000321	PETTY CASH	731120	FOULKES/TOLL/MAY-26	0.00	9.34
1011	436330	06/03/26	00000321	PETTY CASH	107410	FENTON/PARKING/APR-26	0.00	10.00
1011	436330	06/03/26	00000321	PETTY CASH	115110	VICUNA SUPPL/MAR-26	0.00	12.00
1011	436330	06/03/26	00000321	PETTY CASH	101101	GUERRA/SNACKS/JAN-26	0.00	13.00
1011	436330	06/03/26	00000321	PETTY CASH	631140	ZAPIEN/SUPPLJAN-26	0.00	16.30
1011	436330	06/03/26	00000321	PETTY CASH	631140	CRAVENS/BOOK/APR-26	0.00	18.49

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436330	06/03/26	00000321	PETTY CASH	126120	GALLENTINE/SUPL/APR26	0.00	19.88
1011	436330	06/03/26	00000321	PETTY CASH	631140	ZAPIEN CLASS/DEC-25	0.00	21.00
1011	436330	06/03/26	00000321	PETTY CASH	731120	ALVAREZ/CLASS/MAR-26	0.00	21.00
1011	436330	06/03/26	00000321	PETTY CASH	731120	TAE/SUPPL/MAR-26	0.00	21.92
1011	436330	06/03/26	00000321	PETTY CASH	121110	PREVO/SNACKS/DEC-25	0.00	22.60
1011	436330	06/03/26	00000321	PETTY CASH	731120	ALVAREZ PARKING/DEC25	0.00	28.00
1011	436330	06/03/26	00000321	PETTY CASH	115110	JIMENEZ SUPPLYS/DEC25	0.00	28.26
1011	436330	06/03/26	00000321	PETTY CASH	590198	MILLER SUPPL/FEB-26	0.00	33.14
1011	436330	06/03/26	00000321	PETTY CASH	115110	VICUNA/SUPL/APR-26	0.00	35.88
1011	436330	06/03/26	00000321	PETTY CASH	121110	CASTRO/LUNCH/MAY-26	0.00	44.94
1011	436330	06/03/26	00000321	PETTY CASH	731150	IBARRA/CLASS/FEB-26	0.00	50.00
TOTAL CHECK							0.00	405.75
1011	436331	06/03/26	10015099	MOISES PINEDA	126152	METER 00-1011-00	0.00	-444.97
1011	436331	06/03/26	10015099	MOISES PINEDA	126152	CAPITAL 00-1011-00	0.00	-47.37
1011	436331	06/03/26	10015099	MOISES PINEDA	126152	WATER 00-1011-00	0.00	-28.68
1011	436331	06/03/26	10015099	MOISES PINEDA	52	DEPOSIT 6011 BOTRYOID	0.00	2,000.00
TOTAL CHECK							0.00	1,478.98
1011	436332	06/03/26	00002715	ROGER PLUMLEE	650407	SWAT COMND 6/15-19/26	0.00	780.00
1011	436333	06/03/26	00008488	THE PRINTERY, INC.	105105	PRINT/DISTRIB/SUMM-26	0.00	15,521.67
1011	436334	06/03/26	10015083	PREMIUM ROOFING SYSTEMS	11	REF/RF-26-101 WASTE	0.00	726.00
1011	436335	06/03/26	10001965	PYRO-COMM SYSTEMS, INC.	170670	ALARM MONITORING	0.00	135.00
1011	436335	06/03/26	10001965	PYRO-COMM SYSTEMS, INC.	170670	ALARM MONITORING	0.00	135.00
TOTAL CHECK							0.00	270.00
1011	436336	06/03/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	97.88
1011	436336	06/03/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	777.56
1011	436336	06/03/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	255.56
1011	436336	06/03/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	233.81
1011	436336	06/03/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	59.81
TOTAL CHECK							0.00	1,424.62
1011	436337	06/03/26	10000184	RJM DESIGN GROUP INC	190304	JOHN BEAT PARK/APR26	0.00	2,716.55
1011	436337	06/03/26	10000184	RJM DESIGN GROUP INC	190305	CARL BRENNER PK/APR26	0.00	3,395.65
1011	436337	06/03/26	10000184	RJM DESIGN GROUP INC	190303	BOISSERANC PK/APR-26	0.00	16,932.57
TOTAL CHECK							0.00	23,044.77
1011	436338	06/03/26	10001125	ROADLINE PRODUCTS INC	560231	UL2036 - BAND-IT, UL/F	0.00	747.00
1011	436338	06/03/26	10001125	ROADLINE PRODUCTS INC	560231	TAX	0.00	65.36
1011	436338	06/03/26	10001125	ROADLINE PRODUCTS INC	560231	SHIPPING / HANDLING	0.00	35.00
TOTAL CHECK							0.00	847.36
1011	436339	06/03/26	10005128	SAFE RESTRAINTS INC	650208	5 WRAP & HELMET	0.00	9,724.77
1011	436340	06/03/26	00004970	SUSAN SAXE-CLIFFORD PHD	650105	EVAL/ESCOBEDO/LIMON	0.00	900.00
1011	436341	06/03/26	00000412	SOUTHERN COUNTIES OIL CO	171710	UNLEADED FUEL PD	0.00	31,112.83

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436342	06/03/26	10011317	SEPARACOLOR INTERNATIONA	106125	PRINT COM YARD SIGNS	0.00	1,315.88
1011	436343	06/03/26	00009792	PRISCILLA SILVA	275120	BELLY DANCE/SPRING-26	0.00	414.96
1011	436344	06/03/26	10012054	SKYHAWKS SPORTS ACADEMY	275120	MULTI-SPORTS/SPRING26	0.00	774.06
1011	436345	06/03/26	10004676	SONSRAY MACHINERY LLC	171710	AIR SEAT PARTS	0.00	890.62
1011	436345	06/03/26	10004676	SONSRAY MACHINERY LLC	171710	A/C REPAIR	0.00	1,968.61
TOTAL CHECK							0.00	2,859.23
1011	436346	06/03/26	00000607	SOUTH COAST AQMD	171710	FAC ID 167951	0.00	172.49
1011	436346	06/03/26	00000607	SOUTH COAST AQMD	352363	FAC ID 187237	0.00	172.49
TOTAL CHECK							0.00	344.98
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	7002 BEACH/MAY-26	0.00	14.21
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	8681 BEACH/MAY-26	0.00	22.47
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	7550 STANTON/MAY-26	0.00	29.91
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	7611 BEACH/MAY-26	0.00	50.82
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	7501 8TH ST MAY-26	0.00	65.14
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	6581 BEACH/MAY-26	0.00	68.04
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	8081 ORANGETHOR/MAY26	0.00	93.17
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	6190 AUTO CTR/MAY-26	0.00	93.87
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	7051 PAGE/MAY-26	0.00	109.30
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	8970 KNOTT/MAY-26	0.00	112.23
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	6680 KNOTT/MAY-26	0.00	120.02
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	6603 BEACH/MAY-26	0.00	721.88
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	5600 MALVERN/MAY-26	0.00	1,185.08
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	6660 BEACH/MAY-26	0.00	4,402.84
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	7520 DALE PMP/MAY-26	0.00	29,884.69
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	7711 LA PALMA/MAY-26	0.00	23.36
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	8001 VALLEY VW/MAY-26	0.00	33,856.71
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	6973 BEACH/MAY-26	0.00	1,557.07
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	7672 BEACH/MAY-26	0.00	4.63
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	7733 BEACH/MAY-26	0.00	29.33
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	8491 DALE/MAY-26	0.00	84.30
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	7860 BEACH/MAY-26	0.00	127.13
1011	436348	06/03/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	8242 LINDEN CIR/MAY-2	0.00	710.68
TOTAL CHECK							0.00	73,366.88
1011	436349	06/03/26	10007408	SOUTHERN COMPUTER WAREHO	126143	MICROSOFT SURFACE PRO	1,452.09	18,047.37
1011	436349	06/03/26	10007408	SOUTHERN COMPUTER WAREHO	126143	E-WASTE FEE	0.00	36.00
1011	436349	06/03/26	10007408	SOUTHERN COMPUTER WAREHO	126143	MICROSOFT	63.94	794.49
1011	436349	06/03/26	10007408	SOUTHERN COMPUTER WAREHO	126143	MICROSOFT SURFACE KEYB	86.33	1,073.00
TOTAL CHECK							1,602.36	19,950.86
1011	436350	06/03/26	00010296	SPECIALIZED ELEVATOR SER	170670	ELEVATOR TESTING	0.00	1,700.00
1011	436351	06/03/26	00010381	SPOK INC	275305	PAGER SERVICE	0.00	7.47
1011	436351	06/03/26	00010381	SPOK INC	860810	PAGER SERVICE	0.00	7.47
1011	436351	06/03/26	00010381	SPOK INC	352363	PAGER SERVICE	0.00	29.03
TOTAL CHECK							0.00	43.97

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436352	06/03/26	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	14.32
1011	436352	06/03/26	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	42.84
1011	436352	06/03/26	00001085	STAPLES CONTRACT & COMME	731150	OFFICE SUPPLIES	0.00	524.74
1011	436352	06/03/26	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	183.25
1011	436352	06/03/26	00001085	STAPLES CONTRACT & COMME	631140	OFFICE SUPPLIES	0.00	278.56
TOTAL CHECK							0.00	1,043.71
1011	436353	06/03/26	10007764	STATE FARM MUTUAL AUTO I	107420	GEN CLAIM STLMT#23-53	0.00	6,736.74
1011	436354	06/03/26	10009636	SIGNAL HILL AUTO ENTERPR	11	LINER TRASH 30 GAL 40X	545.57	6,780.57
1011	436354	06/03/26	10009636	SIGNAL HILL AUTO ENTERPR	11	SOAP LIQ HAND (1 GAL)	42.64	520.04
1011	436354	06/03/26	10009636	SIGNAL HILL AUTO ENTERPR	11	HANDLING	0.00	9.95
TOTAL CHECK							588.21	7,310.56
1011	436355	06/03/26	10013691	LOTUS THAI	731105	REIMB FLY SAC CONF	0.00	713.60
1011	436355	06/03/26	10013691	LOTUS THAI	731105	REIMB/AMAZON	0.00	36.98
1011	436355	06/03/26	10013691	LOTUS THAI	731105	REIMB LUNA GRILL 5/19	0.00	584.03
1011	436355	06/03/26	10013691	LOTUS THAI	731105	REIMB/AMAZON	0.00	97.86
1011	436355	06/03/26	10013691	LOTUS THAI	731105	REIMB/LUCY'S LAUNDRY	0.00	89.96
TOTAL CHECK							0.00	1,522.43
1011	436356	06/03/26	00007298	TIME BUSINESS FORMS, LLC	121135	#PRODUCTION - 4PT FORM	165.46	2,300.46
1011	436356	06/03/26	00007298	TIME BUSINESS FORMS, LLC	121135	PACKAGING & SHIPPING	0.00	134.65
TOTAL CHECK							165.46	2,435.11
1011	436357	06/03/26	10007171	T-MOBILE USA, INC.	650303	GPS LOC CASE#26-15477	0.00	165.00
1011	436358	06/03/26	10006419	MARTIN TOMSICK	650208	SWAT LEADR 6/15-19/26	0.00	780.00
1011	436359	06/03/26	10015080	TRC ROOFING	11	REF/RF-26-122 WASTE	0.00	540.00
1011	436360	06/03/26	10006340	WEATHERPROOFING TECHNOLO	170670	ROOF REPAIR	0.00	4,720.00
1011	436361	06/03/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE ALARM TESTING	0.00	500.00
1011	436362	06/03/26	10009554	TRUTH BE TOLD POLYGRAPH,	650105	3 APPL/POLY 5/6-25/26	0.00	900.00
1011	436363	06/03/26	10006614	TYLER TECHNOLOGIES, INC.	550502	E-CIT.SFTWAR FY26-31	0.00	2,550.00
1011	436363	06/03/26	10006614	TYLER TECHNOLOGIES, INC.	550502	E-CIT.SFTWAR FY26-31	0.00	13,385.00
TOTAL CHECK							0.00	15,935.00
1011	436364	06/03/26	10013913	URBAN SUSTAINABILITY DIR	731105	MBR.DUES LOTUS THAI	0.00	1,500.00
1011	436365	06/03/26	10011587	US BANK	997100	CUSTODY ACCT/APR-26	0.00	12.40
1011	436366	06/03/26	10011587	US BANK	11	CUSTODY ACCT/APRIL-26	0.00	987.60
1011	436367	06/03/26	10011753	US BANK	11	TRUSTEE FEES FY26-27	0.00	2,800.00
1011	436368	06/03/26	10011753	US BANK	11	PFA TRUSTEE FY26-27	0.00	2,915.00
1011	436369	06/03/26	10015082	VALLEY VIEW ROOFS INC.	11	REF/RF-26-67 WASTE	0.00	990.00

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436370	06/03/26	00001911	JEFF VAN SICKLE	275135	YT OFFIC 05/16-29/26	0.00	200.00
1011	436371	06/03/26	10002102	MICHELLE VAN SICKLE	275145	SLING SCHEDULE/MAY-26	0.00	78.24
1011	436372	06/03/26	10010301	JAVIER VENEGAS	160110	TRAIN SUBSIDY/APRIL26	0.00	125.00
1011	436373	06/03/26	10002032	VERIZON WIRELESS	275105	561306915-00007 MAY26	0.00	305.83
1011	436374	06/03/26	10002032	VERIZON WIRELESS	650303	542373150-00001 MAY26	0.00	3,011.95
1011	436375	06/03/26	10002032	VERIZON WIRELESS	631140	542373150-00003 MAY26	0.00	880.00
1011	436376	06/03/26	10002032	VERIZON WIRELESS	352363	870083592-0001 MAY26	0.00	331.02
1011	436376	06/03/26	10002032	VERIZON WIRELESS	170670	870083592-0001 MAY26	0.00	899.59
TOTAL CHECK							0.00	1,230.61
1011	436377	06/03/26	10002032	VERIZON WIRELESS	560210	561306915-00002 MAY26	0.00	38.36
1011	436377	06/03/26	10002032	VERIZON WIRELESS	105105	561306915-00002 MAY26	0.00	38.36
1011	436377	06/03/26	10002032	VERIZON WIRELESS	998100	561306915-00002 MAY26	0.00	38.36
1011	436377	06/03/26	10002032	VERIZON WIRELESS	352363	561306915-00002 MAY26	0.00	76.02
1011	436377	06/03/26	10002032	VERIZON WIRELESS	115110	561306915-00002 MAY26	0.00	107.67
1011	436377	06/03/26	10002032	VERIZON WIRELESS	101101	561306915-00002 MAY26	0.00	107.68
1011	436377	06/03/26	10002032	VERIZON WIRELESS	170670	561306915-00002 MAY26	0.00	549.74
TOTAL CHECK							0.00	956.19
1011	436378	06/03/26	00008608	VISION SERVICE PLAN-(CA)	73	MAY-26 INVOICE	0.00	6,024.52
1011	436378	06/03/26	00008608	VISION SERVICE PLAN-(CA)	73	MAY-26 INVOICE	0.00	18.70
TOTAL CHECK							0.00	6,043.22
1011	436379	06/03/26	10004361	VORTEX INDUSTRIES, LLC	170670	REPLACE FLOOR TRACK ON	0.00	9,479.23
1011	436380	06/03/26	00000138	VULCAN MATERIALS, INC.	560211	ASPHALT	0.00	509.14
1011	436381	06/03/26	00000142	WAXIE SANITARY SUPPLY, I	11	TISSUE TOILET ROLL (80	230.99	2,870.99
1011	436381	06/03/26	00000142	WAXIE SANITARY SUPPLY, I	11	DOGGIE WALK BAGS	162.36	2,017.86
1011	436381	06/03/26	00000142	WAXIE SANITARY SUPPLY, I	11	TISSUE FACIAL 2PLY WHI	23.87	296.66
1011	436381	06/03/26	00000142	WAXIE SANITARY SUPPLY, I	11	COVER TOILET SEAT 1/2	121.07	1,504.67
1011	436381	06/03/26	00000142	WAXIE SANITARY SUPPLY, I	11	BLEACH	66.15	822.15
TOTAL CHECK							604.44	7,512.33
1011	436382	06/03/26	00000141	WEST COAST ARBORISTS INC	560641	TREE TRIMMING/APR-26	0.00	1,629.60
1011	436382	06/03/26	00000141	WEST COAST ARBORISTS INC	860810	TREE PRUNING/APR-26	0.00	1,058.40
TOTAL CHECK							0.00	2,688.00
1011	436383	06/03/26	00000141	WEST COAST ARBORISTS INC	860810	TREE PRUNING/FEB-26	0.00	5,738.95
1011	436384	06/03/26	00000141	WEST COAST ARBORISTS INC	560641	TREE TRIMMING/APR-26	0.00	21,317.40
1011	436385	06/03/26	10013555	WEST COAST SAFETY SUPPLY	352570	SAFETY GEAR	0.00	252.38
1011	436385	06/03/26	10013555	WEST COAST SAFETY SUPPLY	352570	MAGID T-REX TRX500 HI	15.45	192.03
1011	436385	06/03/26	10013555	WEST COAST SAFETY SUPPLY	352570	MAGID T-REX TRX500 HI	15.45	192.03

SELECTION CRITERIA: transact.trans_date between '20260521 00:00:00.000' and '20260603 00:00:00.000'
ACCOUNTING PERIOD: 12/26

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	436385	06/03/26	10013555	WEST COAST SAFETY SUPPLY	352570	MAGID T-REX TRX500 HI	15.45	192.03
1011	436385	06/03/26	10013555	WEST COAST SAFETY SUPPLY	352570	MAGID T-REX TRX500 HI	15.45	192.03
1011	436385	06/03/26	10013555	WEST COAST SAFETY SUPPLY	352570	FREIGHT	0.00	25.00
TOTAL CHECK							61.80	1,045.50
1011	436386	06/03/26	00000140	WEST COAST SAND & GRAVEL	352363	SAND/TOP SOIL	0.00	1,496.84
1011	436387	06/03/26	10000546	WILLDAN FINANCIAL SERVIC	196312	10TH YR ARBITRAGE	0.00	500.00
1011	436388	06/03/26	10009222	XEROX CORPORATION	275305	CONTRACT PAYMENT	0.00	183.79
1011	436389	06/03/26	10000416	YMCA OF ANAHEIM, CORPORA	275120	LITTLE STARS/SPRING26	0.00	1,713.04
1011	436390	06/03/26	10006857	YARDLEY ORGILL CO., INC.	352363	TEST GAUGE	0.00	91.35
1011	V436391	06/03/26	00007415	BUENA PARK CITY EMPLOYEE	73	DED:1102 BPCEA DUES	0.00	705.00
1011	V436392	06/03/26	00000481	BUENA PARK POLICE ASSOCI	73	DED:1100 POLICE DUE	0.00	9,012.05
1011	V436393	06/03/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1099 SWAT DUES	0.00	30.00
1011	V436393	06/03/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1101 SWAT	0.00	350.00
TOTAL CHECK							0.00	380.00
1011	V436394	06/03/26	10002475	CALIFORNIA INSURANCE POO	107420	APPRAISALS	0.00	2,050.00
1011	V436395	06/03/26	00000054	TED JONES FORD INC.	171710	DEFLECTOR	0.00	241.49
1011	V436396	06/03/26	00000913	ORANGE COUNTY FIRE AUTHO	640310	4Q CONT FY25-26	0.00	21,567.66
1011	V436396	06/03/26	00000913	ORANGE COUNTY FIRE AUTHO	640310	4Q CONT FY25-26	0.00	3,918,257.50
1011	V436396	06/03/26	00000913	ORANGE COUNTY FIRE AUTHO	640310	4Q CONT FY25-26	0.00	61,603.75
TOTAL CHECK							0.00	4,001,428.91
1011	V436397	06/03/26	00000222	EDCO/PARK DISPOSAL CORP.	460220	RES BILLING/MAY-26	0.00	403,653.69
1011	V436397	06/03/26	00000222	EDCO/PARK DISPOSAL CORP.	171710	CNG FUEL	0.00	86.35
TOTAL CHECK							0.00	403,740.04
1011	V436398	06/03/26	00009876	MUNICIPAL WATER DIST OF	352510	WATER DELIVERY/APR-26	0.00	220,162.72
TOTAL CASH ACCOUNT							3,254.31	5,626,518.93
TOTAL FUND							3,254.31	5,626,518.93
TOTAL REPORT							3,254.31	5,626,518.93

Voided Check Numbers	Date Printed
436289 436347	6/3/2026

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,284,209.26 COVERING REGULAR PAYROLL ENDING JUNE 05, 2026

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37208 of the Government Code, the Director of Finance or his designated representative hereby certifies to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: The claims and demands in the sum of $1,284,209.26 set forth on this 10-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed in the amount set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

I hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026.

_____
City Clerk

CITY OF BUENA PARK
CHECK REGISTER(CONCISE)

SELECTION CRITERIA: checkhis.pay_run in ('NMT','NM1')
ALL CHECKS

PAYRUN: NMT
DATE: 06/01/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
400149	.00	2,110.85		MORENO, MARCOS	862
PAYRUN TOTAL CHECK: 1	.00	2,110.85			

SELECTION CRITERIA: checkhis.pay_run in ('NMT','NM1')
ALL CHECKS

PAYRUN: NM1
DATE: 06/12/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
V400150	2,600.90	.00		APARICIO, LESLIE	590
V400151	4,559.97	.00		COPPING, SARA	951
V400152	2,689.56	.00		ENGLEBRECHT, BRIDGET	261
V400153	3,148.87	.00		FEWER, JESSICA	580
V400154	11,009.26	.00		FRANCE, AARON	1650
V400155	818.89	.00		LARA, SYDNEY	908
V400156	272.55	.00		MCKINNEY, KENNETH	552
V400157	2,864.04	.00		MEDINA, YARETZA	8
V400158	1,187.02	.00		OWAKA, PASCHAL	615
V400159	937.16	.00		PERSI, MICHAEL	678
V400160	1,124.53	.00		PINCEK, ASHLEY	896
V400161	94.80	.00		STRONGMAN, BENJAMIN	681
V400162	142.19	.00		TEHRANI, AIDIN	551
V400163	2,914.76	.00		CASTRO, GWENDOLYNE	503
V400164	3,348.13	.00		CERDA, JUAN	831
V400165	6,727.19	.00		FENTON, EDWARD	1564
V400166	875.79	.00		FRANKLIN, AISHA	665
V400167	2,567.09	.00		GONZALEZ, VANESSA	866
V400168	1,951.24	.00		KERN, DONNA	2574
V400169	3,250.07	.00		PREVO, DOREKA	390
V400170	3,832.00	.00		VALDEZ, REBECCA	5490
V400171	2,273.91	.00		BUENROSTRO, PATRICIA	227
V400172	1,730.82	.00		GALLENTINE, KAILEY	486
V400173	4,263.92	.00		GARCIA, ADRIAN	1700
V400174	1,347.96	.00		GLAVIN, BARBARA	1768
V400175	2,101.32	.00		HERNANDEZ, GLORIA	2092
V400176	7,322.16	.00		HYUN, SUNG	2248
V400177	2,377.41	.00		KIM, MIN	2584
V400178	2,310.87	.00		LOVEJOY, REBEKAH	76
V400179	1,109.44	.00		OZAKI, GRACE	3881
V400180	2,183.70	.00		PAK, TIMOTHY	3955
V400181	2,944.56	.00		PEREZ, JESSICA	4111
V400182	2,708.86	.00		TOMASSETTI, JEEVANI	5623
V400183	1,761.66	.00		TRAN, KRYSTLE	242
V400184	3,692.33	.00		AVERELL, MARK	272
V400185	2,496.83	.00		COLES-GUZMAN, MARY	950
V400186	3,053.32	.00		KENNEDY, SEAN	111
V400187	2,340.83	.00		FLORES, CHRISTOPHER	464
V400188	2,687.46	.00		HOPKINS, NICHOLAS	627
V400189	4,991.12	.00		IBARRA GENIZ, JOSE	882
V400190	2,930.33	.00		LESTER, ALEXANDER	2868
V400191	1,990.94	.00		MACIAS, JUDITH	2996
V400192	733.43	.00		SANCHEZ, CHRISTOPHER	236
V400193	3,112.38	.00		ALVAREZ, JOSHUA	458
V400194	49.27	.00		CARVER, JAMES	905
V400195	1,619.41	.00		CASTANEDA, GUADALUPE	280
V400196	3,033.70	.00		CRAVENS, ROBERT	658
V400197	778.78	.00		DINH, MICHELLE	433
V400198	3,138.84	.00		FLORES, ADRIAN	894
V400199	6,439.69	.00		FOULKES, MATTHEW	9

SELECTION CRITERIA: checkhis.pay_run in ('NMT','NM1')
ALL CHECKS

v400200	859.99	.00	GUZMAN, FEDERICO	1918
v400201	2,611.13	.00	HERNANDEZ, RALPH	903
v400202	2,050.21	.00	LI, CELINE	832
v400203	4,315.48	.00	LUNA, HARALD	264
v400204	1,872.99	.00	MARTINEZ, ERIKA	897
v400205	3,108.73	.00	MCALEESE, IAN	159
v400206	3,518.09	.00	NAVARRO, SANDRA	93
v400207	3,644.87	.00	PELAYO, RODRIGO	870
v400208	2,509.82	.00	SANTOS, RUTH	4640
v400209	3,236.93	.00	SOLIS, XIOMARA	895
v400210	1,844.10	.00	TAE, RAY	5196
v400211	4,312.32	.00	THAI, LOTUS	536
v400212	7,020.11	.00	ZAPIEN, ERNESTINE	5777
v400213	47.39	.00	DAVIS, MONIQUE	386
v400214	47.39	.00	DIEP, DEBORAH	1208
v400215	47.39	.00	JUDEH, MIRVAT	389
v400216	47.39	.00	PATINO ESCALONA, HECTOR	387
v400217	3,612.88	.00	DHAUW, MELISSA	1170
v400218	2,150.83	.00	GRIFFIN, CHEKESHA	865
v400219	919.75	.00	MARTINEZ, RICHARD	834
v400220	3,004.35	.00	SUAREZ, SARABETH	5169
v400221	3,251.75	.00	YOON, JIWON	91
v400222	1,794.49	.00	CARDENAS, MARGARET	336
v400223	2,397.14	.00	IBARRA, KRISTI	88
v400224	23.70	.00	JAMES, SAGIL	392
v400225	6,704.35	.00	MIKHAEL, MINA	3359
v400226	23.70	.00	SCHOONER, BRANDON	556
v400227	23.70	.00	SINGHAL, ANNIE	4893
v400228	4,633.53	.00	ALQAM, NADER	71
v400229	4,388.11	.00	ARABOLU, DEEPTHI	178
v400230	3,254.06	.00	CAPISTRANO, FRANCES	74
v400231	2,570.74	.00	COLES, CARINA	77
v400232	5,858.55	.00	ESPARZA-ALMARAZ, AARON	383
v400233	2,969.44	.00	GUZMAN, HECTOR	512
v400234	3,367.76	.00	LEE, HYANG SUN	430
v400235	3,905.37	.00	MILLER, JADEN	513
v400236	2,919.42	.00	QUINONES, FABIO	875
v400237	3,153.81	.00	RODRIGUEZ, JEREMY	877
v400238	2,239.71	.00	TELLEZ, ALMA	667
v400239	3,422.09	.00	TRAN, JASON	96
v400240	3,784.42	.00	WRAY, NORMAN	5725
v400241	2,660.89	.00	ZARAGOZA, EDUARDO	5788
v400242	942.04	.00	AHN, JOYCE	263
v400243	992.20	.00	FRANCO-HERNANDEZ, CARLOS	566
v400244	888.57	.00	HOQUE, LAMIYA	412
v400245	772.03	.00	SONNE, SUSAN	5161
v400246	777.24	.00	TRAUT, CONNOR	5399
v400247	2,879.61	.00	ALMQUIST, ANNA PATRICIA	168
v400248	1,996.95	.00	GUERRA, SARAH	1470
v400249	918.80	.00	KIRK, RALPH	384
v400250	2,074.72	.00	LOPEZ, ANGELICA	2928
v400251	6,063.30	.00	VICUNA, ADRIA	2297
v400252	896.62	.00	YAM, DARLENE	867
v400253	2,248.60	.00	BARRAZA, TAYLOR	501
v400254	3,272.62	.00	COTA, LORRAINE	954
v400255	7,702.37	.00	DAVENPORT, JOSEPH	1094

SELECTION CRITERIA: checkhis.pay_run in ('NMT','NM1')
ALL CHECKS

V400256	6,975.53	.00	DIERINGER, RYAN	1145
V400257	6,306.00	.00	GEYER, BRADLEY	1692
V400258	5,501.29	.00	NGUYEN, NGHIA	3755
V400259	3,145.29	.00	SEMAAN, NADIA	4740
V400260	553.06	.00	CHARNES, LANCE	783
V400261	3,971.35	.00	JIMENEZ, ROBERT	352
V400262	3,188.27	.00	KIM, HYUN	328
V400263	3,526.30	.00	LAM, DAVID	2790
V400264	652.52	.00	LOVCHIK, MICHAEL	6
V400265	4,050.01	.00	MIKIEWICZ, SIMON	3360
V400266	1,892.18	.00	NOVOTNY, MARY	3705
V400267	2,193.26	.00	SAUCEDA, CATHLEEN	4645
V400268	5,849.14	.00	SHADDOW, JON-MICHAEL	4837
V400269	7,274.34	.00	TOMSICK, MARTIN	5360
V400270	3,083.51	.00	ALCALA, BRITTANY	58
V400271	5,005.17	.00	ARIAS, KALEA	592
V400272	1,103.63	.00	BARAJAS-OROZCO, MARIA	906
V400273	2,258.98	.00	BINYON, ERIC	506
V400274	6,659.97	.00	BRANDSTETTER, JAMES	629
V400275	4,952.48	.00	BUTH, CATHERINE	561
V400276	3,686.05	.00	CARPENTER, SCARLET	1663
V400277	1,153.58	.00	CASTRO, ISABELLA	883
V400278	609.47	.00	CIFUENTES MEDINA, DANNA	671
V400279	1,111.00	.00	CORTEZ TORRES, AMANDA	450
V400280	1,272.12	.00	DIERINGER, REGINA	1515
V400281	5,788.92	.00	ESQUETINI, MARIA	1536
V400282	901.62	.00	GONZALEZ, BAILEY	868
V400283	1,516.15	.00	HERNANDEZ, ISABELLA	112
V400284	4,125.94	.00	KUO, STACEY	1530
V400285	848.86	.00	MADHAE, DEEPINDER	555
V400286	4,267.36	.00	MAERKER, ELIZABETH	3017
V400287	5,239.77	.00	MCGRATH, CODY	3220
V400288	912.33	.00	MENDOZA ESPINOZA, MYA	532
V400289	4,422.31	.00	MUNOZ, JENNICKA	932
V400290	1,317.61	.00	ONTIVEROS, STEVEN	342
V400291	2,598.78	.00	PALMA-RUBALCAVA, DIANA	3970
V400292	4,738.48	.00	PEREZ, DONNA	929
V400293	982.47	.00	RODRIGUEZ TZAJ, SANDY	604
V400294	2,155.60	.00	RODRIGUEZ VILLA, YARELI	205
V400295	2,788.65	.00	RYAN, JESSICA	887
V400296	.00	.00	SHERIFF, SAMANTHA	2096
V400297	1,005.78	.00	SILVERIO, SAMANTHA	497
V400298	5,966.19	.00	TANIGUCHI, MELISSA	5230
V400299	426.59	.00	VELLANOWETH, KRISTINE	217
V400300	791.99	.00	WOOD, HUNTER	605
V400301	2,356.85	.00	BERMUDEZ, MYRA	884
V400302	2,354.74	.00	CHAN, KARA	795
V400303	2,403.27	.00	FIORE, KATE	1560
V400304	2,510.41	.00	FLOHRA, KARAN	516
V400305	2,820.97	.00	FOX, CHARITY	1641
V400306	689.38	.00	KUHN, MICHELLE	2730
V400307	152.33	.00	KUHN, TARI	2747
V400308	2,447.60	.00	MAERTZ, DANA	3018
V400309	3,623.55	.00	MENDIVEL, CHRISTINA	3299
V400310	2,306.99	.00	NGO, CATHERINE	3752
V400311	2,528.57	.00	PENDLETON, SUN	4080

SELECTION CRITERIA: checkhis.pay_run in ('NMT','NM1')
ALL CHECKS

V400312	2,105.71	.00	TENG, LING-FEI	2871
V400313	2,406.34	.00	UMLAH, AMBER	5435
V400314	4,393.88	.00	ANDRADE, ROBERTO	935
V400315	6,859.65	.00	BAILEY, JOHN	355
V400316	7,592.68	.00	BATES, PATRICK	378
V400317	4,946.50	.00	BELTRAN, CHRISTINA	13
V400318	4,869.75	.00	BLACKWOOD, PHALANN	550
V400319	8,307.10	.00	BOURNE, CLIFFORD	5612
V400320	6,403.41	.00	BOYD, ROBERT	584
V400321	5,712.39	.00	BOYER, CAMERON	585
V400322	10,485.98	.00	BRAVO, ISABEL	420
V400323	2,305.99	.00	CAMPOS, CARLOS	871
V400324	5,527.25	.00	CAMPOS, LOLANI	728
V400325	5,969.74	.00	CERDA, SERGIO	240
V400326	4,187.39	.00	CHAVEZ, ALEJANDRO	182
V400327	4,809.18	.00	CHAVEZ, ANTONY	246
V400328	3,371.97	.00	CHO, YOUNGVEEN	758
V400329	4,521.26	.00	CURATOLA, ANTHONY	350
V400330	9,396.73	.00	DAVIS, JONATHAN	1083
V400331	2,428.41	.00	ELLIOTT, TOBY	918
V400332	4,764.23	.00	ESCOBEDO, CARLOS	934
V400333	6,588.53	.00	ESCOBEDO, DOMINICK	1521
V400334	3,426.67	.00	ESTRELLA, CARL JOSEPH	415
V400335	4,448.90	.00	FRANKLIN, KEVIN	1649
V400336	7,740.46	.00	GALOS, MICHAEL	1680
V400337	5,459.36	.00	GANO, KEVIN	1742
V400338	5,002.48	.00	GARCIA, JONATHAN	514
V400339	5,401.07	.00	GENTNER, GEORGE	1765
V400340	5,093.52	.00	GONZALEZ, LUIS	164
V400341	5,942.47	.00	GONZALEZ, OSCAR	1785
V400342	5,899.28	.00	HERST, RYAN	2102
V400343	3,699.51	.00	HOGAN, CHRISTIAN MICHAEL	138
V400344	5,585.34	.00	HONG, ALEX	2130
V400345	1,779.29	.00	IBARRA, MELANIE	928
V400346	5,551.29	.00	JIMENEZ, GUSTAVO	2285
V400347	6,157.79	.00	JOHNSON, BRYAN	2300
V400348	4,688.36	.00	LAZARO, WILLIAM	872
V400349	9,172.17	.00	LEPE, SERGIO	2901
V400350	4,479.57	.00	LIMON, CESAR	933
V400351	5,647.31	.00	LIRA, JOSEPH	133
V400352	3,777.60	.00	LOPEZ, GUILLERMO	2958
V400353	9,234.84	.00	LOVETERE, JOSEPH	2962
V400354	2,538.07	.00	LUCACI, KEVIN	874
V400355	4,810.94	.00	LUONG, AARON	577
V400356	5,286.34	.00	MARTINEZ, JESUS	117
V400357	5,799.33	.00	MEDRANO, JULIAN	3223
V400358	3,683.88	.00	MEKDARA, BOBBY	624
V400359	5,632.06	.00	MEONO, ROBIN	351
V400360	4,019.01	.00	MOELLER, SARAH	3590
V400361	5,676.83	.00	MORALES, FRANK	3489
V400362	4,761.36	.00	MORQUECHO, FERNANDO	510
V400363	7,135.22	.00	MUNOZ, OSCAR	3605
V400364	4,411.46	.00	MURILLO CASTRO, JULIAN	268
V400365	3,568.05	.00	NGUYEN, ANTHONY	258
V400366	7,449.63	.00	NYHUS, CHRISTOPHER	3808
V400367	6,207.41	.00	O'DETTE, DIRK	3823

SELECTION CRITERIA: checkhis.pay_run in ('NMT','NM1')
ALL CHECKS

v400368	3,553.33	.00	OH, WILLIAM	326
v400369	3,517.88	.00	OSORIO, STEVIE	573
v400370	6,485.79	.00	PADILLA, VALERIE	108
v400371	6,985.07	.00	PINO, RICHARD	4171
v400372	8,663.65	.00	PLUMLEE, ROGER	4180
v400373	7,648.14	.00	PROCEL, ANDY	4243
v400374	5,905.94	.00	RAMIREZ, ANGEL	4314
v400375	4,379.35	.00	RANGEL, PRISCILLA	4337
v400376	8,090.53	.00	REYES, HUGO	98
v400377	7,903.98	.00	RODRIGUEZ, CHRISTIAN	4476
v400378	5,798.29	.00	RODRIGUEZ CASTILLERO, JOSEPH	259
v400379	5,137.22	.00	SALAZAR, RYAN	4626
v400380	5,407.42	.00	SOLIS, DANIEL	5000
v400381	4,793.81	.00	SOUSA, MATTHEW	596
v400382	4,894.41	.00	TEWELL, MELISSA	5282
v400383	6,095.87	.00	TRAN, TUYET	5424
v400384	2,498.31	.00	TUBBS, AUSTIN	873
v400385	5,475.69	.00	WILLIAMS-GIROUX, JACOB	499
v400386	7,482.79	.00	COLON, BOBBY	900
v400387	5,921.76	.00	LEE, CONNOR	2861
v400388	2,310.24	.00	MENDOZA HERNANDEZ, STEPHANIE	427
v400389	6,281.46	.00	ORTEGA, MICHAEL	104
v400390	2,430.76	.00	PARRA, ANGEL	498
v400391	2,040.54	.00	RAMIREZ, ARIANNA	86
v400392	2,437.92	.00	SILVA, OSCAR	4886
v400393	2,802.51	.00	VAZQUEZ-CAMACHO, MARLENE	101
v400394	6,887.25	.00	VU, JEFFREY	5519
v400395	838.82	.00	BAIR, JOHN	284
v400396	1,026.54	.00	PATTON, DANA	4060
v400397	8,449.21	.00	BERNAL, DAVID	480
v400398	4,423.27	.00	BOUDREAU, CORY	583
v400399	2,888.32	.00	BOUDREAU, LAURA	2192
v400400	5,107.97	.00	BOYINGTON, DEVIN	594
v400401	4,972.70	.00	CARNEY, THOMAS	751
v400402	5,124.32	.00	CHRISTIANSEN, ANDREW	97
v400403	3,744.79	.00	EK, CHRISTOPHER	1477
v400404	5,406.85	.00	ESCAMILLA, MARIO	1529
v400405	4,146.07	.00	KALAGIAN, BRYANT	2436
v400406	2,389.56	.00	LARA, KARON	103
v400407	3,171.34	.00	LOMELI, LISBETH	4516
v400408	3,474.62	.00	LOPEZ, VANESSA	2929
v400409	4,641.30	.00	LOPEZ, WILLYVALDO	2941
v400410	6,038.34	.00	LOWE, AUSTIN	2956
v400411	4,831.20	.00	MOON, DAVID	3479
v400412	1,845.82	.00	MORALES MALDONADO, IVETT	3490
v400413	1,944.71	.00	O'DETTE, NANCY	1920
v400414	4,861.93	.00	PANTOJA, DAVID	3986
v400415	5,432.12	.00	RUBALCAVA, EFRAIN	4590
v400416	2,514.54	.00	SULLIVAN, STACEY	5160
v400417	3,299.53	.00	TREADWAY, SARA	4210
v400418	4,465.28	.00	TURNER, JERAMIAH	291
v400419	5,149.04	.00	VU, KRISTINE	63
v400420	3,336.42	.00	AUBUCHON, LAURIE	250
v400421	2,258.67	.00	GENERA, ELIZABETH	1685
v400422	5,174.46	.00	HUNT, JOSEPH	2249
v400423	1,960.01	.00	LUX, ANDREA	2972

SELECTION CRITERIA: checkhis.pay_run in ('NMT','NM1')
ALL CHECKS

V400424	2,488.24	.00	VENEGAS MENDEZ, JAVIER	5491
V400425	2,485.14	.00	BACA, ANDREW	315
V400426	2,891.81	.00	BRITO, MICHAEL	642
V400427	640.38	.00	CASTRO, EFRAIN	641
V400428	808.77	.00	CASTRO, JOHN	540
V400429	1,340.33	.00	CISNEROS, STEVEN	855
V400430	3,085.32	.00	ESCATEL-OROSCO, PEDRO	1537
V400431	1,032.80	.00	GARCIA, RYAN	851
V400432	2,582.38	.00	GONZALEZ, ALEJANDRO	1783
V400433	1,187.82	.00	GONZALEZ, KONRAD	587
V400434	1,143.86	.00	HERRERA, FELIX	856
V400435	3,723.11	.00	LIBUNAO, NINO	2912
V400436	1,545.55	.00	LISCANO, CHRISTOPHER	850
V400437	1,658.40	.00	MARASCO, MATTHEW	289
V400438	2,873.82	.00	MUNOZ, JOHNNY	144
V400439	1,759.60	.00	NAJERA, JESSE	3630
V400440	1,402.88	.00	NGUYEN, DUNG	858
V400441	872.89	.00	ORTIZ, RAYMOND	309
V400442	1,340.32	.00	PAPANIC, DENNIS	548
V400443	1,340.32	.00	PEREZ, ISAIAH	523
V400444	2,579.77	.00	RIVERA, JOE	4450
V400445	1,032.81	.00	RODRIGUEZ, MIGUEL	589
V400446	1,983.39	.00	RODRIGUEZ, OSCAR	131
V400447	1,340.32	.00	SANTANA, JESUS	860
V400448	1,710.51	.00	SERNA, JUAN	4728
V400449	2,621.05	.00	TORREZ, JAVIER	69
V400450	774.60	.00	VILLANUEVA, RICHARD	854
V400451	3,528.65	.00	CARRILLO, EDWARD	765
V400452	3,074.34	.00	ELLS, ZACHARY	1500
V400453	2,370.29	.00	ENNIS, JOSEPH	262
V400454	2,140.28	.00	ESPINO, KEVIN	517
V400455	3,083.43	.00	FINCH, BARRETT	1574
V400456	3,079.98	.00	HAGAN, KEVIN	1947
V400457	3,106.61	.00	KVENBO, SCOTT	2750
V400458	2,768.27	.00	MARTINEZ, MARCO	215
V400459	4,739.59	.00	MCGEE, MICHAEL	9306
V400460	3,889.35	.00	MILLER, DAVID	3390
V400461	3,136.97	.00	MOJARRO, ANDREW	3082
V400462	3,714.24	.00	MOORE, FRANK	3486
V400463	1,858.13	.00	MYLLES, JOSHUA	279
V400464	1,739.02	.00	PRECIADO, CAMDEN	134
V400465	2,849.13	.00	SANCHEZ, JUAN	4617
V400466	2,334.84	.00	SPEAR, ANTHONY	5011
V400467	3,592.21	.00	STEPHENSON, MARK	5122
V400468	2,666.36	.00	TAVARES, JAMEY	5231
V400469	960.74	.00	ALVAREZ, CARLOS	136
V400470	1,187.82	.00	AVILA, NICHOLAS	744
V400471	2,753.48	.00	DAHL, TERRY	1084
V400472	2,312.60	.00	DOMINGUEZ, KEVIN	565
V400473	1,149.72	.00	ESPINOSA, GUIDO	637
V400474	2,499.48	.00	GARCIA ORTEGA, JOSE	1636
V400475	2,351.17	.00	GRIMES, DAVID	1881
V400476	1,972.84	.00	GUZMAN, KEVIN	132
V400477	2,383.05	.00	KOSS, MICHAEL	2718
V400478	3,546.52	.00	MARTINEZ, GABRIEL	3139
V400479	2,377.98	.00	MELLADO, KIM	3289

SELECTION CRITERIA: checkhis.pay_run in ('NMT','NM1')
ALL CHECKS

v400480	2,860.12	.00	MERROW, MATTHEW	3316
v400481	1,814.10	.00	MORALES, LEONARDO	819
v400482	2,400.88	.00	OTTEN, DAVID	3869
v400483	3,690.64	.00	PORTER, JEFFREY	4174
v400484	365.92	.00	RAMOS, NIKOLAS	815
v400485	3,230.56	.00	RODRIGUEZ, EDWARD	4479
v400486	2,047.01	.00	RUIZ, ALEJANDRO	416
v400487	1,194.29	.00	SAILIATA, RAYMOND	648
v400488	2,095.32	.00	TORRES, SALVADOR	234
v400489	2,491.31	.00	WELLS, ANTHONY	5610
v400490	2,790.37	.00	CAMPIZTA, ADAM	225
v400491	3,203.85	.00	DE LA CRUZ, RICARDO	558
v400492	3,438.84	.00	MACIAS, RAYMOND	2998
v400493	2,799.01	.00	WEAR, JOHN	5606
v400494	2,391.01	.00	ALARCON, ALEXANDER	485
v400495	7,261.86	.00	BOX, JAMES	576
v400496	23.70	.00	CARVER, BRIAN	586
v400497	2,260.90	.00	CHAVEZ, ARIANA	788
v400498	23.70	.00	CHENCINSKI, COLETTE	487
v400499	2,788.84	.00	CONTRERAS, SAUL	95
v400500	.00	.00	FRUTOS, JERRY	488
v400501	3,107.85	.00	HURTADO, MARIA	353
v400502	2,224.84	.00	MANCILLA, JESSICA	451
v400503	2,491.65	.00	MARTINEZ, SERENA	3147
v400504	2,541.06	.00	MOMPELLER, JUSTICE	443
v400505	2,437.11	.00	MORENO, ANDREW	161
v400506	3,517.44	.00	SAUCEDA, MARK	4642
v400507	23.70	.00	WALLACE, DEAN	402
v400508	882.97	.00	ALVARADO, ADRIAN	89
v400509	516.87	.00	AMESCUA, MICHAEL	542
v400510	301.89	.00	ARIAS, SOFIA	537
v400511	324.76	.00	BAHENA, MAYRA	911
v400512	397.95	.00	BAHENA, PEDRO	148
v400513	760.68	.00	BAKER, JAMISON	465
v400514	128.07	.00	BALENTI, TYLOR	846
v400515	54.89	.00	BARENG, KATHERINE	33
v400516	448.26	.00	CARBAJAL, MARCELO	848
v400517	36.59	.00	CARVENTE, GIANJAVIER	334
v400518	525.18	.00	CISNEROS, MICHELLE	812
v400519	274.44	.00	CONSTANTINE, NATALIE	837
v400520	772.70	.00	DURGIN, JAYLIND	186
v400521	590.06	.00	ESCAMILLA PATRICIO, DANIELLE	534
v400522	232.64	.00	GARCIA, JOSE	892
v400523	847.76	.00	GARCIA, MICHELE	171
v400524	300.49	.00	GONZALEZ, ISAAC	294
v400525	352.21	.00	GRANADOS, REGINA	145
v400526	1,296.59	.00	GUERRA, ATHZIRI	141
v400527	763.53	.00	GUILLEN, JAYDEN	339
v400528	1,151.81	.00	GUTIERREZ, MICHELLE	1925
v400529	526.02	.00	HERNANDEZ-ZAMORA, JAZMIN	613
v400530	1,183.95	.00	HOLLOWAY, ELIZABETH	2185
v400531	420.81	.00	JOHNSTONE, OLIVER	917
v400532	503.15	.00	JUBRAN, NOAH	127
v400533	137.22	.00	KIM, JORDAN	915
v400534	475.70	.00	LEWIS, ALEC	266
v400535	670.12	.00	MOLINA, LILLY	611

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V400536	832.81	.00	NGHIEM, NATALIE	249
V400537	562.61	.00	NGUYEN, KEVIN	299
V400538	808.77	.00	NGUYEN, TIFFANIE	609
V400539	544.32	.00	OCHOA, ALAN	192
V400540	539.74	.00	OYADELE, AYOMIDE	618
V400541	416.24	.00	PADILLA, MARLO	910
V400542	36.59	.00	PATEL, SHIV	912
V400543	283.59	.00	RAY, SABRINA	286
V400544	705.64	.00	RIVERA GOMEZ, YAMILEX	4432
V400545	484.86	.00	RODRIGUEZ, JACOB	839
V400546	928.99	.00	RODRIGUEZ, KAREN	538
V400547	739.10	.00	RODRIGUEZ, MIKAYLA	295
V400548	279.02	.00	ROQUE, KATRINA	38
V400549	681.47	.00	RUIZ, JESUS	886
V400550	1,039.02	.00	RUIZ, LUIS	527
V400551	651.62	.00	RUSSELL, JEFFREY	150
V400552	884.91	.00	SANCHEZ, NATHAN	504
V400553	109.78	.00	SANTANA, JOZELYN	838
V400554	649.58	.00	SHRESTHA, SALIS	610
V400555	91.48	.00	SOLIMAN, MARSEL	322
V400556	849.42	.00	SOLTERO, JESSE	177
V400557	599.21	.00	SORIA, NOAH	5004
V400558	905.30	.00	STRICKLER, LINDA	5135
V400559	448.54	.00	TAPIA, ANGELICA	306
V400560	247.00	.00	THANKESWARAN, HASHMITHAA	543
V400561	1,124.03	.00	THOMSEN, MATTHEW	194
V400562	2,829.88	.00	VAN SICKLE, MICHELLE	2076
V400563	730.01	.00	VAZQUEZ, OSCAR	152
V400564	933.00	.00	VELOZ, SABRINA	146
V400565	682.45	.00	WEBER, ISABELLA	614
V400566	990.11	.00	AGUILAR, KASSANDRA	685
V400567	961.31	.00	AGUILERA, CIENNA	617
V400568	911.17	.00	ARMENTA, JESSICA	599
V400569	77.54	.00	AVILA, RUBY	916
V400570	175.04	.00	BARNES, JOSIAH	619
V400571	290.80	.00	BAUTISTA, CELESTE	913
V400572	809.46	.00	BELMARES, NAYELY	919
V400573	1,393.73	.00	BUENROSTRO, ADRIAN	598
V400574	883.03	.00	CATAN, KYLIE ROSE	185
V400575	1,717.04	.00	CLOCK, AUDREY	201
V400576	1,666.63	.00	CROCKETT, ALLISON	199
V400577	175.04	.00	DIXON, DAVONNE	563
V400578	846.78	.00	GALLEGOS, INARI	572
V400579	946.06	.00	GLYNN, FIONA	115
V400580	433.25	.00	GODFREY, RILEY	4
V400581	175.04	.00	HILLIARD, AMAYA	616
V400582	861.19	.00	KEEBLE, CALEB	914
V400583	175.04	.00	LU, AIDEN	660
V400584	1,316.95	.00	LUM, OLIVER	686
V400585	1,378.06	.00	MAYA, GALILEA	324
V400586	218.79	.00	NGUYEN, DARREN	603
V400587	175.04	.00	PEDROZA, ANGELINE	325
V400588	590.75	.00	PEREZ CHRISTENSEN, JOHNNY	924
V400589	1,512.19	.00	POTTER, ALEXANDRA	564
V400590	1,530.88	.00	QUINTERO-GUAN, SEAN	601
V400591	1,850.15	.00	ROMERO, SYDNEY	14

SELECTION CRITERIA: checkhis.pay_run in ('NMT','NM1')
ALL CHECKS

V400592	1,437.33	.00	SINGH, YASHPREET	48
V400593	2,103.97	.00	SMITH, JOHN	210
V400594	175.04	.00	TAKEUCHI, AIRA	214
V400595	1,355.70	.00	TORRES, INEZ	296
V400596	1,412.33	.00	VACA, SARAH	311
V400597	959.24	.00	VALENCIA, JAYDEN	643
V400598	824.43	.00	AGUILAR, KALVIN	23
V400599	888.45	.00	BAKER, JADEN	904
V400600	600.18	.00	BARTOLO, BRYAN	338
V400601	790.23	.00	CABUSAO, NINA MARINELLA	729
V400602	922.48	.00	CARRERA ABAD, MARIA	864
V400603	1,034.24	.00	CHOATE, RACHAEL	511
V400604	872.09	.00	CORRALES, ISAAC	474
V400605	2,891.76	.00	DAVIS, TANIKKA	1082
V400606	811.19	.00	EDMONDSON JR, ROBERT	931
V400607	678.20	.00	GRACIA, TONY	622
V400608	585.48	.00	KENDRIX, PERRY	741
V400609	1,181.00	.00	LARIZ RUBALCAVA, CARLOS	429
V400610	620.80	.00	LIZARRAGA, ERIK	483
V400611	2,192.52	.00	LOZANO, WILFREDO	621
V400612	2,535.10	.00	MARQUEZ PINEDO, ANALISA	3118
V400613	850.55	.00	MEGGINSON, MARK	562
V400614	953.19	.00	MENDOZA, GISELLE	522
V400615	2,773.77	.00	NIELSEN, ROSEMARY	3760
V400616	809.41	.00	ORTIZ, YAHAIRA	241
V400617	382.22	.00	ROJAS, ASHLEY	473
V400618	742.83	.00	RUIZ, GIANCARLO	466
V400619	752.66	.00	SALAZAR, NICHOLAS	661
V400620	640.38	.00	SANCHEZ, MARIA	818
V400621	704.57	.00	SANDOVAL, RYAN	663
V400622	661.89	.00	SINGH, YASMINE	479
V400623	686.56	.00	SOSA, EMILY	888
V400624	138.90	.00	TILTON, ALEXANDRIA	879
V400625	953.03	.00	TOLEDO, ISAAC	742
V400626	201.26	.00	VEGA-MATA, PEDRO	278
V400627	2,792.29	.00	VILLAPANDO, MADELINNE	878
V400628	867.66	.00	ZAZUETA, RYAN	267

PAYRUN TOTAL			
CHECK: 479	1,282,098.41	.00	
TOTAL			
CHECKS: 480	1,282,098.41	2,110.85	

June 23, 2026
CONSENT CALENDAR
Item No. 4C.

City Council Agenda Report

TREASURER'S REPORT FOR THE MONTH OF MAY 2026

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

Receive and file the reports.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The City of Buena Park's Investment Policy adopted by the City Council on February 24, 2026, requires the City Treasurer to submit a detailed investment report to the City Council. Attached for review are the Treasurer's Investment Reports for the month of May 2026. All of the investments listed meet the requirements of both the Government Code and the City Investment Policy.

BUDGET IMPACT

None.

Attachments

Treasurers Report Att1of4.pdf
Treasurers Report Att2of4.pdf
Treasurers Report Att3of4.pdf
Treasurers Report Att4of4.pdf

CITY OF BUENA PARK
Treasurer's Report of Monies on Deposit
Period Ending May 31, 2026

DESCRIPTION	City Book Balance	RDA Bond Proceeds Series B	Total
Union Bank - City Checking Account	12,070,399.65	-	12,070,399.65
Union Bank - Outstanding checks	(200,794.77)	-	(200,794.77)
Union Bank - Outstanding deposits	329,025.28	-	329,025.28
	12,198,630.16	-	12,198,630.16
Local Agency Investment Fund	32,608,600.62	-	32,608,600.62
Governmental Agency Securities	13,009,421.30	-	13,009,421.30
CMBS	13,507,646.49	-	13,507,646.49
Money Market Mutual	218,520.00	1,410,863.82	1,629,383.82
Supranational	3,383,135.00	-	3,383,135.00
Corporate	31,130,125.35	-	31,130,125.35
U S Treasury	57,444,287.15	-	57,444,287.15
Payables/Receivable	1,558,853.53	-	1,558,853.53
	152,860,589.44	1,410,863.82	154,271,453.26
Total	165,059,219.60	1,410,863.82	166,470,083.42

Fund Description	Cash Balance
11 - General Fund	59,814,078.56
12 - Economic Development Fund	14,146,688.82
13 - Measure R	16,484,101.25
17 - Opioid Settlement Fund	708,576.95
18 - Local Law Enforcement Fund	87,262.99
20 - Asset Forfeiture Fund	775,534.14
21 - Capital Project Fund	(25,227.79)
22 - Prop 172 PD Augment Fund	70,415.73
23 - State Law Enf Supp Fund	4,977.91
24 - State Gas Tax Fund	11,666,979.58
25 - Measure M2	2,688,144.63
28 - HOME Deferred Loan Fund	879,398.94
29 - Economic Development Fund (CDBG)	(36,649.42)
30 - State OCATT Fund	(132,054.72)
31 - Calhome Program	1,568,362.81
32 - Park In-Lieu Fund	528,754.42
33 - Traffic Congestion Relief Fund	127,151.11
40 - AB 2766 (AQMD) Fund	583,618.47
52 - Water Enterprise Fund	32,310,112.36
53 - Wastewater Enterprise Fund	(266,359.87)
54 - Water Impact Fund	14,315.45
55 - Sewer Impact Fund	12,882.39
62 - Workers' Comp Self-Ins Fund	5,365,613.04
63 - Public Liab Self-Ins Fund	(16,916.85)
65 - Accrued Leave Fund	643,645.60
71 - Equip Maint & Replacement Fund	8,652,051.65
73 - Payroll Revolving Fund	961,763.98
74 - Management Info Systems Fund	2,430,695.85
77 - Gov't Buildings Maintenance Fund	171,813.28
96 - Tourism & Marketing Dist	91,831.61
97 - Successor Fund to RDA	4,794,952.78
98 - Housing Successor Fund	1,363,567.77
Total Cash	166,470,083.42

* All investments are made in accordance with the City's adopted investment policy.
* The City has sufficient resources to meet expenditures for the next six (6) months.

PORTFOLIO SUMMARY

City of Buena Park Core | Account #405 | As of May 31, 2026

Portfolio Characteristics

Average Modified Duration	2.08
Average Coupon	3.65%
Average Purchase YTM	4.11%
Average Market YTM	4.12%
Average Credit Quality*	AA+
Average Final Maturity	2.30
Average Life	2.27

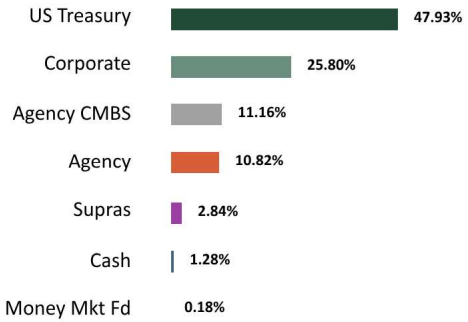
Account Summary

	End Values as of 04/30/2026	End Values as of 05/31/2026
Market Value	111,750,313.68	121,385,037.43
Accrued Interest	996,750.37	1,041,512.96
Total Market Value	**112,747,064.04**	**122,426,550.40**
Income Earned	378,348.29	333,229.46
Cont/WD	0.00	9,500,000.00
Par	112,357,071.25	122,262,373.53
Book Value	111,624,850.05	121,463,132.10
Cost Value	110,292,887.16	120,251,988.82

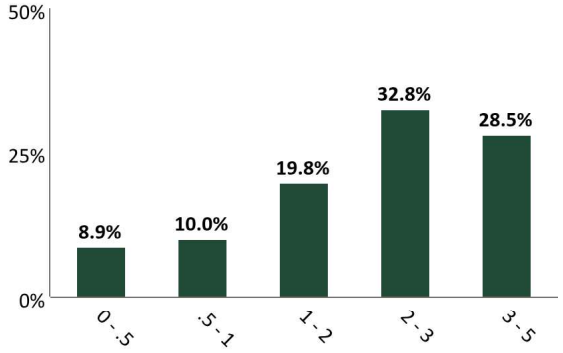
Top Issuers

United States	47.93%
Federal Home Loan Mortgage Corp	11.16%
Farm Credit System	6.00%
Federal Home Loan Banks	4.81%
Inter-American Development Bank	1.61%
Blackrock, Inc.	1.24%
JPMorgan Chase & Co.	1.24%
Merck & Co., Inc.	1.24%

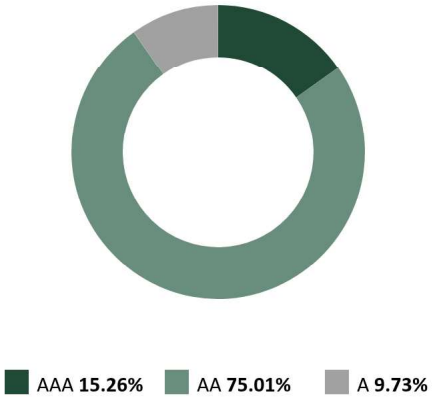
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (01/01/06)
City of Buena Park Core	0.15%	(0.20%)	0.72%	3.83%	4.84%	4.43%	2.05%	2.04%	2.47%
Benchmark Return	0.09%	(0.26%)	0.60%	3.56%	4.66%	4.20%	1.88%	1.87%	2.29%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 0-5 Year US Treasury Index

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of May 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	100.0	11.2	Compliant	
Max % Issuer (MV; Agencies & Agency CMOs)	30.0	11.2	Compliant	
Max Maturity (Years)	5.0	4.7	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV; Non Agency ABS & MBS)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
COLLATERALIZED BANK DEPOSITS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	25.8	Compliant	
Max % Issuer (MV)	5.0	1.2	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of May 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	10.8	Compliant	
Max % Issuer (MV; Agencies & Agency CMOs)	30.0	11.2	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	3	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max % (MV)	35.0	0.0	Compliant	
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.2	Compliant	
Max % Issuer (MV)	20.0	0.2	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of May 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	15.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	2.8	Compliant	
Max % Issuer (MV)	10.0	1.6	Compliant	
Max Maturity (Years)	5	2	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	47.9	Compliant	
Max % Issuer (BV)	100.0	48.1	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY

City of Buena Park Core | Account #405 | As of May 31, 2026

Maturities / Calls

Month to Date	**(2,500,000.00)**
Fiscal Year to Date	**(25,095,000.00)**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**21,954,360.79**
Fiscal Year to Date	**69,044,178.62**

Sales

Month to Date	**(11,214,018.49)**
Fiscal Year to Date	**(32,679,304.68)**

Interest Received

Month to Date	**311,207.03**
Fiscal Year to Date	**3,557,250.21**

Purchased / Sold Interest

Month to Date	**(62,566.18)**
Fiscal Year to Date	**(196,800.05)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	111,624,850.05	108,208,077.94
Maturities/Calls	(2,500,000.00)	(25,095,000.00)
Principal Paydowns	0.00	0.00
Purchases	21,954,360.79	69,044,178.62
Sales	(11,214,018.49)	(32,679,304.68)
Change in Cash, Payables, Receivables	1,558,113.74	1,555,682.97
Amortization/Accretion	39,826.01	429,497.24
Realized Gain (Loss)	0.00	0.00
Ending Book Value	121,463,132.10	121,463,132.10

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	111,750,313.68	108,723,158.16
Maturities/Calls	(2,500,000.00)	(25,095,000.00)
Principal Paydowns	0.00	0.00
Purchases	21,954,360.79	69,044,178.62
Sales	(11,214,018.49)	(32,679,304.68)
Change in Cash, Payables, Receivables	1,558,113.74	1,555,682.97
Amortization/Accretion	39,826.01	429,497.24
Change in Net Unrealized Gain (Loss)	(203,558.29)	(593,174.88)
Realized Gain (Loss)	0.00	0.00
Ending Market Value	121,385,037.43	121,385,037.43

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
AGENCY									
3130AWLZ1	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	1,000,000.00	08/24/2023 4.82%	998,180.00 999,980.35	100.01 4.49%	1,000,050.00 22,298.61	0.82% 69.65	Aa1/AA+ AA+	0.03 0.03
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	1,000,000.00	10/31/2023 5.06%	998,600.00 999,917.56	100.20 3.68%	1,002,049.00 16,805.56	0.83% 2,131.44	Aa1/AA+ AA+	0.16 0.16
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	2,000,000.00	07/22/2024 4.35%	2,014,366.00 2,005,116.10	100.67 3.95%	2,013,418.00 43,680.56	1.66% 8,301.90	Aa1/AA+ AA+	1.03 0.98
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	1,600,000.00	09/11/2023 4.50%	1,591,334.40 1,596,054.61	100.71 4.04%	1,611,372.80 16,138.89	1.33% 15,318.19	Aa1/AA+ AA+	2.27 2.12
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	2,500,000.00	11/14/2023 4.73%	2,488,100.00 2,494,157.59	101.14 4.13%	2,528,552.50 5,781.25	2.08% 34,394.91	Aa1/AA+ AA+	2.45 2.29
3133EPW84	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029	2,000,000.00	01/29/2024 4.05%	1,984,380.00 1,991,716.41	99.53 4.06%	1,990,584.00 28,631.94	1.64% (1,132.41)	Aa1/AA+ AA+	2.64 2.44
3133ERAK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029	1,750,000.00	04/10/2024 4.66%	1,727,792.50 1,737,268.19	100.83 4.06%	1,764,528.50 10,846.35	1.45% 27,260.31	Aa1/AA+ AA+	2.86 2.65
3130B1BC0	FEDERAL HOME LOAN BANKS 4.625 06/08/2029	1,200,000.00	06/11/2024 4.50%	1,206,668.40 1,204,036.91	101.55 4.07%	1,218,568.80 26,670.83	1.00% 14,531.89	Aa1/AA+ AA+	3.02 2.74
Total Agency		**13,050,000.00**	**4.54%**	**13,009,421.30 13,028,247.71**	**100.61 4.06%**	**13,129,123.60 170,853.99**	**10.82% 100,875.89**		**1.99 1.85**
AGENCY CMBS									
3137FBBX3	FHMS K-068 A2 3.244 08/25/2027	1,000,000.00	01/29/2024 4.42%	961,171.88 987,057.29	98.89 4.06%	988,948.00 2,703.33	0.81% 1,890.71	Aaa/AA+ AA+	1.24 1.12
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	1,200,000.00	11/05/2025 3.86%	1,199,765.62 1,199,814.98	99.14 4.26%	1,189,739.40 3,926.00	0.98% (10,075.58)	Aaa/AA+ AA+	2.15 2.01
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	1,250,000.00	06/10/2025 4.27%	1,234,960.94 1,239,475.22	99.10 4.26%	1,238,688.13 4,083.33	1.02% (787.09)	Aa1/AA+ AAA	2.32 2.10
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	1,000,000.00	12/09/2024 4.34%	979,062.50 987,142.05	98.73 4.28%	987,311.00 3,150.00	0.81% 168.95	Aaa/AA+ AA+	2.40 2.20
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	1,000,000.00	04/17/2025 4.21%	981,015.63 986,701.09	98.40 4.29%	983,967.00 3,075.00	0.81% (2,734.09)	Aaa/AA+ AA+	2.65 2.40
3137FL6P4	FHMS K-089 A2 3.563 01/25/2029	1,250,000.00	12/29/2025 3.74%	1,241,650.39 1,242,794.17	98.07 4.29%	1,225,838.75 3,711.46	1.01% (16,955.42)	Aa1/AA+ AA+	2.65 2.44

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	1,000,000.00	09/11/2025 3.75%	990,820.31 992,696.99	97.86 4.29%	978,553.00 2,920.83	0.81% (14,143.99)	Aa1/AAA AA+	2.82 2.53
3137FLYV0	FHMS K-092 A2 3.298 04/25/2029	1,000,000.00	09/17/2024 3.74%	980,625.00 987,875.98	97.22 4.30%	972,172.20 2,748.33	0.80% (15,703.78)	Aa1/AA+ AAA	2.90 2.65
3137H9D71	FHMS K-750 A2 3.0 09/25/2029	1,000,000.00	10/30/2024 4.49%	939,101.56 958,940.21	96.31 4.32%	963,135.00 2,500.00	0.79% 4,194.79	Aa1/AA+ AAA	3.32 2.73
3137FRUT6	FHMS K-106 A2 2.069 01/25/2030	1,250,000.00	06/10/2025 4.35%	1,132,421.88 1,157,379.83	92.41 4.34%	1,155,083.75 2,155.21	0.95% (2,296.08)	Aa1/AA+ AAA	3.65 3.41
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	1,500,000.00	03/26/2025 4.40%	1,498,710.94 1,499,017.41	100.03 4.35%	1,500,523.50 5,515.00	1.24% 1,506.09	Aaa/AA+ AA+	3.82 3.15
3137FXZ35	FHMS K-127 A2 2.108 01/25/2031	1,500,000.00	02/02/2026 4.08%	1,368,339.84 1,376,867.24	90.49 4.39%	1,357,332.30 2,635.00	1.12% (19,534.94)	Aa1/AA+ AAA	4.65 4.30
Total Agency CMBS		**13,950,000.00**	**4.14%**	**13,507,646.49** **13,615,762.47**	**97.16** **4.29%**	**13,541,292.03** **39,123.50**	**11.16%** **(74,470.45)**		**2.95** **2.64**
CASH									
CCYUSD	Receivable	1,558,853.53	--	1,558,853.53 1,558,853.53	1.00	1,558,853.53 0.00	1.28% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**1,558,853.53**		**1,558,853.53** **1,558,853.53**	**1.00**	**1,558,853.53** **0.00**	**1.28%** **0.00**		**0.00** **0.00**
CORPORATE									
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	1,000,000.00	08/24/2023 5.47%	1,001,440.00 1,000,064.15	100.19 4.54%	1,001,942.00 15,810.50	0.83% 1,877.85	Aa2/A+ AA	0.22 0.13
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	1,000,000.00	10/31/2023 5.91%	999,160.00 999,883.95	100.65 4.25%	1,006,538.00 5,065.06	0.83% 6,654.05	Aa3/A+ AA	0.42 0.33
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	500,000.00	03/14/2022 2.73%	489,930.00 498,416.39	98.62 4.09%	493,099.50 2,427.78	0.41% (5,316.89)	Aa2/AA A+	0.79 0.77
09247XAN1	BLACKROCK FINANCE INC 3.2 03/15/2027	750,000.00	06/03/2022 3.36%	744,562.50 749,104.15	99.40 3.98%	745,492.96 5,066.67	0.61% (3,611.20)	Aa3/AA- NA	0.79 0.77
857477CL5	STATE STREET CORP 4.993 03/18/2027	1,000,000.00	03/19/2024 5.00%	999,860.00 999,962.82	100.66 4.13%	1,006,617.00 10,124.69	0.83% 6,654.18	Aa3/A AA-	0.80 0.69
023135CF1	AMAZON.COM INC 3.3 04/13/2027	500,000.00	06/09/2022 3.59%	493,600.00 498,854.16	99.46 3.94%	497,296.43 2,200.00	0.41% (1,557.73)	A1/AA AA-	0.87 0.84
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	750,000.00	06/29/2022 3.91%	752,805.00 750,503.42	99.93 4.08%	749,468.25 1,750.00	0.62% (1,035.17)	A2/A+ A+	0.94 0.91

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
931142EX7	WALMART INC 3.95 09/09/2027	750,000.00	09/08/2022 3.92%	751,140.00 750,276.09	99.96 3.98%	749,699.25 6,747.92	0.62% (576.84)	Aa2/AA AA	1.28 1.22
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	750,000.00	12/28/2022 4.66%	695,400.00 734,368.80	98.41 4.15%	738,058.50 2,827.08	0.61% 3,689.70	A2/A+ A	1.38 1.32
037833DK3	APPLE INC 3.0 11/13/2027	1,000,000.00	01/27/2023 4.12%	951,990.00 985,434.86	98.65 3.97%	986,511.00 1,500.00	0.81% 1,076.14	Aaa/AA+ NA	1.45 1.40
69371RS31	PACCAR FINANCIAL CORP 4.6 01/10/2028	500,000.00	01/27/2023 4.30%	506,670.00 502,172.83	100.70 4.14%	503,485.00 9,008.33	0.41% 1,312.17	A1/A+ NA	1.61 1.51
713448FL7	PEPSICO INC 3.6 02/18/2028	1,000,000.00	03/16/2023 4.29%	969,840.00 989,470.87	99.09 4.15%	990,908.00 10,300.00	0.82% 1,437.13	A1/A+ NA	1.72 1.63
57636QAW4	MASTERCARD INC 4.875 03/09/2028	1,000,000.00	03/16/2023 4.53%	1,015,050.00 1,005,204.76	101.24 4.14%	1,012,356.00 11,104.17	0.83% 7,151.24	Aa3/A+ NA	1.77 1.59
90331HPS6	US BANK NA 4.73 05/15/2028	1,250,000.00	05/12/2025 4.86%	1,250,475.00 1,250,304.78	100.33 4.46%	1,254,125.95 2,627.78	1.03% 3,821.17	A2/A+ AA-	1.96 0.92
58933YBH7	MERCK & CO INC 4.05 05/17/2028	1,000,000.00	05/09/2023 4.07%	999,240.00 999,702.16	99.83 4.14%	998,289.00 1,575.00	0.82% (1,413.16)	Aa3/A+ NA	1.96 1.86
24422EXB0	JOHN DEERE CAPITAL CORP 4.95 07/14/2028	535,000.00	07/11/2023 4.98%	534,202.85 534,662.29	101.64 4.13%	543,770.26 10,078.06	0.45% 9,107.96	A1/A A+	2.12 1.96
756109CW2	REALTY INCOME CORP 3.95 02/01/2029	1,500,000.00	09/29/2025 4.09%	1,493,835.00 1,495,043.62	98.72 4.46%	1,480,760.12 19,750.00	1.22% (14,283.51)	A3/A- NA	2.67 2.47
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	1,250,000.00	02/12/2024 4.54%	1,247,675.00 1,248,744.35	100.83 4.17%	1,260,408.75 17,500.00	1.04% 11,664.40	Aa3/AA- NA	2.70 2.40
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	1,250,000.00	02/28/2024 4.81%	1,252,025.00 1,251,096.12	101.52 4.25%	1,269,041.25 15,998.26	1.05% 17,945.13	A1/AA- NA	2.74 2.44
14913UAJ9	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	1,250,000.00	05/16/2024 4.81%	1,251,912.50 1,251,098.81	101.45 4.28%	1,268,110.00 15,829.86	1.04% 17,011.19	A1/A A+	2.74 2.51
09290DAA9	BLACKROCK INC 4.7 03/14/2029	750,000.00	07/22/2024 4.65%	751,597.50 750,947.77	101.22 4.23%	759,179.25 7,539.58	0.63% 8,231.48	Aa3/AA- NA	2.79 2.49
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	750,000.00	06/11/2024 5.01%	744,682.50 746,777.45	101.51 4.31%	761,320.50 17,177.08	0.63% 14,543.05	A1/A A+	3.03 2.73
437076DC3	HOME DEPOT INC 4.75 06/25/2029	1,250,000.00	06/24/2024 4.81%	1,246,925.00 1,248,113.91	101.27 4.30%	1,265,933.75 25,729.17	1.04% 17,819.84	A2/A A	3.07 2.70
025816EJ4	AMERICAN EXPRESS CO 4.351 07/20/2029	1,500,000.00	07/22/2025 4.32%	1,501,260.00 1,500,900.82	99.69 4.49%	1,495,373.01 23,749.21	1.23% (5,527.81)	A2/A- A	3.14 1.99
46647PEB8	JPMORGAN CHASE & CO 5.012 01/23/2030	750,000.00	03/26/2025 4.75%	756,720.00 754,648.24	100.96 4.71%	757,202.25 13,365.33	0.62% 2,554.01	A1/A AA-	3.65 2.41

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	1,000,000.00	02/07/2025 4.92%	1,001,400.00 1,001,028.13	101.39 4.54%	1,013,863.00 15,675.00	0.84% 12,834.88	A2/NA A	3.69 3.22
194162AT0	COLGATE-PALMOLIVE CO 4.2 05/01/2030	1,000,000.00	05/01/2025 4.14%	1,002,580.00 1,002,012.26	100.20 4.14%	1,002,015.50 3,500.00	0.83% 3.24	Aa3/A+ NA	3.92 3.50
02079KAW7	ALPHABET INC 4.1 11/15/2030	1,250,000.00	11/17/2025 4.05%	1,252,925.00 1,252,606.71	98.97 4.36%	1,237,167.50 2,277.78	1.02% (15,439.21)	Aa2/AA+ NA	4.46 4.02
30303MAB8	META PLATFORMS INC 4.2 11/15/2030	1,250,000.00	11/17/2025 4.18%	1,251,350.00 1,251,203.10	98.72 4.52%	1,233,953.29 2,333.33	1.02% (17,249.81)	Aa3/AA- NA	4.46 4.01
023135DD5	AMAZON.COM INC 4.25 03/13/2031	1,000,000.00	05/20/2026 4.66%	982,370.00 982,480.38	98.88 4.51%	988,802.00 9,208.33	0.81% 6,321.62	A1/AA AA-	4.78 4.24
46647PBJ4	JPMORGAN CHASE & CO 4.493 03/24/2031	750,000.00	05/20/2026 4.72%	742,897.50 742,941.69	99.52 5.18%	746,376.75 6,271.48	0.61% 3,435.06	A1/A AA-	4.81 3.44
89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	1,000,000.00	05/27/2026 4.66%	995,070.00 995,080.88	99.68 4.62%	996,829.00 2,148.61	0.82% 1,748.12	A1/A+ A+	4.95 4.38
58933YCK9	MERCK & CO INC 4.65 05/22/2031	500,000.00	05/20/2026 4.67%	499,535.00 499,537.55	100.49 4.54%	502,436.00 581.25	0.41% 2,898.45	Aa3/A+ NA	4.97 4.33
Total Corporate		**31,285,000.00**	**4.51%**	**31,130,125.35** **31,222,648.27**	**100.11** **4.32%**	**31,316,429.01** **296,847.32**	**25.80%** **93,780.74**		**2.60** **2.23**
MONEY MARKET FUND									
60934N104	FEDERATED HRMS GV O INST	218,520.00	-- 3.50%	218,520.00 218,520.00	1.00 5.17%	218,520.00 0.00	0.18% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**218,520.00**	**3.50%**	**218,520.00** **218,520.00**	**1.00** **5.17%**	**218,520.00** **0.00**	**0.18%** **0.00**		**0.00** **0.00**
SUPRANATIONAL									
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	1,500,000.00	07/24/2023 4.19%	1,454,115.00 1,480,461.54	98.91 4.04%	1,483,681.50 20,270.83	1.22% 3,219.96	Aaa/AAA NA	2.11 1.99
4581X0DC9	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028	2,000,000.00	12/28/2023 3.96%	1,929,020.00 1,965,435.83	97.98 4.05%	1,959,610.00 12,673.61	1.61% (5,825.83)	Aaa/AAA NA	2.30 2.18

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
Total				**3,383,135.00**	**98.38**	**3,443,291.50**	**2.84%**		**2.22**
Supranational		**3,500,000.00**	**4.06%**	**3,445,897.37**	**4.05%**	**32,944.44**	**(2,605.87)**		**2.10**
US TREASURY									
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	1,000,000.00	04/17/2025 3.95%	1,001,875.00 1,000,062.65	100.01 3.71%	1,000,131.54 19,038.46	0.82% 68.89	Aa1/AA+ AA+	0.04 0.04
91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	1,500,000.00	06/03/2022 2.93%	1,364,414.06 1,494,633.80	99.49 3.71%	1,492,363.28 3,133.63	1.23% (2,270.53)	Aa1/AA+ AA+	0.17 0.16
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	1,600,000.00	10/04/2022 4.00%	1,457,250.00 1,592,406.91	99.52 3.80%	1,592,374.40 7,027.62	1.31% (32.51)	Aa1/AA+ AA+	0.21 0.21
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	1,000,000.00	05/26/2022 2.73%	924,257.81 994,210.48	99.07 3.73%	990,664.06 1,482.24	0.82% (3,546.42)	Aa1/AA+ AA+	0.33 0.33
91282CDK4	UNITED STATES TREASURY 1.25 11/30/2026	1,000,000.00	05/26/2022 2.72%	937,500.00 993,080.90	98.76 3.79%	987,612.00 34.15	0.81% (5,468.90)	Aa1/AA+ AA+	0.50 0.49
91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	1,500,000.00	06/03/2022 2.95%	1,391,015.63 1,486,091.27	98.55 3.80%	1,478,215.50 7,872.93	1.22% (7,875.77)	Aa1/AA+ AA+	0.59 0.57
912828Z78	UNITED STATES TREASURY 1.5 01/31/2027	1,500,000.00	06/09/2022 3.08%	1,397,578.13 1,485,264.78	98.49 3.82%	1,477,324.22 7,520.72	1.22% (7,940.56)	Aa1/AA+ AA+	0.67 0.65
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	1,700,000.00	10/04/2022 3.94%	1,585,050.78 1,681,322.55	98.90 3.84%	1,681,295.02 11,200.28	1.39% (27.53)	Aa1/AA+ AA+	0.71 0.69
91282CMV0	UNITED STATES TREASURY 3.875 03/31/2027	1,500,000.00	06/17/2025 3.97%	1,497,421.88 1,498,800.05	100.03 3.83%	1,500,483.41 9,846.31	1.24% 1,683.36	Aa1/AA+ AA+	0.83 0.81
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	1,500,000.00	06/09/2022 3.07%	1,478,085.94 1,495,911.83	99.00 3.87%	1,485,043.50 3,586.96	1.22% (10,868.33)	Aa1/AA+ AA+	0.91 0.89
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	1,500,000.00	04/28/2026 3.79%	1,490,800.78 1,491,511.73	99.30 3.91%	1,489,570.32 20,469.61	1.23% (1,941.41)	Aa1/AA+ AA+	1.08 1.04
91282CNP2	UNITED STATES TREASURY 3.875 07/31/2027	2,000,000.00	05/27/2026 3.95%	1,998,281.25 1,998,297.28	99.93 3.94%	1,998,515.62 25,904.70	1.65% 218.34	Aa1/AA+ AA+	1.17 1.12
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	1,500,000.00	09/27/2022 4.20%	1,428,808.59 1,481,944.78	99.01 3.94%	1,485,175.79 11,846.13	1.22% 3,231.00	Aa1/AA+ AA+	1.25 1.20
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,150,000.00	12/28/2022 4.02%	1,060,560.55 1,123,298.66	97.58 3.98%	1,122,148.15 1,195.31	0.92% (1,150.51)	Aa1/AA+ AA+	1.46 1.41
91282CMB4	UNITED STATES TREASURY 4.0 12/15/2027	1,500,000.00	03/26/2026 4.00%	1,499,882.81 1,499,894.45	100.03 3.98%	1,500,468.75 27,692.31	1.24% 574.30	Aa1/AA+ AA+	1.54 1.45
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	2,000,000.00	02/23/2023 4.15%	1,942,421.88 1,980,497.73	99.20 4.00%	1,984,062.50 23,397.79	1.63% 3,564.77	Aa1/AA+ AA+	1.67 1.58

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	2,000,000.00	05/31/2023 3.84%	1,981,171.88 1,992,863.45	99.34 4.00%	1,986,718.76 12,281.42	1.64% (6,144.69)	Aa1/AA+ AA+	1.84 1.74
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	750,000.00	05/01/2025 3.64%	752,314.45 751,467.18	99.54 4.00%	746,572.27 3,611.68	0.62% (4,894.91)	Aa1/AA+ AA+	1.88 1.78
91282CND9	UNITED STATES TREASURY 3.75 05/15/2028	1,500,000.00	04/28/2026 3.85%	1,496,953.13 1,497,083.83	99.52 4.01%	1,492,734.00 2,598.51	1.23% (4,349.83)	Aa1/AA+ AA+	1.96 1.86
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	1,500,000.00	10/30/2024 4.11%	1,494,199.22 1,496,705.09	99.97 4.01%	1,499,590.50 25,193.37	1.24% 2,885.41	Aa1/AA+ AA+	2.08 1.94
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	2,250,000.00	08/19/2025 3.71%	2,259,843.75 2,257,197.08	99.70 4.02%	2,243,232.43 32,996.37	1.85% (13,964.65)	Aa1/AA+ AA+	2.12 1.99
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	1,750,000.00	03/12/2024 4.20%	1,657,031.25 1,703,630.69	97.60 4.02%	1,707,959.75 14,732.39	1.41% 4,329.06	Aa1/AA+ AA+	2.21 2.09
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	2,000,000.00	05/20/2026 4.13%	1,966,953.13 1,967,381.80	98.58 4.03%	1,971,562.50 14,307.07	1.62% 4,180.70	Aa1/AA+ AA+	2.29 2.16
91282CPK1	UNITED STATES TREASURY 3.5 11/15/2028	2,000,000.00	05/27/2026 4.08%	1,973,125.00 1,973,244.18	98.74 4.04%	1,974,843.76 3,233.70	1.63% 1,599.58	Aa1/AA+ AA+	2.46 2.32
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	2,000,000.00	02/26/2026 3.45%	2,002,421.88 2,002,199.12	98.71 4.04%	1,974,140.62 32,307.69	1.63% (28,058.50)	Aa1/AA+ AA+	2.54 2.36
91282CQJ3	UNITED STATES TREASURY 3.875 04/15/2029	2,000,000.00	05/20/2026 4.15%	1,984,921.88 1,985,078.35	99.52 4.05%	1,990,468.00 9,952.19	1.64% 5,389.65	Aa1/AA+ AA+	2.87 2.68
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	1,000,000.00	07/23/2024 4.18%	937,929.69 961,643.91	96.35 4.06%	963,477.00 75.14	0.79% 1,833.09	Aa1/AA+ AA+	3.00 2.84
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	2,000,000.00	09/03/2024 3.69%	2,027,343.75 2,017,649.01	99.80 4.07%	1,996,015.62 26,740.33	1.64% (21,633.39)	Aa1/AA+ AA+	3.17 2.91
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	2,000,000.00	09/17/2024 3.45%	1,971,093.75 1,981,022.28	97.13 4.08%	1,942,578.00 15,794.84	1.60% (38,444.28)	Aa1/AA+ AA+	3.25 3.03
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	1,500,000.00	12/30/2024 4.38%	1,483,535.16 1,488,358.01	100.12 4.09%	1,501,816.41 5,380.43	1.24% 13,458.40	Aa1/AA+ AA+	3.42 3.14
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	1,500,000.00	03/26/2026 4.03%	1,492,031.25 1,492,422.57	99.31 4.09%	1,489,687.50 158.81	1.23% (2,735.07)	Aa1/AA+ AA+	3.50 3.24
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	1,500,000.00	12/30/2024 4.38%	1,499,589.84 1,499,705.97	100.94 4.09%	1,514,121.09 27,555.25	1.25% 14,415.12	Aa1/AA+ AA+	3.59 3.23
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	1,250,000.00	02/07/2025 4.34%	1,245,263.67 1,246,505.13	100.52 4.10%	1,256,445.00 17,757.25	1.04% 9,939.87	Aa1/AA+ AA+	3.67 3.32
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	2,000,000.00	03/26/2025 4.09%	1,991,875.00 1,993,821.57	99.66 4.10%	1,993,281.24 20,217.39	1.64% (540.33)	Aa1/AA+ AA+	3.75 3.41

HOLDINGS REPORT

City of Buena Park Core | Account #405 | As of May 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	1,000,000.00	12/29/2025 3.64%	1,009,648.44 1,008,749.95	99.11 4.11%	991,132.81 16,270.72	0.82% (17,617.14)	Aa1/AA+ AA+	4.08 3.68
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	1,500,000.00	09/11/2025 3.57%	1,520,625.00 1,517,594.29	99.09 4.11%	1,486,347.00 19,428.52	1.22% (31,247.29)	Aa1/AA+ AA+	4.17 3.76
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	2,250,000.00	02/26/2026 3.59%	2,241,210.94 2,241,649.43	97.30 4.13%	2,189,355.48 19,901.49	1.80% (52,293.95)	Aa1/AA+ AA+	4.75 4.28
				57,444,287.15	**99.12**	**58,177,527.77**	**47.93%**		**2.13**
Total US Treasury		**58,700,000.00**	**3.81%**	**58,373,202.75**	**3.98%**	**501,743.71**	**(195,674.97)**		**1.98**
				120,251,988.82	**97.86**	**121,385,037.43**	**100.00%**		**2.30**
Total Portfolio		**122,262,373.53**	**4.11%**	**121,463,132.10**	**4.12%**	**1,041,512.96**	**(78,094.67)**		**2.08**
Total Market Value + Accrued						**122,426,550.40**			

TRANSACTION LEDGER

City of Buena Park Core | Account #405 | As of May 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/01/2026	60934N104	21,000.00	FEDERATED HRMS GV O INST	1.000	3.52%	(21,000.00)	0.00	(21,000.00)	0.00
Purchase	05/04/2026	60934N104	1,017,489.79	FEDERATED HRMS GV O INST	1.000	3.51%	(1,017,489.79)	0.00	(1,017,489.79)	0.00
Purchase	05/11/2026	60934N104	15,000.00	FEDERATED HRMS GV O INST	1.000	3.48%	(15,000.00)	0.00	(15,000.00)	0.00
Purchase	05/13/2026	60934N104	72,812.50	FEDERATED HRMS GV O INST	1.000	3.48%	(72,812.50)	0.00	(72,812.50)	0.00
Purchase	05/15/2026	60934N104	125,531.25	FEDERATED HRMS GV O INST	1.000	3.46%	(125,531.25)	0.00	(125,531.25)	0.00
Purchase	05/18/2026	60934N104	20,250.00	FEDERATED HRMS GV O INST	1.000	3.44%	(20,250.00)	0.00	(20,250.00)	0.00
Purchase	05/20/2026	60934N104	4,500,000.00	FEDERATED HRMS GV O INST	1.000	3.44%	(4,500,000.00)	0.00	(4,500,000.00)	0.00
Purchase	05/21/2026	46647PBJ4	750,000.00	JPMORGAN CHASE & CO 4.493 03/24/2031	99.053	4.72%	(742,897.50)	(5,335.44)	(748,232.94)	0.00
Purchase	05/21/2026	023135DD5	1,000,000.00	AMAZON.COM INC 4.25 03/13/2031	98.237	4.66%	(982,370.00)	(8,027.78)	(990,397.78)	0.00
Purchase	05/21/2026	91282CQJ3	2,000,000.00	UNITED STATES TREASURY 3.875 04/15/2029	99.246	4.15%	(1,984,921.88)	(7,622.95)	(1,992,544.83)	0.00
Purchase	05/21/2026	91282CNY3	2,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028	98.348	4.13%	(1,966,953.13)	(12,289.40)	(1,979,242.53)	0.00
Purchase	05/22/2026	58933YCK9	500,000.00	MERCK & CO INC 4.65 05/22/2031	99.907	4.67%	(499,535.00)	0.00	(499,535.00)	0.00
Purchase	05/26/2026	60934N104	39,123.49	FEDERATED HRMS GV O INST	1.000	3.49%	(39,123.49)	0.00	(39,123.49)	0.00
Purchase	05/27/2026	60934N104	5,000,000.00	FEDERATED HRMS GV O INST	1.000	3.50%	(5,000,000.00)	0.00	(5,000,000.00)	0.00
Purchase	05/28/2026	89236TQB4	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	99.507	4.66%	(995,070.00)	(1,769.44)	(996,839.44)	0.00

TRANSACTION LEDGER

City of Buena Park Core | Account #405 | As of May 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Purchase	05/28/2026	91282CPK1	2,000,000.00	UNITED STATES TREASURY 3.5 11/15/2028	98.656	4.08%	(1,973,125.00)	(2,472.83)	(1,975,597.83)	0.00
Purchase	05/28/2026	91282CNP2	2,000,000.00	UNITED STATES TREASURY 3.875 07/31/2027	99.914	3.95%	(1,998,281.25)	(25,048.34)	(2,023,329.59)	0.00
Total Purchase			**22,061,207.03**				**(21,954,360.79)**	**(62,566.18)**	**(22,016,926.97)**	**0.00**
TOTAL ACQUISITIONS			**22,061,207.03**				**(21,954,360.79)**	**(62,566.18)**	**(22,016,926.97)**	**0.00**
DISPOSITIONS										
Maturity	05/03/2026	00440EAV9	(1,000,000.00)	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	100.000	4.64%	1,000,000.00	0.00	1,000,000.00	0.00
Maturity	05/31/2026	91282CCF6	(1,500,000.00)	UNITED STATES TREASURY 0.75 05/31/2026	100.000	2.94%	1,500,000.00	0.00	1,500,000.00	0.00
Total Maturity			**(2,500,000.00)**				**2,500,000.00**	**0.00**	**2,500,000.00**	**0.00**
Sale	05/12/2026	60934N104	(8,298.55)	FEDERATED HRMS GV O INST	1.000	3.48%	8,298.55	0.00	8,298.55	0.00
Sale	05/21/2026	60934N104	(5,710,418.08)	FEDERATED HRMS GV O INST	1.000	3.43%	5,710,418.08	0.00	5,710,418.08	0.00
Sale	05/22/2026	60934N104	(499,535.00)	FEDERATED HRMS GV O INST	1.000	3.45%	499,535.00	0.00	499,535.00	0.00
Sale	05/28/2026	60934N104	(4,995,766.86)	FEDERATED HRMS GV O INST	1.000	3.50%	4,995,766.86	0.00	4,995,766.86	0.00
Total Sale			**(11,214,018.49)**				**11,214,018.49**	**0.00**	**11,214,018.49**	**0.00**
TOTAL DISPOSITIONS			**(13,714,018.49)**				**13,714,018.49**	**0.00**	**13,714,018.49**	**0.00**
OTHER TRANSACTIONS										
Cash Transfer	05/19/2026	CCYUSD	4,500,000.00	Cash		0.00%	4,500,000.00	0.00	4,500,000.00	0.00
Cash Transfer	05/27/2026	CCYUSD	5,000,000.00	Cash		0.00%	5,000,000.00	0.00	5,000,000.00	0.00

TRANSACTION LEDGER

City of Buena Park Core | Account #405 | As of May 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Total Cash Transfer			**9,500,000.00**				**9,500,000.00**	**0.00**	**9,500,000.00**	**0.00**
Coupon	05/01/2026	3137H9D71	0.00	FHMS K-750 A2 3.0 09/25/2029		4.49%	2,500.00	0.00	2,500.00	0.00
Coupon	05/01/2026	3137FBBX3	0.00	FHMS K-068 A2 3.244 08/25/2027		4.42%	2,703.33	0.00	2,703.33	0.00
Coupon	05/01/2026	3137HA4B9	0.00	FHMS K-751 A2 4.412 03/25/2030		4.40%	5,515.00	0.00	5,515.00	0.00
Coupon	05/01/2026	3137FRUT6	0.00	FHMS K-106 A2 2.069 01/25/2030		4.35%	2,155.21	0.00	2,155.21	0.00
Coupon	05/01/2026	3137FJZ93	0.00	FHMS K-084 A2 3.78 10/25/2028		4.34%	3,150.00	0.00	3,150.00	0.00
Coupon	05/01/2026	3137FJKE8	0.00	FHMS K-082 A2 3.92 09/25/2028		4.27%	4,083.33	0.00	4,083.33	0.00
Coupon	05/01/2026	3137FKZZ2	0.00	FHMS K-088 A2 3.69 01/25/2029		4.21%	3,075.00	0.00	3,075.00	0.00
Coupon	05/01/2026	194162AT0	0.00	COLGATE-PALMOLIVE CO 4.2 05/01/2030		4.14%	21,000.00	0.00	21,000.00	0.00
Coupon	05/01/2026	3137FXZ35	0.00	FHMS K-127 A2 2.108 01/25/2031		4.08%	2,635.00	0.00	2,635.00	0.00
Coupon	05/01/2026	3137FHPJ6	0.00	FHMS K-080 A2 3.926 07/25/2028		3.86%	3,926.00	0.00	3,926.00	0.00
Coupon	05/01/2026	3137FLN91	0.00	FHMS K-091 A2 3.505 03/25/2029		3.75%	2,920.83	0.00	2,920.83	0.00
Coupon	05/01/2026	3137FL6P4	0.00	FHMS K-089 A2 3.563 01/25/2029		3.74%	3,711.46	0.00	3,711.46	0.00
Coupon	05/01/2026	3137FLYV0	0.00	FHMS K-092 A2 3.298 04/25/2029		3.74%	2,748.33	0.00	2,748.33	0.00
Coupon	05/03/2026	00440EAV9	0.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026		4.64%	16,750.00	0.00	16,750.00	0.00
Coupon	05/10/2026	665859AW4	0.00	NORTHERN TRUST CORP 4.0 05/10/2027		3.91%	15,000.00	0.00	15,000.00	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	05/13/2026	3133EPC45	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		4.73%	57,812.50	0.00	57,812.50	0.00
Coupon	05/13/2026	037833DK3	0.00	APPLE INC 3.0 11/13/2027		4.12%	15,000.00	0.00	15,000.00	0.00
Coupon	05/15/2026	90331HPS6	0.00	US BANK NA 4.73 05/15/2028		4.86%	29,562.50	0.00	29,562.50	0.00
Coupon	05/15/2026	30303MAB8	0.00	META PLATFORMS INC 4.2 11/15/2030		4.18%	28,000.00	0.00	28,000.00	0.00
Coupon	05/15/2026	02079KAW7	0.00	ALPHABET INC 4.1 11/15/2030		4.05%	26,906.25	0.00	26,906.25	0.00
Coupon	05/15/2026	9128283F5	0.00	UNITED STATES TREASURY 2.25 11/15/2027		4.02%	12,937.50	0.00	12,937.50	0.00
Coupon	05/15/2026	91282CND9	0.00	UNITED STATES TREASURY 3.75 05/15/2028		3.85%	28,125.00	0.00	28,125.00	0.00
Coupon	05/17/2026	58933YBH7	0.00	MERCK & CO INC 4.05 05/17/2028		4.07%	20,250.00	0.00	20,250.00	0.00
Coupon	05/31/2026	91282CES6	0.00	UNITED STATES TREASURY 2.75 05/31/2029		4.18%	13,750.00	0.00	13,750.00	0.00
Coupon	05/31/2026	91282CFY2	0.00	UNITED STATES TREASURY 3.875 11/30/2029		4.03%	29,062.50	0.00	29,062.50	0.00
Coupon	05/31/2026	91282CCF6	0.00	UNITED STATES TREASURY 0.75 05/31/2026		2.94%	5,625.00	0.00	5,625.00	0.00
Coupon	05/31/2026	91282CDK4	0.00	UNITED STATES TREASURY 1.25 11/30/2026		2.72%	6,250.00	0.00	6,250.00	0.00
Total Coupon			**0.00**				**365,154.74**	**0.00**	**365,154.74**	**0.00**
Dividend	05/29/2026	60934N104	0.00	FEDERATED HRMS GV O INST		3.50%	4,166.03	0.00	4,166.03	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Total Dividend			**0.00**				**4,166.03**	**0.00**	**4,166.03**	**0.00**
Management Fee	05/12/2026	CCYUSD	(8,298.55)	Cash		0.00%	(8,298.55)	0.00	(8,298.55)	0.00
Total Management Fee			**(8,298.55)**				**(8,298.55)**	**0.00**	**(8,298.55)**	**0.00**
TOTAL OTHER TRANSACTIONS			**9,491,701.45**				**9,861,022.22**	**0.00**	**9,861,022.22**	**0.00**

INCOME EARNED

City of Buena Park Core | Account #405 | As of May 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
60934N104	FEDERATED HRMS GV O INST	218,520.00	621,331.46 10,811,207.03 (11,214,018.49) 218,520.00	0.00 739.79 0.00 739.79	0.00 0.00 0.00 739.79	739.79
CCYUSD	Receivable	1,558,853.53	739.79 0.00 0.00 1,558,853.53	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**1,777,373.53**	**622,071.25** **10,811,207.03** **(11,214,018.49)** **1,777,373.53**	**0.00** **739.79** **0.00** **739.79**	**0.00** **0.00** **0.00** **739.79**	**739.79**
FIXED INCOME						
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	03/16/2023 03/20/2023 0.00	999,934.86 0.00 (1,000,000.00) 0.00	16,563.89 16,750.00 0.00 186.11	65.14 0.00 65.14 251.25	251.25
02079KAW7	ALPHABET INC 4.1 11/15/2030	11/17/2025 11/18/2025 1,250,000.00	1,252,657.31 0.00 0.00 1,252,606.71	24,913.19 26,906.25 2,277.78 4,270.83	0.00 (50.60) (50.60) 4,220.23	4,220.23
023135CF1	AMAZON.COM INC 3.3 04/13/2027	06/09/2022 06/13/2022 500,000.00	498,741.76 0.00 0.00 498,854.16	825.00 0.00 2,200.00 1,375.00	112.41 0.00 112.41 1,487.41	1,487.41
023135DD5	AMAZON.COM INC 4.25 03/13/2031	05/20/2026 05/21/2026 1,000,000.00	0.00 982,370.00 0.00 982,480.38	0.00 (8,027.78) 9,208.33 1,180.55	110.38 0.00 110.38 1,290.93	1,290.93
025816EJ4	AMERICAN EXPRESS CO 4.351 07/20/2029	07/22/2025 07/25/2025 1,500,000.00	1,500,936.63 0.00 0.00 1,500,900.82	18,310.46 0.00 23,749.21 5,438.75	0.00 (35.80) (35.80) 5,402.95	5,402.95

City of Buena Park Core | Account #405 | As of May 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
037833DK3	APPLE INC 3.0 11/13/2027	01/27/2023 01/31/2023 1,000,000.00	984,582.94 0.00 0.00 985,434.86	14,000.00 15,000.00 1,500.00 2,500.00	851.92 0.00 851.92 3,351.92	3,351.92
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	08/24/2023 08/28/2023 1,000,000.00	1,000,106.46 0.00 0.00 1,000,064.15	11,205.50 0.00 15,810.50 4,605.00	0.00 (42.31) (42.31) 4,562.69	4,562.69
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	03/14/2022 03/16/2022 500,000.00	498,245.34 0.00 0.00 498,416.39	1,469.44 0.00 2,427.78 958.33	171.05 0.00 171.05 1,129.39	1,129.39
09247XAN1	BLACKROCK FINANCE INC 3.2 03/15/2027	06/03/2022 06/07/2022 750,000.00	749,007.39 0.00 0.00 749,104.15	3,066.67 0.00 5,066.67 2,000.00	96.76 0.00 96.76 2,096.76	2,096.76
09290DAA9	BLACKROCK INC 4.7 03/14/2029	07/22/2024 07/23/2024 750,000.00	750,977.47 0.00 0.00 750,947.77	4,602.08 0.00 7,539.58 2,937.50	0.00 (29.71) (29.71) 2,907.79	2,907.79
14913UAJ9	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	05/16/2024 05/20/2024 1,250,000.00	1,251,132.81 0.00 0.00 1,251,098.81	10,777.78 0.00 15,829.86 5,052.08	0.00 (34.00) (34.00) 5,018.09	5,018.09
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	02/28/2024 03/01/2024 1,250,000.00	1,251,131.15 0.00 0.00 1,251,096.12	10,946.18 0.00 15,998.26 5,052.08	0.00 (35.03) (35.03) 5,017.05	5,017.05
194162AT0	COLGATE-PALMOLIVE CO 4.2 05/01/2030	05/01/2025 05/02/2025 1,000,000.00	1,002,056.81 0.00 0.00 1,002,012.26	21,000.00 21,000.00 3,500.00 3,500.00	0.00 (44.56) (44.56) 3,455.44	3,455.44
24422EXB0	JOHN DEERE CAPITAL CORP 4.95 07/14/2028	07/11/2023 07/14/2023 535,000.00	534,648.77 0.00 0.00 534,662.29	7,871.19 0.00 10,078.06 2,206.88	13.53 0.00 13.53 2,220.40	2,220.40

INCOME EARNED

City of Buena Park Core | Account #405 | As of May 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	06/11/2024 06/12/2024 750,000.00	746,687.12 0.00 0.00 746,777.45	14,145.83 0.00 17,177.08 3,031.25	90.32 0.00 90.32 3,121.57	3,121.57
30303MAB8	META PLATFORMS INC 4.2 11/15/2030	11/17/2025 11/18/2025 1,250,000.00	1,251,226.45 0.00 0.00 1,251,203.10	25,958.33 28,000.00 2,333.33 4,375.00	0.00 (23.35) (23.35) 4,351.65	4,351.65
3130AWLZ1	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	08/24/2023 08/28/2023 1,000,000.00	999,924.99 0.00 0.00 999,980.35	18,340.28 0.00 22,298.61 3,958.33	55.37 0.00 55.37 4,013.70	4,013.70
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	09/11/2023 09/12/2023 1,600,000.00	1,595,907.25 0.00 0.00 1,596,054.61	10,305.56 0.00 16,138.89 5,833.33	147.36 0.00 147.36 5,980.69	5,980.69
3130B1BC0	FEDERAL HOME LOAN BANKS 4.625 06/08/2029	06/11/2024 06/12/2024 1,200,000.00	1,204,150.37 0.00 0.00 1,204,036.91	22,045.83 0.00 26,670.83 4,625.00	0.00 (113.46) (113.46) 4,511.54	4,511.54
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	07/22/2024 07/23/2024 2,000,000.00	2,005,539.03 0.00 0.00 2,005,116.10	35,972.22 0.00 43,680.56 7,708.33	0.00 (422.93) (422.93) 7,285.40	7,285.40
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	11/14/2023 11/15/2023 2,500,000.00	2,493,955.45 0.00 0.00 2,494,157.59	53,958.33 57,812.50 5,781.25 9,635.42	202.14 0.00 202.14 9,837.55	9,837.55
3133EPW84	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029	01/29/2024 01/31/2024 2,000,000.00	1,991,449.47 0.00 0.00 1,991,716.41	22,173.61 0.00 28,631.94 6,458.33	266.93 0.00 266.93 6,725.27	6,725.27
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	10/31/2023 11/01/2023 1,000,000.00	999,874.25 0.00 0.00 999,917.56	12,638.89 0.00 16,805.56 4,166.67	43.31 0.00 43.31 4,209.98	4,209.98

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3133ERAK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029	04/10/2024 04/15/2024 1,750,000.00	1,736,890.14 0.00 0.00 1,737,268.19	4,466.15 0.00 10,846.35 6,380.21	378.05 0.00 378.05 6,758.26	6,758.26
3137FBBX3	FHMS K-068 A2 3.244 08/25/2027	01/29/2024 01/31/2024 1,000,000.00	986,115.45 0.00 0.00 987,057.29	2,703.33 2,703.33 2,703.33 2,703.33	941.84 0.00 941.84 3,645.17	3,645.17
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	11/05/2025 11/10/2025 1,200,000.00	1,199,807.44 0.00 0.00 1,199,814.98	3,926.00 3,926.00 3,926.00 3,926.00	7.54 0.00 7.54 3,933.54	3,933.54
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	06/10/2025 06/13/2025 1,250,000.00	1,239,078.78 0.00 0.00 1,239,475.22	4,083.33 4,083.33 4,083.33 4,083.33	396.44 0.00 396.44 4,479.77	4,479.77
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	12/09/2024 12/12/2024 1,000,000.00	986,674.77 0.00 0.00 987,142.05	3,150.00 3,150.00 3,150.00 3,150.00	467.29 0.00 467.29 3,617.29	3,617.29
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	04/17/2025 04/23/2025 1,000,000.00	986,264.83 0.00 0.00 986,701.09	3,075.00 3,075.00 3,075.00 3,075.00	436.26 0.00 436.26 3,511.26	3,511.26
3137FL6P4	FHMS K-089 A2 3.563 01/25/2029	12/29/2025 01/02/2026 1,250,000.00	1,242,557.79 0.00 0.00 1,242,794.17	3,711.46 3,711.46 3,711.46 3,711.46	236.38 0.00 236.38 3,947.84	3,947.84
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	09/11/2025 09/16/2025 1,000,000.00	992,471.49 0.00 0.00 992,696.99	2,920.83 2,920.83 2,920.83 2,920.83	225.49 0.00 225.49 3,146.32	3,146.32
3137FLYV0	FHMS K-092 A2 3.298 04/25/2029	09/17/2024 09/20/2024 1,000,000.00	987,512.85 0.00 0.00 987,875.98	2,748.33 2,748.33 2,748.33 2,748.33	363.13 0.00 363.13 3,111.46	3,111.46

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3137FRUT6	FHMS K-106 A2 2.069 01/25/2030	06/10/2025 06/13/2025 1,250,000.00	1,155,188.06 0.00 0.00 1,157,379.83	2,155.21 2,155.21 2,155.21 2,155.21	2,191.77 0.00 2,191.77 4,346.98	4,346.98
3137FXZ35	FHMS K-127 A2 2.108 01/25/2031	02/02/2026 02/05/2026 1,500,000.00	1,374,588.37 0.00 0.00 1,376,867.24	2,635.00 2,635.00 2,635.00 2,635.00	2,278.87 0.00 2,278.87 4,913.87	4,913.87
3137H9D71	FHMS K-750 A2 3.0 09/25/2029	10/30/2024 11/04/2024 1,000,000.00	957,868.79 0.00 0.00 958,940.21	2,500.00 2,500.00 2,500.00 2,500.00	1,071.43 0.00 1,071.43 3,571.43	3,571.43
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	03/26/2025 03/31/2025 1,500,000.00	1,498,995.16 0.00 0.00 1,499,017.41	5,515.00 5,515.00 5,515.00 5,515.00	22.25 0.00 22.25 5,537.25	5,537.25
437076DC3	HOME DEPOT INC 4.75 06/25/2029	06/24/2024 06/25/2024 1,250,000.00	1,248,061.71 0.00 0.00 1,248,113.91	20,781.25 0.00 25,729.17 4,947.92	52.20 0.00 52.20 5,000.12	5,000.12
4581X0DC9	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028	12/28/2023 12/29/2023 2,000,000.00	1,964,160.24 0.00 0.00 1,965,435.83	7,465.28 0.00 12,673.61 5,208.33	1,275.58 0.00 1,275.58 6,483.92	6,483.92
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	07/24/2023 07/26/2023 1,500,000.00	1,479,676.97 0.00 0.00 1,480,461.54	15,895.83 0.00 20,270.83 4,375.00	784.58 0.00 784.58 5,159.58	5,159.58
46647PBJ4	JPMORGAN CHASE & CO 4.493 03/24/2031	05/20/2026 05/21/2026 750,000.00	0.00 742,897.50 0.00 742,941.69	0.00 (5,335.44) 6,271.48 936.04	44.19 0.00 44.19 980.23	980.23
46647PEB8	JPMORGAN CHASE & CO 5.012 01/23/2030	03/26/2025 03/27/2025 750,000.00	754,797.25 0.00 0.00 754,648.24	10,232.83 0.00 13,365.33 3,132.50	0.00 (149.01) (149.01) 2,983.49	2,983.49

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532457CK2	ELI LILLY AND CO 4.5 02/09/2029	02/12/2024 02/14/2024 1,250,000.00	1,248,704.79 0.00 0.00 1,248,744.35	12,812.50 0.00 17,500.00 4,687.50	39.56 0.00 39.56 4,727.06	4,727.06
57636QAW4	MASTERCARD INC 4.875 03/09/2028	03/16/2023 03/20/2023 1,000,000.00	1,005,465.84 0.00 0.00 1,005,204.76	7,041.67 0.00 11,104.17 4,062.50	0.00 (261.08) (261.08) 3,801.42	3,801.42
58933YBH7	MERCK & CO INC 4.05 05/17/2028	05/09/2023 05/17/2023 1,000,000.00	999,689.26 0.00 0.00 999,702.16	18,450.00 20,250.00 1,575.00 3,375.00	12.90 0.00 12.90 3,387.90	3,387.90
58933YCK9	MERCK & CO INC 4.65 05/22/2031	05/20/2026 05/22/2026 500,000.00	0.00 499,535.00 0.00 499,537.55	0.00 0.00 581.25 581.25	2.55 0.00 2.55 583.80	583.80
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	10/31/2023 11/02/2023 1,000,000.00	999,860.13 0.00 0.00 999,883.95	163.39 0.00 5,065.06 4,901.67	23.82 0.00 23.82 4,925.49	4,925.49
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	02/07/2025 02/10/2025 1,000,000.00	1,001,052.34 0.00 0.00 1,001,028.13	11,550.00 0.00 15,675.00 4,125.00	0.00 (24.22) (24.22) 4,100.78	4,100.78
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	06/29/2022 07/01/2022 750,000.00	750,553.28 0.00 0.00 750,503.42	14,250.00 15,000.00 1,750.00 2,500.00	0.00 (49.86) (49.86) 2,450.14	2,450.14
69371RS31	PACCAR FINANCIAL CORP 4.6 01/10/2028	01/27/2023 01/31/2023 500,000.00	502,287.39 0.00 0.00 502,172.83	7,091.67 0.00 9,008.33 1,916.67	0.00 (114.55) (114.55) 1,802.11	1,802.11
713448FL7	PEPSICO INC 3.6 02/18/2028	03/16/2023 03/20/2023 1,000,000.00	988,950.29 0.00 0.00 989,470.87	7,300.00 0.00 10,300.00 3,000.00	520.58 0.00 520.58 3,520.58	3,520.58

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756109CW2	REALTY INCOME CORP 3.95 02/01/2029	09/29/2025 10/06/2025 1,500,000.00	1,494,886.20 0.00 0.00 1,495,043.62	14,812.50 0.00 19,750.00 4,937.50	157.43 0.00 157.43 5,094.93	5,094.93
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/19/2024 03/21/2024 1,000,000.00	999,958.84 0.00 0.00 999,962.82	5,963.86 0.00 10,124.69 4,160.83	3.97 0.00 3.97 4,164.81	4,164.81
89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	05/27/2026 05/28/2026 1,000,000.00	0.00 995,070.00 0.00 995,080.88	0.00 (1,769.44) 2,148.61 379.17	10.88 0.00 10.88 390.05	390.05
90331HPS6	US BANK NA 4.73 05/15/2028	05/12/2025 05/15/2025 1,250,000.00	1,250,318.60 0.00 0.00 1,250,304.78	27,263.19 29,562.50 2,627.78 4,927.08	0.00 (13.81) (13.81) 4,913.27	4,913.27
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	10/04/2022 10/05/2022 1,600,000.00	1,589,268.44 0.00 0.00 1,592,406.91	4,972.38 0.00 7,027.62 2,055.25	3,138.48 0.00 3,138.48 5,193.72	5,193.72
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	12/28/2022 12/29/2022 1,150,000.00	1,121,742.75 0.00 0.00 1,123,298.66	11,936.81 12,937.50 1,195.31 2,196.00	1,555.91 0.00 1,555.91 3,751.91	3,751.91
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	03/12/2024 03/13/2024 1,750,000.00	1,701,847.25 0.00 0.00 1,703,630.69	10,423.86 0.00 14,732.39 4,308.53	1,783.44 0.00 1,783.44 6,091.96	6,091.96
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	10/04/2022 10/05/2022 1,700,000.00	1,679,087.03 0.00 0.00 1,681,322.55	7,924.72 0.00 11,200.28 3,275.55	2,235.52 0.00 2,235.52 5,511.08	5,511.08
912828Z78	UNITED STATES TREASURY 1.5 01/31/2027	06/09/2022 06/10/2022 1,500,000.00	1,483,392.68 0.00 0.00 1,485,264.78	5,593.92 0.00 7,520.72 1,926.80	1,872.10 0.00 1,872.10 3,798.89	3,798.89

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91282CCF6	UNITED STATES TREASURY 0.75 05/31/2026	06/03/2022 06/06/2022 0.00	1,497,453.29 0.00 (1,500,000.00) 0.00	4,697.80 0.00 0.00 (4,697.80)	2,546.71 0.00 2,546.71 (2,151.09)	(2,151.09)
91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	06/03/2022 06/06/2022 1,500,000.00	1,491,861.27 0.00 0.00 1,494,633.80	2,330.80 0.00 3,133.63 802.83	2,772.54 0.00 2,772.54 3,575.37	3,575.37
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	05/26/2022 05/31/2022 1,000,000.00	992,727.22 0.00 0.00 994,210.48	741.12 0.00 1,482.24 741.12	1,483.26 0.00 1,483.26 2,224.38	2,224.38
91282CDK4	UNITED STATES TREASURY 1.25 11/30/2026	05/26/2022 05/31/2022 1,000,000.00	991,902.37 0.00 0.00 993,080.90	5,219.78 0.00 34.15 (5,185.63)	1,178.53 0.00 1,178.53 (4,007.10)	(4,007.10)
91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	06/03/2022 06/06/2022 1,500,000.00	1,484,066.99 0.00 0.00 1,486,091.27	6,267.27 0.00 7,872.93 1,605.66	2,024.28 0.00 2,024.28 3,629.94	3,629.94
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	06/09/2022 06/10/2022 1,500,000.00	1,495,531.25 0.00 0.00 1,495,911.83	112.09 0.00 3,586.96 3,474.86	380.58 0.00 380.58 3,855.44	3,855.44
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	07/23/2024 07/24/2024 1,000,000.00	960,558.03 0.00 0.00 961,643.91	11,483.52 0.00 75.14 (11,408.38)	1,085.88 0.00 1,085.88 (10,322.50)	(10,322.50)
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	04/28/2026 04/29/2026 1,500,000.00	1,490,843.87 0.00 0.00 1,491,511.73	16,294.89 0.00 20,469.61 4,174.72	667.86 0.00 667.86 4,842.58	4,842.58
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	09/27/2022 09/28/2022 1,500,000.00	1,480,717.34 0.00 0.00 1,481,944.78	7,897.42 0.00 11,846.13 3,948.71	1,227.44 0.00 1,227.44 5,176.15	5,176.15

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91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	09/17/2024 09/18/2024 2,000,000.00	1,980,526.65 0.00 0.00 1,981,022.28	10,529.89 0.00 15,794.84 5,264.95	495.63 0.00 495.63 5,760.57	5,760.57
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	03/26/2026 03/27/2026 1,500,000.00	1,492,238.77 0.00 0.00 1,492,422.57	24,271.98 0.00 158.81 (24,113.17)	183.80 0.00 183.80 (23,929.36)	(23,929.36)
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	02/23/2023 02/28/2023 2,000,000.00	1,979,505.01 0.00 0.00 1,980,497.73	17,403.31 0.00 23,397.79 5,994.48	992.73 0.00 992.73 6,987.20	6,987.20
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	03/26/2025 03/27/2025 2,000,000.00	1,993,681.56 0.00 0.00 1,993,821.57	13,478.26 0.00 20,217.39 6,739.13	140.01 0.00 140.01 6,879.14	6,879.14
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	05/31/2023 06/01/2023 2,000,000.00	1,992,532.76 0.00 0.00 1,992,863.45	6,140.71 0.00 12,281.42 6,140.71	330.69 0.00 330.69 6,471.40	6,471.40
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	04/17/2025 04/22/2025 1,000,000.00	1,000,201.37 0.00 0.00 1,000,062.65	15,525.41 0.00 19,038.46 3,513.05	0.00 (138.72) (138.72) 3,374.33	3,374.33
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	10/30/2024 10/31/2024 1,500,000.00	1,496,570.69 0.00 0.00 1,496,705.09	20,055.25 0.00 25,193.37 5,138.12	134.40 0.00 134.40 5,272.52	5,272.52
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	09/03/2024 09/04/2024 2,000,000.00	2,018,122.30 0.00 0.00 2,017,649.01	19,889.50 0.00 26,740.33 6,850.83	0.00 (473.29) (473.29) 6,377.54	6,377.54
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	12/30/2024 12/31/2024 1,500,000.00	1,488,068.82 0.00 0.00 1,488,358.01	168.14 0.00 5,380.43 5,212.30	289.18 0.00 289.18 5,501.48	5,501.48

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91282CMB4	UNITED STATES TREASURY 4.0 12/15/2027	03/26/2026 03/31/2026 1,500,000.00	1,499,888.63 0.00 0.00 1,499,894.45	22,582.42 0.00 27,692.31 5,109.89	5.82 0.00 5.82 5,115.71	5,115.71
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	12/30/2024 12/31/2024 1,500,000.00	1,499,699.01 0.00 0.00 1,499,705.97	21,935.43 0.00 27,555.25 5,619.82	6.96 0.00 6.96 5,626.78	5,626.78
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	02/07/2025 02/10/2025 1,250,000.00	1,246,424.28 0.00 0.00 1,246,505.13	13,207.87 0.00 17,757.25 4,549.38	80.85 0.00 80.85 4,630.23	4,630.23
91282CMV0	UNITED STATES TREASURY 3.875 03/31/2027	06/17/2025 06/18/2025 1,500,000.00	1,498,677.28 0.00 0.00 1,498,800.05	4,923.16 0.00 9,846.31 4,923.16	122.77 0.00 122.77 5,045.92	5,045.92
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	05/01/2025 05/02/2025 750,000.00	751,533.67 0.00 0.00 751,467.18	1,229.51 0.00 3,611.68 2,382.17	0.00 (66.49) (66.49) 2,315.68	2,315.68
91282CND9	UNITED STATES TREASURY 3.75 05/15/2028	04/28/2026 04/30/2026 1,500,000.00	1,496,957.21 0.00 0.00 1,497,083.83	25,949.59 28,125.00 2,598.51 4,773.92	126.61 0.00 126.61 4,900.53	4,900.53
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	12/29/2025 12/30/2025 1,000,000.00	1,008,932.00 0.00 0.00 1,008,749.95	12,952.35 0.00 16,270.72 3,318.37	0.00 (182.05) (182.05) 3,136.32	3,136.32
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	08/19/2025 08/20/2025 2,250,000.00	2,257,484.96 0.00 0.00 2,257,197.08	25,530.04 0.00 32,996.37 7,466.33	0.00 (287.88) (287.88) 7,178.45	7,178.45
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	09/11/2025 09/12/2025 1,500,000.00	1,517,952.89 0.00 0.00 1,517,594.29	14,450.97 0.00 19,428.52 4,977.56	0.00 (358.60) (358.60) 4,618.96	4,618.96

City of Buena Park Core | Account #405 | As of May 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CNP2	UNITED STATES TREASURY 3.875 07/31/2027	05/27/2026 05/28/2026 2,000,000.00	0.00 1,998,281.25 0.00 1,998,297.28	0.00 (25,048.34) 25,904.70 856.36	16.03 0.00 16.03 872.38	872.38
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	05/20/2026 05/21/2026 2,000,000.00	0.00 1,966,953.13 0.00 1,967,381.80	0.00 (12,289.40) 14,307.07 2,017.67	428.67 0.00 428.67 2,446.34	2,446.34
91282CPK1	UNITED STATES TREASURY 3.5 11/15/2028	05/27/2026 05/28/2026 2,000,000.00	0.00 1,973,125.00 0.00 1,973,244.18	0.00 (2,472.83) 3,233.70 760.87	119.18 0.00 119.18 880.05	880.05
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	02/26/2026 02/27/2026 2,000,000.00	2,002,272.59 0.00 0.00 2,002,199.12	26,346.15 0.00 32,307.69 5,961.54	0.00 (73.46) (73.46) 5,888.08	5,888.08
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	02/26/2026 03/02/2026 2,250,000.00	2,241,500.05 0.00 0.00 2,241,649.43	13,267.66 0.00 19,901.49 6,633.83	149.38 0.00 149.38 6,783.21	6,783.21
91282CQJ3	UNITED STATES TREASURY 3.875 04/15/2029	05/20/2026 05/21/2026 2,000,000.00	0.00 1,984,921.88 0.00 1,985,078.35	0.00 (7,622.95) 9,952.19 2,329.24	156.47 0.00 156.47 2,485.71	2,485.71
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	12/28/2022 12/30/2022 750,000.00	733,401.60 0.00 0.00 734,368.80	983.33 0.00 2,827.08 1,843.75	967.20 0.00 967.20 2,810.95	2,810.95
931142EX7	WALMART INC 3.95 09/09/2027	09/08/2022 09/12/2022 750,000.00	750,295.82 0.00 0.00 750,276.09	4,279.17 0.00 6,747.92 2,468.75	0.00 (19.72) (19.72) 2,449.03	2,449.03
Total Fixed Income		**120,485,000.00**	**111,002,778.80** **11,143,153.76** **(2,500,000.00)** **119,685,758.57**	**996,750.37** **247,901.06** **1,041,512.96** **292,663.66**	**42,870.51** **(3,044.50)** **39,826.01** **332,489.67**	**332,489.67**

INCOME EARNED

City of Buena Park Core | Account #405 | As of May 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
			111,624,850.05 21,954,360.79 (13,714,018.49)	996,750.37 248,640.85 1,041,512.96	42,870.51 (3,044.50) 39,826.01	
TOTAL PORTFOLIO		**122,262,373.53**	**121,463,132.10**	**293,403.45**	**333,229.46**	**333,229.46**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JUNE 2026							
06/01/2026	Coupon	91282CFY2	0.00	UNITED STATES TREASURY 3.875 11/30/2029		29,062.50	29,062.50
06/01/2026	Coupon	91282CES6	0.00	UNITED STATES TREASURY 2.75 05/31/2029		13,750.00	13,750.00
06/01/2026	Coupon	91282CDK4	0.00	UNITED STATES TREASURY 1.25 11/30/2026		6,250.00	6,250.00
06/01/2026	Coupon	91282CCF6	0.00	UNITED STATES TREASURY 0.75 05/31/2026		5,625.00	5,625.00
06/01/2026	Maturity	91282CCF6	(1,500,000.00)	UNITED STATES TREASURY 0.75 05/31/2026	1,500,000.00		1,500,000.00
06/01/2026	Dividend	60934N104	0.00	FEDERATED HRMS GV O INST	4,166.03		4,166.03
06/08/2026	Coupon	3130B1BC0	1,200,000.00	FEDERAL HOME LOAN BANKS 4.625 06/08/2029		27,750.00	27,750.00
06/11/2026	Coupon	24422EXT1	750,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		18,187.50	18,187.50
06/11/2026	Coupon	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027		46,250.00	46,250.00
06/12/2026	Coupon	3130AWLZ1	1,000,000.00	FEDERAL HOME LOAN BANKS 4.75 06/12/2026		23,750.00	23,750.00
06/12/2026	Final Maturity	3130AWLZ1	1,000,000.00	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	1,000,000.00		1,000,000.00
06/15/2026	Coupon	91282CHH7	1,000,000.00	UNITED STATES TREASURY 4.125 06/15/2026		20,625.00	20,625.00
06/15/2026	Final Maturity	91282CHH7	1,000,000.00	UNITED STATES TREASURY 4.125 06/15/2026	1,000,000.00		1,000,000.00
06/15/2026	Coupon	91282CMB4	1,500,000.00	UNITED STATES TREASURY 4.0 12/15/2027		30,000.00	30,000.00
06/15/2026	Coupon	91282CPP0	2,000,000.00	UNITED STATES TREASURY 3.5 12/15/2028		35,000.00	35,000.00
06/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
06/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
06/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
06/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
06/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
06/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
06/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
06/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
06/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
06/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
06/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
06/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
06/25/2026	Coupon	437076DC3	1,250,000.00	HOME DEPOT INC 4.75 06/25/2029		29,687.50	29,687.50
06/30/2026	Coupon	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026		9,375.00	9,375.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/30/2026	Coupon	91282CEW7	1,500,000.00	UNITED STATES TREASURY 3.25 06/30/2027		24,375.00	24,375.00
06/30/2026	Coupon	91282CHK0	1,500,000.00	UNITED STATES TREASURY 4.0 06/30/2028		30,000.00	30,000.00
06/30/2026	Coupon	91282CMD0	1,500,000.00	UNITED STATES TREASURY 4.375 12/31/2029		32,812.50	32,812.50
06/30/2026	Coupon	91282CNK3	1,000,000.00	UNITED STATES TREASURY 3.875 06/30/2030		19,375.00	19,375.00
June 2026 Total					**3,504,166.03**	**440,998.50**	**3,945,164.53**
JULY 2026							
07/10/2026	Coupon	69371RS31	500,000.00	PACCAR FINANCIAL CORP 4.6 01/10/2028		11,500.00	11,500.00
07/13/2026	Coupon	459058KT9	1,500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		26,250.00	26,250.00
07/14/2026	Coupon	24422EXB0	535,000.00	JOHN DEERE CAPITAL CORP 4.95 07/14/2028		13,241.25	13,241.25
07/15/2026	Coupon	91282CNM9	2,250,000.00	UNITED STATES TREASURY 3.875 07/15/2028		43,593.75	43,593.75
07/20/2026	Coupon	025816EJ4	1,500,000.00	AMERICAN EXPRESS CO 4.351 07/20/2029		32,632.50	32,632.50
07/20/2026	Coupon	06428CAA2	1,000,000.00	BANK OF AMERICA NA 5.526 08/18/2026		23,025.00	23,025.00
07/20/2026	Effective Maturity	06428CAA2	1,000,000.00	BANK OF AMERICA NA 5.526 08/18/2026	1,000,000.00		1,000,000.00
07/20/2026	Coupon	3133EPW84	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029		38,750.00	38,750.00
07/23/2026	Coupon	46647PEB8	750,000.00	JPMORGAN CHASE & CO 5.012 01/23/2030		18,795.00	18,795.00
07/27/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
07/27/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
07/27/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
07/27/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
07/27/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
07/27/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
07/27/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
07/27/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
07/27/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
07/27/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
07/27/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
07/27/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
07/30/2026	Coupon	3133EPZY4	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026		25,000.00	25,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/30/2026	Final Maturity	3133EPZY4	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	1,000,000.00		1,000,000.00
07/31/2026	Coupon	912828Z78	1,500,000.00	UNITED STATES TREASURY 1.5 01/31/2027		11,250.00	11,250.00
07/31/2026	Coupon	91282CCP4	1,500,000.00	UNITED STATES TREASURY 0.625 07/31/2026		4,687.50	4,687.50
07/31/2026	Final Maturity	91282CCP4	1,500,000.00	UNITED STATES TREASURY 0.625 07/31/2026	1,500,000.00		1,500,000.00
07/31/2026	Coupon	91282CGH8	2,000,000.00	UNITED STATES TREASURY 3.5 01/31/2028		35,000.00	35,000.00
07/31/2026	Coupon	91282CLC3	2,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029		40,000.00	40,000.00
07/31/2026	Coupon	91282CMG3	1,250,000.00	UNITED STATES TREASURY 4.25 01/31/2030		26,562.50	26,562.50
07/31/2026	Coupon	91282CNN7	1,500,000.00	UNITED STATES TREASURY 3.875 07/31/2030		29,062.50	29,062.50
07/31/2026	Coupon	91282CNP2	2,000,000.00	UNITED STATES TREASURY 3.875 07/31/2027		38,750.00	38,750.00
July 2026 Total					**3,500,000.00**	**457,223.50**	**3,957,223.50**
AUGUST 2026							
08/03/2026	Coupon	756109CW2	1,500,000.00	REALTY INCOME CORP 3.95 02/01/2029		29,625.00	29,625.00
08/07/2026	Coupon	63743HFX5	1,000,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		24,750.00	24,750.00
08/10/2026	Coupon	532457CK2	1,250,000.00	ELI LILLY AND CO 4.5 02/09/2029		28,125.00	28,125.00
08/17/2026	Coupon	9128282A7	1,600,000.00	UNITED STATES TREASURY 1.5 08/15/2026		12,000.00	12,000.00
08/17/2026	Final Maturity	9128282A7	1,600,000.00	UNITED STATES TREASURY 1.5 08/15/2026	1,600,000.00		1,600,000.00
08/17/2026	Coupon	9128284V9	1,750,000.00	UNITED STATES TREASURY 2.875 08/15/2028		25,156.25	25,156.25
08/17/2026	Coupon	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027		19,125.00	19,125.00
08/18/2026	Coupon	713448FL7	1,000,000.00	PEPSICO INC 3.6 02/18/2028		18,000.00	18,000.00
08/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
08/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
08/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
08/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
08/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
08/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
08/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
08/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
08/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
08/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
08/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
08/26/2026	Coupon	17275RBR2	1,250,000.00	CISCO SYSTEMS INC 4.85 02/26/2029		30,312.50	30,312.50
08/27/2026	Coupon	14913UAJ9	1,250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029		30,312.50	30,312.50
08/31/2026	Coupon	91282CFH9	1,500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		23,437.50	23,437.50
08/31/2026	Coupon	91282CFJ5	2,000,000.00	UNITED STATES TREASURY 3.125 08/31/2029		31,250.00	31,250.00
08/31/2026	Coupon	91282CGQ8	2,000,000.00	UNITED STATES TREASURY 4.0 02/28/2030		40,000.00	40,000.00
08/31/2026	Coupon	91282CQD6	2,250,000.00	UNITED STATES TREASURY 3.5 02/28/2031		39,375.00	39,375.00
August 2026 Total					**1,600,000.00**	**390,592.25**	**1,990,592.25**
SEPTEMBER 2026							
09/08/2026	Coupon	3130AWTR1	1,600,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		35,000.00	35,000.00
09/09/2026	Coupon	57636QAW4	1,000,000.00	MASTERCARD INC 4.875 03/09/2028		24,375.00	24,375.00
09/09/2026	Coupon	931142EX7	750,000.00	WALMART INC 3.95 09/09/2027		14,812.50	14,812.50
09/14/2026	Coupon	023135DD5	1,000,000.00	AMAZON.COM INC 4.25 03/13/2031		21,250.00	21,250.00
09/14/2026	Coupon	09290DAA9	750,000.00	BLACKROCK INC 4.7 03/14/2029		17,625.00	17,625.00
09/15/2026	Coupon	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		5,750.00	5,750.00
09/15/2026	Coupon	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027		12,000.00	12,000.00
09/15/2026	Coupon	91282CNY3	2,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028		33,750.00	33,750.00
09/18/2026	Coupon	4581X0DC9	2,000,000.00	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028		31,250.00	31,250.00
09/18/2026	Coupon	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027		24,965.00	24,965.00
09/24/2026	Coupon	46647PBJ4	750,000.00	JPMORGAN CHASE & CO 4.493 03/24/2031		16,848.75	16,848.75
09/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
09/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
09/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
09/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
09/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
09/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
09/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
09/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
09/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
09/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
09/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
09/30/2026	Coupon	61690U7W4	1,000,000.00	MORGAN STANLEY BANK NA 5.882 10/30/2026		24,508.33	24,508.33
09/30/2026	Effective Maturity	61690U7W4	1,000,000.00	MORGAN STANLEY BANK NA 5.882 10/30/2026	1,000,000.00		1,000,000.00
09/30/2026	Coupon	91282CCZ2	1,000,000.00	UNITED STATES TREASURY 0.875 09/30/2026		4,375.00	4,375.00
09/30/2026	Final Maturity	91282CCZ2	1,000,000.00	UNITED STATES TREASURY 0.875 09/30/2026	1,000,000.00		1,000,000.00
09/30/2026	Coupon	91282CGT2	2,000,000.00	UNITED STATES TREASURY 3.625 03/31/2028		36,250.00	36,250.00
09/30/2026	Coupon	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027		29,062.50	29,062.50
September 2026 Total					**2,000,000.00**	**370,945.58**	**2,370,945.58**
OCTOBER 2026							
10/13/2026	Coupon	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027		8,250.00	8,250.00
10/13/2026	Coupon	3133ERAK7	1,750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029		38,281.25	38,281.25
10/15/2026	Coupon	91282CMW8	750,000.00	UNITED STATES TREASURY 3.75 04/15/2028		14,062.50	14,062.50
10/15/2026	Coupon	91282CQJ3	2,000,000.00	UNITED STATES TREASURY 3.875 04/15/2029		38,750.00	38,750.00
10/15/2026	Coupon	91324PDE9	750,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		11,062.50	11,062.50
10/26/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
10/26/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
10/26/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
10/26/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
10/26/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
10/26/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
10/26/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
10/26/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
10/26/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
10/26/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
10/26/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
10/26/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
October 2026 Total						**149,529.75**	**149,529.75**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
NOVEMBER 2026							
11/02/2026	Coupon	194162AT0	1,000,000.00	COLGATE-PALMOLIVE CO 4.2 05/01/2030		21,000.00	21,000.00
11/02/2026	Coupon	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027		20,625.00	20,625.00
11/02/2026	Coupon	91282CLR0	1,500,000.00	UNITED STATES TREASURY 4.125 10/31/2029		30,937.50	30,937.50
11/10/2026	Coupon	665859AW4	750,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		15,000.00	15,000.00
11/13/2026	Coupon	037833DK3	1,000,000.00	APPLE INC 3.0 11/13/2027		15,000.00	15,000.00
11/13/2026	Coupon	3133EPC45	2,500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		57,812.50	57,812.50
11/16/2026	Coupon	02079KAW7	1,250,000.00	ALPHABET INC 4.1 11/15/2030		25,625.00	25,625.00
11/16/2026	Coupon	30303MAB8	1,250,000.00	META PLATFORMS INC 4.2 11/15/2030		26,250.00	26,250.00
11/16/2026	Coupon	89236TQB4	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031		22,750.00	22,750.00
11/16/2026	Coupon	90331HPS6	1,250,000.00	US BANK NA 4.73 05/15/2028		29,562.50	29,562.50
11/16/2026	Coupon	9128283F5	1,150,000.00	UNITED STATES TREASURY 2.25 11/15/2027		12,937.50	12,937.50
11/16/2026	Coupon	91282CND9	1,500,000.00	UNITED STATES TREASURY 3.75 05/15/2028		28,125.00	28,125.00
11/16/2026	Coupon	91282CPK1	2,000,000.00	UNITED STATES TREASURY 3.5 11/15/2028		35,000.00	35,000.00
11/17/2026	Coupon	58933YBH7	1,000,000.00	MERCK & CO INC 4.05 05/17/2028		20,250.00	20,250.00
11/23/2026	Coupon	58933YCK9	500,000.00	MERCK & CO INC 4.65 05/22/2031		11,625.00	11,625.00
11/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
11/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
11/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
11/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
11/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
11/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
11/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
11/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
11/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
11/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
11/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
11/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
11/30/2026	Coupon	91282CDK4	1,000,000.00	UNITED STATES TREASURY 1.25 11/30/2026		6,250.00	6,250.00
11/30/2026	Final Maturity	91282CDK4	1,000,000.00	UNITED STATES TREASURY 1.25 11/30/2026	1,000,000.00		1,000,000.00
11/30/2026	Coupon	91282CES6	1,000,000.00	UNITED STATES TREASURY 2.75 05/31/2029		13,750.00	13,750.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/30/2026	Coupon	91282CFY2	1,500,000.00	UNITED STATES TREASURY 3.875 11/30/2029		29,062.50	29,062.50
November 2026 Total					**1,000,000.00**	**460,686.00**	**1,460,686.00**
DECEMBER 2026							
12/08/2026	Coupon	3130B1BC0	1,200,000.00	FEDERAL HOME LOAN BANKS 4.625 06/08/2029		27,750.00	27,750.00
12/11/2026	Coupon	24422EXT1	750,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		18,187.50	18,187.50
12/11/2026	Coupon	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027		46,250.00	46,250.00
12/15/2026	Coupon	91282CMB4	1,500,000.00	UNITED STATES TREASURY 4.0 12/15/2027		30,000.00	30,000.00
12/15/2026	Coupon	91282CPP0	2,000,000.00	UNITED STATES TREASURY 3.5 12/15/2028		35,000.00	35,000.00
12/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
12/25/2026	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	859.11		859.11
12/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
12/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
12/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
12/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
12/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
12/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
12/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
12/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
12/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
12/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
12/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
12/28/2026	Coupon	437076DC3	1,250,000.00	HOME DEPOT INC 4.75 06/25/2029		29,687.50	29,687.50
12/31/2026	Coupon	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026		9,375.00	9,375.00
12/31/2026	Final Maturity	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026	1,500,000.00		1,500,000.00
12/31/2026	Coupon	91282CEW7	1,500,000.00	UNITED STATES TREASURY 3.25 06/30/2027		24,375.00	24,375.00
12/31/2026	Coupon	91282CHK0	1,500,000.00	UNITED STATES TREASURY 4.0 06/30/2028		30,000.00	30,000.00
12/31/2026	Coupon	91282CMD0	1,500,000.00	UNITED STATES TREASURY 4.375 12/31/2029		32,812.50	32,812.50
12/31/2026	Coupon	91282CNK3	1,000,000.00	UNITED STATES TREASURY 3.875 06/30/2030		19,375.00	19,375.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
December 2026 Total					**1,500,859.11**	**341,936.00**	**1,842,795.11**
JANUARY 2027							
01/11/2027	Coupon	69371RS31	500,000.00	PACCAR FINANCIAL CORP 4.6 01/10/2028		11,500.00	11,500.00
01/12/2027	Coupon	459058KT9	1,500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		26,250.00	26,250.00
01/14/2027	Coupon	24422EXB0	535,000.00	JOHN DEERE CAPITAL CORP 4.95 07/14/2028		13,241.25	13,241.25
01/15/2027	Coupon	91282CNM9	2,250,000.00	UNITED STATES TREASURY 3.875 07/15/2028		43,593.75	43,593.75
01/19/2027	Coupon	3133EPW84	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029		38,750.00	38,750.00
01/20/2027	Coupon	025816EJ4	1,500,000.00	AMERICAN EXPRESS CO 4.351 07/20/2029		32,632.50	32,632.50
01/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,701.01	2,701.01
01/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	2,092.41		2,092.41
01/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
01/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
01/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
01/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
01/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
01/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
01/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
01/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
01/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
01/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
01/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
01/25/2027	Coupon	46647PEB8	750,000.00	JPMORGAN CHASE & CO 5.012 01/23/2030		18,795.00	18,795.00
January 2027 Total					**2,092.41**	**223,883.68**	**225,976.09**
FEBRUARY 2027							
02/01/2027	Coupon	756109CW2	1,500,000.00	REALTY INCOME CORP 3.95 02/01/2029		29,625.00	29,625.00
02/01/2027	Coupon	912828Z78	1,500,000.00	UNITED STATES TREASURY 1.5 01/31/2027		11,250.00	11,250.00
02/01/2027	Final Maturity	912828Z78	1,500,000.00	UNITED STATES TREASURY 1.5 01/31/2027	1,500,000.00		1,500,000.00
02/01/2027	Coupon	91282CGH8	2,000,000.00	UNITED STATES TREASURY 3.5 01/31/2028		35,000.00	35,000.00
02/01/2027	Coupon	91282CLC3	2,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029		40,000.00	40,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/01/2027	Coupon	91282CMG3	1,250,000.00	UNITED STATES TREASURY 4.25 01/31/2030		26,562.50	26,562.50
02/01/2027	Coupon	91282CNN7	1,500,000.00	UNITED STATES TREASURY 3.875 07/31/2030		29,062.50	29,062.50
02/01/2027	Coupon	91282CNP2	2,000,000.00	UNITED STATES TREASURY 3.875 07/31/2027		38,750.00	38,750.00
02/08/2027	Coupon	63743HFX5	1,000,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		24,750.00	24,750.00
02/09/2027	Coupon	532457CK2	1,250,000.00	ELI LILLY AND CO 4.5 02/09/2029		28,125.00	28,125.00
02/16/2027	Coupon	9128284V9	1,750,000.00	UNITED STATES TREASURY 2.875 08/15/2028		25,156.25	25,156.25
02/16/2027	Coupon	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027		19,125.00	19,125.00
02/16/2027	Final Maturity	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027	1,700,000.00		1,700,000.00
02/18/2027	Coupon	713448FL7	1,000,000.00	PEPSICO INC 3.6 02/18/2028		18,000.00	18,000.00
02/18/2027	Coupon	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027		20,804.17	20,804.17
02/18/2027	Effective Maturity	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027	1,000,000.00		1,000,000.00
02/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,695.35	2,695.35
02/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	7,290.27		7,290.27
02/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
02/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
02/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
02/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
02/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
02/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
02/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
02/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
02/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
02/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
02/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
02/26/2027	Coupon	17275RBR2	1,250,000.00	CISCO SYSTEMS INC 4.85 02/26/2029		30,312.50	30,312.50
February 2027 Total					**4,207,290.27**	**415,638.44**	**4,622,928.70**
MARCH 2027							
03/01/2027	Coupon	14913UAJ9	1,250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029		30,312.50	30,312.50
03/01/2027	Coupon	91282CFH9	1,500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		23,437.50	23,437.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/01/2027	Coupon	91282CFJ5	2,000,000.00	UNITED STATES TREASURY 3.125 08/31/2029		31,250.00	31,250.00
03/01/2027	Coupon	91282CGQ8	2,000,000.00	UNITED STATES TREASURY 4.0 02/28/2030		40,000.00	40,000.00
03/01/2027	Coupon	91282CQD6	2,250,000.00	UNITED STATES TREASURY 3.5 02/28/2031		39,375.00	39,375.00
03/08/2027	Coupon	3130AWTR1	1,600,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		35,000.00	35,000.00
03/09/2027	Coupon	57636QAW4	1,000,000.00	MASTERCARD INC 4.875 03/09/2028		24,375.00	24,375.00
03/09/2027	Coupon	931142EX7	750,000.00	WALMART INC 3.95 09/09/2027		14,812.50	14,812.50
03/15/2027	Coupon	023135DD5	1,000,000.00	AMAZON.COM INC 4.25 03/13/2031		21,250.00	21,250.00
03/15/2027	Coupon	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		5,750.00	5,750.00
03/15/2027	Final Maturity	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	500,000.00		500,000.00
03/15/2027	Coupon	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027		12,000.00	12,000.00
03/15/2027	Final Maturity	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027	750,000.00		750,000.00
03/15/2027	Coupon	09290DAA9	750,000.00	BLACKROCK INC 4.7 03/14/2029		17,625.00	17,625.00
03/15/2027	Coupon	91282CNY3	2,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028		33,750.00	33,750.00
03/18/2027	Coupon	4581X0DC9	2,000,000.00	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028		31,250.00	31,250.00
03/24/2027	Coupon	46647PBJ4	750,000.00	JPMORGAN CHASE & CO 4.493 03/24/2031		16,848.75	16,848.75
03/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,675.65	2,675.65
03/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	2,458.36		2,458.36
03/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
03/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
03/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
03/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
03/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
03/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
03/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
03/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
03/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
03/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
03/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/31/2027	Coupon	91282CGT2	2,000,000.00	UNITED STATES TREASURY 3.625 03/31/2028		36,250.00	36,250.00
03/31/2027	Coupon	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027		29,062.50	29,062.50
03/31/2027	Final Maturity	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027	1,500,000.00		1,500,000.00
March 2027 Total					**2,752,458.36**	**481,444.56**	**3,233,902.92**
APRIL 2027							
04/12/2027	Coupon	3133ERAK7	1,750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029		38,281.25	38,281.25
04/13/2027	Coupon	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027		8,250.00	8,250.00
04/13/2027	Final Maturity	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027	500,000.00		500,000.00
04/15/2027	Coupon	91282CMW8	750,000.00	UNITED STATES TREASURY 3.75 04/15/2028		14,062.50	14,062.50
04/15/2027	Coupon	91282CQJ3	2,000,000.00	UNITED STATES TREASURY 3.875 04/15/2029		38,750.00	38,750.00
04/15/2027	Coupon	91324PDE9	750,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		11,062.50	11,062.50
04/26/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,669.00	2,669.00
04/26/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	17,857.31		17,857.31
04/26/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
04/26/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
04/26/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
04/26/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
04/26/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
04/26/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
04/26/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
04/26/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
04/26/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
04/26/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
04/26/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
04/30/2027	Coupon	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027		20,625.00	20,625.00
04/30/2027	Final Maturity	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027	1,500,000.00		1,500,000.00
04/30/2027	Coupon	91282CLR0	1,500,000.00	UNITED STATES TREASURY 4.125 10/31/2029		30,937.50	30,937.50
April 2027 Total					**2,017,857.31**	**201,057.92**	**2,218,915.23**
Grand Total			**361,820,000.00**		**22,084,723.49**	**3,933,936.18**	**26,018,659.66**

PORTFOLIO SUMMARY

City of Buena Park Liquid | Account #406 | As of May 31, 2026

Portfolio Characteristics

Average Modified Duration	0.00
Average Coupon	3.78%
Average Purchase YTM	3.81%
Average Market YTM	3.81%
Average Credit Quality*	AAA
Average Final Maturity	0.00
Average Life	0.00

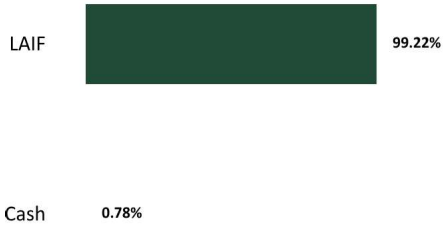
Account Summary

	End Values as of 04/30/2026	End Values as of 05/31/2026
Market Value	38,474,774.92	32,608,600.62
Accrued Interest	0.00	0.00
Total Market Value	**38,474,774.92**	**32,608,600.62**
Income Earned	358,381.29	0.00
Cont/WD	(2,000,000.00)	(6,000,000.00)
Par	38,474,774.92	32,608,600.62
Book Value	38,474,774.92	32,608,600.62
Cost Value	38,474,774.92	32,608,600.62

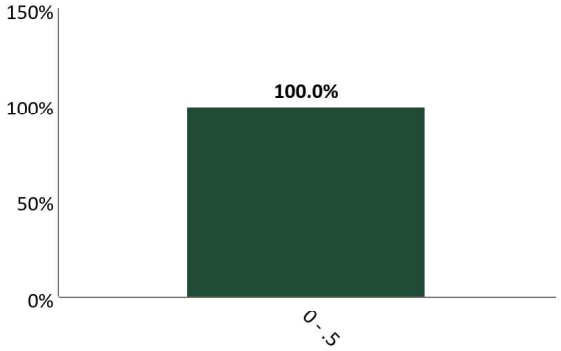
Top Issuers

LAIF	99.22%

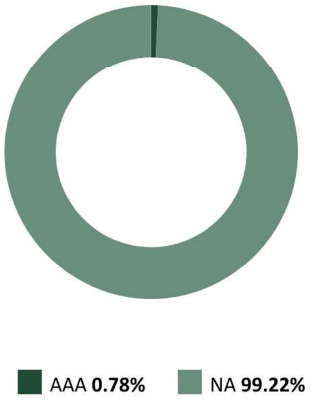
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (01/01/06)
City of Buena Park Liquid	0.37%	1.03%	1.69%	4.32%	4.47%	4.33%	3.08%	2.36%	2.00%
Benchmark Return	0.30%	0.89%	1.45%	3.88%	4.32%	4.69%	3.46%	2.31%	1.75%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 3-Month US Treasury Bill Index

RECONCILIATION SUMMARY

City of Buena Park Liquid | Account #406 | As of May 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**18,000,000.00**
Fiscal Year to Date	**39,999,245.55**

Sales

Month to Date	**(24,000,000.00)**
Fiscal Year to Date	**(43,500,000.00)**

Interest Received

Month to Date	**0.00**
Fiscal Year to Date	**1,249,245.55**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	38,474,774.92	36,168,804.65
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	18,000,000.00	39,999,245.55
Sales	(24,000,000.00)	(43,500,000.00)
Change in Cash, Payables, Receivables	133,825.70	(59,449.58)
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Book Value	32,608,600.62	32,608,600.62

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	38,474,774.92	36,168,804.65
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	18,000,000.00	39,999,245.55
Sales	(24,000,000.00)	(43,500,000.00)
Change in Cash, Payables, Receivables	133,825.70	(59,449.58)
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Market Value	32,608,600.62	32,608,600.62

HOLDINGS REPORT

City of Buena Park Liquid | Account #406 | As of May 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	255,589.28	--	255,589.28	1.00	255,589.28	0.78%	Aaa/AAA	0.00
				255,589.28		0.00	0.00	AAA	0.00
				255,589.28	**1.00**	**255,589.28**	**0.78%**		**0.00**
Total Cash		**255,589.28**		**255,589.28**		**0.00**	**0.00**		**0.00**
LAIF									
90LAIF$00	Local Agency Investment Fund State Pool	32,353,011.34	--	32,353,011.34	1.00	32,353,011.34	99.22%	NA/NA	0.00
			3.81%	32,353,011.34	3.81%	0.00	0.00	NA	0.00
				32,353,011.34	**1.00**	**32,353,011.34**	**99.22%**		**0.00**
Total LAIF		**32,353,011.34**	**3.81%**	**32,353,011.34**	**3.81%**	**0.00**	**0.00**		**0.00**
				32,608,600.62	**1.00**	**32,608,600.62**	**100.00%**		**0.00**
Total Portfolio		**32,608,600.62**	**3.81%**	**32,608,600.62**	**3.81%**	**0.00**	**0.00**		**0.00**
Total Market Value + Accrued						**32,608,600.62**			

TRANSACTION LEDGER

City of Buena Park Liquid | Account #406 | As of May 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/14/2026	90LAIF$00	9,000,000.00	Local Agency Investment Fund State Pool	1.000	3.82%	(9,000,000.00)	0.00	(9,000,000.00)	0.00
Purchase	05/15/2026	90LAIF$00	9,000,000.00	Local Agency Investment Fund State Pool	1.000	3.81%	(9,000,000.00)	0.00	(9,000,000.00)	0.00
Total Purchase			**18,000,000.00**				**(18,000,000.00)**	**0.00**	**(18,000,000.00)**	**0.00**
TOTAL ACQUISITIONS			**18,000,000.00**				**(18,000,000.00)**	**0.00**	**(18,000,000.00)**	**0.00**
DISPOSITIONS										
Sale	05/13/2026	90LAIF$00	(9,000,000.00)	Local Agency Investment Fund State Pool	1.000	3.81%	9,000,000.00	0.00	9,000,000.00	0.00
Sale	05/19/2026	90LAIF$00	(9,000,000.00)	Local Agency Investment Fund State Pool	1.000	3.81%	9,000,000.00	0.00	9,000,000.00	0.00
Sale	05/20/2026	90LAIF$00	(6,000,000.00)	Local Agency Investment Fund State Pool	1.000	3.81%	6,000,000.00	0.00	6,000,000.00	0.00
Total Sale			**(24,000,000.00)**				**24,000,000.00**	**0.00**	**24,000,000.00**	**0.00**
TOTAL DISPOSITIONS			**(24,000,000.00)**				**24,000,000.00**	**0.00**	**24,000,000.00**	**0.00**
OTHER TRANSACTIONS										
Cash Transfer	05/13/2026	CCYUSD	(9,000,000.00)	Cash		0.00%	(9,000,000.00)	0.00	(9,000,000.00)	0.00
Cash Transfer	05/14/2026	CCYUSD	9,000,000.00	Cash		0.00%	9,000,000.00	0.00	9,000,000.00	0.00
Cash Transfer	05/15/2026	CCYUSD	9,000,000.00	Cash		0.00%	9,000,000.00	0.00	9,000,000.00	0.00
Cash Transfer	05/19/2026	CCYUSD	(9,000,000.00)	Cash		0.00%	(9,000,000.00)	0.00	(9,000,000.00)	0.00
Cash Transfer	05/20/2026	CCYUSD	(6,000,000.00)	Cash		0.00%	(6,000,000.00)	0.00	(6,000,000.00)	0.00

TRANSACTION LEDGER

City of Buena Park Liquid | Account #406 | As of May 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Total Cash Transfer			(6,000,000.00)				(6,000,000.00)	0.00	(6,000,000.00)	0.00
TOTAL OTHER TRANSACTIONS			(6,000,000.00)				(6,000,000.00)	0.00	(6,000,000.00)	0.00

INCOME EARNED

City of Buena Park Liquid | Account #406 | As of May 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
CCYUSD	Receivable	255,589.28	121,763.58 0.00 0.00 255,589.28	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
			121,763.58 **0.00** **0.00**	**0.00** **0.00** **0.00**	**0.00** **0.00** **0.00**	
Total Cash & Equivalents		**255,589.28**	**255,589.28**	**0.00**	**0.00**	**0.00**
LAIF						
90LAIF$00	Local Agency Investment Fund State Pool	32,353,011.34	38,353,011.34 18,000,000.00 (24,000,000.00) 32,353,011.34	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
			38,353,011.34 **18,000,000.00** **(24,000,000.00)**	**0.00** **0.00** **0.00**	**0.00** **0.00** **0.00**	
Total LAIF		**32,353,011.34**	**32,353,011.34**	**0.00**	**0.00**	**0.00**
			38,474,774.92 **18,000,000.00** **(24,000,000.00)**	**0.00** **0.00** **0.00**	**0.00** **0.00** **0.00**	
TOTAL PORTFOLIO		**32,608,600.62**	**32,608,600.62**	**0.00**	**0.00**	**0.00**

CASH FLOW REPORT

City of Buena Park Liquid | Account #406 | As of May 31, 2026

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JULY 2026							
07/15/2026	Dividend	90LAIF$00	32,353,011.34	Local Agency Investment Fund State Pool	255,589.28		255,589.28
July 2026 Total					**255,589.28**		**255,589.28**
Grand Total			**32,353,011.34**		**255,589.28**		**255,589.28**

PORTFOLIO SUMMARY

City of Buena Park RDA Series B Bond | Account #10033 | As of May 31, 2026

Portfolio Characteristics

Average Modified Duration	0.00
Average Coupon	3.48%
Average Purchase YTM	3.50%
Average Market YTM	5.17%
Average Credit Quality*	AAA
Average Final Maturity	0.00
Average Life	0.00

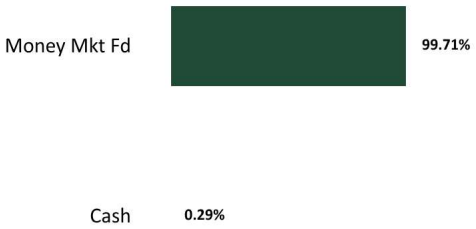
Account Summary

	End Values as of 04/30/2026	End Values as of 05/31/2026
Market Value	1,406,710.68	1,410,863.82
Accrued Interest	0.00	0.00
Total Market Value	**1,406,710.68**	**1,410,863.82**
Income Earned	4,185.76	4,059.55
Cont/WD	0.00	0.00
Par	1,406,710.68	1,410,863.82
Book Value	1,406,710.68	1,410,863.82
Cost Value	1,406,710.68	1,410,863.82

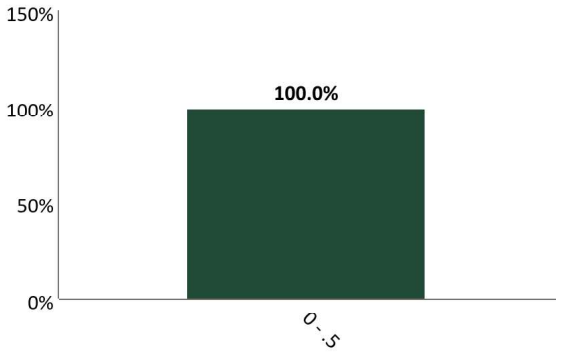
Top Issuers

Federated Hermes, Inc.	99.71%

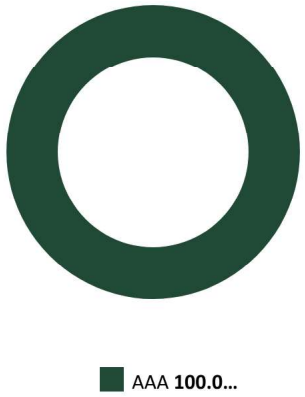
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (08/01/08)
Buena Park RDA Series B Bond	0.30%	0.89%	1.47%	3.88%	4.29%	4.63%	3.36%	2.19%	1.69%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: NO BENCHMARK REQUIRED

STATEMENT OF COMPLIANCE

City of Buena Park RDA Series B Bond | Account #10033 | As of May 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
BANKERS' ACCEPTANCES				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	270.0	0.0	Compliant	
Min Rating (A-1+ by S&P & Moody's)	0.0	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	0.0	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	100.0	99.7	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	100.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	0.0	Compliant	

RECONCILIATION SUMMARY

City of Buena Park RDA Series B Bond | Account #10033 | As of May 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**4,059.55**
Fiscal Year to Date	**48,522.90**

Sales

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Interest Received

Month to Date	**4,059.55**
Fiscal Year to Date	**48,522.90**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	1,406,710.68	1,362,839.12
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,059.55	48,522.90
Sales	0.00	0.00
Change in Cash, Payables, Receivables	93.59	(498.20)
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Book Value	1,410,863.82	1,410,863.82

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	1,406,710.68	1,362,839.12
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,059.55	48,522.90
Sales	0.00	0.00
Change in Cash, Payables, Receivables	93.59	(498.20)
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Market Value	1,410,863.82	1,410,863.82

HOLDINGS REPORT

City of Buena Park RDA Series B Bond | Account #10033 | As of May 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	4,153.14	--	4,153.14 4,153.14	1.00	4,153.14 0.00	0.29% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**4,153.14**		**4,153.14** **4,153.14**	**1.00**	**4,153.14** **0.00**	**0.29%** **0.00**		**0.00** **0.00**
MONEY MARKET FUND									
60934N104	FEDERATED HRMS GV O INST	1,406,710.68	-- 3.50%	1,406,710.68 1,406,710.68	1.00 5.17%	1,406,710.68 0.00	99.71% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**1,406,710.68**	**3.50%**	**1,406,710.68** **1,406,710.68**	**1.00** **5.17%**	**1,406,710.68** **0.00**	**99.71%** **0.00**		**0.00** **0.00**
Total Portfolio		**1,410,863.82**	**3.50%**	**1,410,863.82** **1,410,863.82**	**1.00** **5.17%**	**1,410,863.82** **0.00**	**100.00%** **0.00**		**0.00** **0.00**
Total Market Value + Accrued						**1,410,863.82**			

TRANSACTION LEDGER

City of Buena Park RDA Series B Bond | Account #10033 | As of May 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/04/2026	60934N104	4,059.55	FEDERATED HRMS GV O INST	1.000	3.52%	(4,059.55)	0.00	(4,059.55)	0.00
Total Purchase			**4,059.55**				**(4,059.55)**	**0.00**	**(4,059.55)**	**0.00**
TOTAL ACQUISITIONS			**4,059.55**				**(4,059.55)**	**0.00**	**(4,059.55)**	**0.00**
OTHER TRANSACTIONS										
Dividend	05/29/2026	60934N104	0.00	FEDERATED HRMS GV O INST		3.50%	4,153.14	0.00	4,153.14	0.00
Total Dividend			**0.00**				**4,153.14**	**0.00**	**4,153.14**	**0.00**
TOTAL OTHER TRANSACTIONS			**0.00**				**4,153.14**	**0.00**	**4,153.14**	**0.00**

INCOME EARNED

City of Buena Park RDA Series B Bond | Account #10033 | As of May 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
60934N104	FEDERATED HRMS GV O INST	1,406,710.68	1,402,651.13 4,059.55 0.00 1,406,710.68	0.00 4,059.55 0.00 4,059.55	0.00 0.00 0.00 4,059.55	4,059.55
CCYUSD	Receivable	4,153.14	4,059.55 0.00 0.00 4,153.14	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**1,410,863.82**	**1,406,710.68** **4,059.55** **0.00** **1,410,863.82**	**0.00** **4,059.55** **0.00** **4,059.55**	**0.00** **0.00** **0.00** **4,059.55**	**4,059.55**
TOTAL PORTFOLIO		**1,410,863.82**	**1,406,710.68** **4,059.55** **0.00** **1,410,863.82**	**0.00** **4,059.55** **0.00** **4,059.55**	**0.00** **0.00** **0.00** **4,059.55**	**4,059.55**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JUNE 2026							
06/01/2026	Dividend	60934N104	0.00	FEDERATED HRMS GV O INST	4,153.14		4,153.14
June 2026 Total					**4,153.14**		**4,153.14**
Grand Total			**0.00**		**4,153.14**		**4,153.14**

June 23, 2026
CONSENT CALENDAR
Item No. 4D.

City Council Agenda Report

RESOLUTION HONORING AND COMMENDING ERNESTINE ZAPIEN UPON HER RETIREMENT

PREPARED BY	PRESENTED BY
Rebecca Valdez, Human Resources Manager	Rebecca Valdez, Human Resources Manager
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

RECOMMENDED ACTION

Adopt the resolution.

PREVIOUS CITY COUNCIL ACTION

None.

Attachments

Reso Ernestine Zapien Retirement FINAL.pdf

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, HONORING AND COMMENDING ERNESTINE ZAPIEN ON HER RETIREMENT

WHEREAS, Ernestine Zapien served as an employee of the City of Buena Park for 23 years from September 8, 2003, until her retirement on May 28, 2026; and

WHEREAS, Ernestine Zapien began her career with the Community Development Department in 2003 as a part-time Code Enforcement Technician. In June 2005, she became a full-time Code Enforcement Officer and was then promoted to Senior Code Enforcement Officer on September 29, 2025; where she served in that capacity until her retirement; and

WHEREAS, Ernestine was a valuable asset to the Code Enforcement team and the Community and Economic Development Department, provided exceptional service to the citizens of Buena Park, and was recognized for her efforts to improve areas in the City that were assigned to her; and

WHEREAS, Ernestine took the initiative to attend training seminars that enhanced her knowledge on Code Enforcement procedures, was always willing to assist her co-workers, collaborated to resolve complex Code Enforcement cases, conducted thorough inspections to improve the living conditions and went above and beyond what is expected of a Code Enforcement Officer when she handled hoarding cases involving elder neglect; and

WHEREAS, Ernestine's institutional knowledge, dedication to public service, and commitment to excellence made a lasting positive impact on the Code Enforcement Division and the City as a whole;

WHEREAS, the City Council would like to recognize and commend Ernestine Zapien for her loyal and dedicated service to the City of Buena Park.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby honor and commend Ernestine Zapien for 23 years of diligent and devoted service to Buena Park and does hereby extend to her best wishes for a long and rewarding retirement.

PASSED AND ADOPTED this 23rd day of June, 2026 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuna, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 23rd day of June 2026.

_____
City Clerk

June 23, 2026
CONSENT CALENDAR
Item No. 4E.

City Council Agenda Report

PROFESSIONAL SERVICES AGREEMENT WITH WORKCARE, INC. (WELLNESS SOLUTIONS) FOR A CITY EMPLOYEE COMPREHENSIVE WELLNESS PROGRAM

PREPARED BY	PRESENTED BY
Eddie Fenton, Assistant City Manager/Director of Human Resources	Eddie Fenton, Assistant City Manager/Director of Human Resources
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve a professional services agreement with Workcare, Inc. in the amount of $189,610 to provide a comprehensive wellness program for all Buena Park Police Department and City employees; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and 3) Authorize the City Manager and City Clerk to execute the agreement.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

After another successful year of the wellness program and health screening for the Buena Park Police Department and all City employees, staff is seeking to renew the contract with Wellness Solutions, a Workcare Company. The program has demonstrated significant positive impacts on the health and well-being of officers, professional staff, and City employees, contributing to improved morale and productivity.

Building on this success, staff aims to continue to extend these invaluable benefits. By continuing this health promotion program, the Buena Park Police Department and the City may see a decrease in injuries, worker’s compensation costs, and employee absenteeism. Morale and productivity is expected to increase and the culture within the City will change into a culture of wellness throughout the entire workforce. Wellness Solutions will strive to assist each of the employees in improving their overall health, mental well-being, and finding balance between occupational demands and overall wellness. The approval of this contract affirms the City Council’s commitment to the health and well-being of the employees across all departments in the organization.

This continued plan will include a full-time onsite wellness professional shared between the City and the Buena Park Police Department. This Wellness Solutions' staff member will meet with employees to discuss wellness goals including exercise, nutrition, and resiliency. Specific programming will be based on individual needs and goals.

The Wellness Program will target the following risk factors for Police Department and City personnel:

Target #1: Reduce the Risk of Heart Disease

Heart disease is the leading cause of death in America. Risk factors contributing to the development of heart disease: body composition, blood pressure, stress, cholesterol, nutrition and physical inactivity (risk factors for cardiovascular disease, as stated by American College of Sports Medicine and American Heart Association).

Target #2: Nutrition / Reduce the Risk of Obesity and Diabetes

Obesity is described as having a body mass index (BMI) of 30 or higher. Obesity is an overwhelming factor in the development of heart disease, hypertension, metabolic syndrome, cancer and Type 2 diabetes. In most cases, obesity is preventable through regular exercise and healthy eating choices. Type 2 diabetes is also prevented through proper diet and exercise.

Target #3: Injury Prevention / Improve Fitness Levels

Job performance and overall health will improve as physical fitness increases. Wellness Solutions programs show a decrease in injuries for those individuals participating in our wellness programs.

Target #4: Stress Management / Mindfulness / Sleep / Substance Abuse

First responders continuously encounter trauma and stressful events, and this constant exposure exacts a heavy toll on police personnel and their families. The prevalence of depression is nearly double and sleep deprivation is four times higher.

Comprehensive Wellness Program		**Annual Fee**
Wellness Program Administration Fee - 1 Onsite Wellness Coordinator shared between City and PD (Onsite 40 hours a week)		$160,000
Expenses	**Fee**	**Estimated Annual Fee**
HIPAA Compliant Wellness Hub /App Fee based on eligibility file for all PD personnel (135 sworn and civilian PD staff)	$24/person per year	$3,240
HIPAA Compliant Wellness Hub /App Fee based on eligibility file for City personnel (150 City civilian staff)	$24/person per year	$3,600

Phlebotomist / Staffing Fees • 3 day (4-hour/day event) • Fasting recommended, but not required	$1,500 /day	$4,500
Blood work for 95 Sworn Personnel • Bloodwork includes CMP (Comprehensive metabolic panel), Lipids, Glucose/A1C, CBC, CMP, LpPLA2, PSA for Males 40+ • Estimate based on 50% participation. Department billed for actual participation.	$90- $110	Up to $6,270
Blood work for 40 Civilian Staff (PD civilian population) • Bloodwork includes CMP (Comprehensive metabolic panel), Lipids, Glucose/A1C, CBC, CMP • Estimate based on 75% participation. Department billed for actual participation.	$50	$1,500
PD Incentive Budget		$2,000
City Incentive Budget		$3,000
PD Equipment and Supplies Budget		$3,000
City Equipment and Supplies Budget Fee includes equipment needed for program administration such as body composition scale, blood pressure cuffs and other health related items.		$2,500
ESTIMATED ANNUAL FEE		**Up to $189,610**

The proposed fee includes all screenings, ongoing one-on-one consultations, administrative support personnel, and wellness programming throughout the year. This proposal is based on providing a comprehensive wellness program for Police Department personnel and City staff, including annual blood draws (for sworn and civilian personnel only) and advanced fitness testing, exercise programming, and monthly wellness programming.

Program Costs: $189,610

BUDGET IMPACT

This proposed enhanced wellness program will cost the City approximately $189,610.

Attachments

PSA-Workcare Inc_2026.pdf

CITY OF BUENA PARK
PROFESSIONAL SERVICES AGREEMENT

DATE: **07/01/2026**

SERVICES: **Comprehensive Wellness Program for City Employees**

PROJECT: **Wellness Program**

PARTIES TO THE AGREEMENT:

"CITY": City of Buena Park, a California Municipal Corporation

City Representative:
Name: **Eddie Fenton**
Title: **Assistant City Manager / Director of Human Resources**
Tel.: **(714) 562-3513**
Email: **efenton@buenapark.com**

"CONSULTANT": **Workcare, Inc., a California corporation**

Consultant Representative:
Name: **Lynette Helmer**
Title: **Managing Director, Wellness Solutions, A WorkCare Company**
Tel.: **(760) 277-8500**
Email:

SUMMARY OF TERMS:

Start Date: **07/01/2026**

End Date: **06/30/2027**

Contract Value: **NOT TO EXCEED $189,610**

Services a "Public Work": NO [X] YES [ ] (add "PW Exhibit")

Community Workforce Agreement: NO [X] YES [ ] (add "CWA Exhibit")

Insurance Approved By Risk Management: NO [ ] YES [X]

APPROVED BY: *(select one)*

( ) Department Head
Contract Value ≤ $10,000

( ) City Manager
Contract Value ≤ $80,000

(X) City Council
Contract Value > $80,000
("Levine Act Exhibit" Required)

AGREEMENT MUST BE FIRST EXECUTED BY CONSULTANT BEFORE IT MAY BE EXECUTED ON BEHALF OF THE CITY.

CITY OF BUENA PARK
PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("*Agreement*") is dated as of **July 1, 2026**, between the City of Buena Park, a California charter city ("*CITY*"), and **WORKCARE, INC.**, a California corporation, ("*CONSULTANT*"). CITY and CONSULTANT are at times referred to herein jointly as "Parties" and individually as a "Party."

1. TERM. The term of this Agreement shall commence on **July 1, 2026,** and shall remain in full force and effect until **June 30, 2027,** unless extended upon the mutual written agreement of the Parties or earlier terminated pursuant to Section 16.2 of this Agreement ("*Term*").

2. SERVICES. Subject to the terms and conditions in this Agreement, CONSULTANT shall provide to CITY those services that are specifically described in Consultant's FY 2025-2026 Proposal, dated June 12, 2026, and attached in Exhibit "A" (the "*Services*"). CITY may request changes or expansion of the Services (each a "*Modification*") and in such cases the Modification to the Services, and any resulting increase or decrease in the Compensation to be paid CONSULTANT and/or any changes to the Schedule of Performance (defined below), shall be documented in a written amendment to this Agreement. Increases or decreases in Compensation resulting from any Modification to the Services shall be based on the rate specified in the Compensation Schedule (defined below), or if not specified in the Compensation Schedule at then-applicable prevailing market rate charged by CONSULTANT to other customers for the same service.

3. SCHEDULE OF PERFORMANCE. CONSULTANT shall commence providing the Services upon receipt of a written "Notice to Proceed" from the City Representative and CONSULTANT shall proceed only to the extent of such authorization. CONSULTANT shall perform all Services in the time required by the schedule of performance described in Exhibit "A" ("*Schedule of Performance*"), or if not specified in the Schedule of Performance in a timely and diligent manner reasonably acceptable to CITY.

4. COMPENSATION. The total compensation paid to CONSULTANT for complete performance of the Services, including any authorized reimbursable expenses, shall NOT EXCEED the total maximum sum of **$189,610** ("*Compensation*"). CONSULTANT shall be paid for performing the Services at the hourly rate, daily rate, flat fee, lump sum, or other basis specified in Exhibit "A" to this Agreement ("*Compensation Schedule*"). The Compensation specified in this section shall be the sole and exclusive consideration paid to CONSULTANT for full and complete performance of the Services and may only be increased by formal amendment to this Agreement.

5. PAYMENT.

5.1 Invoices. Each calendar month after CITY's issuance of the Notice to Proceed, CONSULTANT shall submit an invoice to CITY for the Services performed and any authorized reimbursable expenses incurred in the immediately preceding calendar month. *(Ex: invoices for Services rendered in January should be submitted in February*). The invoices shall describe in detail the Services rendered during each invoice period such as the days worked, personnel involved, number of hours worked, rates charged, milestones achieved, work product generated, or reimbursable expenses incurred, as applicable. CONSULTANT shall remit the invoices to the address and in the manner specified by CITY.

5.2 Payment. CITY shall review all invoices and notify CONSULTANT in writing of any disputed charges or amounts. CITY shall pay all undisputed portions of the invoice within thirty (30) calendar days after receipt. CITY shall not withhold federal or state payroll or other taxes, or make deductions, from payments made to CONSULTANT.

6. STANDARD OF SKILL. CONSULTANT shall perform all Services in the manner and according to the standards currently observed by a competent practitioner of CONSULTANT's profession in California, and shall at all times, meet or exceed any applicable professional standards of care, workmanship, or conduct. All products of whatsoever nature that CONSULTANT delivers to CITY pursuant to this Agreement shall be prepared in a professional manner and conform to the standards of quality normally observed by a person currently practicing in CONSULTANT's profession. The acceptance of the Services by CITY shall not operate as a release of CONSULTANT from such standards of care, workmanship, or conduct.

7. INDEPENDENT CONTRACTOR. CONSULTANT is and shall at all times remain as to CITY a wholly independent contractor. Neither CITY nor any of its agents shall have control over the conduct of CONSULTANT or any of CONSULTANT's employees or agents, except as herein set forth. CONSULTANT shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of CITY. CONSULTANT shall have no power to incur any debt, obligation, or liability on behalf of CITY or otherwise act on behalf of CITY as an agent.

7.1 CONSULTANT shall not have the status of an employee of CITY under this Agreement, or be entitled to participate in any insurance, medical care, vacation, sick leave or other benefits provided for CITY's officers or employees.

7.2 In the event that CONSULTANT, or any of its employees, agents, or subcontractors providing Services under this Agreement, claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System ("*PERS*") to be eligible for enrollment in PERS as an employee of CITY, CONSULTANT shall indemnify, defend, and hold CITY harmless for the payment of any employee and/or employer contributions for PERS benefits on behalf of CONSULTANT or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of CITY.

7.3 CONSULTANT represents that it has, or will secure at its own expense, all personnel required to perform the Services under this Agreement. All of the Services shall be performed by CONSULTANT or under its direct supervision, and all personnel engaged in the work shall be qualified to perform it. CONSULTANT reserves the right to determine the assignment of its own employees to the performance of the Services under this Agreement, but CITY reserves the right, for good cause, to require CONSULTANT to exclude any employee from performing Services on CITY's premises.

7.4 Hiring of CONSULTANT Employee. In the event that CITY, at any time during the term of this Agreement or for 3 calendar months after expiration or termination of this Agreement, CITY hires or engages an employee or an independent contractor ("Personnel") of CONSULTANT that worked at or with CITY during the term of this Agreement, the CITY shall, to the extent permitted by law, pay a fee of fifty percent (50%) of the Personnel's annual salary or annualized billable rate in consideration of the costs incurred by CONSULTANT in the recruitment, development and retention of such Personnel. Payment of the fee is due and payable to prior to the Personnel beginning work for or providing any services to the CITY. The foregoing restriction

shall not apply to (i) solicitations for employment made to the general public; or (ii) any Personnel who is no longer an employee of the CONSULTANT at the time of hiring.

8. ADMINISTRATION.

8.1 City's Representative. The City Representative identified on the cover page of this Agreement shall have authority to administer this Agreement and oversee CONSULTANT's performance of the Services, provided that an individual's authority to amend this Agreement shall be governed by applicable provisions of the Buena Park Municipal Code. All activities performed by CONSULTANT shall be coordinated through the City Representative. CITY may change the identity of the City Representative upon written notice to CONSULTANT.

8.2 Consultant's Representative. Consultant's Representative identified on the cover page of this Agreement has the authority to administer this Agreement on behalf of CONSULTANT and to act, bind, and approve all matters relating to this Agreement on behalf of CONSULTANT. Consultant's Representative shall not be replaced without the advance consent of CITY, which consent shall not be unreasonably withheld.

9. SAFETY REQUIREMENTS. All work performed under this Agreement shall be performed in such a manner as to provide safety to the public and to meet or exceed the safety standards outlined by CAL OSHA. CITY may issue restraint or cease and desist orders to CONSULTANT when unsafe or harmful acts are observed or reported relative to the performance of the Services. CONSULTANT shall maintain the work sites free of hazards to persons and property resulting from its operations. CONSULTANT shall immediately report to CITY any hazardous condition noted by CONSULTANT.

10. INDEMNIFICATION AND HOLD HARMLESS.

10.1 Purpose of Section. CONSULTANT agrees that CITY, and its elected officials, officers, employees, and agents (cumulatively "*City Indemnitees*") shall, to the fullest extent permitted by California law, be fully protected from any loss, injury, damage, claim, liability, taxes, fees, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other cost or damages of any kind arising out of or in any way related to CONSULTANT's provision of the Services or performance of this Agreement. This Section is intended by the Parties to provide the fullest protection possible under California law to CITY and the City Indemnitees. CONSULTANT acknowledges that CITY would not have entered into this Agreement without the covenants and commitments of CONSULTANT in this Section 10.

10.2 Indemnification for Design Services (if applicable). Consistent with California Civil Code Section 2782.8, if and to the extent the Services are design professional services to be performed by a design professional, as that term is defined under said Section 2782.8, CONSULTANT shall, to the fullest extent permitted by law, indemnify, protect, defend, and hold the City Indemnitees harmless for all claims, demands, costs, or liability that arise out of, pertain, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT, its officers, employees, or agents in said performance of the Services, excepting only liability arising from the sole negligence, active negligence, or intentional misconduct of CITY.

10.3 Indemnification for Services. Other than in the performance of design professional services by a design professional, as covered by Section 10.2 above, to the fullest extent permitted by law CONSULTANT shall, at its sole cost and expense, protect, defend, hold harmless and indemnify the City Indemnitees from and against any and all damages, costs, taxes, fees, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties,

liens and/or losses of any nature whatsoever, including fees of accountants, attorneys and other professionals, and all costs associated therewith, and the payment of all consequential damages (collectively “Claims”), in law or equity, whether actual, alleged or threatened, which arise out of, pertain to, or relate to the acts or omissions, or willful misconduct, of CONSULTANT, or its officers, agents, servants, employees, subcontractors, materialmen, suppliers, or contractors, or their officers, agents, servants or employees (or any entity or individual that CONSULTANT shall bear the legal liability thereof) in the performance of this Agreement, including CONSULTANT’s active or passive negligence, except for Claims arising from the sole negligence or willful misconduct of CITY, as determined by final arbitration or court decision or by the agreement of the Parties. CONSULTANT shall defend the City Indemnitees in any action or actions filed in connection with any Claims with counsel of CITY’s choice, and shall pay all costs and expenses, including all attorneys’ fees and experts’ costs actually incurred in connection with such defense. CONSULTANT shall reimburse the Indemnitees for any and all legal expenses and costs incurred by City Indemnitees in connection therewith.

10.4 Taxes, Assessments, Workers Compensation. CONSULTANT shall pay all required taxes on amounts paid to CONSULTANT under this Agreement and indemnify and hold CITY harmless from any and all taxes, assessments, penalties and interest asserted against CITY by reason of the independent contractor relationship created by this Agreement. CONSULTANT shall fully comply with applicable workers’ compensation laws regarding CONSULTANT and its CONSULTANT shall indemnify and hold CITY harmless from any failure of CONSULTANT to comply with applicable workers’ compensation laws.

10.5 Obligations Not Limited by Insurance. The obligations and covenants of CONSULTANT in this Section 10 are independent and separate from any requirement or covenant to carry insurance. The obligations of CONSULTANT under this Section 10 shall not be limited by the limits of any policies of insurance by this Agreement or otherwise maintained by CONSULTANT, nor shall CONSULTANT’s obligations by limited by the provisions of any workers’ compensation act or similar act. CONSULTANT expressly waives any statutory immunity under such statutes or laws as to the CITY or City Indemnitees.

10.6 Survival; Enforcement. CONSULTANT’s obligations and covenants under this Section shall survive the expiration or termination of this Agreement and shall continue in full force and effect for a time at least equal to the statute of limitations that is applicable to the underlying Claim, demand, cost or liability. CITY may offset against the amount of any compensation due CONSULTANT any amount due to CITY from CONSULTANT as a result of CONSULTANT’s failure to promptly pay CITY any obligation for reimbursement or indemnification arising under this Section 10.

11. INSURANCE. At all times during the term of this Agreement CONSULTANT shall maintain insurance coverage in the forms, types, and amounts that are set forth in this Section 11, and upon CITY’s request CONSULTANT shall provide evidence of such coverage to the satisfaction of CITY’s Director of Risk Management, which may include a visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance.

11.1 Minimum Scope of Insurance. CONSULTANT shall maintain policies with coverage at least as broad as:

.1 Commercial General Liability insurance using the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01, which shall include insurance for "bodily injury," "property damage" and "personal and advertising injury"

with coverage for premises and operations, products and completed operations, and contractual liability.

.2 The most current version of Insurance Service Office (ISO) Business Auto Coverage Form CA 00 01, which shall include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1-Any Auto).

.3 Workers' Compensation insurance as required by the California Labor Code and Employer's Liability Insurance.

.4 Professional Liability (Errors and Omissions) insurance appropriate to CONSULTANT's profession. If such insurance policy is written on a claims-made form, the retroactive date must be shown and must be before the effective date of the Agreement or the commencement of Services by Consultant.

11.2 Minimum Limits of Insurance. CONSULTANT shall maintain insurance coverage limits not less than:

.1 Commercial General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit is used, either the general aggregate limit shall apply separately to the Services / location or the general aggregate limit shall be $4,000,000 and contain specific language creating a duty to defend against any suit seeking damages.

.2 Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

.3 Employer's Liability: $1,000,000 per accident for bodily injury or disease.

.4 Professional liability: $2,000,000 per claim, with an extended reporting period of not less than two years.

11.3 Umbrella or Excess Insurance. In the event CONSULTANT purchases an umbrella or excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies) required by this Section 11.

11.4 Deductibles and Self-insured Retentions: CONSULTANT shall be responsible for payment of any deductibles contained in any insurance policy(ies) required hereunder and CONSULTANT shall also be responsible for payment of any self-insured retentions. Any deductibles or self-insured retentions must be declared to, and approved by, the City Manager or his/her designee. At the option of the City Manager or his/her designee, either (i) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects CITY and City Indemnitees; or (ii) CONSULTANT shall provide a financial guarantee, satisfactory to the City Manager or his/her designee, guaranteeing payment of losses and related investigations, claim administration and defense expenses. At no time shall CITY be responsible for the payment of any deductibles or self-insured retentions.

11.5 Required Endorsements. Each insurance policy shall be endorsed as follows:

.1 Except with respect to Employer's Liability or Professional Liability/E&O policies required by this Section 11, CITY and City Indemnitees shall be named as additional

insureds (collectively "*Additional Insureds*"). Additional Insured endorsements shall not: (a) be limited to "Ongoing Operations"; (b) exclude "Contractual Operations"; (c) restrict coverage to the "Sole" liability of CONSULTANT; or (d) contain any other exclusion contrary to this Agreement.

.2 For any claims related to this Agreement or the Services performed under this Agreement, CONSULTANT's insurance coverage shall be primary to any other similar insurance carried by Additional Insureds. Any insurance or self-insurance maintained by Additional Insureds shall be in excess of CONSULTANT's insurance and shall not be called upon to contribute with it.

.3 All insurance coverage shall contain a provision that prohibits cancellation, modification or lapse without thirty (30) calendar days' prior written notice from insurer to CITY. The notice shall be provided via certified mail, return receipt requested. CONSULTANT shall require its insurer to modify the applicable policy and all certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

.4 Each policy shall be endorsed to state that the insurer waives the right of subrogation against CITY and City Indemnitees.

11.6 Duration of Insurance. The requirements of this Section 11 shall survive expiration or termination of the Agreement. Insurance must be maintained, and evidence of insurance must be provided for at least 3 years after any expiration or termination of the Agreement or, in the alternative, the policy shall be endorsed to provide not less than a 3-year discovery period.

11.7 Acceptability of Insurers. All insurance coverage required by this Agreement shall be written by insurers admitted to conduct business in the State of California by the Department of Insurance and rated "A:VIII" in the most recent A.M. Best's Insurance Rating Guide.

11.8 Verification of Coverage. CONSULTANT shall furnish CITY with evidence of the insurance required by this Agreement to the satisfactory to CITY. Such evidence shall consist of original certificates of insurance and amendatory endorsements, including an additional insured endorsement. The endorsements shall be on forms provided by CITY or on such other forms approved by CITY and conforming to CITY's requirements. CONSULTANT shall file all certificates of insurance and fully executed endorsements with CITY before commencing performance of the Services. Where and at the times applicable, CONSULTANT shall also provide proof that the policies of insurance required under this Agreement and expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. CONSULTANT shall furnish such proof to CITY prior to the expiration of the original policies. CITY may require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time. CONSULTANT shall provide complete copies of policies to CITY upon request.

11.9 Other Insurance Provisions.

.1 All insurance coverage and limits provided pursuant to this Agreement shall apply to the full extent of the policies involved, available or applicable. Nothing contained in this Agreement or any other agreement relating to CITY or its operations limits the application of the insurance coverage.

.2 Requirements of specific coverage features or limits contained in this Section 11 are not intended as a limitation on coverage, limits or other requirements, or a waiver

of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only and is not intended by any Party to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

.3 All insurance coverage shall cover CONSULTANT's operations pursuant to the terms of this Agreement.

.4 Any actual or alleged failure on the part of CITY or any other additional insured under these requirements to obtain proof of insurance required under this Agreement in no way waives any right or remedy of CITY or any additional insured, in this or any other regard.

.5 In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, CITY has the right, but not the duty, to obtain the insurance it deems necessary, and CONSULTANT shall promptly reimburse to CITY any premium paid by CITY.

.6 CONSULTANT shall provide immediate notice to CITY of any claim or loss against CONSULTANT that includes CITY or any of the Additional Insureds as a defendant. CITY assumes no obligation or liability from the notice. CITY shall have the right, but not the duty, to monitor the handling of the claim or claims if they are likely to involve CITY.

11.10 Subcontractors. CONSULTANT shall include all subcontractors, or any other party involved in the performance of the Services, as insureds under its policies or shall require subcontractors or any other party involved in the Services by CONSULTANT to carry the same insurance as required in this Section 11. CONSULTANT shall obtain certificates evidencing the coverage and make reasonable efforts to ensure that the coverage is provided as required in this Section. CONSULTANT shall require that no contract used by any subcontractor, or contract CONSULTANT enters into on behalf of CITY, shall reserve the right to charge back to CITY the cost of insurance required by this Agreement. CONSULTANT shall, upon request, submit to CITY for review, all agreements with subcontractors or others with whom CONSULTANT contracts with on behalf of CITY, and all certificates of insurance obtained in compliance with Section 11.8. CITY's failure to request copies of the documents shall not impose any liability on CITY, or its employees, or be deemed a waiver of any of CITY's rights.

12. WORK PRODUCT.

12.1 Deliverables. CONSULTANT shall, in such time and in such form as CITY may require, furnish reports concerning the status of Services required under this Agreement. CONSULTANT shall, upon request by CITY and upon completion or termination of this Agreement, deliver or return to CITY all material furnished to CONSULTANT by CITY.

12.2 Ownership.

.1 All draft and final reports, documents and other written material, and any and all images, ideas, concepts, designs including website designs, source code, object code, electronic data and files or other media whatsoever, created or developed by CONSULTANT in the performance of this Agreement (collectively, "*Work Product*") shall be considered to be "works made for hire" for the benefit of CITY. All Work Product and any and all intellectual property rights arising from their creation, including all copyrights and other proprietary rights, shall be and remain the property of CITY without restriction or limitation upon their use, duplication or dissemination by CITY upon final payment being made. CONSULTANT shall not obtain or attempt to obtain copyright protection as to any of the Work Product.

.2 CONSULTANT hereby assigns to CITY all rights of ownership to the Work Product, including any and all related intellectual property and proprietary rights that are not otherwise vested in CITY pursuant to subsection .1 above.

.3 CONSULTANT warrants and represents that it has secured all necessary licenses, consents or approvals necessary to the production of the Work Product, and that upon final payment, CITY shall have full legal title to the Work Product, and full legal authority and the right to use and reproduce the Work Product for any purpose. CONSULTANT shall defend, indemnify and hold CITY and the City Indemnitees harmless from any loss, claim or liability in any way related to a claim that CITY's use of any of the Work Product is violating federal, state or local laws, or any contractual provisions, or any rights or laws relating to trade names, licenses, franchises, copyrights, patents or other means of protecting intellectual property rights or interests in products, ideas or inventions. CONSULTANT shall bear all costs arising from the use of patented, copyrighted, trade secret or trademarked documents, materials, equipment, devices or processes in connection with its provision of the Work Product produced under this Agreement. In the event any the use of any of the Work Product or other deliverables hereunder by CITY is held to constitute an infringement and the use of any of the same is enjoined, CONSULTANT, at its expense, shall: (a) secure for CITY the right to continue using the Work Product and other deliverables by suspension of any injunction, or by procuring a license or licenses for CITY; or (b) modify the Work Product and other deliverables so that they become non-infringing while remaining in compliance with the requirements of this Agreement. CONSULTANT's covenants under this Section 12.2 shall survive the expiration or termination of this Agreement.

13. CONFIDENTIALITY. During performance of this Agreement, CONSULTANT may gain access to and use CITY information regarding inventions, machinery, products, prices, apparatus, costs, discounts, future plans, business affairs, governmental affairs, processes, trade secrets, technical matters, systems, facilities, customer lists, product design, copyright, data, and other vital information (hereafter collectively referred to as "*City Information*") that are valuable, special and unique assets of CITY. CONSULTANT agrees to protect all City Information and treat it as strictly confidential, and further agrees that CONSULTANT shall not at any time, either directly or indirectly, divulge, disclose or communicate in any manner any City Information to any third party without the prior written consent of CITY. In addition, CONSULTANT shall comply with all CITY policies governing the use of CITY network and technology systems. A violation by CONSULTANT of this section shall be a material violation of this Agreement and shall justify legal and/or equitable relief.

14. RECORDS. CONSULTANT shall maintain complete and accurate records with respect to sales, costs, expenses, receipts and other such information relating to the Services, as required by CITY or the City Representative. CONSULTANT shall maintain adequate records on services provided in sufficient detail to permit an evaluation of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. At all times during regular business hours, CONSULTANT shall provide access to such books and records to the City Representative, or his or her designees, and shall give the City Representative, or his or her designees, the right to examine and audit such books and records and to make transcripts as necessary, and shall allow inspection of all work, data, documents, proceedings and activities related to this Agreement.

15. ASSIGNMENT AND SUBCONTRACTING. This Agreement is personal to CONSULTANT and CITY has entered this Agreement in reliance on CONSULTANT's skill, competence and experience. CONSULTANT shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without CITY's prior written consent, by

and through the City Representative. CITY's consent to an assignment of rights under this Agreement shall not release CONSULTANT from any of its obligations or alter any of its obligations to be performed under this Agreement. Any attempt at assignment or delegation by CONSULTANT in violation of this Section shall be void and of no effect and shall entitle CITY to immediately terminate this Agreement for cause. As used in this section, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs. CONSULTANT shall not subcontract any performance required under this Agreement without CITY's prior written consent.

16. SUSPENSION AND TERMINATION.

16.1 Right to Suspend. CITY shall have the right at any time to temporarily suspend CONSULTANT's performance hereunder, in whole or in part, by giving a written notice of suspension to CONSULTANT. If CITY gives such notice of suspension, CONSULTANT shall immediately suspend its activities under this Agreement as specified in such notice.

16.2 Termination. CITY shall have the right to terminate this Agreement at any time by giving a written notice of termination to CONSULTANT. If CITY gives such notice of termination, CONSULTANT shall immediately cease rendering Services pursuant to this Agreement. If CITY terminates this Agreement:

.1 CONSULTANT shall, not later than five days after such notice of termination, deliver to CITY copies of all Work Product or other information prepared pursuant to this Agreement.

.2 CITY shall pay CONSULTANT the reasonable value of Services rendered by CONSULTANT prior to termination; provided, however, CITY shall not in any manner be liable for lost profits that might have been made by CONSULTANT had the Agreement not been terminated or had CONSULTANT completed the Services required by this Agreement. In this regard, CONSULTANT shall furnish to CITY such financial information as in the judgment of CITY is necessary for CITY to determine the reasonable value of the Services render by CONSULTANT. The foregoing is cumulative and does not affect any right or remedy that CITY may have in law or equity.

17. Conflicts of Interest. CONSULTANT shall comply with all applicable federal, state and local conflict of Interest laws, including the Political Reform Act (Cal. Gov. Code § 81000 *et seq.*), the Levine Act (Cal. Gov. Code § 84308), and California Government Code Section 1090. CONSULTANT covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, that would conflict in any manner with the interests of CITY or that would in any way hinder CONSULTANT's performance of Services under this Agreement. CONSULTANT further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor, without the written consent of CITY. CONSULTANT agrees to avoid conflicts of interest or the appearance of any conflicts of interest with the interests of CITY at all times during the performance of this Agreement.

18. NOTICES. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be given in writing to the person at the addresses specified on first page of this Agreement and deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during CONSULTANT's and CITY's regular

business hours, or (c) three business days after deposit in the United States mail, by first class mail, postage prepaid. Either Party may change the specified person or address at which it is to receive notices by advising the other Party in writing.

19. MISCELLANEOUS TERMS.

19.1 Exhibits; Precedence. All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement by this reference. In the event of any inconsistency between the express provisions of this Agreement and any provision of an exhibit, the provisions of this Agreement shall prevail.

19.2 Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance.

19.3 Nuisance; Compliance with Laws. CONSULTANT shall not maintain, commit or permit the maintenance or commission of any nuisance in connection with performing the Services. In the performing the Services CONSULTANT shall abide by and conform with and to any and all applicable laws of the United States and the State of California, and the local laws, regulations, and policies of the City of Buena Park.

19.4 Permits and Licenses. CONSULTANT, at its sole expense, shall obtain and maintain during the term of this Agreement all appropriate permits, licenses, and certificates that may be required in connection with performing the Services.

19.5 Governing Law; Venue. The terms of this Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, without regard for its conflicts of laws principles, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. The venue for resolving any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be a court with jurisdiction that is located in the County of Orange, California.

19.6 Cost of Litigation. If any legal action is necessary to enforce any provision of this Agreement or for damages by reason of an alleged breach of any provisions of this Agreement (whether in contract, tort, or both), the prevailing Party shall be entitled to receive from the losing Party all attorneys' fees, costs and expenses in such amount as the courts may determine to be reasonable.

19.7 Waiver. No delay or omission to exercise any right, power or remedy accruing to CITY under this Agreement shall impair any right, power or remedy of CITY, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver by CITY of any breach, any failure of a condition, or any right or remedy under this Agreement shall be: (1) effective unless it is in writing and signed by the Party making the waiver; (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy; or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

19.8 Efficient Performance. CONSULTANT shall commence, carry on and complete its assignments with all practicable dispatch, in a sound, economical, and efficient manner in accordance with all applicable laws and generally accepted industry and applicable professional standards.

19.9 No Third Party Beneficiaries. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19.10 When Rights and Remedies Not Waived. In no event shall the making by CITY of any payment to CONSULTANT constitute or be construed as a waiver by CITY of any breach of covenant, or any default that may then exist, on the part of CONSULTANT, and the making of any such payment by CITY while any such breach or default shall exist shall in no way impair or prejudice any right or remedy available to CITY with regard to such breach or default.

19.11 Severability. If any part, term or provision of this Agreement shall be held illegal, unenforceable or in conflict with any law of a federal, state, or local government having jurisdiction over this Agreement, the validity of the remaining portions or provisions shall not be affected by such holding.

19.12 Captions. The titles of the sections, subsections and paragraphs set forth in this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of the provisions of this Agreement and the rights or obligations of the Parties to this Agreement.

19.13 Word Usage. Unless the context clearly requires otherwise, (a) the word “shall” is mandatory and “may” is permissive; (b) “or” is not exclusive; and (c) “includes” or “including” are not limiting.

19.14 Integrated Agreement and Modification of Agreement. This Agreement, and all exhibits referred to in this Agreement, constitutes the final, complete and exclusive statement of the terms of the agreement between CITY and CONSULTANT with respect to the subject matter of this Agreement. This Agreement supersedes all prior or contemporaneous oral or written negotiations, representations or agreements of the Parties. No verbal agreement or implied covenant shall be held to vary the provisions of this Agreement. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may be modified only by a writing signed by both Parties.

19.15 Authority to Bind Parties. Each of the undersigned hereby represents that he or she has the authority to execute this Agreement on behalf of his or her contracting Party.

Signatures on following page

In recognition of the obligations stated in this Agreement, the Parties have executed this Agreement on the date indicated above by and through their duly authorized representatives.

CITY OF BUENA PARK **a California municipal corporation**	**WORKCARE, INC.** **Name of Business**
Signature	Signature
Name: Aaron France	Name: Aaron Atkinson
Title: City Manager	Title: Chief Executive Officer

***If CONSULTANT is a corporation, then pursuant to California Corporations Code Section 313 this Agreement must be executed by either: (1) the chairperson of the board; (2) the president; or (3) the vice president plus any one of the following: the secretary, any assistant secretary, the chief financial officer, or any assistant treasurer.**

Signature

Name: Maria Pitol

Title: Chief Financial Officer

ATTEST:

BY: _____
Adria M. Vicuña, City Clerk

APPROVED AS TO FORM:

BY: _____
Christopher Cardinale, City Attorney

EXHIBIT A

Attach Consultant's FY 2026-2027 Proposal, dated June 12, 2026

June 12th, 2026

Eddie Fenton
Assistant City Manager
City of Buena Park

Dear Mr. Fenton,

WorkCare greatly values our longstanding partnership with the City of Buena Park and Buena Park Police Department and appreciates the opportunity to submit pricing for continued services for the 2026–2027 program year. Over the years, we have been proud to support your organization with our responsive, quality-driven Wellness Solutions program, and we remain committed to building on that foundation in the years ahead.

As a trusted partner, WorkCare will continue to provide efficient, cost-effective services grounded in best clinical practices and tailored to the City of Buena Park's needs. Our team understands the importance of delivering consistent support that helps protect employee health, strengthen workforce readiness, and demonstrate your ongoing commitment to the well-being of your employees. We are proud of the partnership we have built together and welcome the opportunity to continue serving the City with the same high level of care and collaboration you have come to expect from WorkCare.

Please call me if you have any questions or would like to discuss the enclosed pricing in further detail. We appreciate the opportunity to continue our relationship with the City of Buena Park and look forward to supporting your team for another successful year.

Lisa Timpone, ATC, CEAS, REAS
Strategic Account Executive
lisa.timpone@workcare.com

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City of Buena Park 2026 – 2027 Wellness Program Pricing

Combined Full time PD + City Program

Comprehensive Wellness Program		Annual Fee
Wellness Program Administration Fee - 1 Onsite Wellness Coordinator shared between City and PD (Onsite 40 hours a week)		$160,000
Expenses	**Fee**	**Estimated Annual Fee**
HIPAA Compliant Wellness Hub /App - Fee based on eligibility file for all PD personnel (135 sworn and civilian PD staff)	$24/person per year	$3,240
HIPAA Compliant Wellness Hub /App Fee based on eligibility file for City personnel (150 City civilian staff)	$24/person per year	$3,600
Phlebotomist / Staffing Fees - 3 day (4-hour/ day event) - Fasting recommended, but not required	$1,500 /day	$4,500
Blood work for 95 Sworn Personnel - Bloodwork includes CMP (Comprehensive metabolic panel), Lipids, Glucose/A1C, CBC, CMP, LpPLA2, PSA for Males 40+ - Estimate based on 60% participation. Department billed for actual participation.	$90- $110	Up to $6,270
Blood work for 40 Civilian Personnel (PD Civilian Personnel) - Bloodwork includes CMP (Comprehensive metabolic panel), Lipids, Glucose/A1C, CBC, CMP Estimate based on 75% participation. Department billed for actual participation.	$50	$1,500
Equipment/Supplies/Incentive Budget Fee includes repairs/updates for equipment needed for program administration such as body composition scale, blood pressure cuffs and other health related items, blood draw supplies and incentive items for both sites.		$10,500
	ESTIMATED ANNUAL FEE	Up to $189,610

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EXHIBIT B (if applicable)

LEVINE ACT DISCLOSURE STATEMENT

California Government Code section 84308, commonly referred to as the "Levine Act," precludes an elected or appointed officer of a local government agency from making, participating in, or in any way attempting to influence the awarding of a contract by the agency if the officer receives any political contributions totaling more than $250 in the 12 months preceding the contract award, during the proceeding leading to the contract award, and for 12 months following the final decision on the contract, when the contribution is from any person that has a financing interest in the contract. This prohibition applies to contributions made directly to the officer, received by the officer on behalf of any other officer, or received on behalf of any candidate for office or on behalf of any committee. The Levine Act also requires disclosure of any such contributions to be made by a party to be awarded a contract by the local agency. The Levine Act does not apply to contracts that are competitively bid, labor, or personal employment contracts.

LEVINE ACT DISCLOSURES:

1. Have you or your company, or any agent on behalf of you or your company, made any contributions of more than $250 to any member of the Buena Park City Council in the 12 months preceding the date the City issued the request for proposals leading to the contract?

   YES ___ NO ___

   If yes, please identify the Councilmember(s) and amount of any such campaign contribution(s):

2. Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any contributions of more than $250 to any member of the Buena Park City Council after the date of the issuance of the request for proposals, or in the 12 months after the City Council's decision on the contract?

   YES ___ NO ___

   If yes, please identify the Councilmember(s):

NOTE: Answering yes to either of the two (2) questions above does not preclude the City of Buena Park from awarding a contract to your firm. It does, however, preclude the identified officer(s) from making, participating in, or in any way attempting to influence the contract award process. Failing to provide full and accurate information on this form may be grounds for disqualification and other legal penalties.

_____	_____
DATE	SIGNATURE OF AUTHORIZED OFFICIAL
_____	_____
WORKCARE, INC.	MARIA PITOL, CHIEF FINANCIAL OFFICER

F. ADDENDUM NO. 14 TO THE AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC. (TPA) FOR LEGISLATIVE ADVOCACY AND PUBLIC AFFAIRS CONSULTING SERVICES AND AMENDMENT NO. 2 TO CONTRACT FOR CONSULTING SERVICES WITH TPA FOR CLIMATE RESILIENCY AND SUSTAINABILITY GRANT WRITING SERVICES

Meeting	Agenda Group
Tuesday, June 23, 2026, 5:00 PM	CONSENT CALENDAR Item: 4F.

Prepared By	Department Head Approval
Jessica Fewer, Senior Management Analyst	Eddie Fenton, Assistant City Manager/Human Resources Director

Presented By
Jessica Fewer, Senior Management Analyst

RECOMMENDED ACTION

1) Approve Addendum No. 14 to the agreement with Townsend Public Affairs, Inc. (TPA) for legislative advocacy and public affairs consulting services in the amount of $96,900; 2) Approve Amendment No. 2 to the agreement with TPA for climate resiliency and sustainability grant writing services in the amount of $60,000; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreements; and 4) Authorize the City Manager and City Clerk to execute the agreements.

PREVIOUS CITY COUNCIL ACTION

On June 11, 2024, the City Council approved a two-year agreement with TPA for legislative advocacy.

At May 23, 2023, study session, the City Council discussed the creation of an Office of Sustainability and directed staff to retain the services of a consultant to research and apply for sustainability and climate resiliency grants. On July 11, 2023, the City Council approved an agreement with TPA for those grant writing services. On June 24, 2025, the City Council approved Amendment No. 1 to the agreement continuing these services for FY25-26.

DISCUSSION

Legislative Advocacy and Public Affairs Consulting Services

The City has utilized the professional services of Townsend Public Affairs, Inc. (TPA) for legislative advocacy, public affairs consulting services, and grant writing services for more than a decade. TPA was initially selected after an extensive selection process by a City Council-appointed sub-committee. Sensitive to the City's budgetary constraints, on June 28, 2011, an addendum was approved by City Council, which reduced the payment rate by 5%. The proposed addendum will extend the agreement through June 30, 2028, and maintain the same annual cost.

Townsend Public Affairs has been instrumental in assisting the City secure over $32 million in funding since 2014. Another $43.69 million was awarded to the City as part of various North Orange County regional collaborative efforts. Some of the higher funding awards include:

- Homeless Emergency Aid Grant Program - $3.062 million
- Whitaker Park - $3.19 million
- Whitaker-Jayne Restoration State Earmark - $500,000
- Peak Park Water Well Federal Earmark - $1 million
- SCAG Surface Transportation Block Grant - $2.91 million

In addition to funding, TPA continues to provide state and federal advocacy for issues pertinent to the City. Those efforts include:

State:

- Worked with the City to support **AB 1175 (Quirk-Silva)**, which preserved the operation of existing redevelopment-era signage, allowing the continued use of the Buena Park Nissan sign for both dealership advertising and City communications.

- Developed and updated the City's **Legislative Platform,** creating a streamlined framework that allows Buena Park to quickly engage on legislation consistent with Council-adopted policy priorities.

- Assisted the City in navigating **Surplus Land Act** challenges associated with economic development opportunities, coordinating discussions with HCD, legislative offices, and stakeholders to identify workable solutions.

- Successfully prepared and submitted the City's application to the **SCAG Sustainability Awards**, resulting in recognition of the Silverado Trail Phase 2 Project in the "Active, Healthy, and Safe Communities" category.

- Led advocacy efforts opposing the **California High-Speed Rail Authority's proposed Tax Increment Financing District concept,** protecting local revenues and preserving local control over future economic development investments.

- Monitored and engaged on legislation impacting local authority and project delivery, including opposition efforts related to **AB 2170 (CEQA translation requirements), AB 2569 (CEQA expansion related to natural hazards), SB 1075 (community emissions reduction planning mandates), and AB 956 (expanded ADU ministerial approvals).**

- Supported **AB 1436 (Ávila Farías)**, legislation intended to protect local governments from indirect fleet compliance mandates and cost increases associated with **CARB's Advanced Clean Fleets regulations.**

State Budget Advocacy:

- Led a regional state budget advocacy campaign on behalf of Buena Park and North Orange County SPA partners to secure **funding for the Navigation Centers** and response system serving Buena Park, Brea, Fullerton, La Habra, Placentia, Stanton, and neighboring communities.

- Coordinated a multi-city coalition, developed budget request materials, **secured support from multiple members of the Orange County legislative delegation**, and worked directly with legislative and budget committee staff to advance the request through the state budget process.
- **Positioned the North Orange County homelessness response model as a statewide example of regional collaboration and service delivery,** helping elevate the profile of Buena Park's leadership role in

addressing homelessness.

- Advised City staff and regional partners regarding opportunities to pursue state funding for the **Affordable Housing Access Platform (AHAP),** including identifying potential legislative champions, evaluating funding pathways, and developing a strategy that complemented rather than competed with Buena Park's Navigation Center budget priorities.

Federal Advocacy:

- Coordinated a **Washington, D.C. advocacy trip** for City leadership, facilitating meetings with federal agencies, congressional offices, and the White House Office of Intergovernmental Affairs to advance Buena Park's priorities.

- Successfully secured **$1 million in FY 2024 federal funding** for a municipal water well construction project through the federal appropriations process.

- Successfully secured **$5 million in FY 2023 federal funding** for the North Orange County Public Safety Task Force.

- Successfully secured **$5 million in FY 2022 federal funding** for the North Orange County Public Safety Task Force.

- Advanced the City's **FY 2027 federal appropriations request for the Sewer Upsizing Project**. The project successfully cleared House Appropriations Committee review and was included in the House Interior and Environment Subcommittee markup bill at $746,848, representing a major milestone in the federal funding process and positioning the project favorably for inclusion in the final appropriations package.

A full list of funding and accomplishments is included in Attachment 3.

In addition to these efforts, TPA continues to provide strategic counsel on legislative, regulatory, budget, funding and policy matters affecting Buena Park. They routinely engage with state agencies, legislative offices, and regional partners to advance city priorities and issues. TPA also monitors hundreds of bills each session to provide recommendations about legislation relevant to City issues. Staff recommends approving Amendment No. 14 to extend TPA's services until June 30, 2028.

Sustainability and Climate Resiliency Grant Writing Services

In 2023, the City Council provided direction to create the Office of Sustainability. As part of this decision, the City Council directed staff to retain the services of a consultant who could research and apply for sustainability and climate resiliency grants to further the City's goals in these efforts. On July 11, 2023, the City Council approved an agreement with TPA for enhanced grant writing services, with the main emphasis of sustainability and climate resiliency. The contract was again extended in 2025 for a one-year term ending June 30, 2028.

Over the past fiscal year, TPA has assisted with the following sustainability related grants:

- Caltrans Clean CA Community Cleanup and Employment Pathway Grant (successfully awarded $240k)
- CARB Transportation Planning Grant (application submitted; unsuccessful)
- Urban Greening Grant (application submitted; pending results)
- Transformative Climate Communities (application in progress)

Under the proposed amendment, TPA will continue their work in assisting the City to obtain a variety of grants, including those related to sustainability and resiliency. Under the agreement they will identify, research, and monitor available funding opportunities, assist with community outreach, and, in coordination with staff, develop and submit grant applications. Staff recommends approval of the proposed amendment for a one-year term that will expire on June 30, 2027.

BUDGET IMPACT

TPA has agreed to maintain the same cost for services in the total amount of $8,075 per month or $96,900 per year for their main contract. Funds are included in the FY 26-27 budget and split between the General Fund (City Manager's Office) and the Water Fund. A total of $72,680 will be paid for by the General Fund (Account No. 11-6240-105105) and $24,220 will be paid for by the Water Enterprise Fund, which equates to a 75/25 split.

The amendment for sustainability grant writing services is $5,000 per month or $60,000 per year. This amount is included in the FY 26-27 budget (Account No. 11-6240-731105).

Attachments

2026 Amendment No 14 6 1 26 CT Signed.pdf

2026 Amendment No 2 .pdf

Overview of Advocacy and Funding Successes - Townsend Public Affairs 6.16.26.pdf

CONTRACT ADDENDUM NO. 14
TO
CONTRACT FOR CONSULTANT SERVICES

THIS CONTRACT ADDENDUM NO. 14 TO CONTRACT FOR CONSULTANT SERVICES ("Addendum No. 14") is made and entered into this 1st day of July, 2026 between the City of Buena Park, a municipal corporation, ("Client") and Townsend Public Affairs, Inc., a California corporation ("Consultant).

1. Client and Consultant agree to amend their existing agreement dated July 14, 2009, revising Section 2 to read:

   2. Services.
   Consultant will, in accordance with the terms of this Contract, perform the services described in Exhibit "A" ("Services").

"CONSULTANT"	"CLIENT"
TOWNSEND PUBLIC AFFAIRS, INC. a California Corporation	CITY OF BUENA PARK a Municipal Corporation
By: _____	By: _____
Christopher Townsend President	Aaron France City Manager

AMENDED AND RESTATED
EXHIBIT "A"
CONTRACT FOR CONSULTING SERVICES

TERM:	July 1, 2026 through June 30, 2028
FEE SCHEDULE:	$8,075 per month
SERVICES:	Consultant shall develop and implement a federal and state advocacy strategy, including, but not necessarily limited to, the following services: • Provide legislative tracking and advocacy to create new funding opportunities. • Maintain proactive relationships with the federal and state legislative delegation and their staff, in support of the City's priority projects. • Other related assignments, as mutually agreed upon by parties.

Client Initials _____

Consultant Initials CT

AMENDMENT TO
CONTRACT FOR CONSULTING SERVICES (#2)

THIS AMENDMENT TO CONTRACT FOR CONSULTANT SERVICES ("Amendment") is made and entered into this 1st of July 2026 by and between the City of Buena Park ("Client") and Townsend Public Affairs, Inc., a California corporation ("Consultant").

R E C I T A L S

A. Client and Consultant have entered into that certain Contract for Consultant Services dated as of July 11, 2023.

B. The parties to this Amendment desire to change the Term of the Contract as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto supplement and amend the Contract as hereinafter set forth.

1. The Term of this Agreement is modified to July 1, 2026 through June 30, 2027.

2. All other terms and conditions of the Contract, except as set forth herein, including without limitation the Fee Schedule set forth in Exhibit "A" of the Contract, shall remain in full force and effect.

WHEREFORE, this Amendment is executed by the parties as of the date set forth above.

CLIENT: CITY OF BUENA PARK
a municipal government

By: _____
Aaron France
City Manager

CONSULTANT: TOWNSEND PUBLIC AFFAIRS, INC.
a California corporation

By: _____
Christopher Townsend
President and Secretary

TOWNSEND PUBLIC AFFAIRS
WWW.TOWNSENDPA.COM

MEMORANDUM

To: **City of Buena Park**

From: **Townsend Public Affairs**
Ryan McCarthy, Associate
Anastasia Heaton, Senior Associate
Carly Shelby, Deputy Director
Cori Takkinen, Vice President and Chief Executive Officer

Date: **June 16, 2026**

Subject: **Advocacy and Funding Successes for the City of Buena Park**

OVERVIEW

The purpose of this memo is to provide an overview of all pending and successful grants, community project funding, and earmarks awarded by Townsend Public Affairs (TPA) on behalf of the City of Buena Park, and a summary of ongoing contract activities.

The table below provides an overview of all funding secured on behalf of the City of Buena Park from 2014 to 2026. Of this funding, **$32,678,330** was awarded singularly to the City. The remaining **$43,690,000** was awarded as part of North Orange County Regional Collaborative Efforts, detailed below. Additionally, **$975,406** of grant application funding requests is pending, alongside an additional **$5,746,868** of federal and state earmark funding requests.

TOTAL AWARDED: $76,368,337

Year Awarded	Project	Amount Awarded
2026	Caltrans / California Department of Transportation Clean California Cleanup and Employment Pathways Grant: Filmore-Jackson Neighborhood Revitalization Project*	$240,258
2025	SCAG Surface Transportation Block Grant/Congestion Mitigation and Air Quality Improvements (STBG-CMAQ) Grant: Commonwealth Avenue Complete Streets and Pavement Rehabilitation Project	$2,921,000
2024	SCAG Sustainability Awards: Silverado Phase 2** ***No Funding Associated, Honored at SCAG Annual Conference*	$0
2024	Federal Budget Earmark: Water Well	$1,000,000
2023	DOJ Tobacco Grant Program	$296,387
2023	City of Anaheim, City of Brea, City of Buena Park, City of Fullerton, City of Placentia, and City of Stanton: Federal Budget	$5,000,000

	Earmark: North Orange County Public Safety Collaborative Funding	
2022	State Budget Earmark: City of Anaheim, City of Brea, City of Buena Park, City of Fullerton, City of Placentia, and City of Stanton: North Orange County Public Safety Task Force	$8,000,000
2022	Federal Budget Earmark: City of Anaheim, City of Brea, City of Buena Park, City of Fullerton, City of Placentia, and City of Stanton: North Orange County Public Safety Task Force	$5,000,000
2022	Department of Parks and Recreation: Statewide Parks Program: Whitaker School Park	$3,190,543
2021	State Budget Earmark: City of Anaheim, City of Brea, City of Buena Park, City of Fullerton, City of Placentia, and City of Stanton: North Orange County Public Safety Task Force	$5,000,000
2021	Southern California Association of Governments: SCAG Sustainable Communities Program: ADU outreach program	$30,000
2019	Budget earmark: Historical housing renovations	$500,000
2019	Homeless Emergency Aid Grant Program: regional shelter land acquisition	$3,062,770
2017	City of Anaheim, City of Buena Park, City of Huntington Beach, City of La Habra, City of Stanton, and City of Westminster: Transforming Beach Blvd Study	$345,000
2017	City of Anaheim, City of Buena Park, City of Huntington Beach, City of La Habra, City of Stanton, and City of Westminster: Transforming Beach Blvd Study	$345,000
2017	City of Anaheim, City of Brea, City of Buena Park, City of Fullerton, City of Placentia, and City of Stanton: North Orange County Public Safety Task Force to provide gang prevention and intervention services and homeless prevention and outreach services	$20,000,000
2010	Community Based Transportation Planning Grant	$199,117
2013	Housing-Related Parks Program	$375,025
2015	Housing-Related Parks Program	$358,975
2015	Active Transportation Program Grant	$429,262
2016	Sales Tax Rebate	$20,000,000
2014	Public Safety Budget Directed Grant	$75,000

**Sustainability Supplemental Funding Award*

STATE AND FEDERAL LEGISLATIVE ADVOCACY EFFORTS

As part of ongoing advocacy efforts, TPA works with the City to monitor, submit, and advocate for federal and state earmark funding for various priority City projects. The following State and Federal Earmarks are currently pending their respective Budget Processes:

TOTAL EARMARKS PENDING: $5,746,868			
Earmark Type	**Project**	**Status**	**Amount Pending**
Federal	Sewer Upsizing Project	Selected by Congressman Tran for inclusion into the STAG Bill; Pending Passage of Bill	**$746,868**
State	North SPA Navigation Center Funding	Submitted by delegation members, awaiting direction from leadership and budget committee on next steps	**$5,000,000**

State Advocacy

- Worked with the City to support **AB 1175 (Quirk-Silva)**, which preserved the operation of existing redevelopment-era signage, allowing the continued use of the Buena Park Nissan sign for both dealership advertising and City communications.

- Developed and updated the City's **Legislative Platform,** creating a streamlined framework that allows Buena Park to quickly engage on legislation consistent with Council-adopted policy priorities.

- Assisted the City in navigating **Surplus Land Act** challenges associated with economic development opportunities, coordinating discussions with HCD, legislative offices, and stakeholders to identify workable solutions.

- Successfully prepared and submitted the City's application to the **SCAG Sustainability Awards**, resulting in recognition of the Silverado Trail Phase 2 Project in the "Active, Healthy, and Safe Communities" category.

- Advised the City during development of its **Climate Action and Adaptation Plan** and identified future state and federal funding opportunities to support implementation efforts.

- Led advocacy efforts opposing the **California High-Speed Rail Authority's proposed Tax Increment Financing District concept,** protecting local revenues and preserving local control over future economic development investments.

- Monitored and engaged on legislation impacting local authority and project delivery, including opposition efforts related to **AB 2170 (CEQA translation requirements), AB 2569 (CEQA expansion related to natural hazards), SB 1075 (community emissions reduction planning mandates), and AB 956 (expanded ADU ministerial approvals).**

- Supported **AB 1436 (Ávila Farías)**, legislation intended to protect local governments from indirect fleet compliance mandates and cost increases associated with **CARB's Advanced Clean Fleets regulations.**

State Budget Advocacy

- Led a regional state budget advocacy campaign on behalf of Buena Park and North Orange County SPA partners to secure **funding for the Navigation Centers** and

homelessness response system serving Buena Park, Brea, Fullerton, La Habra, Placentia, Stanton, and neighboring communities.

- Coordinated a multi-city coalition, developed budget request materials, **secured support from multiple members of the Orange County legislative delegation**, and worked directly with legislative and budget committee staff to advance the request through the state budget process.

- **Positioned the North Orange County homelessness response model as a statewide example of regional collaboration and service delivery,** helping elevate the profile of Buena Park's leadership role in addressing homelessness.

- Advised City staff and regional partners regarding opportunities to pursue state funding for the **Affordable Housing Access Platform (AHAP),** including identifying potential legislative champions, evaluating funding pathways, and developing a strategy that complemented rather than competed with Buena Park's Navigation Center budget priorities.

Federal Advocacy

- Coordinated a **Washington, D.C. advocacy trip** for City leadership, facilitating meetings with federal agencies, congressional offices, and the White House Office of Intergovernmental Affairs to advance Buena Park's priorities.

- Successfully secured **$1 million in FY 2024 federal funding** for a municipal water well construction project through the federal appropriations process.

- Successfully secured **$5 million in FY 2023 federal funding** for the North Orange County Public Safety Task Force.

- Successfully secured **$5 million in FY 2022 federal funding** for the North Orange County Public Safety Task Force.

- Advanced the City's **FY 2027 federal appropriations request for the Sewer Upsizing Project**. The project successfully cleared House Appropriations Committee review and was included in the House Interior and Environment Subcommittee markup bill at $746,848, representing a major milestone in the federal funding process and positioning the project favorably for inclusion in the final appropriations package.

Ongoing Strategic Advisory Services

- Serve as an extension of City staff by **providing strategic counsel** on legislative, regulatory, budget, funding, and policy matters affecting Buena Park.

- Regularly engage with state agencies, legislative offices, congressional offices, regional partners, and statewide associations to **advance City priorities and resolve emerging issues.**

- **Monitor hundreds of bills annually and provide recommendations** regarding support, opposition, amendments, and advocacy opportunities impacting local governance, economic development, housing, public safety, infrastructure, and fiscal stability.

GRANT FUNDING EFFORTS

Townsend Public Affairs works alongside the City of Buena Park to provide grant writing services as a monthly retainer. Townsend Public Affairs sends monthly grant opportunities memos detailing strategic, upcoming grant opportunities for City projects and regularly meets with Staff to strategize, identify, prepare, submit, and advocate for grant applications and priority City projects for grant funding.

The table below details all grant applications that are currently pending for funding that TPA has submitted alongside the City:

TOTAL PENDING: $975,406

Date Submitted	Project	Amount Pending
6/4/2026	CNRA Urban Greening Grant – Coyote Park Project	$951,406
5/28/2026	USTA Tennis Venue Services Grant – Bellis Park Resurfacing	$24,000
Application in Progress	Transformative Climate Communities Pre-Development Grant : Citywide Sustainability Improvements	TBD
Application in Progress	DPR Statewide Parks and Community Development Program: Identified for Late 2026 Submittal when program opens 8/2026	TBD

SUSTAINABILITY EFFORTS

TPA works alongside the City of Buena Park and their Sustainability Team as part of supplemental contracted sustainability strategy efforts, to implement the long-term funding strategies listed in the City's Adopted Climate Action and Adaptation Plan.

TPA assisted the City throughout the Vendor Procurement and Selection Process to select a vendor who reflected the long-term funding strategy needs for the City in 2023. With the adoption of the final CAAP, TPA meets regularly with the City's Sustainability Team to develop a unique advocacy and funding platform for the City's Sustainability Goals and CAAP Implementation Measures, including the following:

- TPA worked with the City in February 2026 to apply and submit an application to CARB's Planning and Capacity Building Grant
- TPA worked with the City to submit a notice of intent to apply to CNRA's **Urban Greening Grant Program** in June 2026.
- TPA is coordinating with the City to prepare and submit an application to the **Transformative Climate Communities Program**, due in September 2026.

June 23, 2026
CONSENT CALENDAR
Item No. 4G.

City Council Agenda Report

APPROVE TRACT MAP NO. 19225 AT 8150 LA PALMA AVENUE

PREPARED BY	PRESENTED BY
Hector Guzman, Assistant Engineer	Hector Guzman, Assistant Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve Tract Map No. 19225 at 8150 La Palma Avenue; and 2) Authorize the City Engineer and City Clerk to execute the tract map.

PREVIOUS CITY COUNCIL ACTION

On June 27, 2023, the City Council adopted Resolution No. 14710 approving Vesting Tentative Tract Map No. TT-21-1.

DISCUSSION

The Final Tract Map for Vesting Tentative Tract Map No. TT-21-1 has been reviewed and found to be in compliance with the conditions of approval adopted by the City Council under Resolution No. 14710 on June 27, 2023. The map subdivides an approximately 25-acre parcel at 8150 La Palma Avenue into six (6) lots for development of 1,302 residential dwelling units with associated parking and site improvements. The map is consistent with the approved vesting tentative tract map, General Plan, General Mixed-Use zoning, and Subdivision Map Act. Approval of the Final Map will allow the map to move forward to recordation.

The tract map has been completed to the satisfaction of the City Engineer and is now ready to be fully executed and recorded. All requirements set by the City and the County have been met. In accordance with City ordinance, City Council approval is required before the map can be recorded.

BUDGET IMPACT

There is no budget impact with the approval of this tract map.

Attachments

Att. 1 of 2 Tract Map No. 19225.pdf
Att. 2 of 2 Resolution No. 14710.pdf

SHEET 1 OF 9 SHEETS

TRACT NO. 19225

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, T. 4 S., R. 11 W. OF THE RANCHO LOS COYOTES AND A PORTION OF TRACT NO. 2268 AS SHOWN ON MAP RECORDED IN BOOK 83, PAGES 43-45 OF MISCELLANEOUS MAPS AND OF TRACT NO. 3069, AS FILED IN BOOK 89, PAGE 38 OF MISCELLANEOUS MAPS ALL RECORDS OF SAID COUNTY AND STATE.

ALL OF TENTATIVE TRACT MAP NO. 19225
NUMBERED LOTS: 6
GROSS AREA: 27.848 ACRES
NET AREA: 25.004 ACRES
DATE OF SURVEY SEPTEMBER 2021

RICK ENGINEERING — JEFFREY S. BOYDSTON L.S. 8835 — OCTOBER 2023

ACCEPTED AND FILED AT THE REQUEST OF
FIRST AMERICAN TITLE INS. CO.
DATE _____
TIME _____ FEE $_____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY: _____
DEPUTY

OWNERSHIP CERTIFICATE

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

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF BUENA PARK AS AN EASEMENT FOR ROAD, PUBLIC UTILITY, AND OTHER PUBLIC PURPOSES: LA PALMA AVENUE AND STANTON AVENUE.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF BUENA PARK AN EASEMENT FOR DOMESTIC WATER PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF BUENA PARK AS AN EASEMENT FOR EMERGENCY ACCESS PURPOSES AS SHOWN ON SAID MAP.

MGP XII BUENA PARK CENTER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY. OWNER.

BY: MERLONE GEIER XII, LLC
A CALIFORNIA LIMITED LIABILTY COMPANY,
MANAGER.

BY: BRADLEY A. GEIER,
CHAIRMAN.

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
)SS
COUNTY OF_____)

ON_____BEFORE ME, _____ , NOTARY PUBLIC,

PERSONALLY APPEARED _____

_____,

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

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

WITNESS MY HAND.

SIGNATURE _____

_____
NAME PRINTED

MY COMMISSION EXPIRES:_____

MY PRINCIPAL PLACE OF BUSINESS IS IN_____COUNTY.

MY COMMISSION NUMBER _____

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
)SS
COUNTY OF_____)

ON_____BEFORE ME, _____ , NOTARY PUBLIC,

PERSONALLY APPEARED _____

_____,

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

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

WITNESS MY HAND.

SIGNATURE _____

_____
NAME PRINTED

MY COMMISSION EXPIRES:_____

MY PRINCIPAL PLACE OF BUSINESS IS IN_____COUNTY.

MY COMMISSION NUMBER _____

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT STATED BY THE COUNTY SURVEYOR.

DATED THIS_____ DAY OF_____,_____

_____
RICHARD A. MADDOCK, P.L.S. 8131
CITY SURVEYOR, CITY OF BUENA PARK

LICENSED LAND SURVEYOR — RICARD A. MADDOCK — No. 8131 — STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OF UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF MERLONE GEIER IN SEPTEMBER 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALITY APPROVED TENTATIVE MAP.

LICENSED LAND SURVEYOR — JEFFREY S. BOYDSTON — No. 8835 — STATE OF CALIFORNIA

_____

JEFFREY S. BOYDSTON, L.S. 8835 DATE: FEBRUARY 2, 2026.
EXPIRATION DATE: 12-31-27

COUNTY SURVEYOR'S STATEMENT

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

DATED THIS_____DAY OF _____, 20 __

PROFESSIONAL LAND SURVEYOR — LILY M. NUNEZ SANDBERG — No. 8402 Exp._____ — STATE OF CALIFORNIA

_____
LILY M. N. SANDBERG, COUNTY SURVEYOR
P.L.S. 8402

CITY ENGINEER'S STATEMENT:

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

DATED THIS_____ DAY OF_____,_____

_____
MINA MIKHAEL, P.E. 84166
CITY ENGINEER, CITY OF BUENA PARK

REGISTERED PROFESSIONAL ENGINEER — MINA MIKHAEL, P.E. — 84166 — CIVIL — STATE OF CALIFORNIA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS_____DAY OF_____, 2026.

SHARI L. FREIDENRICH — BY: _____
COUNTY TREASURER-TAX COLLECTOR — TREASURER-TAX COLLECTOR

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
CITY OF BUENA PARK) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF BUENA PARK AT A REGULAR MEETING THEREOF HELD ON

THE_____ DAY OF_____, 2026, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP, AND DID NOT ACCEPT ON BEHALF OF THE CITY OF BUENA PARK:

THE IRREVOCABLE OFFER OF DEDICATION AS AN EASEMENT FOR ROAD, PUBLIC UTILITY AND OTHER PUBLIC PURPOSES AS DEDICATED: LA PALMA AVENUE AND STANTON AVENUE.

THE IRREVOCABLE OFFER OF DEDICATION AS AN EASEMENT FOR EMERGENCY ACCESS PURPOSES AS DEDICATED HEREON.

THE IRREVOCABLE OFFER OF DEDICATION AS AN EASEMENT FOR DOMESTIC WATER PURPOSES AS DEDICATED HEREON.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66445(g) OF THE SUBDIVISION MAP ACT, THE 10' WIDE WATERLINE EASEMENTS, EXCEPTING THEREFROM THE 10' WIDE WATERLINE EASEMENT ADJACENT TO AND ADJOINING THE SOUTHERLY PROPERTY LINE WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF BUENA PARK PER PARCEL MAP NO. 80-330, FILED IN BOOK 158, PAGES 22 AND 23 OF PARCEL MAPS. ABANDONED PORTION NOT SHOWN ON THIS MAP.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS_____ DAY OF _____ , 2026

_____
ADRIA M. JIMENEZ, MMC
CITY CLERK OF BUENA PARK

SEE SHEET 2 FOR SIGNATURE OMMISIONS NOTE

SHEET 2 OF 9 SHEETS

TRACT NO. 19225

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

ALL OF TENTATIVE TRACT MAP NO. 19225
NUMBERED LOTS: 6
GROSS AREA: 27.848 ACRES
NET AREA: 25.004 ACRES
DATE OF SURVEY SEPTEMBER 2021

RICK ENGINEERING

JEFFREY S. BOYDSTON L.S. 8835

OCTOBER 2023

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 13, 1978 AS INST NO. 78-19271 OF OFFICIAL RECORDS.

ALFRED ROBINSON, HOLDER OF AN EASEMENT FOR ROADS, RAILROADS AND DITCHES AND INCIDENTAL PURPOSES AS RESERVED IN A DOCUMENT RECORDED APRIL 18, 1877 IN BOOK 53 PAGE 207 OF DEEDS.

THE CITY OF BUENA PARK, HOLDER OF AN EASEMENT FOR ROAD PURPOSES PER DOCUMENT RECORDED SEPTEMBER 29, 1958, IN BOOK 4424, PAGE 22 O.R.

THE CITY OF BUENA PARK, HOLDER OF AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES DEDICATED ON PARCEL MAP NO. 80-330 FILED JUNE 29, 1981 PER BK. 158 PGS. 22-23 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

SOUTHERN CALIFORNIA EDISON, A PUBLIC CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1958 IN BOOK 4441, PAGE 131 O.R.

SOUTHERN CALIFORNIA EDISON, A PUBLIC CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 8, 1959 IN BOOK 4662, PAGE 178 O.R.

A.T. & T. SUCCESSOR IN INTEREST TO PACIFIC TELEPHONE AND TELEGRAPH CO. HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MAY 25, 1979 IN BOOK 13160, PAGE 1621 O.R.

SEARS, ROEBUCK AND CO. AND CITY FREEHOLDS (USA) A CALIFORNIA CORP. HOLDER OF AN EASEMENT AGREEMENT FOR ANY LEGAL PURPOSES FOR IMPROVEMENTS, RECORDED OCTOBER 17, 1980 AS INSTRUMENT NO. 26530 IN BOOK 13793, PAGE 1505 O.R.

SOUTHERN CALIFORNIA EDISON, A PUBLIC CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1981 AS INSTRUMENT NO. 37786 IN BOOK 14237, PAGE 1050 O.R.

SOUTHERN CALIFORNIA EDISON, A PUBLIC CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 28, 2002 AS INSTRUMENT NO. 20020725411 O.R.

SOUTHERN CALIFORNIA EDISON, A PUBLIC CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 9, 2002 AS INSTRUMENT NO. 20020875760 O.R.

NEWKOA, LLC., A CALIFORNIA LIMITED LIABILTY COMPANY, MGP XII BUENA PARK CENTER, LLC. A DELAWARE LIMITED LIABILTY COMPANY AND FUQUA/BP, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY HOLDERS OF A RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND SHARED PARKING AREAS, AN INTERIM PARKING AREA MAINTENANCE AND CRITICAL DRIVEWAYS, RECORDED OCT. 15, 2025 AS INST. NO. 2025000283047 O.R.

NEWKOA, LLC., A CALIFORNIA LIMITED LIABILTY COMPANY, MGP XII BUENA PARK CENTER, LLC. A DELAWARE LIMITED LIABILTY COMPANY AND FUQUA/BP, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY HOLDERS OF A RECIPROCAL EASEMENT FOR PEDESTRIAN ACCESS, VEHICULAR ACCESS, COMMON UTILITY FACILTIES, AND SURFACE DRAINAGE PURPOSES, RECORDED OCT. 15, 2025 AS INST. NO. 2025000283048 O.R.

SHEET 3 OF 9 SHEETS

TRACT NO. 19225

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

ALL OF TENTATIVE TRACT MAP NO. 19225
NUMBERED LOTS: 6
GROSS AREA: 27.848 ACRES
NET AREA: 25.004 ACRES
DATE OF SURVEY SEPTEMBER 2021

RICK ENGINEERING — JEFFREY S. BOYDSTON L.S. 8835 — OCTOBER 2023

PROCEDURE OF SURVEY

NOTES

SHEET NO. 1 - TITLE SHEET
SHEET NO. 2 - SIGNATURE OMISSIONS
SHEET NO. 4-6 - EASEMENT DETAILS
SHEET NO. 7-8 - MAP SHEET
SHEET NO. 9 - EASEMENT NOTES AND LINE AND CURVE TABLES

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATIONS GPS NO. 3690 AND GPS NO. 3611 BEING NORTH 00°33'36" EAST PER RECORDS ON FILE WITH THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS 83) ZONE 6, NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT). DISTANCES SHOWN HEREON ARE GROUND. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.99999570. COMBINATION FACTOR IS SITE SPECIFIC TO POINT NO. 3611.

SURVEYOR'S NOTES

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

ACCESS TO LOTS 2 AND 6 ARE PROVIDED PER DOCUMENT ENTITLED "ACCESS AND COMMON UTILITIES EASEMENT AND RESTRICTIVE COVENANT" RECORDED OCTOBER 15, 2025 AS INST. NO. 2025000283048 O.R.

LEGEND

- DIST. BORDER
- LOT LINES
- EASEMENT LINE
- (X) INDICATES EASEMENT AS DESCRIBED ON SHEET 9

MONUMENT NOTES:

- ● FOUND MONUMENT AS NOTED
- SNF SEARCH NOTHING FOUND
- ▲ FND. O.C.S. GPS HORIZONTAL CONTROL MONUMENT PER RECORDS ON FILE WITH THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- ○ SET 1" IRON PIPE TAGGED "LS 8835" FLUSH OR LT&T "LS 8835" IN CONCRETE OR TOP OF WALL.

LOT CORNERS ALONG THE RIGHT OF WAY OF DEDICATED STREETS WILL BE MONUMENTED BY A LT&T "LS 8835" SET ON THE SIDE LOT LINE PRODUCED 5.75' FROM ALL LOT CORNERS IN THE TOP OF CURB.

REFERENCES

R1 INDICATES RECORD PER P.M.B. 158/22-23.

R2 INDICATED RECORD PER P.M.B. 115/23-27.

R3 INDICATES RECORD PER P.M.B. 122/22-23.

R4 INDICATES RECORD PER M.M. 73/12-15.

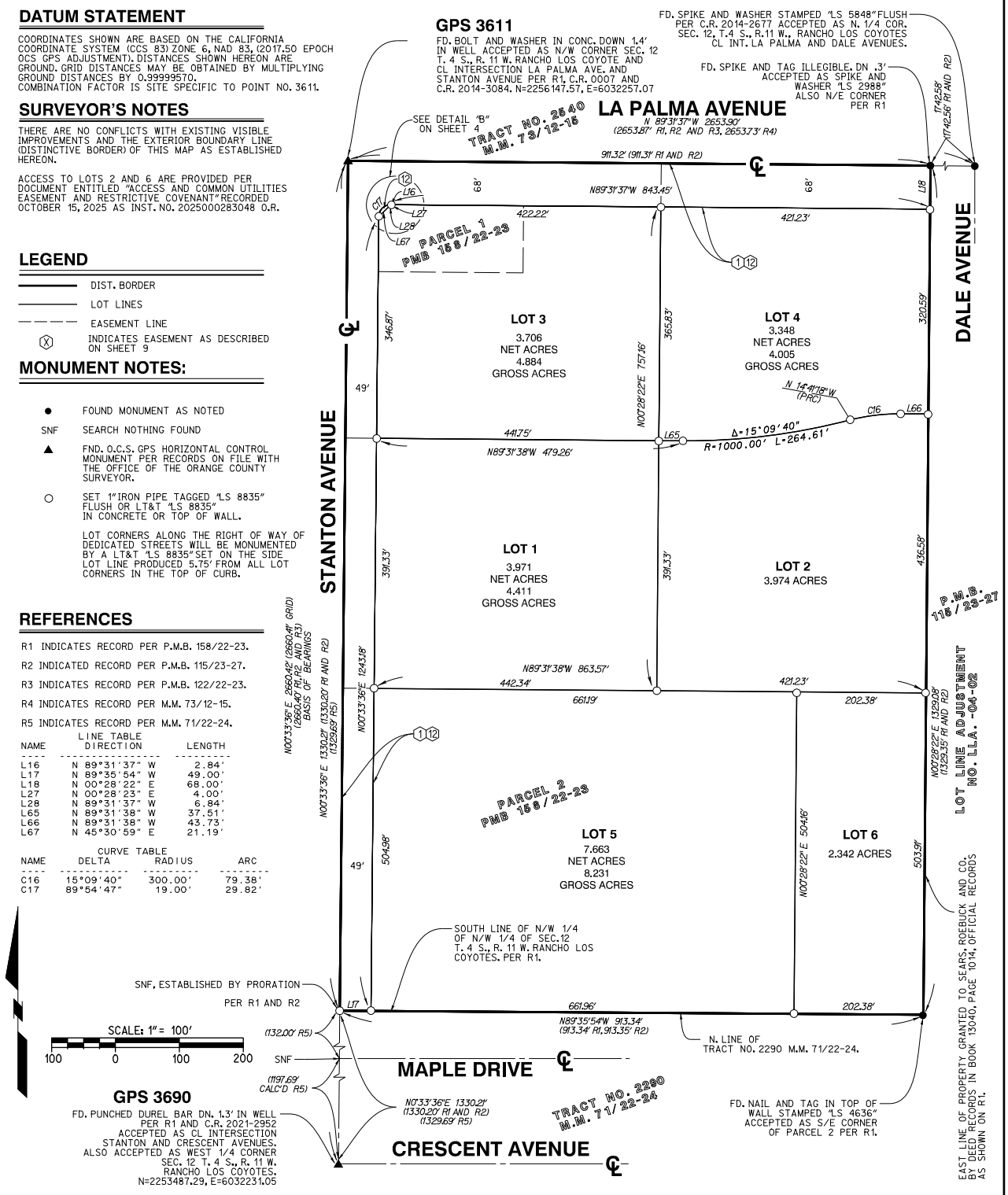
R5 INDICATES RECORD PER M.M. 71/22-24.

LINE TABLE

NAME	DIRECTION	LENGTH
L16	N 89°31'37" W	2.84'
L17	N 89°35'54" W	49.00'
L18	N 00°28'22" E	68.00'
L27	N 00°28'23" E	4.00'
L28	N 89°31'37" W	6.84'
L65	N 89°31'38" W	37.51'
L66	N 89°31'38" W	43.73'
L67	N 45°30'59" E	21.19'

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C16	15°09'40"	300.00'	79.38'
C17	89°54'47"	19.00'	29.82'



SHEET 4 OF 9 SHEETS

ALL OF TENTATIVE TRACT MAP NO. 19225
NUMBERED LOTS: 6
GROSS AREA: 27.848 ACRES
NET AREA: 25.004 ACRES
DATE OF SURVEY SEPTEMBER 2021

TRACT NO. 19225

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

RICK ENGINEERING | JEFFREY S. BOYDSTON L.S. 8835 | OCTOBER 2023

EASEMENT DETAIL SHEET

NOTES

SHEET NO. 1 - TITLE SHEET
SHEET NO. 2 - SIGNATURE OMISSIONS
SHEET NO. 3 - PROCEDURE OF SURVEY, BOUNDARY SHEET, BASIS OF BEARINGS, GPS AND DATUM STATEMENT. AND REFERNCES
SHEET NO.s 5 & 6 - EASEMENT DETAILS
SHEET NO.s 7-8 - MAP SHEET
SHEET NO. 9 - EASEMENT NOTES AND COMPLETE LIST OF LINE AND CURVE TABLES

ACCESS TO LOTS 2 AND 6 ARE PROVIDED PER DOCUMENT ENTITLED "ACCESS AND COMMON UTILITIES EASEMENT AND RESTRICTIVE COVENANT" RECORDED OCTOBER 15, 2025 AS INST. NO. 2025000283048 O.R.

LINE TABLE

NAME	DIRECTION	LENGTH
L1	N 00°33'36" E	6.00'
L2	N 89°31'37" W	862.00'
L3	N 00°28'22" E	6.00'
L4	N 89°31'37" W	862.00'
L16	N 89°31'37" W	2.84'
L19	N 89°34'12" W	8.98'
L20	N 00°28'43" E	110.00'
L21	N 89°34'12" W	8.97'
L22	N 00°28'22" E	110.00'
L27	N 00°28'23" E	4.00'
L28	N 89°31'37" W	6.84'
L31	N 89°26'24" W	6.00'
L32	N 89°26'24" W	4.00'
L33	N 00°33'36" E	15.00'
L34	N 89°26'24" W	4.00'
L35	N 00°33'36" E	78.00'
L36	N 89°26'24" W	6.00'
L65	N 89°31'38" W	37.51'
L66	N 89°31'38" W	43.73'
L67	N 45°30'59" E	21.19'

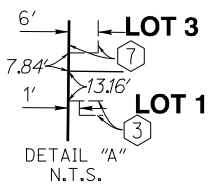
CURVE TABLE

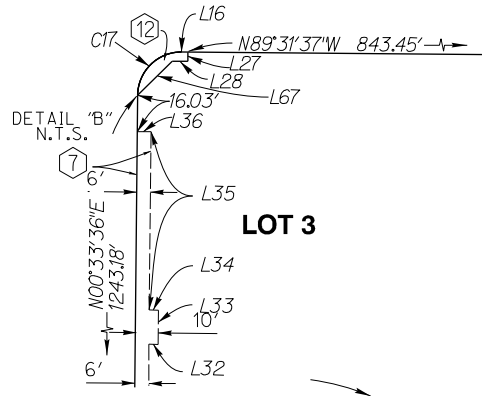
NAME	DELTA	RADIUS	ARC
C16	15°09'40"	300.00'	79.38'
C17	89°54'47"	19.00'	29.82'

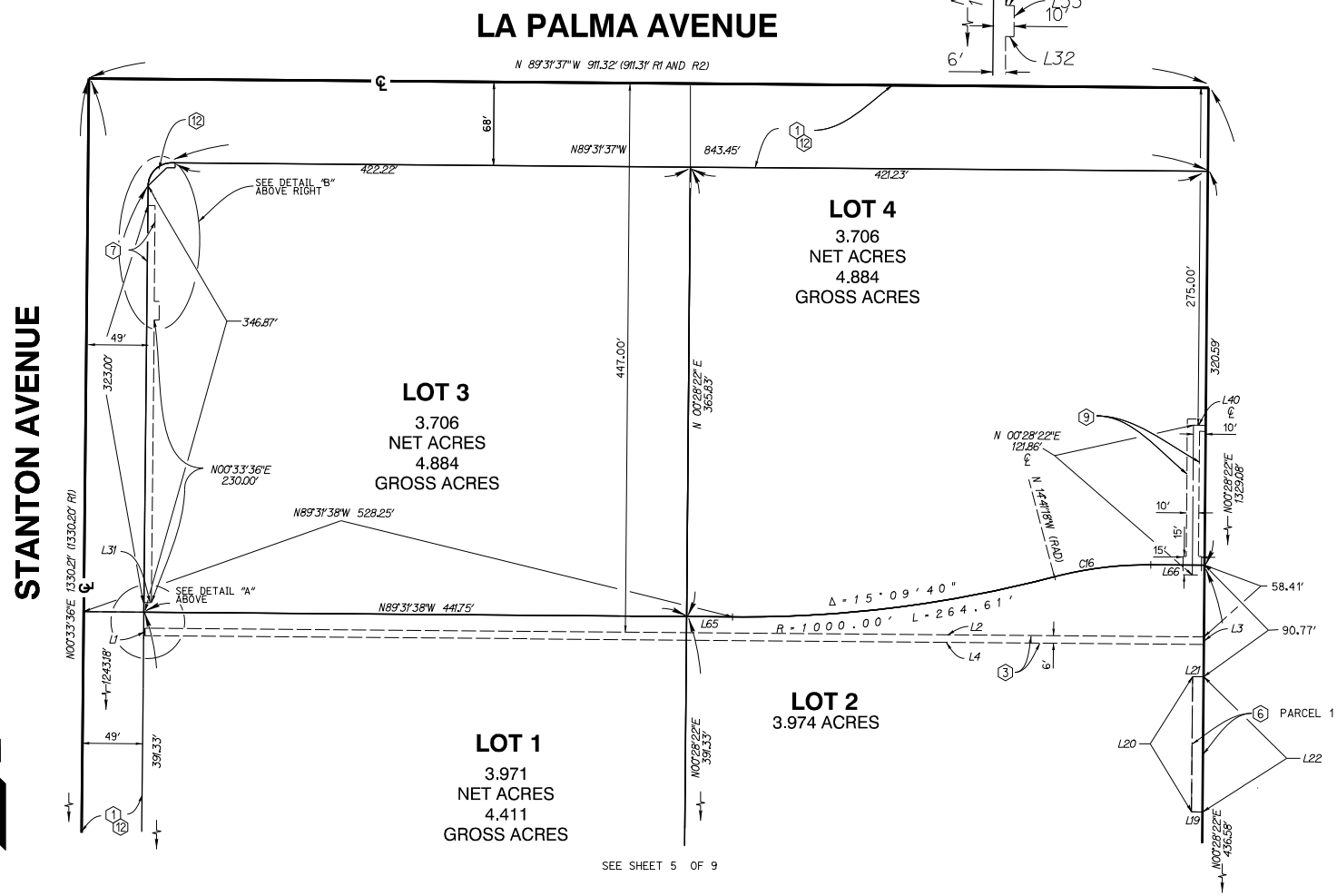
LEGEND

DISTINCT BORDER
LOT LINE
EASEMENT LINE

SCALE: 1" = 60'
60 0 60 120







SEE SHEET 5 OF 9

SHEET 5 OF 9 SHEETS

ALL OF TENTATIVE TRACT MAP NO. 19225
NUMBERED LOTS: 6
GROSS AREA: 27.848 ACRES
NET AREA: 25.004 ACRES
DATE OF SURVEY SEPTEMBER 2021

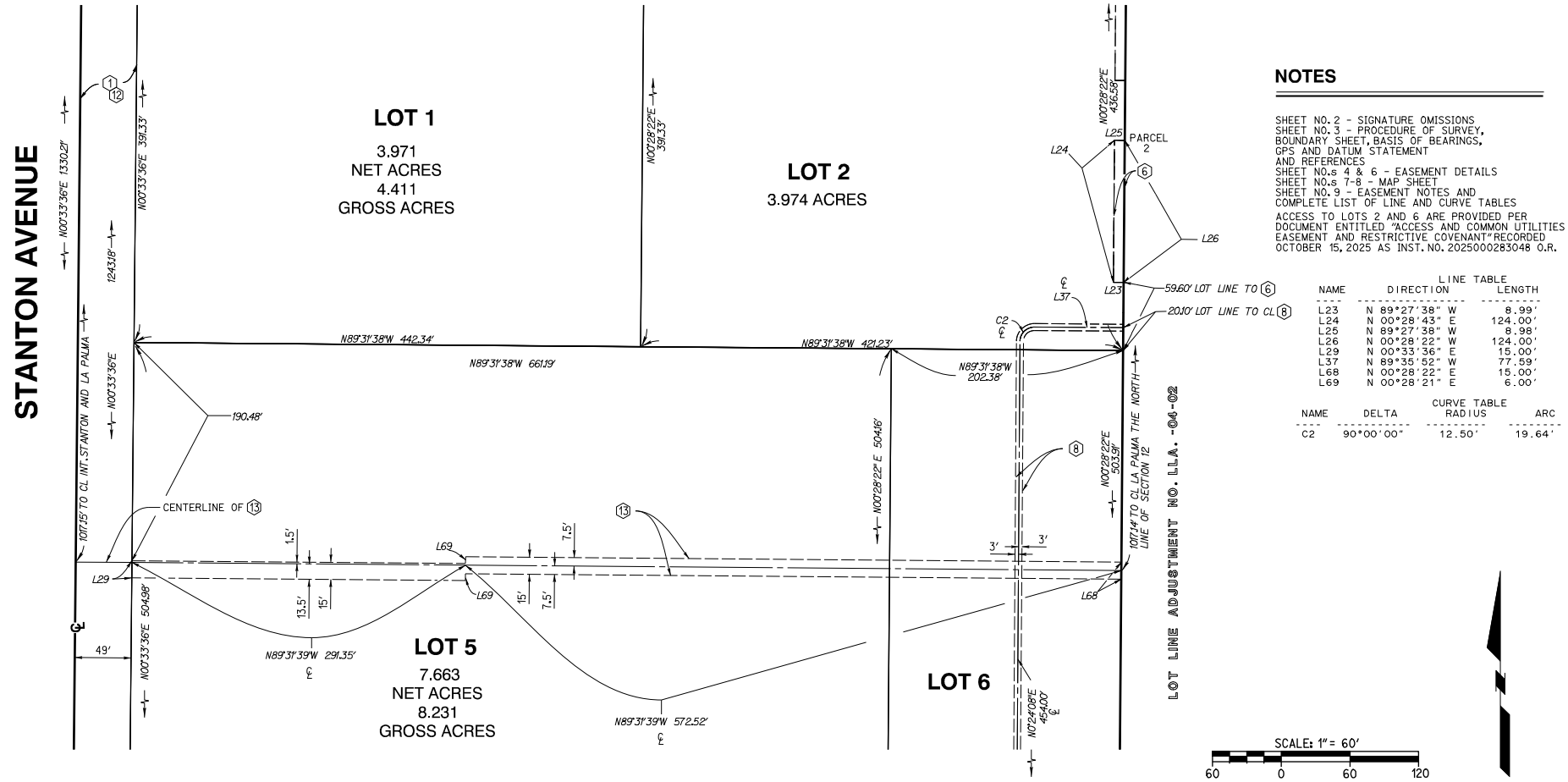
TRACT NO. 19225

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

RICK ENGINEERING JEFFREY S. BOYDSTON L.S. 8835 OCTOBER 2023

EASEMENT DETAIL SHEET

SEE SHEET 4 OF 9



LEGEND

- DISTINCT BORDER
- LOT LINE
- EASEMENT LINE

NOTES

SHEET NO. 2 - SIGNATURE OMISSIONS
SHEET NO. 3 - PROCEDURE OF SURVEY, BOUNDARY SHEET, BASIS OF BEARINGS, GPS AND DATUM STATEMENT AND REFERENCES
SHEET NO.s 4 & 6 - EASEMENT DETAILS
SHEET NO.s 7-8 - MAP SHEET
SHEET NO. 9 - EASEMENT NOTES AND COMPLETE LIST OF LINE AND CURVE TABLES

ACCESS TO LOTS 2 AND 6 ARE PROVIDED PER DOCUMENT ENTITLED "ACCESS AND COMMON UTILITIES EASEMENT AND RESTRICTIVE COVENANT" RECORDED OCTOBER 15, 2025 AS INST. NO. 2025000283048 O.R.

LINE TABLE

NAME	DIRECTION	LENGTH
L23	N 89°27'38" W	8.99'
L24	N 00°28'43" E	124.00'
L25	N 89°27'38" W	8.98'
L26	N 00°28'22" W	124.00'
L29	N 00°33'36" E	15.00'
L37	N 89°35'52" W	77.59'
L68	N 00°28'22" E	15.00'
L69	N 00°28'21" E	6.00'

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C2	90°00'00"	12.50'	19.64'

SEE SHEET 6 OF 9

SHEET 6 OF 9 SHEETS

ALL OF TENTATIVE TRACT MAP NO. 19225
NUMBERED LOTS: 6
GROSS AREA: 27.848 ACRES
NET AREA: 25.004 ACRES
DATE OF SURVEY SEPTEMBER 2021

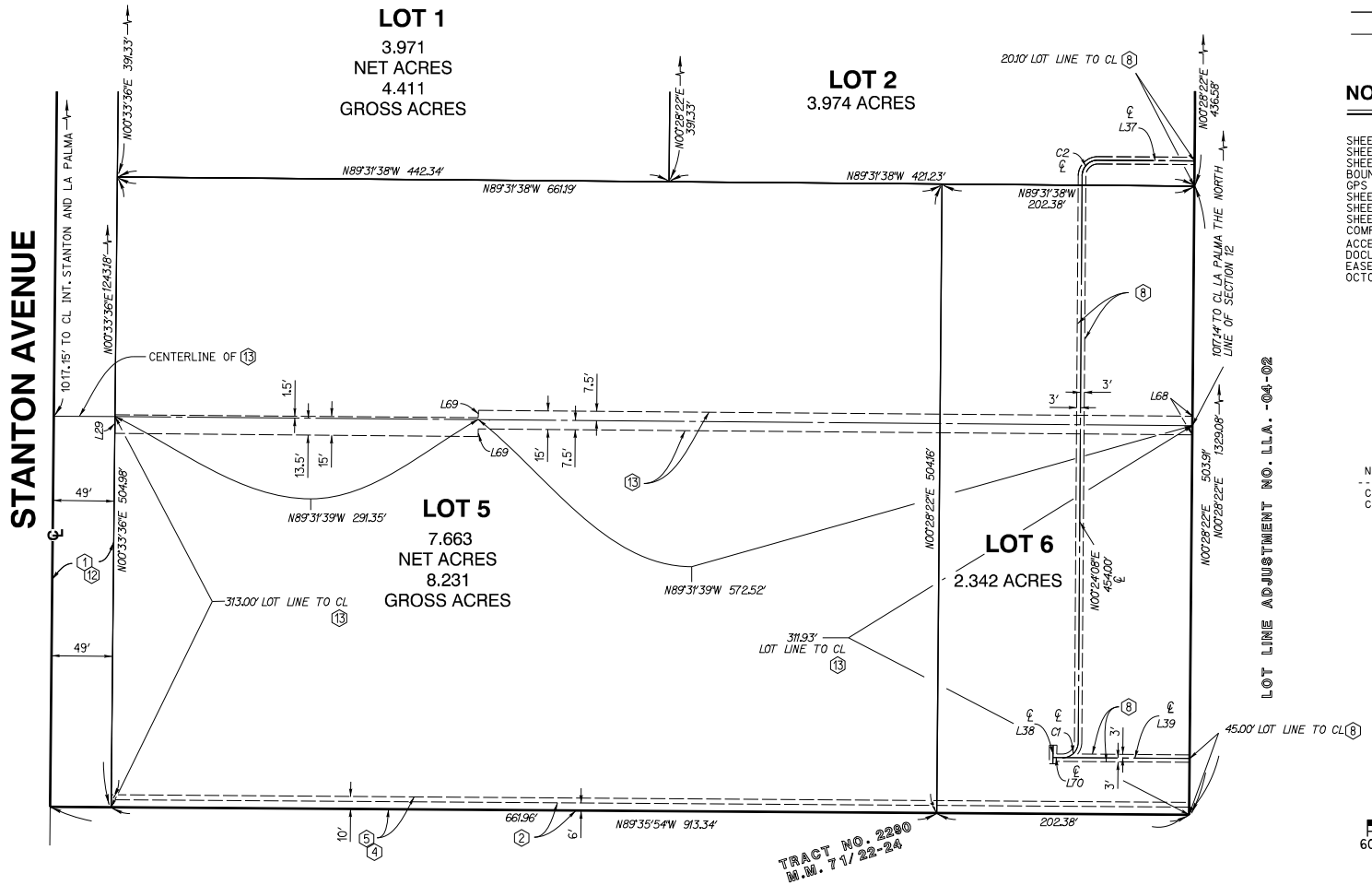
TRACT NO. 19225

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

RICK ENGINEERING JEFFREY S. BOYDSTON L.S. 8835 OCTOBER 2023

EASEMENT DETAIL SHEET

SEE SHEET 5 OF 9



LEGEND

- DISTINCT BORDER
- LOT LINE
- EASEMENT LINE

NOTES

SHEET NO. 1 - TITLE SHEET
SHEET NO. 2 - SIGNATURE OMISSIONS
SHEET NO. 3 - PROCEDURE OF SURVEY, BOUNDARY SHEET, BASIS OF BEARINGS, GPS AND DATUM STATEMENT AND REFERENCES
SHEET NO.s 4 & 5 - EASEMENT DETAILS
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LINE TABLE

NAME	DIRECTION	LENGTH
L29	N 00°33'36" E	15.00'
L37	N 89°35'52" W	77.59'
L38	N 00°28'22" E	15.00'
L39	N 89°35'52" W	102.00'
L68	N 00°28'22" E	15.00'
L69	N 00°28'21" E	6.00'
L70	N 89°35'52" W	7.50'

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C1	90°00'00"	12.50'	19.64'
C2	90°00'00"	12.50'	19.64'

SCALE: 1" = 60'

60 0 60 120

SHEET 7 OF 9 SHEETS

TRACT NO. 19225

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

ALL OF TENTATIVE TRACT MAP NO. 19225
NUMBERED LOTS: 6
GROSS AREA: 27.848 ACRES
NET AREA: 25.004 ACRES
DATE OF SURVEY SEPTEMBER 2021

RICK ENGINEERING — JEFFREY S. BOYDSTON L.S. 8835 — OCTOBER 2023

MAP SHEET
WITH EASEMENT DEDICATIONS

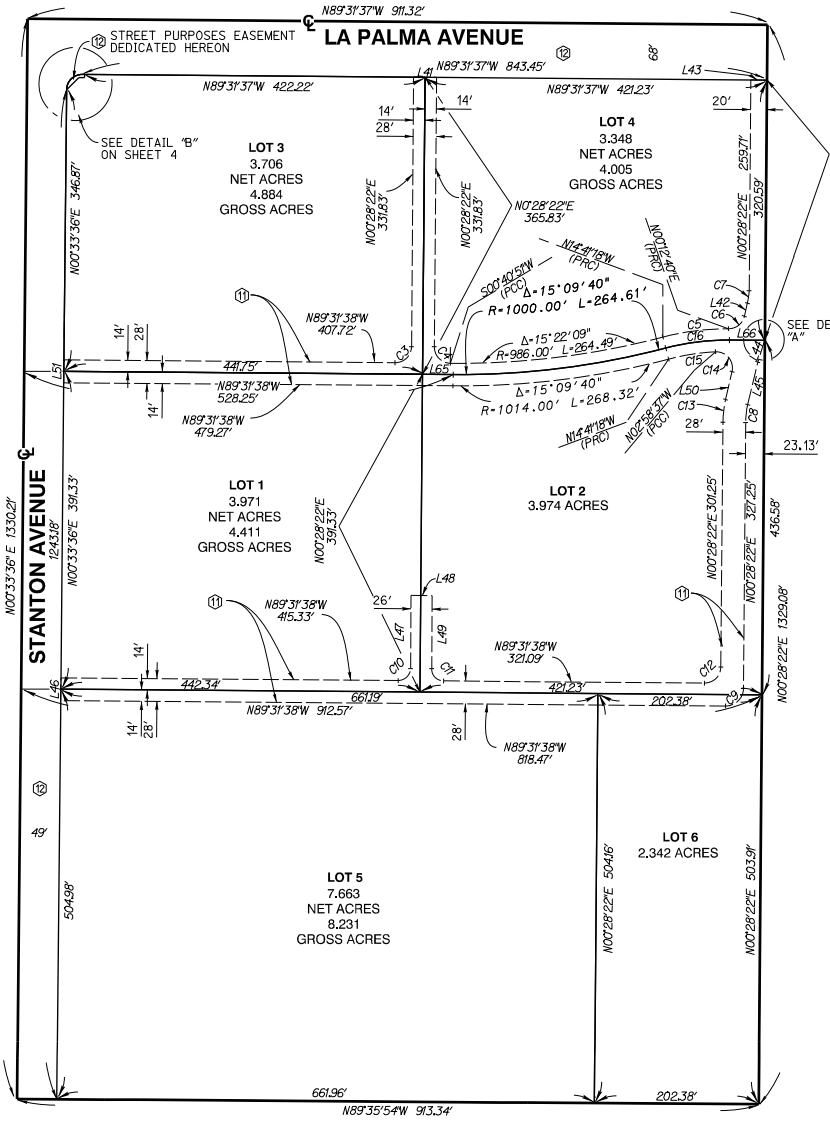
NOTES

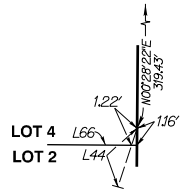
SHEET NO. 3 - PROCEDURE OF SURVEY, BASIS OF BEARINGS, GPS AND DATUM STATEMENT AND REFERENCES
SHEET NO.s 4-6 - EASEMENT DETAILS
SHEET NO. 8 - MAP SHEET
SHEET NO. 9 - EASEMENT NOTES AND COMPLETE LIST OF LINE AND CURVE TABLES

ACCESS TO LOTS 2 AND 6 ARE PROVIDED PER DOCUMENT ENTITLED "ACCESS AND COMMON UTILITIES EASEMENT AND RESTRICTIVE COVENANT" RECORDED OCTOBER 15, 2025 AS INST. NO. 2025000283048 O.R.

LEGEND

- DISTINCT BORDER
- LOT LINE
- EASEMENT LINE





DETAIL "A"
N.T.S.

LINE TABLE

NAME	DIRECTION	LENGTH
L16	N 89°31'37" W	2.84'
L27	N 00°28'23" E	4.00'
L28	N 89°31'37" W	6.84'
L41	N 89°31'37" W	28.00'
L42	N 13°13'53" E	16.52'
L43	N 89°31'37" W	20.08'
L44	N 17°56'35" E	29.13'
L45	N 13°13'53" E	53.95'
L46	N 00°33'36" E	28.00'
L47	N 00°28'22" E	90.00'
L48	N 89°31'38" W	26.00'
L49	N 00°28'22" E	90.00'
L50	N 13°13'53" E	35.03'
L51	N 00°33'36" E	28.00'
L65	N 89°31'38" W	37.51'
L66	N 89°31'38" W	43.73'
L67	N 45°30'59" E	21.19'

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C3	90°00'00"	20.00'	31.42'
C4	89°47'31"	20.00'	31.34'
C5	14°53'58"	314.00'	81.65'
C6	76°58'47"	20.00'	26.87'
C7	10°20'22"	85.00'	15.34'
C8	12°45'31"	100.00'	22.27'
C9	90°00'00"	22.00'	34.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	20.00'	31.42'
C13	12°45'31"	128.00'	28.50'
C14	106°12'29"	20.00'	37.07'
C15	11°42'41"	286.00'	58.46'
C16	15°09'40"	300.00'	79.38'
C17	89°54'47"	19.00'	29.82'

SCALE: 1" = 100'
100 0 100 200

SHEET 8 OF 9 SHEETS

TRACT NO. 19225

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

ALL OF TENTATIVE TRACT MAP NO. 19225
NUMBERED LOTS: 6
GROSS AREA: 27.848 ACRES
NET AREA: 25.004 ACRES
DATE OF SURVEY SEPTEMBER 2021

RICK ENGINEERING — JEFFREY S. BOYDSTON L.S. 8835 — OCTOBER 2023

MAP SHEET
WITH EASEMENT DEDICATIONS

NOTES

SHEET NO. 3 - PROCEDURE OF SURVEY, BOUNDARY SHEET, BASIS OF BEARINGS, GPS AND DATUM STATEMENT AND REFRENCES
SHEET NO.s 4-6 - EASEMENT DETAILS
SHEET NO. 7 - MAP SHEET
SHEET NO. 9 - EASEMENT NOTES AND COMPLETE LIST OF LINE AND CURVE TABLES

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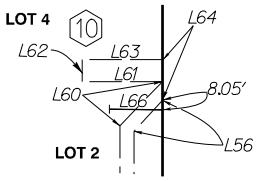
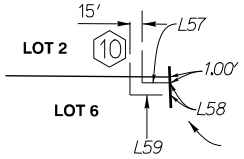


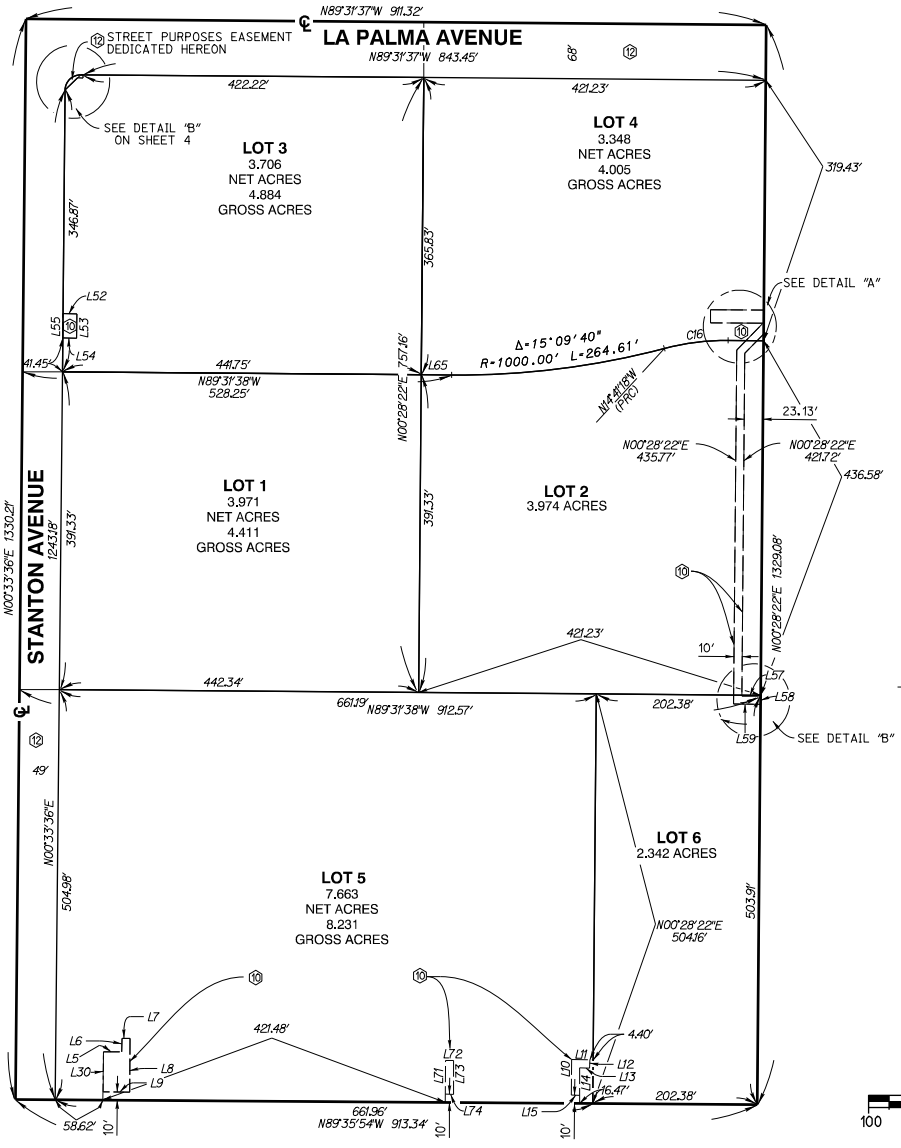
DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.

LEGEND

- DISTINCT BORDER
- LOT LINE
- EASEMENT LINE

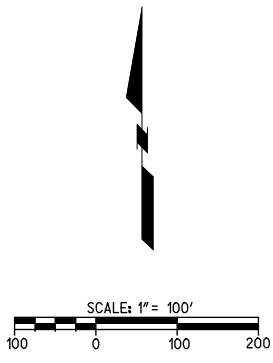


LINE TABLE

NAME	DIRECTION	LENGTH
L5	N 89°31'38" W	22.83'
L6	N 00°28'22" E	16.69'
L7	N 89°31'38" W	10.00'
L8	N 00°28'22" E	66.00'
L9	N 89°35'54" W	32.81'
L10	N 00°26'57" E	43.58'
L11	N 89°33'03" W	22.09'
L12	N 00°28'22" E	10.00'
L13	N 89°33'03" W	12.08'
L14	N 00°26'57" E	43.57'
L15	N 89°35'54" W	10.00'
L16	N 89°31'37" W	2.84'
L27	N 00°28'23" E	4.00'
L28	N 89°31'37" W	6.84'
L30	N 00°26'57" E	49.34'
L52	N 89°31'38" W	17.03'
L53	N 00°28'22" E	30.00'
L54	N 89°31'38" W	17.08'
L55	N 00°33'36" E	30.00'
L56	N 44°31'38" E	33.26'
L57	N 89°31'38" W	23.13'
L58	N 00°28'22" E	10.00'
L59	N 89°31'38" W	33.13'
L60	N 44°31'38" E	46.63'
L61	N 89°31'38" W	64.85'
L62	N 00°28'22" E	16.00'
L63	N 89°31'38" W	65.55'
L64	N 00°28'22" E	29.66'
L65	N 89°31'38" W	37.51'
L66	N 89°31'38" W	43.73'
L67	N 45°30'59" E	21.19'
L71	N 00°28'22" E	41.78'
L72	N 89°31'38" W	10.00'
L73	N 00°28'22" E	41.77'
L74	N 89°35'54" W	10.00'

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C16	15°09'40"	300.00'	79.38'
C17	89°54'47"	19.00'	29.82'



SHEET 9 OF 9 SHEETS

TRACT NO. 19225

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

ALL OF TENTATIVE TRACT MAP NO. 19225
NUMBERED LOTS: 6
GROSS AREA: 27.848 ACRES
NET AREA: 25.004 ACRES
DATE OF SURVEY SEPTEMBER 2021

RICK ENGINEERING | JEFFREY S. BOYDSTON L.S. 8835 | OCTOBER 2023

EASEMENTS NOTES

⬡ INDICATES EASEMENT PLOTTED AND SHOWN ON THIS MAP

1. AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF BUENA PARK PER DOCUMENT RECORDED SEPTEMBER 29, 1958 IN BOOK 4424 PAGE 22 O.R.

2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON. PER DOCUMENT RECORDED OCTOBER 8, 1958 IN BOOK 4441 PAGE 131 O.R.

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, PER DOCUMENT RECORDED APRIL 8, 1959 IN BOOK 4662 PAGE 178 O.R.

4. AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF BUENA PARK PER DOCUMENT RECORDED JUNE 29, 1981 AS BOOK 158, PAGES 22-23, OF PARCEL MAPS OF OFFICIAL RECORDS.

5. AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH CO. PER DOCUMENT RECORDED MAY 25, 1979 IN BK. 13160, PG 1621 O.R.

6. EASEMENT AGREEMENT FOR ANY LEGAL PURPOSES FOR IMPROVEMENTS BETWEEN SEARS ROEBUCK AND CO. AND CITY FREEHOLDS (USA) INC. A CALIFORNIA CORPORATION, RECORDED OCTOBER 17, 1980 AS INST. NO. 26530 IN BK 13793 PG 1505 O.R.

7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, PER DOCUMENT RECORDED SEPTEMBER 29, 1981 AS INST NO. 8137786 IN BK 14237, PG 1050 O.R.

8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, PER DOCUMENT RECORDED AUGUST 28, 2002 AS INST NO. 20020725411 O.R.

9. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER DOCUMENT RECORDED OCTOBER 9, 2002 AS INST NO. 20020875760 O.R.

10. AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT TO THE CITY OF BUENA PARK FOR DOMESTIC WATER PURPOSES, AS DEDICATED HEREON.

11. AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT TO THE CITY OF BUENA PARK FOR EMERGENCY ACCESS PURPOSES, AS DEDICATED HEREON..

12. AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT TO THE CITY OF BUENA PARK FOR ROAD, PUBLIC UTILITY AND OTHER PUBLIC PURPOSES: LA PALMA AVENUE AND STANTON AVENUE. AS DEDICATED HEREON.

13. AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, PER DOCUMENT RECORDED OCTOBER 12, 1978 AS INSTRUMENT NO. 78-19271 O.R.

14. AN EASEMENT FOR ROADS, RAILROADS AND DITCHES AND INCIDENTAL PURPOSES , IN FAVOR OF ALFRED ROBINSON PER DOCUMENT RECORDED APRIL 18, 1877 IN BOOK 53, PAGE 207, BOOK OF DEEDS. NOT PLOTTABLE FROM THE RECORD.

15. NEWKOA, LLC., A CALIFORNIA LIMITED LIABILTY COMPANY, MGP XII BUENA PARK CENTER, LLC. A DELAWARE LIMITED LIABILTY COMPANY AND FUQUA/BP, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY HOLDERS OF A RECIPROCAL EASEMENT FOR INGRESS, EGRESS, PARKING, INTERIM PARKING AREA, CRITICAL DRIVEWAYS, AND MAINTENANCE, RECORDED OCT. 15, 2025 AS INST. NO. 2025000283047 O.R. NOT PLOTTABLE FROM THE RECORD.

16. NEWKOA, LLC., A CALIFORNIA LIMITED LIABILTY COMPANY, MGP XII BUENA PARK CENTER, LLC. A DELAWARE LIMITED LIABILTY COMPANY HOLDERS OF A RECIPROCAL EASEMENT FOR PEDESTRIAN ACCESS, VEHICULAR ACCESS, COMMON UTILITY FACILITIES AND SURFACE DRAINAGE PURPOSES, RECORDED OCT. 15, 2025 AS INST. NO. 2025000283048 O.R. NOT PLOTTABLE FROM THE RECORD.

NOTES

SHEET NO. 1 - TITLE SHEET
SHEET NO. 2 - SIGNATURE OMISSIONS
SHEET NO. 3 - PROCEDURE OF SURVEY, BOUNDARY SHEET, BASIS OF BEARINGS, GPS AND DATUM STATEMENT AND REFRENCES
SHEET NO.s 4-6 - EASEMENT DETAILS
SHEET NO.s 7-8 - MAP SHEET

LINE AND CURVE DATA

LINE TABLE

NAME	DIRECTION	LENGTH
L1	N 00°33'36" E	6.00'
L2	N 89°31'37" W	862.00'
L3	N 00°28'22" E	6.00'
L4	N 89°31'37" W	862.00'
L5	N 89°31'38" W	22.83'
L6	N 00°28'22" E	16.69'
L7	N 89°31'38" W	10.00'
L8	N 00°28'22" E	66.00'
L9	N 89°35'54" W	32.81'
L10	N 00°26'57" E	43.58'
L11	N 89°33'03" W	22.09'
L12	N 00°28'22" E	10.00'
L13	N 89°33'03" W	12.08'
L14	N 00°26'57" E	43.57'
L15	N 89°35'54" W	10.00'
L16	N 89°31'37" W	2.84'
L17	N 89°35'54" W	49.00'
L18	N 00°28'22" E	68.00'
L19	N 89°34'12" W	8.98'
L20	N 00°28'43" E	110.00'
L21	N 89°34'12" W	8.97'
L22	N 00°28'22" E	110.00'
L23	N 89°27'38" W	8.99'
L24	N 00°28'43" E	124.00'
L25	N 89°27'38" W	8.98'
L26	N 00°28'22" W	124.00'
L27	N 00°28'23" E	4.00'
L28	N 89°31'37" W	6.84'
L29	N 00°33'36" E	15.00'
L30	N 00°26'57" E	49.34'
L31	N 89°26'24" W	6.00'
L32	N 89°26'24" W	4.00'
L33	N 00°33'36" E	15.00'
L34	N 89°26'24" W	4.00'
L35	N 00°33'36" E	78.00'
L36	N 89°26'24" W	6.00'
L37	N 89°35'52" W	77.59'
L38	N 00°28'22" E	15.00'
L39	N 89°35'52" W	109.50'
L40	N 89°31'37" W	10.00'
L41	N 89°31'37" W	28.00'
L42	N 13°13'53" E	16.52'
L43	N 89°31'37" E	20.08'
L44	N 17°56'35" E	29.13'
L45	N 13°13'53" E	53.95'
L46	N 00°33'36" E	28.00'
L47	N 00°28'22" E	90.00'
L48	N 89°31'38" W	26.00'
L49	N 00°28'22" E	90.00'
L50	N 13°13'53" E	35.03'
L51	N 00°33'36" E	28.00'
L52	N 89°31'38" W	17.03'
L53	N 00°28'22" E	30.00'
L54	N 89°31'38" W	17.08'
L55	N 00°33'36" E	30.00'
L56	N 44°31'38" E	33.26'
L57	N 89°31'38" W	23.13'
L58	N 00°28'22" E	10.00'
L59	N 89°31'38" W	33.13'
L60	N 44°31'38" E	46.63'
L61	N 89°31'38" W	64.85'
L62	N 00°28'22" E	16.00'
L63	N 89°31'38" W	65.55'
L64	N 00°28'22" E	29.66'
L65	N 89°31'38" W	37.51'
L66	N 89°31'38" W	43.73'
L67	N 45°30'59" E	21.19'
L68	N 00°28'22" E	15.00'
L69	N 00°28'21" E	6.00'
L70	N 89°35'52" W	7.50'
L71	N 00°28'22" E	41.78'
L72	N 89°31'38" W	10.00'
L73	N 00°28'22" E	41.77'
L74	N 89°35'54" W	10.00'

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C1	90°00'00"	12.50'	19.64'
C2	90°00'00"	12.50'	19.64'
C3	90°00'00"	20.00'	31.42'
C4	89°47'31"	20.00'	31.34'
C5	14°53'58"	314.00'	81.65'
C6	76°58'47"	20.00'	26.87'
C7	10°20'22"	85.00'	15.34'
C8	12°45'31"	100.00'	22.27'
C9	90°00'00"	22.00'	34.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	20.00'	31.42'
C13	12°45'31"	128.00'	28.50'
C14	106°12'29"	20.00'	37.07'
C15	11°42'41"	286.00'	58.46'
C16	15°09'40"	300.00'	79.38'
C17	89°54'47"	19.00'	29.82'

RESOLUTION NO. 14710
VESTING TENTATIVE TRACT MAP NO. TT-21-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVING A VESTING TENTATIVE TRACT MAP TO SUBDIVIDE AN APPROXIMATELY 25 ACRE PARCEL TO DEVELOP 1,302 RESIDENTIAL DWELLING UNITS WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS AT 8150 LA PALMA AVENUE (APN: 070-511-01) WITHIN THE GENERAL MIXED-USE (GMU) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Merlone Geier Partners, 4365 Executive Drive, Suite 1400, San Diego, CA 92121 ("Merlone Geier" or "Applicant") has filed planning applications to redevelop real property located at 8150 La Palma Avenue ("Site") with approximately 1,302 total residential units, including approximately 1,176 multifamily units and 126 townhomes, publicly accessible open space, and approximately 2,971 parking spaces ("Project"). Merlone Geier submitted applications to amend the General Plan (General Plan Amendment GP21-2), rezone the Site to General Mixed-Use (Z21-1), Site Plan review, a Vesting Tentative Tract Map (TT-21-1), and a Development Agreement (DA21-2) (the "Project Applications").

(ii) The Application for Vesting Tentative Tract Map No. TT-21-1 will subdivide an approximately 25-acre parcel to develop 1,302 residential dwelling units with associated parking and site improvements at 8150 La Palma Avenue (APN: 070-511-01), Buena Park, California, in the County of Orange. Hereinafter in this Resolution, the subject Vesting Tentative Tract Map request is referred to as the "TT Application". The Vesting Tentative Tract Map shall confer the right to file multiple phased final maps pursuant to Government Code Section 66456.1 to subdivide the existing 25-acre site into six (6) lots, identified as Lots 1 through 6 on the Vesting Tentative Tract Map, with the right to establish up to 126 residential condominium units on Lot 5.

(iii) The Project's potential environmental impacts were analyzed through an Addendum to the City of Buena Park 2035 General Plan General Plan Update Environmental Impact Report ("Program EIR"), with the Addendum concluding that the Project will not result in any new or substantially increase the severity of environmental impacts from those considered and addressed in the Program EIR.

(iv) On April 26, 2023, following a duly noticed public hearing, as required by law, the Planning Commission of the City of Buena Park considered Vesting Tentative Tract Map TT21-1 and other Project Applications. At the conclusion of the public hearing, the Planning Commission issued a split decision and recommendation to the City Council as follows: two members voted to recommend approval; two members voted to recommend denial; two members were absent; and one member abstained from voting.

(v) The City Council has considered and approved the Addendum for the Project Applications under separate Resolution on June 27, 2023 prior to making its determination on proposed TT Application and other Project Applications.

(vi) On June 27, 2023 the City Council of the City of Buena Park conducted a duly noticed public hearing as required by law to consider the TT Application to subdivide an approximately 25-acre parcel into six (6) lots to develop 1,302 residential dwelling units with associated parking and site improvements. Said public hearing was concluded prior to the adoption of this Resolution approving the TT Application, and prior to the City Council's approval of the other Project Applications.

(vii) The City Council has reviewed and considered all components of the proposed Vesting Tentative Tract Map TT-21-1, and all legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, the City Council of the City of Buena Park does hereby resolve as follows:

1. The City Council hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the City Council during the above-referenced hearing, including written staff reports, verbal testimony, and Development Plans stamped "MAY 13, 2023", as such plans may be amended from time to time pursuant to the Development Agreement and the Ordinance approving Zone Change Z-21-1, the City Council hereby finds, determines, and resolves as follows:

a. The subdivision map design and improvements are consistent with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance and the State Subdivision Map Act. The plan conforms to density, open space, street design, and includes required public improvements consistent with the General Plan designation of Entertainment Mixed-Use as amended by GP-21-2. The Site is located within the Entertainment Corridor Focus Area and designated "Entertainment Mixed-Use" under the General Plan. The Entertainment Mixed-Use land use designation authorizes a mix of high-density residential, entertainment, and commercial uses. The Entertainment Mixed-Use land use designation allows development of up to 3.0 FAR and 80 dwelling units per acre. The Project proposes the development of approximately 1,302 residential units on approximately 25 acres, consistent with the Entertainment Mixed-Use designation. The Project further conforms to the General Plan goals and policies for the reasons set forth in Exhibit "B" to the Resolution approving General Plan Amendment GP21-2, which findings are incorporated herein by reference. The Vesting Tentative Tract Map is also consistent with the Zoning Code as amended by Zone Change Z21-1 which rezones the Site from Regional Commercial (CR) to General Mixed-Use (GMU) which authorizes high-density residential use. The Vesting Tentative Tract Map is consistent with GMU zoning district, and facilitates the development of the Site consistent with standards set forth in the Development Plan

b. The site is physically suitable for the type of development. The site is relatively flat and will accommodate the proposed development. The development standards applicable to the Site are set forth in the Development Plan attached as Exhibit "B" to the Development Agreement, as such Development Plan may be amended from time to time. The Development Plan proposes the development of the Site in a manner that is compatible with adjacent uses and the surrounding

neighborhood with the townhomes generally located near existing residential neighborhoods. The Site, which is generally bounded by La Palma Avenue to the north, Stanton Avenue to the west, the Buena Park Mall to the east, and single-family residences to the south, promotes pedestrian and vehicular accessibility with the main access to the Site located off La Palma Avenue with secondary access driveways located off Stanton Avenue. The Project also contemplates private streets that would provide internal circulation within the Project site. The internal streets would provide pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

c. Neither the design of the subdivision nor the proposed improvements will cause environmental damage or affect fish, wildlife or their habitat. As evaluated in the Addendum, the Project will not result in any new or substantially more severe significant environmental impacts than those addressed or identified in the Program EIR.

d. The project design will be consistent with the existing and intended area character and design. The Project is harmonious with the surrounding neighborhood and the Vesting Tentative Tract Map facilitates the development of the Site consistent with the Development Plan, which implements the Project in a manner that is compatible with adjacent uses and the surrounding neighborhood.

e. The design of the development and proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, properties within the proposed subdivision. Access will occur from public rights-of-way and the public will have access to certain open spaces located within the Site.

3. The City Council has considered the proposed subdivision shown on the Vesting Tentative Tract Map, with the imposed conditions, to determine whether to make any of the findings set forth in the subsections of Section 66474 of the Government Code which states "A legislative body of a city or county shall deny approval of a vesting tentative map, or a parcel map for which a vesting tentative map was not required, if it makes any of the following findings:"

Finding: Government Code Section 66474(a) - That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Fact: As detailed above, the Vesting Tentative Tract Map is consistent with the General Plan, as amended. The Project conforms to the goals and policies in the General Plan as set forth in Exhibit "B" to Resolution No. _ for General Plan Amendment GP21-2.

Finding: Government Code Section 66474(b) - That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Fact: As detailed above, the design and improvement of the subdivision, as contemplated in the Development Plan attached as Exhibit "B" to the Development Agreement, is consistent with the General Plan, as amended.

Finding: Government Code Section 66474(c) - That the site is not physically suitable for the type of development.

Fact: The site is physically suited for the residential development proposed. As detailed above, the site is relatively flat and the Development Plan, which establishes the development standards for the Site, proposes development in a manner that is compatible with adjacent uses and the surrounding neighborhood with the townhomes generally located near existing residential neighborhoods. The Site, which is generally bounded by La Palma Avenue to the north, Stanton Avenue to the west, the Buena Park Mall to the east, and single-family residences to the south, promotes pedestrian and vehicular accessibility with the main access to the Site located off La Palma Avenue with secondary access driveways located off Stanton Avenue. The Project also contemplates private streets that would provide internal circulation within the Project site. The internal streets would provide pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

Finding: Government Code Section 66474(d) - That the site is not physically suitable for the proposed density of development.

Fact: The site is physically suited for the density of development, which includes approximately 1,302 residential units on approximately 25 acres. The site is in an area that accommodates high-density residential development and development of the site, which is primarily vacant, will help revitalize the site in a manner that will be harmonious with the adjacent neighborhoods.

Finding: Government Code Section 66474(e) - That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially avoidable injure fish or wildlife or their habitat.

Fact: Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or to substantially and avoidably injure fish or wildlife or their habitat. As evaluated in the Addendum, the Project will not result in any new or substantially more severe significant environmental impacts than those addressed or identified in the General Plan Program EIR.

Finding: Government Code Section 66474(f) - That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Fact: Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems. Issues of public health were evaluated in the Addendum, which determined that the Project will not result in any new or substantially more severe significant environmental impacts than those addressed or identified in the General Plan Program EIR.

Finding: Government Code Section 66474 (g) - That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a

legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Fact: Neither the subdivision nor the types of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the subdivision. The Project contemplates private streets that would provide internal circulation within the Project site, including pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

4. Government Code Section 66412.3. In approving this Vesting Tentative Tract Map, the City has considered the housing needs of the region. Approval of the Vesting Tentative Tract Map will facilitate the ability to develop approximately 1,302 residential units, which will significantly enhance the City's supply of housing, including the City's supply of affordable housing. As evaluated in the Addendum, the proposed project will be sufficiently serviced by existing infrastructure and public services will be sufficiently available.

5. Government Code Section 66473.1. The design of the subdivision reflected on the Vesting Tentative Tract Map provides, to the extent feasible, for passive and natural heating and cooling opportunities. The residential buildings, and open spaces and parks, will to the extent feasible, account for optimized shading, taking into account open space and building design requirements and associated design elements.

6. The proposed project has been reviewed pursuant to CEQA through the preparation of an Addendum to the previously certified Program EIR (EIR-21-1). By separate resolution adopted with consideration of this resolution, the City Council has determined that the Addendum is legally adequate and has concluded that the Project would not result in any new or substantially more severe significant environmental impacts than those considered and addressed in the Program EIR.

7. Based upon the findings and conclusions set forth in paragraphs 1, 2 and 3 above, the City Council hereby approves the application subject to the projects conformance with plans stamped "MAY 13, 2023 PLANNING DIV.", as such plans may be amended from time to time, and modified herein and the following reasonable conditions set forth in this Resolution.

8. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

ORANGE COUNTY FIRE AUTHORITY:

The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

1. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

    a. fire master plan (service code PR145)
    b. alternate methods and materials (AM&M) request (PR910)

2. The project involves a deficiency to fire department access requirements for hose pull distances at open courtyards for Buildings A, B, C, and D. While the OCFA is supportive of the development proposal, a separate request for Alternative Materials and Methods shall be processed during the fire master plan and or building permit process.

3. Prior to issuance of a precise grading permit or a building permit, if a grading permit is not required:

    a. gates (service code PR180)

4. Prior to issuance of a building permit:
    a. architectural (service codes PR200-PR285)
    b. architectural (service codes PR264-PR272, full review)
    c. tanks storing hazardous materials (service codes PR300-PR305)
    d. underground piping for private hydrants and fire sprinkler systems (service code PR470- PR475)
    e. fire sprinkler system (service codes PR400-PR465)

5. Prior to concealing interior construction:
    a. fire alarm system (service code PR500-PR520)

6. Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting ocfa.org on the Planning and Development Section homepage.

7. Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at (714) 573-6150.

8. Irrevocable reciprocal access easements for emergency access purposes to the benefit of the City of Buena Park shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.

9. After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

10. Evidence of compliance with emergency responder digital radio system performance criteria shall be provided prior to occupancy. Place the following note on the plan: "This building shall be equipped with an emergency responder digital radio system per the requirements of the Orange County Sheriff's Department- Communications & Technology Division". For the initial submittal, OCSD/COMM requires the designer of the ERRCS/BDA/DAS system to provide

the following for pre-evaluation: a. Project Name. b. Site address. c. Project description. d. Contractor contact information. e. BDA Model (S/N if available). f. Proposed mode of operation (Class A/B). g. Proposed project timeline. This information is to be submitted by the designer via email to ERRCS@ocsd.org and bdacert@ocfa.org. CFC 510

PUBLIC WORKS:

1. In accordance with the State Subdivision Map Act and Title 18 of the Buena Park City Code (BPCC), tentative and final tract maps are required. All improvements required to be completed by the sub-divider shall be in accordance with the design standards and specifications adopted by the City of Buena Park. Copies of the title report and traverse calculations shall be submitted to the City Engineer at the time of or before first submittal of the final map. The tract map shall conform to the County Ordinance No. 3808 for boundary in a digital format. The Applicant may file multiple phased final tract maps for the area included within the Vesting Tentative Tract Map.

2. Easements shall be dedicated as needed to accommodate all public utilities. The size and location of each easement shall be subject to the approval of the underlying utility owner. Permanent structures will not be allowed to encroach into any easement unless authorized by the underlying utility owner.

3. Property owner shall dedicate to the public an easement for street purposes as follows:

    a. A 19-foot by 19-foot corner cutoff at the at the northwest corner of the project parcel.

4. The following plans and/or information shall be prepared and submitted in accordance with City standards. All plans must be prepared on a 24-inch by 36-inch sheet:
    a. Grading/Utility Plan
    b. Erosion Control Plan
    c. Street improvement plan
    d. Hydrology/hydraulics Study
    e. Water Quality Management Plan (WQMP)

5. Prior to issuance of the first grading or demolition permit, the applicant shall submit a Notice of Intent (NOI) to the State Water Board to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) State General Permit for Storm Water Discharges Associated with Construction Activity from the State Water Resource Control Board. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by a Qualified SWPPP Developer (QSD).

6. All existing public facilities in conflict with new improvements shall be relocated at no cost to the City. Property owner shall dedicate, or cause to be dedicated all easements needed to accommodate the relocation, modification or installation of facilities to be maintained by the City or any public utility company.

7. The project site must be graded as not to adversely impact the adjacent properties. An Engineering Grading Certification shall be submitted to Engineering Division when grading is complete. The Certification form shall be obtained from the Engineering Services Division.

The project RCE/geotechnical engineer shall initiate and prepare the certification, duly signed, wet stamped with date of expiration of registration.

8. New public improvements to include the following:

    a. Construct concrete sidewalk within the dedicated 19-foot by 19-foot at the northwest corner of the project parcel per City Std. 206.
    b. Remove and reconstruct three existing driveway approaches, two along Stanton Avenue frontage and one along the La Palma Avenue, to comply with the Americans with Disabilities Act (ADA) and per City Std. 213.
    c. Provide an engineering study for any proposed sewer and water connections to the City system. The study shall be prepared by a registered civil engineer for the approval of the City Engineer. A new on-site water system shall be a looped system and it shall be privately owned and maintained. The proposed water lines in the public right-of-way shall be ductile iron pipe. A new sewer system, both within the project parcel and in the public right-of-way, shall be privately owned and maintained. The proposed sewer lines within the public right-of-way shall be vitrified clay pipe (VCP). The proposed utility connections shall be made to the City water and sewer systems in accordance with the City Code, standards and applicable federal, state and county regulations.
    d. The storm drain system shall be designed and constructed for at minimum a 25-year flood per the Orange County standards. The proposed storm drain system within the project parcel and in the public right-of-way shall be privately owned and maintained. A fair cost maintenance agreement for the proposed storm drain system between this development and the mall shall be executed and recorded. The recorded agreement shall be submitted to the City prior to obtaining an encroachment permit for this work.
    e. Developer shall install two Smartcovers, one on La Palma Avenue (manhole #41-90) and the other on Stanton Avenue (manhole #41-83), to prevent overflow of the sewer. The project level CCR's shall address allocation of costs associated with the payment of annual monitoring fees for the Smartcovers.
    f. Developer shall replace existing AC pavement in kind or better after all utility connections are made. After construction, City will determine the method of AC pavement restoration. Slurry seal or grind and repaving will be required from property line to the furthest trench cut.

9. Prior to issuance of grading or building permits, permit applicant shall submit for approval by the City Engineer, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMP's) that will be used on site to control predictable pollutant run-off. Applicant shall record the approved WQMP with the Orange County Clerk-Recorder at the cost of the applicant, and provide the City with a conformed copy of the recorded WQMP.

10. This WQMP shall identify the structural and non-structural measures specified in Appendix G, as available at the Engineering Services Division, detailing implementation of BMP's whenever they are applicable to the project (when the project has a below grade loading dock, for example); the assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.); and, shall reference the location(s) of structural BMP's.

11. The new trash enclosures shall accommodate bins for organic, recycling, and trash per Senate Bill 1383. Also, developer shall contact the City's recycling company, EDCO, for approval of the trash enclosure location for service pickup.

12. All utility connections, street improvements, and any other work performed in the public right-of-way will require a traffic control plan prepared per the City of Buena Park Public Works Department requirements. The cost of the design and implementation of the traffic control plans shall be borne by the project proponent.

13. A traffic impact fee is required and must be paid per City of Buena Park Resolution No. 9726. The traffic impact fee must be paid prior to occupancy of the building.

14. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.

15. All fees, deposits and bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction.

16. Before exercising any right or performing any obligation pursuant to any permit issued by the Public Works Department, the developer/contractor shall file with the City required insurance certificates.

17. Prior to final release of the project by the Public Works Department, or the refund of any cash deposits, the developer/contractor shall provide the City with a warranty bond to be held by the City for the period of one (1) year, for all public facilities and improvements.

18. Prior to grant of occupancy by the City or commencement of the approved use, these conditions and all improvements required by the Public Works Department shall be completed to the satisfaction of the City Engineer.

BUILDING DIVISION:

1. The project shall comply with state and federal disabled access requirements.

2. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code, Title 15.

3. The building/buildings shall be fully fire-sprinklered as required by the City of Buena Park Municipal Code, Title 1, and/or the California Building Codes.

4. A geotechnical investigation report prepared by a qualified geotechnical engineer is required. The applicant shall submit this report for review and approval prior to the issuance of building permits.

5. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.

6. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.

7. All portions of the proposed building above the first story shall maintain a minimum 12 ft. setback from any overhead power lines.

8. New buildings 10,000 square feet and over, shall require a completed commissioning plan in accordance with Section 5.410 of the California Green Building Standards Code.

9. It is recommended that the applicant submit geotechnical reports to the City early in the process to avoid delays later in the project.

POLICE DEPARTMENT

1. Prior to certificate of occupancy of each building for Parcels A through D, the developer shall install closed-circuit security cameras in the common open spaces for each parcel and within the parking structures.

PLANNING DIVISION:

1. This approval shall be for a General Plan Text Amendment, Zone Change, Development Agreement, Vesting Tentative Tract Map and an Addendum to a previously certified Environmental Impact Report for the Buena Park General Plan 2035 to allow the development of a multi-family and townhome development consisting of 1,302 residential units, open space, on-site amenities and public improvements located at 8150 La Palma Avenue (The Village at Buena Park), APN 070-511-01), in substantial compliance with plans stamped "MAY 13, 2023 PLANNING DIV", as such plans may be amended from time to time pursuant to the Development Agreement in compliance with DA21-2 and as further provided herein.

2. Applicant and owner are responsible for ensuring that information contained in the construction drawings are consistent among architectural, structural, grading, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other construction drawings. This responsibility may be transferred by the Applicant/Property Owner to the Project Architect. While the City aims to correct inconsistencies, they are the ultimate responsibility of the Applicant/Property Owner/Project Architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.

3. The development shall conform to the plan as finally approved by the City Council as conditioned herein. Final plans shall incorporate all changes as conditioned herein and shall recognize all easements or deed restrictions pertaining to the subject property. Any proposed changes to the plans post entitlement which the Community and Economic Development Director determines to be substantive shall require the approval of the Planning Commission and/or City Council.

4. Concurrent with the submittal of construction documents for plan check, the Applicant shall provide a materials manual documenting the building materials and architectural details including, but not limited to, windows, doors, storefronts, railings, siding, exterior coatings and exterior lighting for review and approval by the Community and Economic Development

Director. The Manual shall include cut sheets and/or manufacturer's brochures for details (and samples if required). The review shall verify consistency with the approved plans and representations made by the applicant during the entitlement process.

5. Prior to Certificate of Occupancy for each building, the Applicant shall prepare a Regulatory Agreement and Declaration of Covenants and Restrictions ("Agreement") to establish criteria for 10% of the rental units affordable to Moderate Income households and 5% of the rental units affordable to Low Income households as further defined in DA-21-2. The Agreement shall be subject to review and approval by the Community and Economic Development Director, with concurrence by the City Attorney. Once approved, the applicant shall provide an executed and notarized Agreement to the City and shall record the Agreement with the Orange County Recorder's Office. The Agreement shall run with the land for a period of 55 years from the date the building is first occupied.

6. Project signage (wall and/or monument signs) shall be reviewed under separate permit and are not part of the project approval.

7. Prior to issuance of certificate of occupancy for each building, the Applicant shall submit a Parking Management Plan for review and approval by the Community and Economic Development Director which establishes practices for managing access to and use of both secured and open parking areas for residents and guests. The management plan shall include a signage component to ensure that users of the parking structure are directed to appropriately designated parking spaces. Secured structure parking shall be actively managed by the property owner/management company to ensure that parking spaces are utilized by residents and guests in a manner that is consistent with the approved parking management plan.

8. All electrical and mechanical equipment and duct-work shall be enclosed within the structure or screened from the adjacent properties and public rights of way. Equipment and venting shall be located and directed to minimize noise and aesthetic impacts on adjacent properties and on project residents, including outdoor common space areas. Building plans submitted for plan check shall include details for screening of all exterior mounted machinery and equipment.

9. Downspouts and gutters shall not be located on the exterior of the buildings and shall be integrated within the building walls. The townhome portion of the project (Parcel E) may utilize exterior downspouts and gutters provided they are architecturally integrated into the building design and painted to match the building wall.

10. Construction activity shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Saturday, and no work on Sundays or Federal holidays.

11. All lighting installed shall be subject to compliance with the provisions of Municipal Code Sections 19.344.030, 19.444.030, 19.548.030, and 19.648.030, which include standards that address the provision of lighting in residential zones. These sections specify that lighting on any premises shall be directed, controlled, screened, or shaded in a manner as not to shine directly on surrounding premises. Additionally, lighting on any premises shall also be controlled so as to prevent glare on driveways, walkways, and public thoroughfares. The

required lighting levels and fixture design shall be approved by the Planning Division before building permits are issued.

12. All required double check valve assemblies (DCDA) or electrical transformers located within the front yard or within public view shall be located below grade or screened from view from the public right-of-way.

13. Balconies, patios, and porches are approved for use as private usable open space and may not be used for storage purposes. Conditions Covenants and Restrictions (CC&Rs) shall be prepared to govern each parcel and shall include provisions prohibiting outdoor storage on balconies and patios.

14. Detailed landscape and automatic irrigation plans shall be submitted and approved by the Planning Division prior to the issuance of building permits. Landscape plans shall specify the following:

    a. Location, size, and quantity of all plant materials;
    b. A plant legend specifying species type (botanical and common names) container size, and quantity of all plant materials;
    c. Planting and installation details and notes including soil amendments;
    d. Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place shall be provided on the plans;
    e. Details of all irrigation (drip and sprinkler) as well as all equipment such as backflow, controller and meter devices identified;

15. All new utility services and equipment, including transformers, gas meter, "J" boxes, and similar devices shall be located underground or shall be completely screened for view by landscaping hedges and other plant materials subject to Planning Division review and approval. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. A preliminary electrical equipment plan, which is prepared by the Southern California Edison Company, shall be reviewed and approved by the Planning Division prior to the issuance of building permits. The applicant is required to return City approved red line prints to the Southern California Edison Company Planning Department, for preparation of final construction drawings.

16. Prior to Demolition Permit issuance, the applicant shall prepare a construction screening plan for review and approval by the Community and Economic Development Director which depicts opaque construction fencing around the perimeter of the property which provides visual screening of construction activities. Solid screening shall include a project rendering on the La Palma Avenue frontage and Stanton Avenue frontage which depicts the proposed project and includes contact information for onsite construction management.

17. Prior to building permit issuance, the applicant shall provide a construction parking plan which depicts how construction traffic and construction worker parking shall be provided on site, or accommodated in an off-site parking lot with shuttle. There shall be no construction parking on Stanton Avenue, the Buena Park Mall (unless approval is granted in writing) or in adjacent neighborhoods/streets.

18. Prior to demolition permit issuance, the applicant shall prepare and submit to the Planning Division a Construction Management Plan, which shall include Best Available Control Measures to address specific pollutants identified in the EIR Addendum. Such control measures shall include, but are not be limited to:

    a. Minimizing simultaneous operation of multiple construction equipment units.
    b. Implementation of SCAQMD Rule 403, Fugitive Dust Control Measures
    c. Watering the construction area to minimize fugitive dust.
    d. Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by CARB.
    e. Minimizing idling time by construction vehicles.

19. The applicant and/or contractor shall be required to implement the provisions of the approved Construction Management Plan throughout the construction process including submittal of quarterly progress reports to the Community and Economic Development Department.

20. All diesel-fueled equipment with a horsepower rating of 50-horsepower or greater shall meet CARB Tier-4 Final regulatory standards.

21. Project applicants shall require by contract specifications that the following construction best management practices (BMPs) shall be implemented by contractors to reduce construction noise levels:

    a. Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.
    b. Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
    c. Schedule high noise-producing activities between the hours of 8:00am and 7:00pm to minimize disruption on sensitive uses.
    d. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
    e. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

22. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30-minutes.

23. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

24. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.

25. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching occurring in native soils.

    a) The project applicant shall enter into a monitoring agreement prior to the commencement of any ground disturbing activity. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity.

    b) The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground- disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

    c) On-site tribal monitoring shall conclude upon the completion of initial project disturbance of subsurface native soils. In the event that TCRs are encountered during the course of project activities, monitoring may be continued as appropriate to ensure protection and/or appropriate management of identified resources.

    d) Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist.

26. If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the Orange County Coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. This shall occur in coordination with processes stipulated in Implementation Measure CS-29. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation is ongoing.

27. Fences and walls shall adhere to the fences and walls plans date stamped "MAY 13, 2023 PLANNING DIV" as such plans may be amended from time to time, and in no case shall exceed 6-feet in overall height from adjacent grade.

28. The project shall at all times remain in compliance with applicable General Plan Mitigation Measures and MMRP in Appendix A of the EIR Addendum.

29. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this Tentative Parcel Map, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

ADOPTED AND APPROVED this 27th day of June 2023 by the following called vote:

AYES:	COUNCILMEMBERS:	Sonne, Brown, Ahn, Castañeda, Traut
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAINED:	COUNCILMEMBERS:	None

BUENA PARK CALIFORNIA

Mayor

ATTEST:

City Clerk

I, Adria M. Jimenez, MMC, City Clerk, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this 27th day of June 2023.

City Clerk

June 23, 2026
CONSENT CALENDAR
Item No. 4H.

City Council Agenda Report

RESOLUTION TO ADOPT AN AMENDED BUENA PARK JOB CLASSIFICATION PLAN TO UPDATE SPECIFIED CLASSIFICATIONS IN THE WATER SERVICES DIVISION

PREPARED BY	PRESENTED BY
Robert Cravens , Code Enforcement Supervisor	Rebecca Valdez, Human Resources Manager
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve the revised job classification specifications in the Water Services Utilities Division; and 2) Adopt a Resolution to revise the job classification specifications for specified jobs in the Water Services Division.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

Over the past several years, the City has implemented organizational changes within the Public Works Department, including the renaming of the Utilities Division to the Water Services Division and updating some job classification specifications. Human Resources staff has worked with the Department to ensure that job classification specifications are continually reviewed and updated as needed.

Staff has reviewed the existing Water Services Division job classifications and identified several minor revisions necessary to ensure consistency with the current organizational structure and to ensure they accurately reflect the current essential functions, minimum qualifications, and required knowledge, skills and abilities:

- Water Loss Specialist
- Water Quality Inspector
- Lead Water Services Technician
- Senior Water Services Technician
- Water Services Technician

In addition, staff has identified a need to clarify the supervisory responsibilities of the Water Loss Specialist classification. The Water Loss Specialist position was established in 2023 as a supervisory-level position within the Water Services Division. The position was intended to have supervisory responsibilities equivalent to those of the Water Quality Specialist classification, which operates at the same salary grade. However, the current class specification does not fully reflect the supervisory nature of the position.

The proposed revisions are primarily administrative in nature and include updates to division names and existing management titles throughout the Water Services Division job classifications. These revisions ensure that classification specifications accurately reflect the City's current organizational structure.

Staff also recommends revisions to the Water Loss Specialist classification specification to clarify the position's supervisory role and align it with the Water Quality Specialist classification. The proposed language would expressly identify responsibilities that are already included as part of the position's day-to-day duties, including:

- Leading, coordinating, and overseeing field maintenance and repair activities to ensure established procedures and standards are followed.
- Providing guidance, direction, and technical oversight to the Water Services Technician classification series to ensure the proper maintenance, operation, and repair of the City's water infrastructure.
- Coordinating work activities and assisting with the planning and prioritization of maintenance and repair projects.

These revisions do not create a new position or alter the current salary grade assigned to each classification. Rather, they clarify the scope of responsibilities associated with the Water Loss Specialist position and ensure consistency among supervisory classifications within the Water Services Division.

The adoption of these resolutions are necessary since pursuant to Personnel Rules and Regulations of the City of Buena Park, Rule VI, Section 4, new or revised job classification specifications must be submitted to the City Council for approval. In addition, pursuant to Personnel Rules and Regulations of the City of Buena Park, Rule VII, Section 2, proposed compensation plans must be submitted to the City Council for approval.

BUDGET IMPACT

There is no budget impact with the approval of this item.

Attachments

Reorganization Plan Water Services Division 2026 Att1of1 Reso.pdf
Senior Water Services Technician 2026.06.23.pdf
Water Services Technician 2026.06.23.pdf
Water Quality Specialist 2026.06.23.pdf
Water Loss Specialist 2026.06.23.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, REVISING VARIOUS JOB CLASSIFICATIONS IN THE WATER SERVICES DIVISION

WHEREAS, it is the desire of the City Council to revise the job classifications of the Water Loss Specialist, Water Quality Specialist, Lead Water Services Technician, Senior Water Services Technician, and Water Services Technician; and

WHEREAS, it is the desire of the City Council to amend the Water Services Division job classifications to ensure they accurately reflect the needs of the City;

NOW, THEREFORE, the City Council of the City of Buena Park does hereby resolve, determine, and order as follows:

Section 1: The job classification of Water Loss Specialist as described in Attachment No. 1 of this resolution is hereby approved;

Section 2: The job classification of Water Quality Specialist as described in Attachment No. 2 of this resolution is hereby approved;

Section 3: The job classification of Lead Water Services Technician as described in Attachment No. 3 of this resolution is hereby approved.

Section 4: The job classification of Senior Water Services Technician as described in Attachment No. 4 of this resolution is hereby approved.

Section 5: The job classification of Water Services Technician as described in Attachment No. 5 of this resolution is hereby approved.

PASSED AND ADOPTED this 23rd day of June 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____

Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuna, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 23rd day of June 2026.

_____
City Clerk

Senior Water Services Technician

Department/Division:	Public Works/Water Services
Reports To:	Operations Manager, Water Services Manager, Lead Water Services Technician
Provides Direction To:	Not applicable
FLSA Exemption Status:	Non-exempt
Date Previously Adopted by City Council:	June 28, 2016
Date Adopted by City Council:	June 23, 2026

GENERAL PURPOSE

Under general supervision, performs varied semi-skilled and skilled maintenance and customer service tasks in providing city water services; and does related work as required.

DISTINGUISHING CHARACTERISTICS

The Senior Water Services Technician performs a greater range of water maintenance inspection functions and requires more specialized knowledge of water quality testing procedures and equipment utilization than the Water Services Technician.

ESSENTIAL FUNCTIONS

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the class.

1. Reads and re-reads residential, commercial, and construction site water meters.

2. Investigates delinquent accounts or those having irregular changes in water consumption patterns; talks with customers regarding water quality and water service procedures and the causes of common problems.

3. Operates front-end loader to load and unload materials; operates backhoe to excavate trenches and backfill trenches.

4. Flushes water mains.

5. Locates water lines and sources of leaks; connects or repairs water line breaks and water valves and meters.

6. Checks proper operation of water pumps, surge tanks, wells, and water reservoirs and maintains equipment.

ESSENTIAL FUNCTIONS (continued)

7. Takes physical readings of water levels; checks water quality and production readings; takes water samples.

8. Inspects fencing and lighting systems and makes minor electrical repairs.

9. Makes plumbing repairs.

10. Monitors material usage and completes basic work records.

11. Attends periodic training in water quality testing procedures.

12. Completes operational reports pertaining to production facilities, chlorine residual, and sodium chloride usage levels.

13. Receives training in problem solving and methods for diagnosing and correcting malfunctions and resetting relays and control system components.

14. Makes mathematical calculations of water volume stored in reservoirs and water flows in and out of pumping facilities.

15. Locates and marks underground utility lines in response to service alert requests and reads and interprets a basemap.

16. May be required to assist in the sewer division as assigned.

QUALIFICATIONS GUIDELINES

Knowledge of:

Water service maintenance procedures and customer service practices; equipment safety, traffic control, and environmental requirements; operating principles and maintenance methods involving pumps, valves, electric motors, diesel engines, and electronic, computerized and manual control systems; basic principles, methods, practices and techniques utilized in chemical, bacteriological and biological analyses; safety standards and practices and water quality testing procedures; effective customer service techniques.

Ability to:

Perform semi-skilled and skilled maintenance work related to water production and service facilities; safely operate hand and power tools, including metering and testing devices, transmission equipment, and machinery; read and interpret data from digital control equipment and micro-computers; accurately read meters, gauges, valve books, blueprints and schematic drawings; complete basic work records; communicate effectively, both orally and in writing; establish and maintain effective working relationships with co-workers, supervisors, and the general public.

Education/Training/Experience:

High School graduation or G.E.D. equivalent is required, preferably supplemented by coursework and vocational training in either water distribution or water treatment. Three years of experience involving water distribution, production, maintenance, water quality testing, and customer service is required.

Licenses, Certificates, Special Requirements:

Valid Class B California driver license, acceptable driving record, and evidence of insurance are required.

Depending upon position assignment, a valid Class A California driver license may be required, including Medical Certification and Water Tanker endorsement.

Valid State Water Resources Control Board Water Distribution Operator Grade Level D2 Certificate is required.

May be required to work different shifts and respond to emergency calls during non-regularly scheduled work hours, including nights and weekends.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this class, an employee is regularly required to use hands to finger, handle, feel or operate objects, tools, or controls and reach above and below shoulder level with hands and arms. The employee frequently is required to talk and hear; stand and walk; sit; climb or balance; bend, stoop, kneel or crouch. The employee must lift and carry hand and power tools weighing up to 50 pounds or more. The employee must be able to use respirator equipment and work in confined spaces.

Specific vision abilities required for this class include close vision, depth perception, color vision, and the ability to adjust focus.

Mental Demands

While performing the duties of this class, an employee is regularly required to use written and oral communication skills; read and interpret data, information and documents; analyze and solve problems; use math and mathematical reasoning; observe and interpret situations; learn and apply new information or new skills; interact with city staff, other organizations and the public.

WORK ENVIRONMENT

The employee frequently works in extreme outside weather conditions, near moving mechanical parts, in high or precarious places, and is exposed to wet or humid conditions, vibration, fumes or airborne particles, toxic or caustic chemicals, and the risk of electrical shock. The noise level is occasionally loud, at or above 85 decibels.

Water Services Technician

Department/Division:	Public Works/Water Services
Reports To:	Water Services Manager, Lead Water Services Technician
Provides Direction To:	Not applicable
FLSA Exemption Status:	Non-exempt
Date Previously Adopted by City Council	June 28, 2016
Date Adopted by City Council:	June 23, 2026

GENERAL PURPOSE

Under moderate supervision, performs routine unskilled and semi-skilled maintenance and customer service tasks related to water production and distribution; and does related work as required.

DISTINGUISHING CHARACTERISTICS

The Water Services Technician represents the first level of the Water Services Technician series. Employees in this classification perform less difficult functions that require less specialized knowledge of water services maintenance practices, equipment use, and reporting procedures than the Senior Water Services Technician and Lead Water Services Technician.

ESSENTIAL FUNCTIONS

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the class.

1. Reads residential, commercial, and construction site water meters.

2. Assists in the installation and repair of water meters and clears meter areas of excess water, weeds, and debris.

3. Turns water valves on and off and assists in the flushing of water mains.

4. Assists in locating, repairing, and servicing water lines or valves.

5. Answers basic inquiries from customers regarding water pressure, water quality, and service procedures.

6. Makes minor plumbing repairs.

7. Inspects fencing and lighting systems.

ESSENTIAL FUNCTIONS (continued)

8. Completes basic work records.

9. May operate front-end loader and backhoe for training purposes under supervisory direction.

10. May be required to assist in the sewer division as assigned.

QUALIFICATIONS GUIDELINES

Knowledge of:

Water service maintenance procedures and customer service practices; basic operating principles involving pumps, valves, electric motors, diesel engines and electronic, computerized and manual control systems; basic functions and servicing requirements of the equipment used in a potable water treatment facility; basic principles, methods, practices and techniques utilized in chemical, bacteriological and biological analyses; safety standards and practices; effective customer service techniques.

Ability to:

Perform unskilled and semi-skilled maintenance work related to water production and distribution; safely operate hand and power tools, including metering and testing devices, transmission equipment, and machinery; accurately read meters and gauges; complete basic work records; communicate effectively, both orally and in writing; establish and maintain effective working relationships with co-workers, management, and the general public.

Education/Training/Experience:

High School graduation or G.E.D. equivalent is required, preferably supplemented by coursework and vocational training in either water treatment or water distribution. Six months of experience involving unskilled or semi-skilled street construction and maintenance, or water service maintenance and repair, and customer service is required.

Licenses, Certificates, Special Requirements:

Valid State Water Resources Control Board Water Distribution Operator Grade Level D1 certification is required within one year of appointment to this position.

Valid Class C California driver license, acceptable driving record, and evidence of insurance are required.

Depending upon position assignment, a valid Class B California driver license may be required, including Medical Certification and Water Tanker endorsement.

May be required to work different shifts and respond to emergency calls during non-regularly scheduled work hours, including nights and weekends.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this class, an employee is regularly required to use hands to finger, handle, feel or operate objects, tools, or controls and reach with hands and arms. The employee frequently is required to sit, stand, and walk; climb or balance; stoop, kneel, or crouch. The employee must be able to talk and hear. The employee must be able to lift and carry hand and power tools weighing up to 50 pounds or more.

Specific vision abilities required for this class include close vision, color vision, depth perception, and the ability to adjust focus.

Mental Demands

While performing the duties of this class, an employee is regularly required to use written and oral communication skills; read and interpret data, information and documents; analyze and solve problems; use math and mathematical reasoning; observe and interpret situations; learn and apply new information or new skills; interact with city staff, management, and the general public.

WORK ENVIRONMENT

The employee frequently works in extreme outside weather conditions, near moving mechanical parts, in high or precarious places, and is exposed to wet or humid conditions, vibration, fumes or airborne particles, toxic or caustic chemicals, and the risk of electrical shock. The noise level is occasionally loud, at or above 85 decibels.

Water Quality Specialist

Department/Division:	Public Works/Water Services
Reports To:	Operations Manager, Water Services Manager
Provides Direction To:	Water Services Technician, Sr. Water Services Technician, Lead Water Services Technician
FLSA Exemption Status:	Non-exempt
Date Previously Adopted by City Council:	March 28, 2017
Date Adopted by City Council:	June 23, 2026

GENERAL PURPOSE

Under general supervision, coordinates water quality sampling and inspection programs; administers backflow prevention testing and certification processes; prepares public education materials, water quality reports, and emergency response plans; leads, trains, and checks the work of assigned employees; and does related work as required.

DISTINGUISHING CHARACTERISTICS

The Water Quality Specialist is distinguished from the Water Services maintenance classifications in that the primary job functions are administrative in nature and focus on public education and reporting practices as opposed to field maintenance functions.

ESSENTIAL FUNCTIONS

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the class.

1. Reviews water quality sampling records collected by the private lab, including coliform, temperature, chlorine residual, PH, color, and fluoride levels; prepares monthly water quality statistics as part of the California Department of Public Health reports.

2. Tracks and reviews monthly water production statistics, including water well and imported water usage as part of in-house and state reports; investigates and reports upon problems related to water production and distribution.

3. May lead, coordinate, and oversee field maintenance repairs ensuring appropriate water quality processes are followed, including water main disinfection, flushing, and testing.

4. Provides guidance to the Water Services Technician classification series to ensure appropriate maintenance and repair of the City's water production facilities, including water wells, imported water connections, and the water reservoir.

ESSENTIAL FUNCTIONS (continued)

5. Investigates public complaints and requests for information, and responds to survey requests from other entities.

6. Prepares the annual Customer Confidence Report (CCR), including public information summaries and articles for water users.

7. Assists in preparation and updates to the City's Public Health Goal Report.

8. Provides data for the annual Water Budget, including cost estimates associated with proposed groundwater usage, imported water, water production, well maintenance, and proposed water well rehabilitation work.

9. Prepare and file the annual Electronic Annual Report (EAR) with the California State Water Board.

10. Assists in tracking and reporting of the City's monthly water conservation program. Files monthly water conservation report with the State Water Board.

11. Administers Backflow Prevention Program, including the preparation and review of inspection, testing, and operating annual reports from industrial, commercial, multi-family, and single family residences; arranges for distribution of test report notifications, and reviews and updates records of completed tests and issued certifications.

12. Prepares and updates Emergency Response Plans (ERPs), city water quality reports, and water vulnerability assessments; works with the Water Emergency Response Organization of Orange County (WEROC) and Metropolitan Water District of Orange County (MWDOC) to test operations of emergency response radio systems.

13. Reviews plans and specifications associated with rehabilitation of the city's water wells; prepares cost estimates; requests and organizes bids received from water contractors.

14. Prepares purchase requisitions and check requests associated with water production billings for services.

15. Assists the Water Services Superintendent with plan review and comments related with water main and sewer main locations for various projects and maintenance services.

16. Assists the Public Works Inspectors with technical direction related to water system connection and construction including flushing and water quality sampling plan.

17. Plans, administers, and updates information collected through Supervisory Control and Data Acquisition (SCADA) telemetry systems and works with controls to troubleshoot and correct systems problems.

ESSENTIAL FUNCTIONS (continued)

18. Coordinates field work with water crews in the absence of the Water Services Superintendent.

19. Operates SCADA system and reports findings and changes to the Water Services Superintendent and system operators.

20. May participate in the preparation and presentation of performance appraisals.

QUALIFICATIONS GUIDELINES

Knowledge of:

State and federal water quality regulations and water treatment and inspection procedures; water distribution systems and SCADA control systems; water service maintenance procedures and customer service practices; basic operating principles and maintenance methods involving pumps, valves, electric motors, diesel engines and electronic, computerized and manual control systems; safety standards and practices and water quality testing procedures and monthly reporting requirements; budgeting procedures; principles and practices related to supervision and training; effective customer service techniques.

Ability to:

Plan, organize, assign, lead, and inspect work and motivate and evaluate the work of assigned employees; prepare monthly state and federal water quality reports; read and interpret water and sewer construction plans and profile drawings of new commercial and residential tracts; prepare letters, correspondence and memos pertaining to water quality, safety, and planning practices; communicate effectively, both orally and in writing; establish and maintain effective working relationships with staff, management, water resources agencies, and the general public.

Education/Training/Experience:

High School graduation or G.E.D. equivalent is required. Four years of experience involving water production, distribution, and quality testing, including public information assignments is required, preferably including work in a lead role.

Licenses, Certificates; Special Requirements:

Valid Class C California driver license, acceptable driving record, and evidence of insurance are required.

American Water Works Association (AWWA) or University of Southern California (USC) certification as a Cross Connection Control Specialist is required within one year of appointment.

Possession and retention of the Backflow Prevention Assembly Tester Certification with the American Water Works Association (AWWA) is required within one year of appointment.

Valid State Water Resources Control Board Water Distribution Operator Grade Level D3 Certificate is required.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this class, the employee is regularly required to walk; talk or hear in person; stand, sit, climb or balance; stoop, kneel, crouch, or crawl; smell; use hands to finger, handle, feel or operate objects, tools or controls; and reach above and below shoulder level with hands or arms. The employee frequently is required to stand. The employee must lift and carry hand and power tools weighing up to 50 pounds or more. The employee must able to use respirator equipment and work in confined spaces.

Specific vision abilities required by this job include close vision, color vision, depth perception, and the ability to adjust focus.

Mental Demands

While performing the duties of this class, an employee is regularly required to use written and oral communication skills; read and interpret data, information and documents; analyze and solve problems; use math and mathematical reasoning; observe and interpret situations; learn and apply new information or new skills; interact with city staff, other water organizations, vendors, management, and the general public.

WORK ENVIRONMENT

While performing the duties of the job, the employee is regularly required to work in outside weather conditions, near moving mechanical parts, and is exposed to wet or humid conditions. The noise level in the work environment is occasionally loud.

Water Loss Specialist

Department/Division:	Public Works/Water Services
Reports To:	Water Services Manager
Provides Direction To:	Water Services Technician, Sr. Water Services Technician, Lead Water Services Technician
FLSA Exemption Status:	Non-Exempt
Date Previously Adopted by City Council:	July 11, 2023
Date Adopted by City Council:	June 23, 2026

GENERAL PURPOSE

Under general direction, assists with designing, planning, organizing, and implementing water efficiency programs related to distribution system water loss prevention and revenue recovery; assists with targeting program activities to reduce real and apparent water loss; and tracking and reporting data from field investigations for use in water loss reporting and program evaluation; leads, trains, and checks the work of assigned employees; and does related work as required.

DISTINGUISHING CHARACTERISTICS

The Water Loss Specialist is distinguished from the Water Quality Specialist classification in that this position works closely with division staff to coordinate water conservation efforts in the community. The Water Loss Specialist works independently and as part of a team to administer programs, projects, and activities to encourage efficient water use practices by coordinating and participating in water conservation information campaigns, monitoring residential and business water usage, and performing water usage activities in the field.

ESSENTIAL FUNCTIONS

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the class.

1. Plans, develops, implements, and assesses residential, commercial, and institutional water conservation programs, projects, and activities; coordinates efforts with staff, outside agencies, and other parties; assesses outcomes, and provides recommendations.

2. Performs a variety of customer service functions related to water use efficiency; responds to and provides timely information and materials to customers in writing, on the phone, or in-person regarding water usage and conservation; and provides information regarding available incentive and rebate programs.

ESSENTIAL FUNCTIONS (*continued*)

3. May lead, coordinate, and oversee field maintenance repairs ensuring appropriate processes are followed.

4. Provides guidance to the Water Services Technician classification series to ensure appropriate maintenance and repair of the City's water infrastructure.

5. Gathers, enters, maintains, reviews, and analyzes water usage data; conducts water surveys and related studies; develops water conservation incentives; and prepares reports, correspondence, and related documents.

6. Educates customers regarding water usage, the City's water use rate structure, and water conservation; develops water usage and conservation content; prepares and disseminates informational brochures and other materials for outreach efforts; and attends, participates in, and makes presentations to community workshops and other events.

7. Monitors monthly usage data and notifies customers of excess usage.

8. Solicits, schedules, and conducts on-site surveys, investigations, and inspections for high water use for residential, commercial, industrial, and landscape customers; provides assistance in detecting water leaks, performs isolation and shutdown tests, operates distribution system valves, and evaluates irrigation and domestic water use; and makes recommendations on efficient water use techniques, methods, and practices.

9. Researches and assists with potential water conservation grants.

10. Assists in monitoring water conservation program participation and metrics; assists in managing program schedules, budgets, and consultant resources; and helps coordinate related contracts, agreements, and purchase orders.

11. Confers with representatives of the landscape profession, other water agencies, industry associations, and manufacturers and vendors of water devices to remain current on new developments in the field of water use efficiency.

12. Represents the City at professional and industry group meetings.

13. Complies with safety work practices and attends relevant safety training.

14. Performs other duties as assigned.

QUALIFICATIONS GUIDELINES

Knowledge of:

Principles and practices of water use efficiency and water conservation; pertinent federal, state, and local public sector laws, codes, and regulations; methods of public information, education, outreach, and marketing program development and administration; municipal water system and water service components; water efficient landscaping techniques; fundamentals of plumbing fixtures, irrigation systems, water meters, and other water conservation equipment; principles and practices of effective led supervision; effective public information principles and techniques; research methods and techniques,

statistical analysis, and applicable quantitative methods; principles of mathematics; principles and practices of data collection, business letter writing, and report preparation; proper English usage, grammar, and punctuation; principles of communication and public speaking; effective customer service techniques; record management practices and procedures; basic safety practices and procedures; safe driving principles and practices; modern office procedures, methods, and equipment, including computers and office software applications.

Ability to:

Perform a variety of complex water conservation assignments; understand, interpret, and apply Citywide and departmental codes, policies, and procedures, and applicable federal, state, and local policies, laws, and regulations; recommend, implement, and evaluate programs; track water usage and consumption; lead other employees; develop and disseminate information and materials; collect and compile data; conduct complex research projects and make sound recommendations; assist with grants; perform complex arithmetic and basic statistical calculations accurately; prepare clear and concise comprehensive technical staff reports, correspondence, and other written materials; make oral presentations; communicate tactfully, clearly, and concisely, both orally and in writing; make sound decisions within established policy and procedural guidelines; follow written and oral directions appropriately; perform work effectively without close supervision; plan, organize, and prioritize a variety of work, projects, and multiple tasks in an effective and timely manner to meet deadlines; maintain appropriate, accurate, and effective recordkeeping; operate office equipment, including computer equipment and office software applications; and establish and maintain effective working relationships with other City employees, consultants, other government and non-government representatives, the public, and those contacted in the scope of work.

Education/Training/Experience:

Associate's Degree from an accredited college or university with major coursework in environmental studies, water resources, business administration, public administration, marketing, or a related field is required. Two years of experience involving water conservation programs, water resources operations, or a related field of work involving public contact, preferably for a municipal or water agency. Additional relevant work experience may substitute for the educational requirement.

Licenses, Certificates; Special Requirements:

A valid Class C California driver's license, acceptable driving record, and evidence of insurance are required.

Must be willing and able to work evenings, nights, weekends, and holidays, as needed.

Possession and retention of the Water Use Efficiency Practitioner Grade 1 certification with the American Water Works Association (AWWA) is required by the end of the probationary period and is a condition of continued employment in this job classification.

Valid State Water Resources Control Board Water Distribution Operator Grade Level D3 Certificate is highly desirable.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this class, the employee is regularly required to walk; talk or hear in person; stand, sit, climb or balance; stoop, kneel, crouch, or crawl; smell; use hands to finger, handle, feel or operate objects, tools or controls; and reach above and below shoulder level with hands or arms. The employee frequently is required to stand. The employee must lift and carry hand and power tools weighing up to 50 pounds or more. The employee must be able to use respirator equipment and work in confined spaces.

Specific vision abilities required by this job include close vision, color vision, depth perception, and the ability to adjust focus.

Mental Demands

While performing the duties of this class, an employee is regularly required to use written and oral communication skills; read and interpret data, information, and documents; analyze and solve problems; use math and mathematical reasoning; observe and interpret situations; learn and apply new information or new skills; interact with city staff, other water organizations, vendors, management, and the general public.

WORK ENVIRONMENT

While performing the duties of the job, the employee is regularly required to work in outside weather conditions, near moving mechanical parts, and is exposed to wet or humid conditions. The noise level in the work environment is occasionally loud.

June 23, 2026
CONSENT CALENDAR
Item No. 4I.

City Council Agenda Report

RESOLUTION APPROVING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a resolution approving the annual appropriations limit for fiscal year 2026-27.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The appropriations limitation imposed by Proposition 4 (Article XIII B of the California Constitution) creates a restriction on the amount of revenue that can be appropriated in any fiscal year. The limit is based on actual appropriations from the 1978-79 fiscal year and is adjusted each year by the percentage change in population and inflation.

In June of 1990, Proposition 111 and SB 88 (Chapter 60/90) were passed modifying the Proposition 4 annual adjustment factors. Each city may now annually elect to use either the percentage change in California Per Capita Income or the percentage change in the non-residential assessed valuation due to new construction within the city and the percentage change in either the city's or the county's population.

Staff has calculated the 2026-27 appropriations limit utilizing the percentage change in California Per Capita Income and the percentage change in the County's population. The fiscal year 2026-27 appropriations limit is calculated to be $425,411,078. The projected proceeds from taxes for 2026-27 are $104,208,210, which is $321,202,868 or 75.50%, below the appropriations limitation.

BUDGET IMPACT

There is no fiscal impact with the adoption of this resolution.

Attachments

Approp Limit 26-27 Att1of2 Reso.pdf
Approp Limit 26-27 Att2of2 Exhibit A.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27

WHEREAS, the voters of California on November 6, 1979, added Article XIII B to the State Constitution placing various limitations on the appropriations of the State and Local Governments; and

WHEREAS, Article XIII B provides that the appropriations limit for fiscal year 2026-27 is calculated by adjusting the 1978-79 base year appropriations for changes in the population and inflation; and

WHEREAS, the voters of California on June 5, 1990 approved Proposition 111 and SB 88 (Chapter 60/90) modifying Article XIII B by allowing the selection of annual adjustment factors; and

WHEREAS, the City of Buena Park has complied with all the provisions of Article XIII B of the California Constitution as modified by Proposition 111 and SB 88 in determining the appropriations limit for fiscal year 2026-27.

NOW, THEREFORE, the City Council of the City of Buena Park does hereby resolve that the appropriations limitation for the City of Buena Park for fiscal year 2026-27 shall be $425,411,078 as set forth in the attached Exhibit A.

PASSED AND ADOPTED this _____ day of _____ _____, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuna, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this _____ day of _____ _____.

_____
City Clerk

Exhibit A

CITY OF BUENA PARK
Schedule of Annual Appropriation Limitation
for Fiscal Year 2025-26 and 2026-27

	2025-26	*2026-27*
Cumulative Growth Rate	**1.0662%**	**1.0456%**
Appropriations Limit	**$406,858,338**	**$425,411,078**
Projected Revenues from Proceeds of Taxes	**$103,145,600**	**$104,208,210**
Amount of Projected Revenues Below the Maximum Revenue Allowed	**$303,712,738**	**$321,202,868**
Percentage Under Appropriation Limitation	**74.65%**	**75.50%**

Article XIIIB of the California Constitution, more commonly known as the Annual Appropriation Limitation or "Gann Limit", specifies the amount of allowable revenue that the City of Buena Park can appropriate from the proceeds of taxes. The City's revenues from proceeds of taxes are projected to be approximately $321 million, or 75.50%, below its Gann Limit for the 2026-27 fiscal year. In accordance with Proposition 111, the Appropriation Limitation is calculated utilizing a format based on the percentage change in the County's population and the percentage of growth in the State's per capita personal income.

June 23, 2026
CONSENT CALENDAR
Item No. 4J.

City Council Agenda Report

RESOLUTION AUTHORIZING THE PURCHASE OF DIFFERENCE IN CONDITIONS COVERAGE (I.E. EARTHQUAKE INSURANCE) FOR ESSENTIAL CITY FACILITIES

PREPARED BY	PRESENTED BY
Eddie Fenton, Assistant City Manager/Director of Human Resources	Eddie Fenton, Assistant City Manager/Director of Human Resources
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a resolution authorizing the purchase of difference in conditions coverage (i.e. earthquake insurance) for essential City facilities; 2) Authorize the City Manager to execute any necessary documents to bind coverage; and, 3) Allocate funds in the amount of $239,908 for this purpose.

PREVIOUS CITY COUNCIL ACTION

At the June 27, 2017, City Council meeting, the City Council discussed insuring essential City facilities during the FY 2017-18 budget discussion and directed staff to move forward with the purchase of difference in conditions coverage (i.e. earthquake coverage) annually. Coverage was last renewed at the City Council meeting of June 24, 2025, for one year and will expire on June 30, 2026.

DISCUSSION

Under the City's Memorandum of Coverage (MOC) with the California Insurance Pool Authority (CIPA), the City purchases General Liability, Employer Practices Liability, Crime Liability, Property Loss, Pollution Liability, Cyber Liability, and excess Workers' Compensation coverages through the CIPA insurance broker, Aon Risk Solutions. Earthquake coverage is excluded from this policy, but may be purchased separately.

The quote obtained by the City's insurance broker covers all essential facilities for $40 million total coverage, with a 5% deductible for earthquake claims. The covered facilities include:

- CITY HALL

- POLICE STATION
- FIRE STATION NO. 61
- FIRE STATION NO. 62
- FIRE STATION NO. 63
- RESERVOIR (20 MILLION GAL.)
- RESERVOIR PUMP HOUSE BLDG
- LINDEN CIRCLE PUMP HOUSE
- WELL - BALL WELL
- WELL - BOISSERANC WELL
- WELL - CABALLERO WELL
- WELL - FREEWAY WELL
- WELL - HOLDER WELL
- WELL - KNOTT AVENUE WELL
- WELL - LINDEN WELL
- WELL - SMITH-MURPHY WELL

Overall, this year's renewal reflects favorable pricing, with overall program costs decreasing while maintaining consistent coverage. The total program premium is down approximately -34%, compared to the prior year. The primary $10M layer with Lexington & Arch decreased to $109,694.79 while the $20M excess layer with Catalytic / Lloyd's decreased to $114,736.16, resulting in a total premium of $224,430.95. The program structure, limits, and the 5% earthquake deductible remain unchanged.

In addition to renewing at expiring limits, the City also obtained pricing for expanded limit options. Increasing the program to $40M total limits (a $30M instead of $20M excess layer) would result in a total premium of $130,213.16, representing an additional $15,478. This option provides the City with the opportunity to secure broader earthquake protection at a reasonable incremental cost while remaining under budget.

BUDGET IMPACT

The cost to renew the $40 million Earthquake Insurance policy, which insure all the essential City facilities listed above, will be approximately $239,908 per year. Funds from the Public Liability Self Insurance Fund are included in the proposed FY 2026-27 budget for this purpose.

Attachments

Reso Earthquake Insurance Att 1of2 Reso.pdf

2026 City of Buena Park Renewal Proposal DIC Earthquake.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING THE PURCHASE OF DIFFERENCE IN CONDITIONS COVERAGE (I.E. EARTHQUAKE INSURANCE) FOR ESSENTIAL CITY FACILITIES

WHEREAS, the City desires to insure essential City facilities owned by the City against earthquakes; and

WHEREAS, the City's insurance broker has marketed the Differences in Conditions coverage and has recommended that the City purchase its earthquake coverage from Lexington Insurance Company/Arch Insurance Company and Underwriter at Lloyd's of London-Catalytic; and

WHEREAS, The City desires to provide the following facilities with $40,000,000 total coverage:

CITY HALL
POLICE STATION
FIRE STATION NO. 61
FIRE STATION NO. 62
FIRE STATION NO. 63
RESERVOIR (20 Mil Gal.)
RESERVOIR PUMP HOUSE BLDG
LINDEN CIRCLE PUMP HOUSE
WELL - BALL WELL
WELL - BOISSERANC WELL
WELL - CABALLERO WELL
WELL - FREEWAY WELL
WELL - HOLDER WELL
WELL - KNOTT AVENUE WELL
WELL - LINDEN WELL
WELL - SMITH-MURPHY WELL

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The City Manager is hereby authorized and directed to enter into a contract with Lexington Insurance Company and Underwriter at Lloyd's of London for Difference in Conditions Coverage to provide Earthquake Insurance for the essential City facilities.

Section 2. The cost of the premium is not to exceed $239,208 for the 12-month period commencing July 1, 2026.

Section 3. The Difference in Conditions Coverage quotation is attached as Exhibit A.

PASSED AND ADOPTED this 23rd day of June 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 23rd day of June 2026.

_____
City Clerk

City of Buena Park

Renewal Proposal

DIC Earthquake
Term: 7/1/2026 - 7/1/2027

May 19, 2026

Aon Risk Insurance Services West, Inc.
CA License #: 0363334
Proprietary & Confidential

Contents

Executive Summary

Insured's Acknowledgement and Instruction to Bind

Aon Service Team

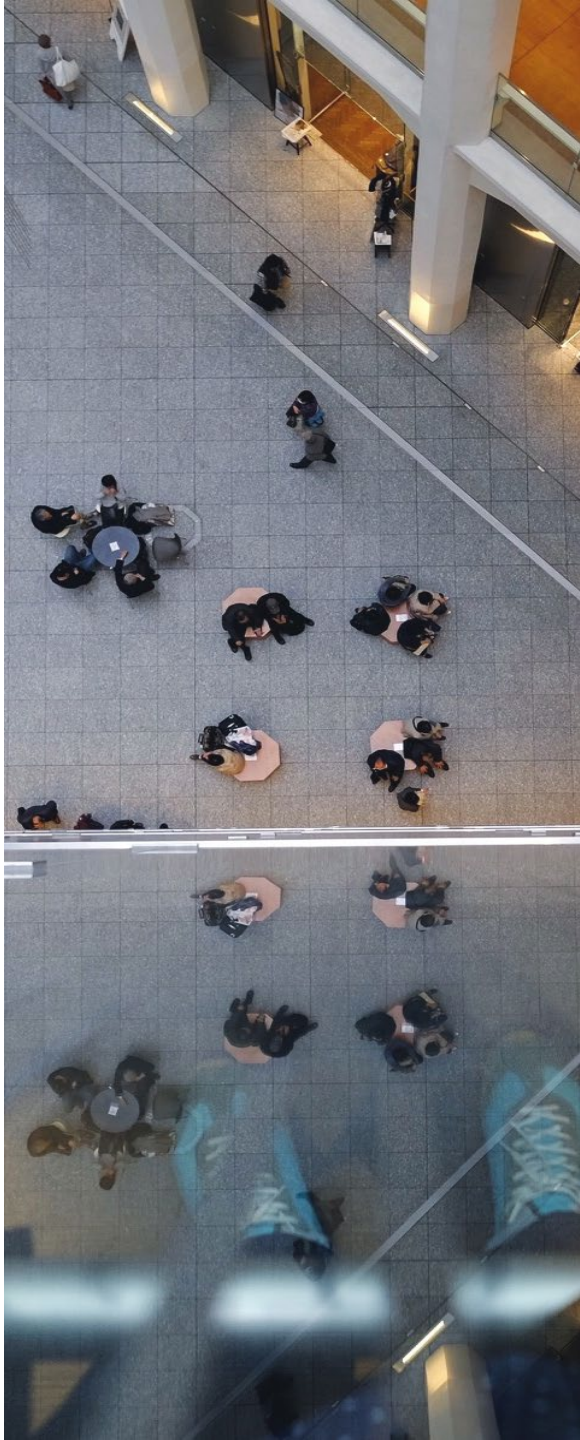
Details of Coverage / Policy Term / Premium

- Difference in Condition (including Earthquake)

Commercial Risk Solutions U.S. Business Terms

Appendix

- Commission Disclosure Report
- Copies of insurer quotes



This insurance document is furnished to you as a matter of information for your convenience. It only summarizes the listed proposed policy(ies) and is not intended to reflect all the terms and conditions or exclusions of such proposed policy(ies). Moreover, the information contained in this document reflects proposed coverage as of the effective date(s) of the proposed policy(ies) and does not include subsequent changes. This document is not an insurance policy and does not amend, alter or extend the coverage afforded by the listed proposed policy(ies). The insurance afforded by the listed proposed policy(ies) is subject to all the terms, exclusions and conditions of such policy(ies).

The services and placements outlined in this proposal will be provided in accordance with the terms of the notices and policies set forth in the Commercial Risk Solutions U.S. Brokerage Terms of Service.

AON

Executive Summary

Difference in Conditions (including EQ)

This year's renewal reflects favorable pricing, with overall program costs decreasing while maintaining consistent coverage. We worked closely with incumbent markets to preserve broad terms and deliver savings for the City.

Overall, the total program premium is down by -$115,635.14, or approximately -34%, compared to the prior year. The primary $10M layer with Lexington & Arch decreased to $109,694.79 while the $20M excess layer with Catalytic / Lloyd's decreased to $114,736.16, resulting in a total premium of $224,430.95.

Program structure, limits, and the 5% earthquake deductible remain unchanged.

Difference in Conditions (EQ)

In addition to renewing at expiring limits, we also obtained pricing for expanded limit options. Increasing the program to $40M total limits (a $30M instead of $20M excess layer) would result in a total premium of $130,213.16, representing an additional $15,478.00.

This option provides the City with the opportunity to secure broader earthquake protection at a reasonable incremental cost.

Insured's Acknowledgement and Instruction to Bind

We hereby acknowledge receipt and review of the information presented in the Renewal Proposal ("Proposal") dated **May 19, 2026** for Difference in Condition (including EQ) and provided in the Compensation for the Value We Deliver disclosure. We hereby instruct Aon Risk Services to bind the insurance program(s) selected by Us and understand that Our instruction to bind constitutes an acceptance of the terms and conditions and payments described in this Renewal Proposal. We further agree that Aon is entitled to collect from the insurers the compensation set forth in Commission Disclosure Report.

We request binding the following options as indicated below for the July 1, 2026 to July 1, 2027 policy term:

Coverage	Carrier	Premium	Option Selected
Difference in Condition-incl. EQ – Primary $10M Limit	Lexington Insurance Co. & Arch Insurance Co.	$109,694.79	☒
Difference in Condition-incl. EQ - Excess $20M xs $10M Limit	Underwriters At Lloyds of London – Catalytic	$114,736.16	☐
Difference in Condition-incl. EQ - Excess $30M xs $10M Limit	Underwriters At Lloyds of London – Catalytic	$130,213.16	☒

Date: June 30, 2026

On behalf of City of Buena Park: Aaron France, City Manager

Aon Service Team

Account Management

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Account Administration
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Brokerage

Difference in Conditions (EQ)
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Broker
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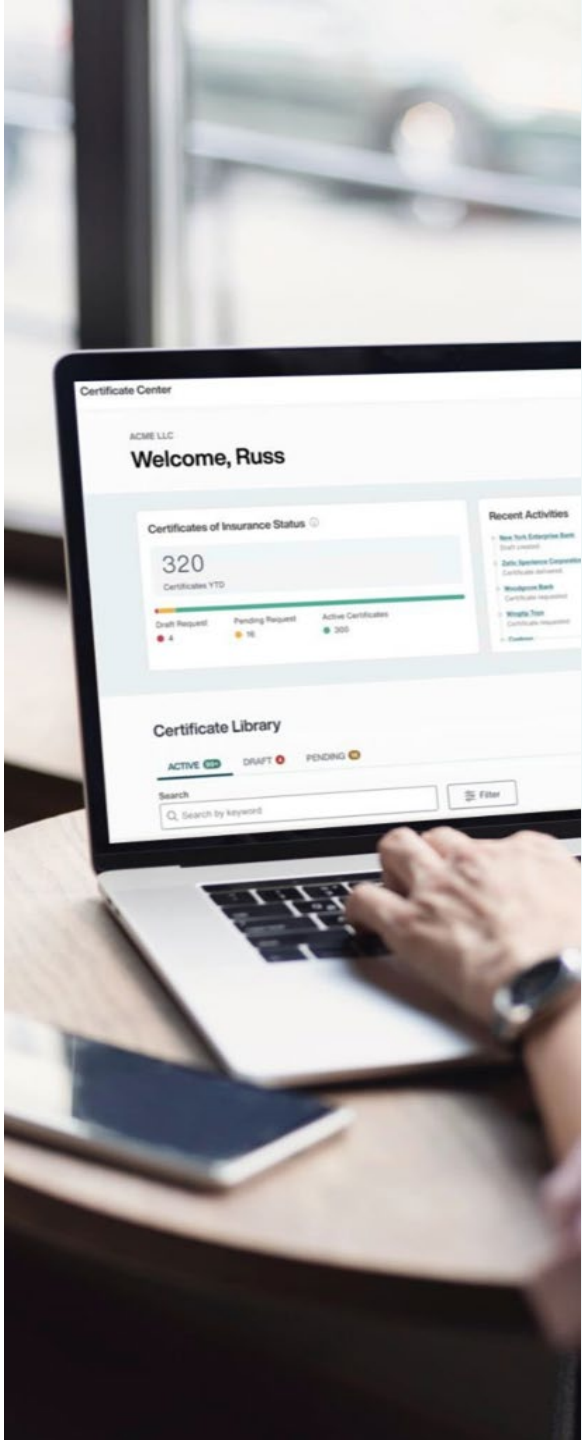

Details of Coverage/Policy Term/Premium

Difference in Condition (Earthquake)

Policy Term		Expiring Program 7/1/2025 – 7/1/2026	Renewal Program 7/1/2026 – 7/1/2027	% of Diff
Primary Layer: $10M		Lexington Ins Co. /A XV & Arch Ins Co. / A+ XV		
Excess Layer: $20M xs $10M		Lloyds of London – Catalytic / Various		
Total Insurable Values		$105,972,284	$94,454,223	-11%
Combined Premium Intermediary Fee CA Taxes & Fees		$326,000.00 $3,650.00 $10,416.09	$216,314.00 $1,200.00 $6,916.95	
Total Premium		**$340,066.09**	**$224,430.95**	-34%
Limits: (including but not limited to)				
Per Occurrence/ Aggregate Applying to the Peril of Earthquake, excluding Flood		$25,000,000	$25,000,000	
Sublimits:	$10,000,000 Ordinance or Law Coverage B&C Combined $2,500,000 Sub-limit on Utility Services – Direct Damage			
Deductibles:	EQ — 5% of Values Per Unit of Insurance, subject to a minimum of $25,000 Per Occurrence AOP — $25,000 Per Occurrence			
Locations(s):	Per Schedule on file with company			
Valuation:	Replacement Cost-Property Damage & Actual Loss Sustained-Time Element			
Coinsurance	Nil — Values must be reported at 100%			
Exclusions (not limited to):				
All Other Perils; Flood; Asbestos; Loss Due to Virus or Bacteria; Certain Computer-Related Losses; Chemical and Biological Loss or Damage; Terrorism; Other Exclusions and Limitations Per Form				
Subjectivities: - Signed TRIA, D-1 and SOV				

Commercial Risk Solutions U.S. Brokerage Terms of Service

Per Contract.

Appendix

- Commission Disclosure Report
- Copies of insurer quotes

Commission Disclosure Report

Aon [1]

City of Buena Park

Commission Disclosure Report

Policy Eff Date	LOB Description	Carrier Name	Intermediary, if applicable	Premium	Quoted AON Commission Rate	National Add'l Commission Rate	Total Cost to Client
7/1/2026	DIC	Lexington Insurance Company		$ 53,157	10.00%		$ 53,157
7/1/2026	DIC	Arch Specialty Insurance Company		$ 53,157	10.00%		$ 53,157
7/1/2026	DIC	Lloyd's of London		$ 110,000	10.00%		$ 110,000
				$ 216,314			**$ 216,314**

Disclosures

[1] Aon is an insurance broker and, when serving as your retail insurance broker, in addition to or in lieu of compensation you may pay, Aon may earn compensation which relates in whole or in part to your insurance placement. Such compensation may vary based upon a number of factors, including but not limited to the involvement of third parties, the insurance contract and the insurer you select, if we perform administrative activities at the time of placement or during the period of insurance in relation to specific products and facilities which facilitate the insurers' own activities, as well as the volume and/or profitability of business we place with each insurer.

Edition Date: May 18, 2026

About Aon

Aon plc (NYSE: AON) exists to shape decisions for the better — to protect and enrich the lives of people around the world. Through actionable analytic insight, globally integrated Risk Capital and Human Capital expertise, and locally relevant solutions, our colleagues in over 120 countries with the clarity and confidence to make better risk and people decisions that help protect and grow their businesses.

Follow Aon on LinkedIn, X, Facebook and Instagram. Stay up-to-date by visiting Aon's newroom and sign up for news alerts here.

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The information contained herein and the statements expressed are of a general nature and are not intended to address the circumstances of any particular individual or entity. Although we endeavor to provide accurate and timely information, and use sources we consider reliable, there can be no guarantee that such information is accurate as of the date it is received or that it will continue to be accurate in the future. No one should act on such information without appropriate professional advice after a thorough examination of the particular situation.

www.aon.com

AON

IMPORTANT NOTICE:

1. The insurance policy that you are applying to purchase is being issued by an insurer that is not licensed by the State of California. These companies are called "nonadmitted" or "surplus line" insurers.

2. The insurer is not subject to the financial solvency regulation and enforcement that apply to California licensed insurers.

3. The insurer does not participate in any of the insurance guarantee funds created by California law. Therefore, these funds will not pay your claims or protect your assets if the insurer becomes insolvent and is unable to make payments as promised.

4. The insurer should be licensed either as a foreign insurer in another state in the United States or as a non-United States (alien) insurer. You should ask questions of your insurance agent, broker, or "surplus line" broker or contact the California Department of Insurance at the toll-free number 1-800-927-4357 or internet website www.insurance.ca.gov. Ask whether or not the insurer is licensed as a foreign or non-United States (alien) insurer and for additional information about the insurer. You may also visit the NAIC's internet website at www.naic.org. The NAIC—the National Association of Insurance Commissioners—is the regulatory support organization created and governed by the chief insurance regulators in the United States.

5. Foreign insurers should be licensed by a state in the United States and you may contact that state's department of insurance to obtain more information about that insurer. You can find a link to each state from this NAIC internet website: https://naic.org/state_web_map.htm.

6. For non-United States (alien) insurers, the insurer should be licensed by a country outside of the United States and should be on the NAIC's International Insurers Department (IID) listing of approved nonadmitted non-United States insurers. Ask your agent, broker, or "surplus line" broker to obtain more information about that insurer.

7. California maintains a "List of Approved Surplus Line Insurers (LASLI)." Ask your agent or broker if the insurer is on that list, or view that list at the internet website of the California Department of Insurance: www.insurance.ca.gov/01-consumers/120-company/07-lasli/lasli.cfm.

8. If you, as the applicant, required that the insurance policy you have purchased be effective immediately, either because existing coverage was going to lapse within two business days or because you were required to have coverage within two business days, and you did not receive this disclosure form and a request for your signature until after coverage became effective, you have the right to cancel this policy within five days of receiving this disclosure. If you cancel coverage, the premium will be prorated and any broker's fee charged for this insurance will be returned to you.

Date: June 30, 2026

Insured:_____

City of Buena Park

07/01/2026 - 07/01/2027

Prepared for:

Kyle Powell

AON Risk Services, Inc.

Prepared by:

Daniel Filbey
213.593.3455
dfilbey@brcins.com

Date: 05/14/2026
Quote Expires In: 47 Days

Insurance Proposal

We are pleased to offer the following Quotation for your review which has been obtained solely on the basis of your instructions to us. Note this Quotation may be withdrawn at any time prior to acceptance and coverage may not be bound without prior consent from the insurer as confirmed in writing by Brown & Riding.

Please note that the coverage, terms, and conditions described in this Quotation may differ from those requested in Producer's original submission. Producer is responsible for reviewing the suitability of coverage, terms, and conditions with the insured and for reconciling any differences between this Quotation and your original submission to us.

INSURED:
City of Buena Park

MAILING ADDRESS:
6650 Beach Boulevard
Buena Park, CA, 90621

POLICY TERM:
07/01/2026 - 07/01/2027

INSURER
Lexington Insurance Company

STATUS
Non Admitted

PREMIUM BREAKDOWN:

Premium	$	53,157.00
CA SL Tax	$	1,594.71
CA Stamping Fee	$	95.68
Total Gross Amount	**$**	**54,847.39**

COMMISSION: 10.00 % of premium excluding fees and taxes. Balance is due within 20 days of binding.

25% MINIMUM RETAINED PREMIUM IN THE EVENT OF CANCELLATION. NO FLAT CANCELLATIONS.

Brown & Riding Insurance Services, Inc., 0592033

Notice Regarding SL-2 Form

The California SL-2 form is now available for digital completion. Please use the following link to access and complete the required form:

https://www.slacal.com/brokers/broker-filing-forms/sl2-form1

When completing the form, **enter 2100 - Stand-Alone Earthquake with limits less than or equal to $10M – Commercial Property** for Question 2C. A PDF version of the SL-2 is also included for your convenience.

Brown&Riding

Date: 05/14/2026
Quote Expires In: 47 Days

TERMS
Terms and Conditions per Attached Carrier Document(s)

Perils:
DIC including EQ, excluding Flood - No Exclusion for Ensuing EQ Water Damage

Covering:
Covering Real Property (Including Walks, Walkways, Driveways, Patios, and Other Paved Surfaces; Retaining Walls, Fences & Gates; Foundations (above and below ground) & Supports; Underground Property; Light Poles & Signs), including Excavation & Backfill, Business Personal Property & Ordinance or Law

Limits:
$5,000,000 part of $10,000,000 Per occurrence and in the Annual Aggregate as Respects to the Peril of Earthquake

Sub-limits (50%):
Included – Ordinance or Law Coverage A
$5,000,000 p/o $10,000,000 – Ordinance or Law Coverage B & C Combined
$2,500,000 – Utility services - Direct Damage and Time Element

Coinsurance:
Nil

Valuation:
Replacement Cost

TIV:
$94,454,223

Deductible:
EQ: 5% of Values Per Unit of Insurance, Subject to a Minimum of $25,000 Per Occurrence
AOP: $25,000 Per Occurrence

Occurrence Limit of Liability (Item 2b Deleted)

SUBJECTIVITY(IES)
Signed TRIA (Needed to Bind)
Signed SOV (Needed to Bind)
Signed D-1 (Needed to Bind)
60/10 NOC

TRIPRA

Date: 05/14/2026
Quote Expires In: 47 Days

Pursuant to the Terrorism Risk Insurance Act (TRIA), as Outlined on the Attached, Coverage for Certified Acts of Terrorism is Available for an Additional Premium of $3,987 Plus Any Applicable Taxes & Fees.

Brown & Riding will bind or place insurance solely upon the written instructions of Producer. Brown & Riding assumes no legal obligation as to the insurance applicant, insured, or known or unknown third parties regarding the suitability, adequacy, or appropriateness of limits, terms, conditions, exclusions, and other policy features.

Producer guarantees payment of premium for risks placed through Brown & Riding. If Producer does not make timely payment of any sums due Brown & Riding, then the policy may be canceled for non-payment of premium.

By binding this coverage, the Retailer confirms that the prospective insured has (1) been advised of the right to receive policy documents in paper format; and (2) has consented to receive all such documents electronically.

Please note that in placing or attempting to place insurance requested by Producer, we perform several tasks, which may or may not include: review of losses, risk modeling, coverage comparison, coverage negotiation with various carrier representatives, policy review, policy issuance and servicing. We may charge a fee for these services in addition to any commission that may be payable to us by the carrier with which we bind your client’s business. Fees charged at binding will be fully earned. Producer shall be responsible for disclosing to Producer's customer all Brown & Riding fees, income, and charges.

Regards,

Daniel Filbey

Lexington Insurance Company,
an AIG company
CA Surplus Lines License #6003097

99 High Street
Boston, MA 02110

To:	**BROWN AND RIDING INSURANCE SERVICES, INC**	eStart# :	**344147142**
	633 West 5th Street, Suite 2000	Renewal Of:	**017196377-02**
	Los Angeles, CA 90071	Policy	**07/01/2026 -**
Attn:	**Carolyn Smolski**	Period:	**07/01/2027**
From:	**Charles Walter**	Policy Type:	**Property**
Applicant:	**City of Buena Park**	State:	**CA**
	6650 Beach Boulevard		
	Buena Park, CA 90621		

Premium Summary

Total Premium	$53,157.00
Grand Total	**$53,157.00**

Fees & Taxes

Commission	17.5%

Additional Premium for Certified Acts of Terrorism Coverage: $3,987.00 plus tax.

Quoted By

Lexington Insurance Company (BEST RATING: A Excellent; Non-Admitted)

Commercial Property

Property Coverage Summary

Property Policy Type:	Primary
Limit Type:	Per Occurrence
Per Schedule:	On File With Company
Limit(s) of Liability:	$5,000,000 Part Of $10,000,000
Total Insurable Value:	$94,454,223
Cause(s) of Loss:	DIC including EQ, excluding Flood
Coverages:	Building
	Business Personal Property
AOP Deductible(s) per occurrence:	$25,000
Valuation:	Replacement Cost
Earthquake Percentage Deductible Per Unit:	5%
Earthquake Minimum Dollar Deductible Per Occurrence:	$25,000

Additional Notes

Limit of Insurance is per occurrence and in the annual aggregate as respects to Earthquake .

Item G.5 is removed from form PR 00 03

We offer the following quote subject to

1. A completed, signed and returned Broker Responsible for Surplus Lines Filing Agreement PRIOR to binding.
2. The attached "NOTICE OF TERRORISM INSURANCE COVERAGE" must be completed and signed by the insured. No coverage may be bound without this completed and signed notice.

Additional Coverage Notes

PR0404 (06/15) Utility services - Direct Damage and Time Element

Premises No : All

Buidling No : All

Direct Damage Limit of Insurance : 2,500,000

Water Supply Property Checkbox : X

Communication Supply Property(Not including) Checkbox : X

Power Support Property (not including) checkbox : X

Covered Property : Per Schedule on File

PR0413 (01/21) Ordinance Or Law Coverage

Premises No : All

Building No : All

Coverage A : X

Coverage B & C Combined Limit of Insurance : $5,000,000

PR1013 (06/15) Flood Exclusion

Flood Zones beginning with A Checkbox : X

Flood Zones beginning with V Checkbox : X

Flood Zone B or Shaded Zone X Checkbox : X

Flood Zone C or Unshaded Zone X Checkbox : X

Flood Zone D Checkbox : X

Levee, floodwall, dam, dike or similar structure Checkbox : X

PR1402 (06/15) Additional Covered Property

Premise Number : All

Building Number : All

Description Of Property : Walks, Walkways, Driveways

Premises Number : All

Building Number : All

Description Of Property : Patios, other Paved Surfaces

Premises Number : All

Building Number : All

Description Of Property : Retaining Walls

Premises Number : All

Building Number : All

Description Of Property : Fences, Gates

Premises Number : All

Building Number : All

Description Of Property : Foundations (above and below ground) and Supports

Premises Number : All

Building Number : All

Description Of Property : Underground Property

Premises Number : All

Building Number : All

Description Of Property : Light Poles

Premises Number : All

Building Number : All

Description Of Property : Sign

Premises Number : All

Building Number : All

Description Of Property : Excavation and Backfill

PR9909 (04/15) Minimum Earned Premium

Minimum Earned Premium Percentage : 25

PRDS05 (06/17) Commercial Property Coverage Part Difference In Conditions Declarations

Earthquake Sub-Limit of Insurance : $5,000,000

Building and BPP Deductible Per Occurrence : 25,000

Earthquake Percentage Deductible Per Occurrence : 5

Eathquake Minimum Dollar Deductible Per Occurrence : 25,000

Contributing Insurance Percentage : 50

WWME011 (06/11) Manuscript Endorsement 011

Form Text : This Endorsement Modifies Your Policy. Please Read It Carefully. DESCRIPTION OF PARTICIPATION BY OTHER COMPANIES ENDORSEMENT This endorsement describes insurance that participates with the following: Building and Personal Property Coverage Form Condominium Association Coverage Form Condominium Commercial Unit-Owners Coverage Form Excess Property Coverage Form A. Each of the Insurance Companies participating in the layer participated in by this Coverage Part (hereinafter referred to as the "Participating Companies") agrees to insure only for its respective participation in the layer underwritten for each loss covered under this Coverage Part. The liability of each "Participating Company" will be several but not joint. No "Participating Company" will assume any liability above its respective participation for any covered loss. B. The inability or failure, for any reason whatsoever, of any "Participating Company" to pay its described participation for or relating to any covered loss will not increase, change, or in any way affect the obligation (described participation or otherwise) of any of the other "Participating Companies". The sole right of the insured is limited to a claim between the Insured and the defaulting "Participating Company". All

other terms and conditions remain unchanged.

WWME012 (06/11) Manuscript Endorsement 012

Form Title 1 : Notice of Cancellation

Form Text : Cancellation is 60 days except 10 days for non-payment of premium.

WWME013 (06/11) Manuscript Endorsement 013

Form Title 1 : Additional Coverage Notes

Form Text : Additional Covered Property: Walks, Walkways, Driveways, Patios, other Paved Surfaces, Retaining Walls, Fences, Gates, Foundations (above and below ground) and Supports, Underground Property, Light Poles, Sign, Excavation and Backfill. Ordinance or Law Coverage "A", "B" and "C" are within limit of insurance - not in addition to limit. $5,000,000 B&C represent 100% LSIA participation.

WWME014 (06/11) Manuscript Endorsement 014

Form Title 1 : Definition of Occurrence

Form Text : Definition of Occurrence is 168 Hours

Form List

Subject to the following Endorsements:

Form No	ED Date	Form Name
91222	09/16	Policyholder Notice
CP0090	07/88	Commercial Property Conditions
CP0140	07/06	Exclusion of Loss Due to Virus or Bacteria
CP1075	12/20	Cyber Incident Exclusion
D-2	01/20	Important Notice
IL0017	11/98	Common Policy Conditions
IL0935	07/02	Exclusion of Certain Computer-Related Losses
ILP001	01/04	U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice to Policyholders
NTCFR01	10/20	Notice to Policyholders Fraud Notice
PR0003	03/19	Difference In Conditions Coverage Form
PR0404	06/15	Utility services - Direct Damage and Time Element
PR0413	01/21	Ordinance Or Law Coverage
PR1013	06/15	Flood Exclusion
PR1207	06/15	Difference In Conditions Amendatory Endorsement
PR1402	06/15	Additional Covered Property
PR9909	04/15	Minimum Earned Premium
PRDS05	06/17	Commercial Property Coverage Part Difference In Conditions Declarations
WW22	01/21	Service of Suit Endorsement
WW230	01/21	Common Policy Declarations
WW425	02/08	Exclusion of Chemical and Biological Loss or Damage
WW458	06/13	Asbestos Exclusion
WW497	01/21	Notice - Claim Reporting
WWCA01	12/11	California Disclosure Notice Premium Refund
WWME011	06/11	Description of Participation by Other Companies
WWME012	06/11	Notice of Cancellation
WWME013	06/11	Additional Coverage Notes
WWME014	06/11	Definition of Occurrence 168 hours

If the insured accepts Certified Acts of Terrorism Coverage for Property and pays the appropriate premium the following endorsements apply:

- IL0986 - Exclusion Of Certified Acts Of Terrorism Involving Nuclear, Biological, Chemical Or Radiological Terrorism; Cap On Covered Certified Acts Losses

If the insured rejects Certified Acts of Terrorism Coverage for Property and does not pay the appropriate premium the following endorsements apply:

- IL0953 - Exclusion of Certified Acts of Terrorism

The attached "NOTICE OF TERRORISM INSURANCE COVERAGE" (NTC TR01) must be completed and signed by the insured. No coverage may be bound without this completed and signed notice.

These rates, terms and conditions are valid for **30** days from the date of this Quote.

We are pleased to offer the preceding quotation which should be reviewed carefully as the terms and conditions of coverage may differ from those requested on your application / submission.

Regards,

Charles Walter
Phone:
E-Mail: charles.walter@aig.com

Please advise your client that Lexington Specialty Insurance Agency, Inc. ("Lexington Specialty") is offering this quote as representative of its affiliated surplus lines insurance company,Lexington Insurance Company. Lexington Specialty is not acting on behalf of your client and does not seek placements in other surplus lines markets.

You are the surplus lines broker of record and are responsible for the collection, reporting and payment of applicable surplus lines taxes and fees.

If coverage is bound, the premium must be remitted within 30 days of effective date or 15 days from billing, whichever is later. It is your responsibility to follow applicable state surplus lines laws and, in particular, to see that the appropriate surplus lines tax (and stamping fee, if applicable) is collected and paid.

Important: In order to complete the underwriting process, we require that you send us the additional information requested in the subject to information in this letter. We are not required to bind coverage prior to our receipt, review and underwriting approval of the requested information. However, we may bind coverage before we have received, reviewed and approved the information. In such event, we have the right to cancel the insurance upon 10 days notice if the completed and signed Broker Responsible for Surplus Lines Filings Agreement is not received by us within 10 days from the effective date of coverage. Additionally, if we have not received the other information requested within the specified time frame then we have the right to cancel the insurance upon 20 days notice.

Please complete and return to: LexESPropertyBR@aig.com

BROKER RESPONSIBLE FOR SURPLUS LINES FILING AGREEMENT

Insured Name: City of Buena Park

Policy Number:

Submission #: 344147142

Effective Date: 07/01/2026

Gross Premium: $53,157.00

This policy is written on a surplus lines basis by (please check the appropriate box):

☐ AIG Specialty Insurance Company ☒ Lexington Insurance Company

☐ Other:

(The following states require that filings be submitted with an individual surplus lines license: AL, AR, DE, FL, GA, ID, IL, IA, KS, KY, MN,MS, MO, MT, RI, SC, SD, TN, VT, WV, WI, WY)

Check if either applies:

☐ Unaffiliated Insured Group Policy - a policy issued to a group of named insureds who are not related entities.

☐ Risk Purchasing Group - a policy issued to a legal entity that was created under the Federal Liability Risk Retention Act for the purpose of purchasing group liability insurance.

If one of the above is checked, attach a schedule listing the Surplus Lines filing license for each member's home state.

For completion by Broker if AIG Producer Agreement/Surplus Lines Broker Responsibility Addendum is in place:

Agreement ID # _____ **Home State** CA **Home State SL# or NJ SLA # (if NJ is home state)** _____

For completion by Broker if no AIG Producer Agreement/Surplus Lines Broker Responsibility Addendum is in place:

It is agreed that the following surplus lines agent/broker is responsible for all surplus lines filing, reporting, tax and fee collection, and payment requirements imposed by applicable law in the insured's **Home State** (see attached definition).

Insured's **Home State**: CA Surplus Lines Licensee: _____

Home State Surplus Lines **Filing** License Number: _____ OR NJ SLA #: _____

A copy of the surplus lines license referenced above as well as any documentation supporting the payment of surplus lines taxes and applicable fees hereunder will be made available upon request.

CALIFORNIA HOME STATE RISKS: Pursuant to subdivision (b) of Section 1774 of the California Insurance Code, a copy of this Agreement shall be made available to the California Commissioner of Insurance or his or her designee upon request. It is agreed that the responsibility for filing the Confidential Report of Surplus Lines Placement (SL-1 Form) is delegated to the abovementioned surplus lines broker.

TEXAS HOME STATE RISKS: Pursuant to Section 981.223 and 225.006 of the Texas Insurance Code, a copy of this Agreement shall be made available for inspection by the Department of Insurance and the Comptroller of Public Accounts upon request. It is hereby agreed that the responsibility for all filing, reporting, collection, and payment requirements imposed by Chapter 225 and Chapter 981 of the Texas Insurance Code is delegated to the surplus lines agency identified above.

Please complete box 1 or 2

CA/TX: requires the individual surplus lines license number and signature of the licensed agent/broker even if it is not the filing license.

By: _____ _____

Signature (Typed Script Font/Stamp NOT Permitted) Date (MM/DD/YY)

Individual Surplus Lines License Number

Name (Please Print)

Agency/Firm Name (Please Print)

All Others:

By: _____ _____

Signature (Typed Script Font/Stamp NOT Permitted) Date (MM/DD/YY)

Name (Please Print)

Agency/Firm Name (Please Print)

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DEFINITIONS

HOME STATE -

(A) In general. - Except as provided in subparagraph (B), the term "Home State" means, with respect to an insured -

(i) the state in which an insured maintains its principal place of business or, in the case of an individual, the individual's principal residence; or

(ii) if 100 percent of the insured risk is located out of the state referred to in clause (i), the state to which the greatest percentage of the insured's taxable premium for that insurance contract is allocated.

(B) Affiliated Groups. - If more than 1 insured from an affiliated group are named insureds on a single non-admitted insurance contract, the term "Home State" means the Home State, as determined pursuant to subparagraph (A), of the member of the affiliated group that has the largest percentage of premium attributed to it under such insurance contract.

AFFILIATE - The term "affiliate" means, with respect to an Insured, any entity that controls, is controlled by, or is under common control with the Insured.

AFFILIATED GROUP - The term "affiliated group" means any group of entities that are all affiliated.

CONTROL - An entity has "control" over another entity if -

(A) the entity directly or indirectly or acting through 1 or more other persons owns, controls or has the power to vote 25 percent or more of any class of voting securities of the other entity; or

(B) the entity controls in any manner the election of a majority of the directors or trustees of the other entity.

PRINCIPAL PLACE OF BUSINESS - The term "principal place of business" means, with respect to determining the Home State of the Insured:

(A) the state in which an Insured maintains its headquarters and the Insured's high level officers direct, control, and coordinate the business activities; or

(B) if the Insured is a company which maintains outside any state its headquarters where the Insured's high level officers direct, control, and coordinate the business activities, (for example, a foreign company headquartered in a foreign country), then the state where the largest percentage of the risk resides, i.e. the state to which the greatest percentage of the Insured's taxable premium for the insurance contract is allocated.

PRINCIPAL RESIDENCE - "Principal residence" means, with respect to determining the Home State of the insured,

(a) the state where the insured resides for the greatest number of days during a calendar year; or

(b) if the insured's principal residence is located outside any state, the state to which the greatest percentage of the insured's taxable premium for that insurance contract is allocated.

STATE - The term "state" includes any state of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Northern Mariana Islands, the U.S. Virgin Islands, and American Samoa.

SIGNATURE -All signatures need to be wet, electronic, or digital. Stamped, typed, printed, and script font signatures are NOT acceptable.

© All Rights Reserved

POLICYHOLDER DISCLOSURE
NOTICE OF TERRORISM INSURANCE COVERAGE
(RIGHT TO PURCHASE COVERAGE)

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, that you have a right to purchase insurance coverage for losses resulting from acts of terrorism. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury - in consultation with the Secretary of Homeland Security, and the Attorney General of the United States - to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A $100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS $100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED $100 BILLION, YOUR COVERAGE MAY BE REDUCED.

Acceptance or Rejection of Terrorism Insurance Coverage

☐	I hereby elect to purchase terrorism coverage for prospective premium of $3,987.00
☒	I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism

		City of Buena Park
Policyholder/Applicant's Signature		Account Name
Aaron France, City Manager	June 30, 2026	
Print Name	Date	Policy Number

Copyright 2020 National Association of Insurance Commissioners

City of Buena Park

07/01/2026 - 07/01/2027

Prepared for:

Kyle Powell

AON Risk Services, Inc.

Prepared by:

Daniel Filbey
213.593.3455
dfilbey@brcins.com

Date: 05/14/2026
Quote Expires In: 47 Days

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INSURED:
City of Buena Park

MAILING ADDRESS:
6650 Beach Boulevard
Buena Park, CA, 90621

POLICY TERM:
07/01/2026 - 07/01/2027

INSURER
Arch Specialty Insurance Company

STATUS
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Brown & Riding Insurance Services, Inc., 0592033

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Valuation:
Replacement Cost

TIV:
$94,454,223

Deductible:
EQ: 5% of Values Per Unit of Insurance, Subject to a Minimum of $25,000 Per Occurrence
AOP: $25,000 Per Occurrence

Occurrence Limit of Liability (Item 2b Deleted)
B&R Quota Share form

SUBJECTIVITY(IES)
Signed TRIA (Needed to Bind)
Signed SOV (Needed to Bind)
Signed D-1 (Needed to Bind)
60/10 NOC (Needed to Bind)

TRIPRA

Date: 05/14/2026
Quote Expires In: 47 Days

Pursuant to the Terrorism Risk Insurance Act (TRIA), as Outlined on the Attached, Coverage for Certified Acts of Terrorism is Available for an Additional Premium of $53,157 Plus Any Applicable Taxes & Fees.

Brown & Riding will bind or place insurance solely upon the written instructions of Producer. Brown & Riding assumes no legal obligation as to the insurance applicant, insured, or known or unknown third parties regarding the suitability, adequacy, or appropriateness of limits, terms, conditions, exclusions, and other policy features.

Producer guarantees payment of premium for risks placed through Brown & Riding. If Producer does not make timely payment of any sums due Brown & Riding, then the policy may be canceled for non-payment of premium.

By binding this coverage, the Retailer confirms that the prospective insured has (1) been advised of the right to receive policy documents in paper format; and (2) has consented to receive all such documents electronically.

Please note that in placing or attempting to place insurance requested by Producer, we perform several tasks, which may or may not include: review of losses, risk modeling, coverage comparison, coverage negotiation with various carrier representatives, policy review, policy issuance and servicing. We may charge a fee for these services in addition to any commission that may be payable to us by the carrier with which we bind your client’s business. Fees charged at binding will be fully earned. Producer shall be responsible for disclosing to Producer's customer all Brown & Riding fees, income, and charges.

Regards,

Daniel Filbey

ARCH SPECIALTY INSURANCE AGENCY, INC.
License No: 0D65274
(A Missouri Corporation)

Mailing Address:
Harborside 3
210 Hudson Street, Suite 300
Jersey City, NJ 07311-1107

Tel: (866) 413-5550

Archinsurance.com

Renewal Quote

Date May 1, 2026

To
Andreana Lopez
Brown & Riding Insurance Services, Inc.
633 West 5th Street Suite 2000
Los Angeles, CA 90071

(213)452-7060
alopez@brcins.com

From
Tamar Morkos
VP, E&S Property
+1 213283355
TMorkos@archinsurance.com

Original Insured
City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90621

Re
Property Quotation #: 3260244

Renewal of: ESP1046808-02

Please read all of the following terms and conditions shown below carefully as they may not conform to the specifications shown on your submission.

Proposed Policy Period
Effective: July 1, 2026
Expiration: July 1, 2027
(12:01 A.M. Standard time at the address of the Insured shown above)

Insurer
Arch Specialty Insurance Company
Non-Admitted Carrier
AM Best Rating: A+ Standard & Poor's Rating: A+

Total Insurable Values $94,454,223

Limit of Liability

100% Program Limit (all layers)	$25,000,000 (Ground Up – Per Occurrence)
Arch Participation	50.0000% being $5,000,000 Per Occurrence and Annual Aggregate part of $10,000,000 Per Occurrence and Annual Aggregate and excess of deductibles
100% Program Sub-limits	All sub-limits shown below are the 100% program sub-limits which apply on a ground-up basis over all participating layers of insurance. Arch Specialty Insurance Company's participation, if any, in such sub-limits shall be in proportion to Arch Specialty Insurance Company's participation in the overall limits for this account, as detailed in the Participation Section above. Sub-limits are part of and not in addition to the 100% Program Limit shown above and are per occurrence unless otherwise indicated. Ordinance or Law Coverage A - Included Ordinance or Law Coverage B & C Combined - $10,000,000 Utility Services - Direct Damage and Time Element (Excluding Overhead Transmission Lines) - $2,500,000

Deductibles

All Other Perils: $25,000 Per Occurrence
Earthquake: 5% Per unit, subject to $25,000 minimum per occurrence

Coverage

Coverage Territory	The United States of America (Including its territories and possessions) and Puerto Rico
Location(s) Covered	As per schedule on file received on 04/29/2026
Covered Perils	Difference In Conditions Including Earthquake but excluding Flood - No Exclusion for Ensuing Earthquake Water Damage subject to policy terms, conditions, and exclusions
Covered Property	Real Property Business Personal Property
Valuation	Replacement Cost as respect to Real and Business Personal Property
Co-Insurance	NIL as respects Real and/or Personal Property

Policy Terms and Conditions

Policy Conditions	Our limit is subject to no other property insurance participation by any Arch Insurance legal entity, including any MGA writing on behalf of Arch Insurance such as Ventus Risk Management and reThought Insurance Corporation. Receipt of Primary Policy within 45 days of binding Additional Covered Property: Walks, Walkways, Driveways, Patios, other Paved Surfaces, Retaining Walls, Fences, Gates, Foundations (above and below ground) and Supports, Underground Property, Light Poles, Signs, Excavation and Backfill. Definition of Occurrence is 168 Hours

Subject To	Surplus Line Broker Information Signed and Dated Terrorism Disclosure Notice (If Rejected)
Policy Form Description	Excess Property Following Form
Cancellation	60 Days / 10 Days for Non-Payment Cancellation by Company is on a prorata basis Cancellation by Insured is on a short rate basis
Minimum Earned Premium	25.00%

Applicable Policy Forms

Form Number	Form Name
06 EXP0001 00 07 16	COMMERCIAL PROPERTY DECLARATIONS (ASIC)
00 ML0012 00 01 03	SCHEDULE OF FORMS AND ENDORSEMENTS
00 ML0213 05 01 20	CALIFORNIA IMPORTANT NOTICE
06 ML0002 00 12 14	SIGNATURE PAGE (ARCH SPECIALTY)
06 CP0002 00 03 08	CLAIMS HANDLING PROCEDURES (Arch Specialty Ins. Co.)
00 EXP0009 00 11 14	MINIMUM EARNED PREMIUM CLAUSE PERCENTAGE
00 EXP0091 00 11 03	COMMON POLICY CONDITIONS
00 ML0325 00 03 23	CHOICE OF LAW, CONSENT TO JURISDICTION, LIMITATION OF ACTIONS AND SERVICE OF SUIT
00 MLT0031 00 12 19	TERRORISM COVERAGE DISCLOSURE NOTICE
00 EXP0127 00 06 06	EXCLUSION OF TERRORISM INVOLVING NUCLEAR, BIOLOGICAL, OR CHEMICAL TERRORISM
00 EXP0125 00 06 06	TOTAL TERRORISM EXCLUSION
00 ML0065 00 06 07	U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)
00 EXP0078 00 03 24	OCCURRENCE LIMIT OF LIABILITY ENDORSEMENT
00 EXP0199 00 01 16	AMENDMENT OF OCCURRENCE LIMIT OF LIABILITY ENDORSEMENT
00 EXP0003 00 08 14	EXCLUSION AND LIMITED ADDITIONAL COVERAGE FOR FUNGUS
00 EXP0192 00 03 15	EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA
00 PRP0006 00 04 16	ELECTRONIC DATA EXCLUSION
00 PRP0042 00 06 15	POLLUTION AND CONTAMINATION EXCLUSION ENDORSEMENT
00 EXP0189 00 02 15	ASBESTOS MATERIAL REMOVAL LIMITATION
00 EXP0190 00 02 15	AUTHORITIES EXCLUSION
00 EXP0225 00 03 21	APPRAISAL
00 EXP0132 00 11 14	PRE-EXISTING DAMAGE EXCLUSION
00 EXP0183 00 11 14	PROPERTY FOLLOWING FORM COVERAGE PART
	BROKER POLICY MANUSCRIPT FORM

Premium

100% Layer Premium excluding TRIPRA	$106,315.00
Arch Share Premium Breakdown	
Arch Premium	$53,157.00

Arch Total Premium excluding TRIPRA	**$53,157.00**
TRIPRA Certified Acts of Terrorism Premium	$53,158.00
Arch Total Premium including TRIPRA	**$106,315.00**

TRIPRA Certified Acts of Terrorism

Premium for the Arch Share for the optional coverage for Certified Acts of Terrorism is as per the provisions of the Terrorism Risk Insurance Program Reauthorization Act of 2019 and is in addition to and not included in the Arch Share premium above. We can include coverage as required by TRIPRA for an additional premium as displayed above. Note that terrorism coverage would not be provided at locations outside of the United States of America. If this optional coverage is rejected, then the attached Terrorism Coverage Disclosure Notice must be signed by the Insured and returned at the time of binding.

Commission

Broker: 17.50%

Invoice Disclaimer

Payment of premium is due 30 days from the policy effective date. Should the premium not be received by the due date, notice of cancellation for non-payment of premium will be issued.

This quote is valid for 30 days or until the proposed effective date, whichever occurs first.

If, between the date of the original submission and the effective date of the policy, there is a material change in any of the information (including but not limited to claims or potential claims) originally submitted or subsequently requested by Arch, the Insured is required to notify Arch immediately. Arch reserves the right to terminate or modify the terms of this quote in the event of a material change in such information.

Please advise if there are any questions regarding this quote or if we are to bind.

Surplus Lines Agent

Brown & Riding Insurance Services, Inc.
633 West 5th Street
Suite 2000
Los Angeles, CA 90071

License Number

0592033

This policy will be issued by a surplus lines insurer. Compliance with applicable laws and payment of the surplus lines premium taxes is the responsibility of the Insured, insurance agent or insurance broker. Applicable taxes and fees are not included in the premium due for the insurance coverage bound. It is the responsibility of the Agent/ Broker firm to provide the Company with the name, license number and a copy of the surplus lines broker's surplus lines license in the state in which the Insured is located (for New Jersey business, please also provide the Surplus Lines Transaction number). It is the responsibility of the Agent/ Broker firm to conform to the Laws and Regulations of the applicable jurisdictions, including but not limited to, payment of surplus lines premium taxes, procuring of affidavits and compliance with surplus lines laws.

Signature Authorized by

Tamar Morkos

TERRORISM COVERAGE DISCLOSURE NOTICE

TERRORISM COVERAGE PROVIDED UNDER THIS POLICY

The Terrorism Risk Insurance Act of 2002 as amended and extended by the subsequent Terrorism Risk Insurance Program Reauthorization Acts (collectively referred to as the "Act") established a program within the Department of the Treasury, under which the federal government shares, with the insurance industry, the risk of loss from future terrorist attacks. An act of terrorism is defined as any act certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States Mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

In accordance with the Act, we are required to offer you coverage for losses resulting from an act of terrorism **that is certified under the federal program** as an act of terrorism. The policy's other provisions will still apply to such an act. **This offer does not include coverage for incidents of nuclear, biological, chemical, or radiological terrorism which will be excluded from your policy**. Your decision is needed on this question: do you choose to pay the premium for terrorism coverage stated in this offer of coverage, or do you reject the offer of coverage and not pay the premium? You may accept or reject this offer.

If your policy provides commercial property coverage, in certain states, statutes or regulations may require coverage for fire following an act of terrorism. In those states, if terrorism results in fire, we will pay for the loss or damage caused by that fire, subject to all applicable policy provisions including the Limit of Insurance on the affected property. Such coverage for fire applies only to direct loss or damage by fire to Covered Property. Therefore, for example, the coverage does not apply to insurance provided under Business Income and/or Extra Expense coverage forms or endorsements that apply to those coverage forms, or to Legal Liability coverage forms or Leasehold Interest coverage forms.

Your premium will include the additional premium for terrorism as stated in the section of this Notice titled DISCLOSURE OF PREMIUM.

DISCLOSURE OF FEDERAL PARTICIPATION IN PAYMENT OF TERRORISM LOSSES

The United States Government, Department of the Treasury, will pay a share of terrorism losses insured under the federal program. **The federal share equals 80% in years 2020 through 2027 of that portion of the amount of such insured losses that exceeds the applicable insurer deductible during Calendar Year 2020 and each Calendar Year thereafter through 2027**.

DISCLOSURE OF CAP ON ANNUAL LIABILITY

If the aggregate insured terrorism losses of all insurers exceed $100,000,000,000 during any **Calendar** Year provided in the Act, the Secretary of the Treasury shall not make any payments for any portion of the amount of such losses that exceed $100,000,000,000, and if we have met our insurer deductible, we shall not be liable for the payment of any portion of such losses that exceeds $100,000,000,000.

DISCLOSURE OF PREMIUM

Your premium for terrorism coverage is: $53,158.00
(This charge/amount is applied to obtain the final premium.)
You may choose to reject the offer by signing the statement below and returning it to us. **Your policy will be changed to exclude the described coverage**. If you chose to accept this offer, this form does not have to be returned.

REJECTION STATEMENT

☒ I hereby decline to purchase coverage for certified acts of terrorism. I understand that an exclusion of certain terrorism losses will be made part of this policy.

Policyholder/Legal Representative/Applicant's Signature	City of Buena Park Named Insured
Aaron France, City Manager Print Name of Policyholder/Legal Representative /Applicant	Arch Specialty Insurance Company Insurance Company
Date: June 30, 2026	Policy Number: ESP1046808-03

U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC") ADVISORY NOTICE TO POLICYHOLDERS

No coverage is provided by this Policyholder Notice nor can it be construed to replace any provisions of your policy. You should read your policy and review your Declarations page for complete information on the coverages you are provided.

This Notice provides information concerning possible impact on your insurance coverage due to directives issued by OFAC. **Please read this Notice carefully**.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous:

- Foreign agents;
- Front organizations;
- Terrorists;
- Terrorist organizations; and
- Narcotics traffickers;

as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's web site – http://www.treas.gov/ofac.

In accordance with OFAC regulations, if it is determined that you or any other insured, or any person or entity claiming the benefits of this insurance has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, this insurance will be considered a blocked or frozen contract and all provisions of this insurance are immediately subject to OFAC. When an insurance policy is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments also apply.

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Arch Specialty Insurance Agency Inc.
Harborside 3
210 Hudson Street, Suite 300
Jersey City, NJ 07311-1107

T: (866) 413-5550
F: (415) 490 9600
archinsurance.com

May 01, 2026

Andreana Lopez
Brown & Riding Insurance Services, Inc.
Sent via Email

Re: City of Buena Park
ESP1046808-03
July 01, 2026 – July 01, 2027

Dear Andreana Lopez,

The above captioned policy is written through your office on a surplus lines basis. As a surplus lines broker, you acknowledge and agree it is your responsibility to arrange for the collection and payment of the appropriate surplus lines tax as well as the filings of any applicable tax affidavit.

Please validate the information shown below is correct, or provide any missing information to us as soon as possible but no later than thirty (30) days after the policy effective date.

***** ***** ***** ***** ***** BROKER USE ONLY ***** ***** ***** ***** *****

S/L Agent's Name: Brown & Riding Insurance Services, Inc.

S/L Agent's Address: 633 West 5th Street, Suite 2000, Los Angeles, CA 90071

S/L Agent's License #: 0592033

State in which surplus lines taxes were filed: CA

Texas: If the Insured filed directly with the State of Texas, please forward to Arch Insurance Group a copy of the completed "Independently Procured Insurance" form

New Jersey: Transaction Number required: _____

Regards,

Property Department

City of Buena Park

07/01/2026 - 07/01/2027

Prepared for:

Kyle Powell

AON Risk Services, Inc.

Prepared by:

Daniel Filbey
213.593.3455
dfilbey@brcins.com

Brown&Riding

Date: 05/14/2026
Quote Expires In: 47 Days

Insurance Proposal

We are pleased to offer the following Quotation for your review which has been obtained solely on the basis of your instructions to us. Note this Quotation may be withdrawn at any time prior to acceptance and coverage may not be bound without prior consent from the insurer as confirmed in writing by Brown & Riding.

Please note that the coverage, terms, and conditions described in this Quotation may differ from those requested in Producer's original submission. Producer is responsible for reviewing the suitability of coverage, terms, and conditions with the insured and for reconciling any differences between this Quotation and your original submission to us.

INSURED:
City of Buena Park

MAILING ADDRESS:
6650 Beach Boulevard
Buena Park, CA, 90621

POLICY TERM:
07/01/2026 - 07/01/2027

INSURER	STATUS
Convex Insurance UK Limited	Non Admitted
GuideOne National Insurance Company	Non Admitted
HDI Global Specialty SE	Non Admitted
Trisura Specialty Insurance Company	Non Admitted
Underwriters at Lloyds of London	Non Admitted

PREMIUM BREAKDOWN:

Premium	$	110,000.00	
Company Fee	$	1,200.00	Fully earned at inception
CA SL Tax	$	3,336.00	
CA Stamping Fee	$	200.16	
Total Gross Amount	**$**	**114,736.16**	

COMMISSION: 10.00 % of premium excluding fees and taxes. Balance is due within 20 days of binding.

25% MINIMUM RETAINED PREMIUM IN THE EVENT OF CANCELLATION. NO FLAT CANCELLATIONS.

Brown & Riding Insurance Services, Inc., 0592033

Brown&Riding

Date: 05/14/2026
Quote Expires In: 47 Days

TERMS
Terms and Conditions per Attached Carrier Document(s)

Perils:
DIC including EQ, excluding Flood - No Exclusion for Ensuing EQ Water Damage

Covering:
Covering Real Property (Including Walks, Walkways, Driveways, Patios, and Other Paved Surfaces; Retaining Walls, Fences & Gates; Foundations (above and below ground) & Supports; Underground Property; Light Poles & Signs), including Excavation & Backfill, Business Personal Property & Ordinance or Law coverage A

Limits:
$20,000,000 Excess of $10,000,000 Per occurrence and in the Annual Aggregate as Respects to the Peril of Earthquake

Coinsurance:
Nil

Valuation:
Replacement Cost

TIV:
$94,454,223

Per Primary, Contemplates a Minimum Deductible of:
EQ: 5% of Values Per Unit of Insurance, Subject to a Minimum of $25,000 Per Occurrence
AOP: $25,000 Per Occurrence

Occurrence Limit of Liability (Item 2b Deleted)

SUBJECTIVITY(IES)
Signed TRIA (Needed to Bind)
Signed and dated Statement of Values (SOV) is required at time of binding. Until provided, the OLLE will be on the policy (Needed to Bind)
Signed D-1 (Needed to Bind)
60/10 NOC

TRIPRA
Pursuant to the Terrorism Risk Insurance Act (TRIA), as Outlined on the Attached, Coverage for Certified Acts of Terrorism is Available for an Additional Premium of $33,000 Plus Any Applicable Taxes & Fees.

Date: 05/14/2026
Quote Expires In: 47 Days

Brown & Riding will bind or place insurance solely upon the written instructions of Producer. Brown & Riding assumes no legal obligation as to the insurance applicant, insured, or known or unknown third parties regarding the suitability, adequacy, or appropriateness of limits, terms, conditions, exclusions, and other policy features.

Producer guarantees payment of premium for risks placed through Brown & Riding. If Producer does not make timely payment of any sums due Brown & Riding, then the policy may be canceled for non-payment of premium.

By binding this coverage, the Retailer confirms that the prospective insured has (1) been advised of the right to receive policy documents in paper format; and (2) has consented to receive all such documents electronically.

Please note that in placing or attempting to place insurance requested by Producer, we perform several tasks, which may or may not include: review of losses, risk modeling, coverage comparison, coverage negotiation with various carrier representatives, policy review, policy issuance and servicing. We may charge a fee for these services in addition to any commission that may be payable to us by the carrier with which we bind your client’s business. Fees charged at binding will be fully earned. Producer shall be responsible for disclosing to Producer's customer all Brown & Riding fees, income, and charges.

Regards,

Daniel Filbey

EXCESS PROPERTY PROPOSAL

(QUOTATION)

May 14, 2026

Thank you for choosing Catalytic Risk Managers, a premier general agency specializing in catastrophe risk. We are a communicative organization that actively develops positive relationships and delivers efficient customer service. We strive to provide a positive experience to all who work with us.

Named Insured

City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90621

Wholesale Broker

To: Carolyn Smolski
On Behalf of: Daniel Filbey
Brown & Riding Ins Services, Inc.
633 West 5th Street
Ste 2000
Los Angeles, CA 90071

Underwriter

Carly Karlin
14143 Denver West Parkway, Suite 520,
Golden, CO 80401
ckarlin@dualinsurance.com

Claims Reporting
Catalytic Claims Services, Inc.
350 10th Avenue, Suite 1450
San Diego, CA 92101
Claims@catalyticrisk.com

Inspections
DUAL North America
350 10th Avenue, Suite 1450
San Diego, CA 92101

Field Inspectors
E&S Inspections

NOTICE TO BROKER

This Quote is issued by Catalytic Risk Managers & Insurance Agency, LLC without any liability as an Insurer.

The Terms and Conditions of this Quote may not match the specifications submitted for considerations. Please read the Quote carefully and compare it against your specifications.

The Insurer(s) providing the coverage quoted herein may be a non-admitted carrier and therefore not protected by State Guarantee Fund.

MANDATORY POLICYHOLDER DISCLOSURE
RE: TERRORISM INSURANCE COVERAGE

We are required by the Terrorism Risk Insurance Act of 2002 (the "Act") to provide policyholders with clear and conspicuous disclosure of the premium we are charging for terrorism and the Federal share of compensation for such coverage. This notice must be provided at the time of offer, purchase and renewal of the policy.

We have provided you with a notice that meets the Act's requirements. You are instructed to deliver a copy of this notice to our prospective Insured when you forward our Quote.

Named Insured: City of Buena Park

Catalytic Risk Managers & Insurance Agency, LLC
(California License Number 0I67798) is a licensed operating
entity of the DUAL North America, Inc. group of companies.

Quotation

Date: 5/14/2026
Expiring Policy: CTE012952
Brokerage Commission: 17.50%

Policy Term:
Effective Date: 7/1/2026 Expiration Date: 7/1/2027

DUAL Capacity Utilization:*

Layer	Limit:	Part Of:	Excess Of:
1	$20,000,000	$20,000,000	$10,000,000

Effective from 12:01 AM Standard Time at the Insured's Covered Location

THIS QUOTE IS VALID FOR **48** DAYS

Premium:	
Property:	$110,000
Fees:	
Catastrophe:	$1,200
Inspection:	$0
Total Premium & Fees:	$111,200
Additional Products Premium:	
TRIA:	$33,000

Any Applicable Taxes & Fees:
The broker is required to file surplus lines taxes and fees for ALL states.

Control Number: 5171297

*The limits for Flood and Earthquake (if offered) are per occurrence and in the policy term aggregate.

Insurer	Limit
• Trisura Specialty Insurance Company (A- IX)	$5,336,243
• HDI Global Specialty SE (A+ XV)	$408,329
• GuideOne National Insurance Company (A- X)	$3,730,380
• Underwriters at Lloyd's, London (A XV)	$9,272,279
• Convex Insurance UK Limited (A XV)	$1,252,769

Policy Details

Perils:	Difference in Conditions including Earthquake Only
Losses:	No Losses at time of binding
Situate:	Per Schedule of Values on file with Insurer(s)
Occupancy:	Municipality
Total Insured Values:	$94,454,223

Catalytic Risk Managers & Insurance Agency, LLC
(California License Number 0I67798) is a licensed operating entity of the DUAL North America, Inc. group of companies.

Section I – Coverages and Limits of Insurance
A. The coverage territory is as per Schedule of Locations on file with Insurer(s) B. Limit of Liability – Per DUAL Capacity Utilization shown above on this quotation. C. Occurrence Definition Hours/EQ coverage – 168 hours

Section II – Policy Deductibles
As per primary carrier quote.

Section III – Covered Causes of Loss
This policy insures against the risks of direct physical loss or damage to covered property caused by a **covered cause of loss** occurring during the policy period.

Section IV – Covered Property
Buildings Business Personal Property

Section V – Business Income Coverages
Not Covered

Section VI – Valuation
As per underlying primary policy(ies)

Section VII – Policy Conditions
Cancellation: 30 days Coinsurance: NIL Minimum Earned Premium: 25% Valuation - As per form.

Catalytic Risk Managers & Insurance Agency, LLC
(California License Number 0I67798) is a licensed operating
entity of the DUAL North America, Inc. group of companies.

Proposal Conditions

Catalytic will issue its own excess follow form (subject to review and approval of form we are to follow). A copy of the policy we are to follow must be received within 50 days of the effective date or we will issue our non-concurrent form.
Completed Surplus Lines Tax Affidavit at binding.
Signed and dated Statement of Values (SOV) is required at time of binding. Until provided, the OLLE will be on the policy.
Signed and dated TRIA acceptance or rejection letter at binding.
The underlying deductibles as presented for the purposes of this quotation are as follows: 5% Earthquake Percentage Deductible, Per Unit, Subject to $25,000 Minimum Per Occurrence. If final underlying primary policy deductibles are different than noted, these deductibles shall apply and an endorsement will be issued specifically noting same.
Warrant All Risk including theft underlying policy in force.
Warrant no tuck under or soft first floor parking.
Warrant values reported based on annual time element values.

Additional Policy Conditions

Contingent Time Element specifically excluded.
In no event shall a reduction in underlying limits be recognized if this reduction is a result of paid claims for locations, interests or perils not covered by this policy.
Newly Acquired Location(s) must be submitted for prior approval.

Optional Endorsement Details

Additional Conditions Endorsement
Ordinance or Law Coverage - Excess Sublimits

Remarks

Catalytic Risk Managers & Insurance Agency, LLC
(California License Number 0I67798) is a licensed operating entity of the DUAL North America, Inc. group of companies.

Coverage Forms
CAT1131 EQ Subscription Policy Cover Page
CAT-OFAC US Treasury Notice OFAC
CAT-D2 California Surplus Lines D2
CAT8011 Claims Handling Notice
CAT3023 US Terrorism Risk Insurance Act Not Purchased Clause
CAT3024 Terrorism Exclusion Endorsement
CAT3050 Declarations Page
CAT3045 Subscription Participation Page
CATAMEND-CV Convex Insurance UK Limited Amendatory Endorsement
CATAMEND-GO GuideOne National Amendatory Endorsement
CATAMEND-HDI HDI Amendatory Endorsement
CATAMEND-TS Trisura Specialty Amendatory Endorsement
CATAMEND-L Underwriters at Lloyd's Amendatory Endorsement
CAT3044 Schedule of Forms
CAT3002 Absolute Fungus Microorganisms Mold or Spores Exclusion
CAT1139 Asbestos Endorsement
CAT8002 Electronic Date Recognition Exclusion EDRE
CAT8003 Exclusion of Certain Computer Related Losses
CAT3037 Exclusion of Loss Due to Virus or Bacteria
CAT8001 Nuclear Biological Exclusion
CAT3018 Pre-Existing Damage Exclusion
CAT8000 Property Cyber and Data Exclusion
CAT3020 Toxic Materials Exclusion
CAT1082 Tuck Under Exclusion
CAT8009 War and Civil War Exclusion
CAT1092 Excess Property Insurance Policy
CAT3003 Additional Conditions Endorsement
CAT1010 Acquisition Clause - Non-Automatic
CAT1062 Occurrence Limit of Insurance Endorsement
CAT1098 Ordinance or Law Coverage Excess Sublimits

Policyholder Disclosure Notice of Terrorism Insurance Coverage

You are hereby notified that under the Terrorism Risk Insurance Act of 2002, as amended ("TRIA"), that you now have a right to purchase insurance coverage for losses arising out of acts of terrorism, as defined in Section 102(1) of the Act, as amended: The term “act of terrorism” means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States mission; and to have been committed by an individual or individuals, as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Any coverage you purchase for "acts of terrorism" shall expire at 12:00 midnight December 31, 2027, the date on which the TRIA Program is scheduled to terminate, or the expiry date of the policy whichever occurs first, and shall not cover any losses or events which arise after the earlier of these dates.

YOU SHOULD KNOW THAT COVERAGE PROVIDED BY THIS POLICY FOR LOSSES CAUSED BY CERTIFIED ACTS OF TERRORISM IS PARTIALLY REIMBURSED BY THE UNITED STATES UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THIS FORMULA, THE UNITED STATES PAYS 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURER(S) PROVIDING THE COVERAGE. YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A USD100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS USD100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED USD100 BILLION, YOUR COVERAGE MAY BE REDUCED.

THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

	I hereby elect to purchase coverage for acts of terrorism for a prospective premium of $33,000 USD
☒	I hereby elect to have coverage for acts of terrorism excluded from my policy. I understand that I will have no coverage for losses arising from acts of terrorism.

	June 30, 2026
Policyholder / Applicant’s Signature	Date
Aaron France, City Manager	
Print Name	Policy / Quote Number

Catalytic Risk Managers & Insurance Agency, LLC
(California License Number 0I67798) is a licensed operating
entity of the DUAL North America, Inc. group of companies.

Contract No:
Named Insured: City of Buena Park

ADDITIONAL CONDITIONS ENDORSEMENT

It is hereby understood and agreed that the following additional conditions apply to this policy:

It is agreed and understood this policy covers the peril of Earthquake only, as defined in the Lexington Insurance Company primary policy number TBD. All other perils are excluded.

The excess policy provides coverage for Buildings and Business Personal Property at covered California locations only.

Agreed and Understood the Territory covered under this policy is limited to California only as per covered location(s) listed in the schedule of values on file with the Insurer(s).

Unless specifically shown on or endorsed to this policy, coverage is excluded by this excess policy for any perils, coverages and sublimits for which the Underlying Insurance Policy covers. If coverage is provided by the Underlying Insurance Policy for losses which are excluded under this policy, the terms and conditions of this policy remain unchanged. This policy will not recognize any erosion or exhaustion of underlying limits by payment of losses which are excluded under this policy, and this policy shall not cover as excess insurance or contribute with any other insurance for loss or damage excluded by this policy.

It is also agreed that the above exclusion does not apply to the following sublimited items outlined in the underlying primary policy. Therefore, the underlying primary policy limit for the perils and territory insured under this policy can be reduced by the following sublimited coverages and only by the amount listed next to the sublimited coverage, even if the amount in the underlying primary policy is greater. In no event shall a reduction in the underlying limits or sublimits be recognized if the reduction is a result of paid claims for locations, interests or perils not insured by this policy:

Utility services - Direct Damage and Time Element - $2,500,000

Ordinance of Law Coverage - $5,000,000

Contingent Time Element specifically excluded.

In no event shall a reduction in underlying limits be recognized if this reduction is a result of paid claims for locations, interests or perils not covered by this policy.

Newly Acquired Location(s) must be submitted for prior approval.

Catalytic Risk Managers & Insurance Agency, LLC
(California License Number 0I67798) is a licensed operating
entity of the DUAL North America, Inc. group of companies.

Contract No:
Named Insured: City of Buena Park

ORDINANCE OR LAW COVERAGE EXCESS SUBLIMITS

It is hereby understood and agreed that this policy recognizes the following sublimit(s), in respect of building ordinance coverage and as defined in the primary policy, and allows the sublimit(s) to erode the underlying limits of insurance in accordance with the excess and drop down clause contained hereon.

Coverage A: X

Coverage B: $0

Coverage C: $0

Coverage B & C combined: $1,000,000

Catalytic Risk Managers & Insurance Agency, LLC
(California License Number 0I67798) is a licensed operating
entity of the DUAL North America, Inc. group of companies.

June 23, 2026
CONSENT CALENDAR
Item No. 4K.

City Council Agenda Report

REJECT ALL BIDS AND RE-ADVERTISE FOR THE BELLIS YARD IMPROVEMENTS AND CITY YARD PARKING LOT REHABILITATION PROJECT

PREPARED BY	PRESENTED BY
Jason Tran, Associate Engineer	Jason Tran, Associate Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Reject all bids; and 2) Authorize the City Clerk to re-advertise the project for bids.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The City owns and maintains two facilities for maintenance and operation staff. The Bellis Yard is located in the north side of George Bellis Park at 7171 8th St, Buena Park, CA 90621. The City Yard is located at 6955 Aragon Cir, Buena Park, CA 90620. Maintenance staff operate, dump materials, and store vehicles/equipment at these facilities. Staff has determined the need to construct improvements at the facilities to address maintenance needs, facilitate operational needs, and improve general site security. The scope of work includes re-paving the asphalt pavement, constructing new concrete pavement, constructing designated storage areas for mulch, compost, dirt, and green waste, conduct repairs/inspections on the building, expanding the fencing, and constructing security improvements on the existing perimeter walls. Funding for this project is included in the FY 2025–26 Capital Improvement Program (CIP) budget.

This project was advertised for bids on May 14, 2026, with a nonmandatory pre-bid job walk scheduled for May 27, 2026, to review the scope of work. On June 4, 2026, one bid was received and publicly opened by City staff. The bid included a base bid amount of $930,205.99 and multiple additive bid items, resulting in a total bid amount of $1,249,495.99.

The City previously entered into a professional services agreement with Oldham Architects to prepare bid documents for the Bellis Yard portion of the project. City staff prepared the documents for the City Yard in-house. The engineer’s estimate was determined to be $550,000 for the base bid amount. The submitted bid significantly exceeds the amount budgeted for the project in the approved CIP. Accordingly, staff recommends rejecting all bids and re-advertising the project. Prior to re-bidding, staff will reevaluate the project scope, perform value engineering, and make appropriate modifications in an attempt to align the project budget with available budget.

BUDGET IMPACT

There is no budget impact with the rejection of all bids.

June 23, 2026
CONSENT CALENDAR
Item No. 4L.

City Council Agenda Report

RESOLUTION TERMINATING THE LOCAL EMERGENCY RELATED TO THE HAZARDOUS CHEMICAL RELEASE IN GARDEN GROVE, CALIFORNIA

PREPARED BY	PRESENTED BY
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Adria M. Vicuna, Director of Government and Community Relations/City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a resolution terminating the local emergency in the City of Buena Park related to the hazardous chemical release in Garden Grove, California.

PREVIOUS CITY COUNCIL ACTION

On May 22, 2026, a proclamation declaring a Local Emergency was signed by Mayor Traut and Director of Emergency Services France. On June 9, 2026, the City Council adopted a resolution ratifying the Local Emergency Proclamation.

DISCUSSION

On Friday May 22, 2026, a major hazardous materials emergency unfolded at an aerospace facility in Garden Grove, after a large storage tank containing methyl methacrylate (MMA), a highly flammable and toxic industrial chemical, began to overheat and malfunction.

The 34,000-gallon tank developed a faulty valve and experienced a significant temperature spike, causing it to vent hazardous vapors and raising serious concerns of either a large-scale chemical release or an explosion. As conditions deteriorated, Orange County Fire Authority advised that the tank could fail in one of two ways: a massive spill or a potential explosive event.

The incident prompted evacuation orders affecting up to 40,000 residents across multiple Orange County cities, including Buena Park, Garden Grove, Cypress, Stanton, Anaheim, and Westminster. Schools were closed, major roadways were restricted, and emergency overnight shelters were opened as hazardous materials teams and fire personnel worked to stabilize the tank.

Following extensive overnight operations, the Orange County Fire Authority reported that a crack had developed in the tank, relieving internal pressure and significantly reducing the immediate risk of an explosion. However, the site remained unstable, and emergency crews continued to monitor for potential leaks and secondary failures.

Given the scope and severity of the incident, Mayor Traut and Director of Emergency Services France issued a Proclamation of Local Emergency pursuant to Government Code Section 8630, which authorizes such action when conditions of disaster or extreme peril exist that are beyond the control of local resources and require extraordinary measures to protect life and property. On June 9, 2026, the City Council ratified the Proclamation of Local Emergency.

Since that time, the hazardous materials incident has been mitigated and contained. The immediate threat to public health and safety has been eliminated, emergency response operations have concluded, and the conditions that necessitated the proclamation no longer exist.

Accordingly, staff recommends that the City Council adopt the attached resolution terminating the Local Emergency previously proclaimed on May 22, 2026, and ratified on May 26, 2026.

BUDGET IMPACT

There is no budget impact associated with this item.

Attachments

Reso - Ending State of Emergency - Haz Mat Incident.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, PROCLAIMING TERMINATION OF THE LOCAL EMERGENCY RELATED TO THE HAZARDOUS CHEMICAL RELEASE IN GARDEN GROVE, CALIFORNIA

WHEREAS, on May 22, 2026, the Director of Emergency Services and the Mayor proclaimed a "local emergency" in response to a threatened hazardous chemical release in the neighboring city of Garden Grove, in accordance with and pursuant to the California Emergency Services Act (Gov't Code § 8550 *et seq*.); and,

WHEREAS on May 26, 2026, the City Council ratified the proclamation and adopted Resolution No. 15114 titled, "A Resolution of the City Council of the City of Buena Park, California, Ratifying the Director of Emergency Services Proclamation of the Existence of a Local Emergency."

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Based on facts and circumstances presented to the City Council in connection with its consideration of this matter, the City Council finds and declares that the circumstances necessitating the proclamation of a local emergency have abated such that it is now necessary and appropriate to terminate the "local emergency" proclaimed by Resolution No. 15114 relating to the hazardous chemical incident.

Section 2. The City Council authorizes and directs the City Manager, as the designated Director of Emergency Services, or his/ or authorized designee(s), to take such actions as are necessary and appropriate to implement the purpose of this Resolution.

Section 3. The City Clerk shall certify to the adoption of this Resolution, and it shall become immediately effective, provided that the "local emergency" shall be deemed to terminated as of June 23, 2026.

PASSED AND ADOPTED this _____ day of _____ _____ by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this _____ day of _____ _____.

_____
City Clerk

June 23, 2026
NEW BUSINESS
Item No. 5A.

City Council Agenda Report

APPROVE AND APPROPRIATE REVISIONS TO THE FISCAL YEAR 2026-27 ADOPTED BUDGET

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve and appropriate revisions to the fiscal year 2026-27 Adopted Budget.

PREVIOUS CITY COUNCIL ACTION

On June 24, 2025, the City Council approved the annual budgets for fiscal years 2025-26 and 2026-27. On May 26, 2026, City Council reviewed and studied the Fiscal Year 2026-27 Preliminary Revised Budget and directed staff to bring back the item for formal approval.

DISCUSSION

At the budget workshop on May 26, 2026, the City Council reviewed and approved revisions to the FY 2026-27 Adopted Budget, which is the second year of the original two-year budget. The discussion included items unanticipated during the original preparation of the two-year budget.

The revisions that were presented included:

- Reduction in sales tax revenue
- Increase in firework permit fee revenue
- Increase in refuse collection revenues due to new rates, which is offset by an increase in expenditures
- CalPERS unfunded accrued liability (UAL) adjustment
- Silverado Days staffing cost increase
- Sister City program increase
- Community Relations & Education program increase
- City Attorney services increase

- Senior Building Inspector reclassification
- Housing Specialist reclassification
- Community Development Block Grant (CDBG) programs updated
- Fire services contract decrease
- Police Special Enforcement Team
- Water Enterprise Fund operation costs increase
- Wastewater Enterprise Fund operation costs increase
- Public Works operation costs increase
- Community Services Coordinator for ELOP program
- Construction Career & Apprenticeship Resource Fair
- PERS Replacement Benefit Fund increase
- Equipment Maintenance Fund increase in vehicle costs
- Information Technology Fund increase in software costs
- Facilities Maintenance Fund increase in operation costs

As directed by the City Council, the following policy issues have also been implemented:

- Sustainabuddies plush toys
- Maintenance Worker reclassification to Senior Maintenance Worker

Due to the reduction in the Sales Tax revenue projection, the City Council also directed staff to implement the following changes to the General Fund budget:

- Utilize Measure R revenues for Police Department equipment purchases in the amount of $708,300
- Utilize Measure R revenues for the Crossing Guard program in the amount of $226,000
- Defer the Annual Asset Management Improvement Project in the amount of $100,000
- Defer the Ehlers Marquee Sign Replacement Project in the amount of $200,000

Additionally, the City Council directed staff to reduce the Vehicle Incentive Program (VIP) in the Economic Development Fund by $500,000. If more funding is needed for the VIP during the fiscal year, the City Council will approve additional appropriations in the future, as needed.

Additionally, the City Manager worked with all the City departments to identify $169,000 in further cost reductions to the General Fund without impacting essential services.

After the May 26, 2026, meeting, the Orange County Fire Authority (OCFA), provided a revised contract amount that increased by $82,170 and has been incorporated into the General Fund appropriations.

The total appropriations for all budgeted funds for fiscal year 2026-27 are $186,005,720. The operating appropriations on an *all funds* basis are $159,785,720, and the appropriations for the Capital Improvement Program are $26,220,000. Attachment 1 provides a summary of estimated revenues, appropriations (with detail as to the type of budgeted expenditures) and the projected surplus or deficit for each budgeted fund for fiscal year 2026-27. As summarized in Attachment 2, the General Fund appropriations for fiscal year 2026-27 are $107,624,860, which is 57.86% of the total appropriations for all budgeted funds.

BUDGET IMPACT

Total appropriations for all budgeted funds for fiscal year 2026-27 are $186,005,720.

Attachments

Attachment 1 - Summary of Resources and Requirements.pdf

Attachment 2 - Comparison of General Fund Budget.pdf

Attachment 1

CITY OF BUENA PARK
Summary of Resources and Requirements
Fiscal Year 2026-27

FUND TYPE/DESCRIPTION	*Beginning Estimated Balance July 2026*	Resources		
		Estimated Revenue	*Transfers In*	*Total Resources*
General and Special Revenue Funds:				
General Fund	$ 31,099,570	$ 99,325,870	$ 397,670	$ 130,823,110
Economic Development Fund	10,498,470	2,970,000	-	13,468,470
Measure R Fund	6,747,620	19,956,000	-	26,703,620
Opioid Settlement Fund	507,000	-	-	507,000
Asset Forfeiture Fund	555,000	154,000	-	709,000
Capital Projects Fund	-	3,473,000	-	3,473,000
Proposition 172 PD Augmentation Fund	179,310	564,820	-	744,130
Supplemental Law Enforcement Fund	-	230,500	260,900	491,400
Gas Tax Fund	2,850,380	4,936,390	-	7,786,770
Measure M2 Fund	138,000	-	-	138,000
HOME Deferred Loan Fund	381,800	11,130	-	392,930
Community Development Block Grant Fund	-	1,044,600	-	1,044,600
State OCATT Fund	-	354,220	-	354,220
CalHome Program Fund	1,335,000	-	-	1,335,000
Park In-Lieu Fund	982,390	7,468,600	-	8,450,990
Traffic Congestion Relief Fund	45,500	22,000	-	67,500
AB2766/AQMD Fund	359,880	108,000	-	467,880
Successor Agency to RDA	-	5,691,300	-	5,691,300
Low/Mod Housing Successor Fund	715,660	-	-	715,660
General and Special Revenue Funds Total:	56,395,580	146,310,430	658,570	203,364,580
Enterprise Funds:				
Water Enterprise Fund	18,800,000	18,094,030	-	36,894,030
Wastewater Enterprise Fund	591,610	2,691,280	-	3,282,890
Enterprise Funds Total:	19,391,610	20,785,310	-	40,176,920
Internal Service Funds:				
Workers' Compensation Fund	4,749,130	2,223,900	-	6,973,030
Liability Insurance Fund	1,148,190	3,000	1,709,000	2,860,190
Accrued Leave Fund	182,750	505,000	-	687,750
Equipment Maintenance & Replacement Fund	8,288,970	3,436,230	-	11,725,200
Information Technology Fund	1,685,900	1,200,390	-	2,886,290
Facilities Maintenance Fund	463,410	3,060,860	-	3,524,270
Internal Service Funds Total:	16,518,350	10,429,380	1,709,000	28,656,730
Grand Totals	$ 92,305,540	$ 177,525,120	$ 2,367,570	$ 272,198,230

Attachment 1

Requirements							
Salaries & Benefits	*Maintenance & Operations*	*Capital Equipment*	*Capital Projects*	*Transfers Out*	*Total Requirements*	*Surplus (Deficit)*	*Ending Estimated Balance June 2027*
$ 60,882,990	$ 44,628,870	$ 127,900	$ 400,000	$ 1,595,100	$ 107,634,860	$ (7,911,320)	$ 23,188,250
29,650	527,870	-	-	68,000	625,520	2,344,480	12,842,950
4,200,320	1,067,620	854,800	12,477,000	-	18,599,740	1,356,260	8,103,880
-	130,000	-	-	-	130,000	(130,000)	377,000
25,000	63,000	-	-	-	88,000	66,000	621,000
-	-	-	3,473,000	-	3,473,000	-	-
596,930	145,200	-	-	-	742,130	(177,310)	2,000
491,400	-	-	-	-	491,400	-	-
777,880	260,480	-	4,085,000	22,500	5,145,860	(209,470)	2,640,910
-	-	-	2,000,000	-	2,000,000	(2,000,000)	(1,862,000)
34,040	304,020	-	-	-	338,060	(326,930)	54,870
607,660	436,940	-	-	-	1,044,600	-	-
354,220	-	-	-	-	354,220	-	-
29,100	630,000	-	-	-	659,100	(659,100)	675,900
-	-	-	-	-	-	7,468,600	8,450,990
-	-	-	-	-	-	22,000	67,500
8,120	11,000	-	-	-	19,120	88,880	448,760
94,650	5,596,650	-	-	-	5,691,300	-	-
363,360	52,310	-	-	250,000	665,670	(665,670)	49,990
68,495,320	53,853,960	982,700	22,435,000	1,935,600	147,702,580	(733,580)	55,662,000
4,527,170	15,838,240	84,500	1,785,000	220,270	22,455,180	(4,361,150)	14,438,850
559,380	605,620	22,500	2,000,000	-	3,187,500	(496,220)	95,390
5,086,550	16,443,860	107,000	3,785,000	220,270	25,642,680	(4,857,370)	14,534,240
-	1,387,070	-	-	189,200	1,576,270	647,630	5,396,760
-	2,811,700	-	-	-	2,811,700	(1,099,700)	48,490
507,250	-	-	-	-	507,250	(2,250)	180,500
741,030	1,549,770	935,000	-	-	3,225,800	210,430	8,499,400
415,560	624,990	170,680	-	-	1,211,230	(10,840)	1,675,060
602,260	2,699,750	3,700	-	22,500	3,328,210	(267,350)	196,060
2,266,100	9,073,280	1,109,380	-	211,700	12,660,460	(522,080)	15,996,270
$ 75,847,970	$ 79,371,100	$ 2,199,080	$ 26,220,000	$ 2,367,570	$ 186,005,720	$ (6,113,030)	$ 86,192,510

Attachment 2

CITY OF BUENA PARK
Comparison of General Fund Budget
For Fiscal Year 2026-27

	Adopted Budget 2026-27	Revised Budget 2026-27	Percent Increase/ (Decrease)
General Fund Undesignated Reserve	$ 5,700,000	$ 5,700,000	0.00%
Estimated Operating Revenues	99,862,100	99,325,870	(0.54%)
Estimated Operating Expenditures	(105,778,450)	(105,639,760)	(0.13%)
Less:			
Transfers Out	(1,594,600)	(1,595,100)	0.03%
Capital Improvement Projects	(700,000)	(400,000)	(42.86%)
Add:			
Transfers In	397,670	397,670	0.00%
Estimated Fund Surplus (Deficit)	(2,113,280)	(2,211,320)	4.64%
Projected vacant positions	2,200,000	2,300,000	
Revised Surplus (Deficit)	$ 86,720	$ 88,680	

Expenditure Recap

Operating Expenditures	$ 105,778,450	$ 105,639,760	(0.13%)
Transfers Out	1,594,600	1,595,100	0.03%
Capital Improvement Projects	700,000	400,000	(42.86%)
Total General Fund Expenditures	$ 108,073,050	$ 107,634,860	(0.41%)

June 23, 2026
NEW BUSINESS
Item No. 5B.

City Council Agenda Report

RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND APPROVAL OF CONTRACT WITH ENVIRONMENTAL CONSTRUCTION, INC. FOR THE PEAK PARK WATER WELL EQUIPPING AND SITE IMPROVEMENT PROJECT

PREPARED BY	PRESENTED BY
Jason Tran, Associate Engineer	Jason Tran, Associate Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a resolution approving the plans and specifications for the Peak Park Water Well Equipping and Site Improvements Project; 2) Award a contract to Environmental Construction, Inc. in the amount of $6,905,512; 3) Authorize contingency funds in the amount of $690,970; 4) Authorize construction engineering funds in the amount of $345,485; 5) Authorize a purchase order for the Solis Group in the amount of $29,380 for administration of the Community Workforce Agreement (CWA); 6) Authorize contingency funds in the amount of $4,520 for CWA administration; 7) Authorize a budget transfer of $1,000,000 from the Pipeline Replacement Account; 8) Authorize a budget transfer of $1,650,764 from the undesignated Water Fund balance; 9) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 10) Authorize the City Manager and City Clerk to execute the contract.

PREVIOUS CITY COUNCIL ACTION

On December 10, 2024, the City Council awarded a contract to Nor-Cal Pump & Well Drilling, Inc. in the amount of $2,323,982 for the Peak Park Well Drilling Project.

On January 27, 2026, City Council approved a change order and final payment to Nor-Cal Pump & Well Drilling, Inc. The Public Works Department was directed to file a Notice of Completion for the well drilling project.

DISCUSSION

The City currently has eight (8) water supply wells within the City limits and has determined a need for one (1) additional water well to meet peak water demands. The City's wells serve as the City's primary source of water. These wells pump from the lower Santa Ana Basin and provide potable water that does not require treatment. Some of these wells have been active since the 1960s and are reaching the end of their useful life. These wells have experienced regular shutdowns for maintenance, repairs, and rehabilitation. When a well is down due to these activities, the City relies on purchasing water from the Metropolitan Water District (MWD) to meet demands and pressure requirements.

Nor-Cal Pump & Well Drilling drilled and installed the water well, which was completed in December 2025. Water quality tests were conducted and it was confirmed that the location of the well will produce viable water supply. Staff proceeded to solicit bids to equip the well and construct site improvements. The project will include:

- A new well facility connected to the existing water distribution system
- A perimeter wall
- Storm drain system
- Bioretention basin
- New asphalt roadway
- Masonry building housing pumps, piping, chemical feed systems, and related equipment
- Water pipeline construction along El Dorado Drive from Knott Avenue to Western Avenue

The well equipping portion of the project was advertised for competitive bids on May 4, 2026. Four (4) bids were received and publicly opened on June 4, 2026. Total bid amounts for the base bid and two additive bid amounts ranged from $6,905,512 to $8,782,305. The lowest, responsible bid was submitted by Environmental Construction Inc. of Woodland Hills, CA in the amount of $6,905,512. This contractor possesses the required license and has completed similar projects for other agencies, including the County of Los Angeles and the cities of Los Angeles, Santa Monica, Orange, and Beverly Hills. Staff recommends awarding a contract to Environmental Construction, Inc. in the amount of $6,905,512, approving contingency funds in the amount of $690,970, authorizing construction engineering funds in the amount of $345,485 and authorizing $33,900 for the execution and contingency funds related to the administration of the CWA. The total project cost is $7,975,867.

Construction is anticipated to begin in September 2026 and be completed by June 2027.

Additionally, staff is requesting a budget transfer of $1,000,000 from the Pipeline Replacement Account and $1,650,764 from the undesignated Water Fund balance to the Project account. Funds from the Pipeline Replacement Account will be utilized for the pipeline construction. Funds from the undesignated Water Fund balance will be utilized for all other work associated with the construction of the well facility.

Additionally, the project has been awarded $1,000,000 in federal funding through the Environmental Protection Agency (EPA) Community Grant Program. These funds will be transferred to the Project account upon receipt and will be used exclusively for design and inspection services associated with the project. The timing of the reimbursement has not yet been confirmed by the EPA. This funding is not intended for construction costs and therefore does not affect the construction contract award being considered by the City Council.

BUDGET IMPACT

Total cost for the project is in the amount of $7,975,867, as shown below:

Construction Contract:	$ 6,905,512
Construction Contingency:	$ 690,970
Construction Engineering:	$ 345,485

CWA Administration Services:	$ 29,380
CWA Contingency:	$ 4,520
Total Project Cost:	$ 7,975,867

This project is ongoing and also included in the FY 26-27 budget and will be funded by the New Water Well Capital Improvement Project Account (Account No. 52-396859-9806). Staff recommends $1,000,00 to be transferred from the Pipeline Replacement budget (Account No. 52-396825-9806) and $1,650,764 from the undesignated Water Fund balance to the Project account. With these budget transfers and budget allocation, there will be sufficient funds for the project.

Attachments

Att. 1 of 5 Resolution - Peak Park Water Well Equipping.pdf
Att. 2 of 5 Location Map - Peak Park Water Well Equipping.pdf
Att. 3 of 5 Bid Results - Peak Park Water Well Equipping and Site Improvements.pdf
Att. 4 of 5 Bid Summary - Peak Park Water Well Equipping and Site Improvements.pdf
Att 5 of 5 Contract - Peak Park Water Well Equipping - Environmental Construction.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVING PLANS AND SPECIFICATIONS FOR **PEAK PARK WATER WELL EQUIPPING AND SITE IMPROVEMENTS PROJECT** IN SAID CITY.

WHEREAS, it is the intention of the City of Buena Park to construct certain improvements in the City; and

WHEREAS, the City Engineer has prepared specifications and plans for the construction of certain improvement(s).

NOW, THEREFORE, BE IT RESOLVED that the specifications and plans presented by the City be and are hereby approved as the specifications and plans for:

PEAK PARK WATER WELL EQUIPPING AND SITE IMPROVEMENTS PROJECT PASSED

AND ADOPTED this 23th day of June 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS

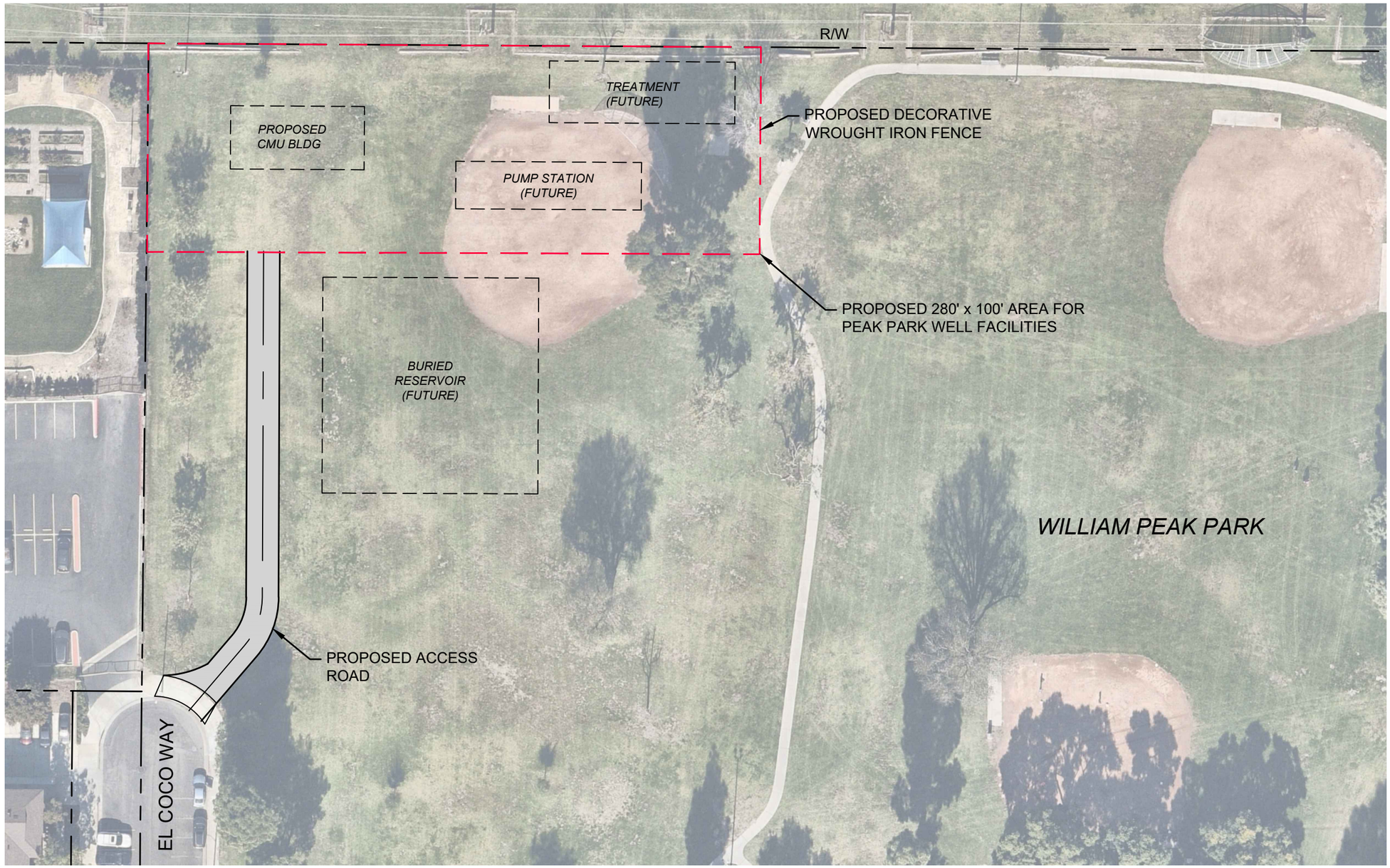
_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this 23th day of June 2026.

_____
City Clerk



N

0 50 100

SCALE: 1" = 50'

NOTE:

DIMENSIONS AND SPACE REQUIREMENTS ARE PRELIMINARY ESTIMATES ONLY.

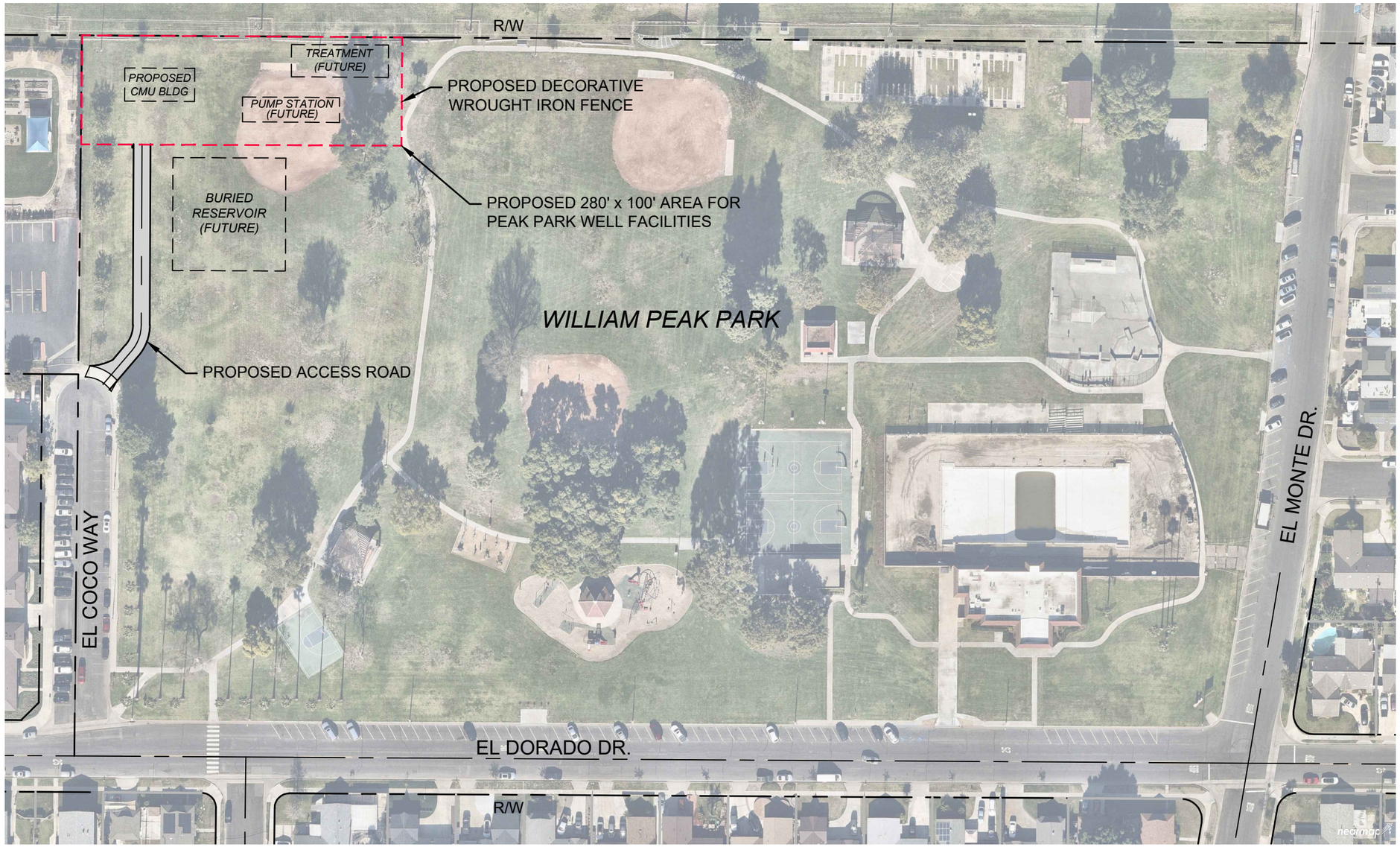
PSOMAS

CITY OF BUENA PARK

WILLIAM PEAK PARK
FUTURE WATER WELL SITE

02-06-2024

FIGURE
1



N

0 100 200

SCALE: 1" = 100'

NOTE:

DIMENSIONS AND SPACE REQUIREMENTS ARE PRELIMINARY ESTIMATES ONLY.

PSOMAS

CITY OF BUENA PARK

WILLIAM PEAK PARK
FUTURE WATER WELL SITE

02-06-2024

FIGURE 1

City of Buena Park

BID RESULTS

PEAK PARK WATER WELL EQUIPPING & SITE IMPROVEMENTS

Project No. 387

Bid No. 2026-17

Bid Opening. 6/4/2026- 2:30 P.M.

	Company Name	Base Bid Amount	Total Bid Amount (Additive A + B)
1	Caliagua Inc.	$ 7,218,970.00	$ 8,782,305.00
2	Metro builders & Engineers Group	$ 6,722,123.02	$ 7,396,822.26
3	Environmental Construction Inc.	$ 6,106,157.00	$ 6,905,522.00
4	Legion Contractors	$ 6,327,504.00	$ 7,372,954.00

PEAK PARK WATER WELL EQUIPPING AND SITE IMPROVEMENTS PROJECT
Project No. 387 - Bid No. 2026-17
Bid Summary
Bid Opening: June 4, 2026 - 2:30 P.M.

				Caliagua Inc		Metro Builders & Engineers Group		Environmental Construction Inc		Legion Contractors		Engineer's Estimate		Average	
Item No	Approx. Quantity	Unit	Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
BASE AMOUNT - PHASE 1 - WELL EQUIPPING, SITE IMPROVEMENTS, AND WATER MAIN CONSTRUCTION															
1	1	LS	Mobilize and demobilize all construction materials, equipment and accessories to/from Peak Park, apply for and obtain all permits, provide for bonds, prepare all traffic control, provide temporary fencing, and all other tasks, personnel and equipment in preparing the site for well equipping construction for the lump sum price of:	$206,000.00	$206,000.00	$151,131.08	$151,131.08	$300,000.00	$300,000.00	$250,000.00	$250,000.00	$461,900.00	$461,900.00	$273,806.22	$273,806.22
2	1	LS	Clearing and grubbing, site demolition and soil preparation, remove and dispose of 8-inch piping, vegetation, trees and other surface obstructions, and grading within project limits for the lump sum price of:	$97,000.00	$97,000.00	$83,036.03	$83,036.03	$224,745.00	$224,745.00	$111,739.00	$111,739.00	$45,700.00	$45,700.00	$112,444.01	$112,444.01
3	1	LS	Provide survey staking for grading, pipelines, structures, and appurtenances, field dimensions, verify utility locations for the lump sum price of:	$36,000.00	$36,000.00	$39,649.50	$39,649.50	$22,968.00	$22,968.00	$25,000.00	$25,000.00	$66,300.00	$66,300.00	$37,983.50	$37,983.50
4	1	LS	BMP implementation and erosion control/compliance with SWPPP requirements, and bioinfiltration system including excavation and hauling of material, compaction, furnish and install bioretention basin, vegetated swale, atrium overflow drain, 6-inch Sch 40 PVC perforated and 8-inch PVC (DR 14) pipe, drain line connection, all landscaping and appurtenances for the lump sum price of:	$81,000.00	$81,000.00	$173,543.97	$173,543.97	$171,977.00	$171,977.00	$168,605.00	$168,605.00	$138,600.00	$138,600.00	$146,745.19	$146,745.19
5	1	LS	Verification of utility depths, locations, and field dimensions prior to ordering materials and equipment including potholing, field surveys, measurements, and electrical inspections for the lump sum price of:	$60,000.00	$60,000.00	$80,759.07	$80,759.07	$10,000.00	$10,000.00	$40,000.00	$40,000.00	$15,000.00	$15,000.00	$41,151.81	$41,151.81
6	1	LS	Furnish and install site concrete paving and flatwork including excavation, compaction, swale, access ramp, pavement slab, containment area, MCC curb, generator pad transformer pad, fuel tank pad, curb and gutter, pipe support, for the lump sum price of:	$159,000.00	$159,000.00	$218,583.85	$218,583.85	$241,047.00	$241,047.00	$425,815.00	$425,815.00	$122,000.00	$122,000.00	$233,289.17	$233,289.17
7	1	LS	Furnish and install 6-inch thick asphalt concrete paving and flatwork over 4-inch thick aggregate base on-site, asphaltic concrete curb, access road, excavation, compaction, and slurry seal for the lump sum price of:	$174,000.00	$174,000.00	$289,961.39	$289,961.39	$161,716.00	$161,716.00	$207,198.00	$207,198.00	$69,100.00	$69,100.00	$180,395.08	$180,395.08

				Caliagua Inc		Metro Builders & Engineers Group		Environmental Construction Inc		Legion Contractors		Engineer's Estimate		Average	
Item No	Approx. Quantity	Unit	Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
8	1	LS	Furnish and install reinforced concrete masonry unit well building including excavation, compaction, footings, slab, trench drain, sump, grating, doors, metal roll-up door, glass block, roofing, metal deck, roof access hatch, pump hatch, ladder, flashing, HVAC system including 3-ton central-station air conditioner unit, fixed exhaust and intact louvers, exhaust fans, and appurtenances for the lump sum price of:	$1,277,000.00	$1,277,000.00	$876,336.24	$876,336.24	$992,487.00	$992,487.00	$987,732.00	$987,732.00	$1,187,700.00	$1,187,700.00	$1,064,251.05	$1,064,251.05
9	1	EA	Furnish and install a 4’ L x 8’ W x 8’ D cast-in-place concrete air-gap structure, steel grate, excavation, backfill, compaction, and appurtenances for the unit price of:	$59,000.00	$59,000.00	$49,631.58	$49,631.58	$35,620.00	$35,620.00	$40,000.00	$40,000.00	$34,000.00	$34,000.00	$43,650.32	$43,650.32
10	1	LS	Furnish and install site electrical including, MCC, PLC, ATS, lighting, building electrical, switches, receptacles, fixtures, instrumentation, well pump VFD, intrusion alarms, junction boxes, conduits, wiring, grounding, excavation, backfill, compaction, and appurtenances for the lump sum price of:	$1,395,000.00	$1,395,000.00	$1,269,357.52	$1,269,357.52	$1,367,769.00	$1,367,769.00	$1,200,000.00	$1,200,000.00	$843,100.00	$843,100.00	$1,215,045.30	$1,215,045.30
11	1	LS	Furnish and install 450-kw standby diesel generator including 500 gallon fuel tank, vibration isolators, insulated diesel particulate filter, exhaust piping, muffler, radiator duct, thermal insulation, supply and return piping, removable guard posts, excavation, backfill, compaction, and appurtenances for the lump sum price of:	$403,000.00	$403,000.00	$289,723.97	$289,723.97	$401,250.00	$401,250.00	$950,000.00	$950,000.00	$328,900.00	$328,900.00	$474,574.79	$474,574.79
12	1	LS	Install a sodium hypochlorite feed system with a 50 ppd capacity sodium hypochlorite pump skid, 1000 gallon HDPE double wall tank with anchors, chlorine analyzer, emergency eyewash and shower station, stainless steel sink, sample line, chemical feed line, chemical injection assembly, PVC ball valves, chemical door signs, plumbing, trenching, backfill, compaction, and appurtenances for the lump sum price of:	$185,000.00	$185,000.00	$188,362.36	$188,362.36	$211,207.00	$211,207.00	$350,000.00	$350,000.00	$147,400.00	$147,400.00	$216,393.87	$216,393.87
13	1	LS	Furnish and install ornamental tubular steel fencing including 445 LF of 8-foot tall tubular steel fence, 6-foot wide swing gate, and a 15-foot wide motorized rolling gate and gate operator for the lump sum price of:	$298,000.00	$298,000.00	$224,620.26	$224,620.26	$120,308.00	$120,308.00	$235,000.00	$235,000.00	$108,000.00	$108,000.00	$197,185.65	$197,185.65
14	1	LS	Furnish and install 4-inch and 8-inch PVC (SDR 35) drainage piping, plumbing, fittings, insertion check valve, cleanouts, coupling, trenching, backfill, compaction and appurtenances for the lump sum price of:	$55,000.00	$55,000.00	$29,712.61	$29,712.61	$28,960.00	$28,960.00	$50,000.00	$50,000.00	$96,400.00	$96,400.00	$52,014.52	$52,014.52

				Caliagua Inc		Metro Builders & Engineers Group		Environmental Construction Inc		Legion Contractors		Engineer's Estimate		Average	
Item No	Approx. Quantity	Unit	Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
15	1	LS	Furnish and install 12-inch and 10-inch ductile iron (CL 350) discharge piping, fittings, anchor blocks, flange type thrust restraint, slanting disc check valve, 12-inch magnetic flow meter, 10-inch solenoid operated diaphragm pump control valve, 10-inch surge control valve, 10-inch wafer check valve, 12-inch butterfly valves, 10-inch gate valves, 4-inch air-vacuum release well-service valve assembly, water sampling, 2-inch combination air and vacuum release valve assembly, couplings, pressure gauges and transmitters, dismantling joint, miscellaneous corporation stops, adjustable pipe supports, insulating flange assembly, trenching, backfill, compaction, and appurtenances for the lump sum price of:	$395,000.00	$395,000.00	$250,103.93	$250,103.93	$306,384.00	$306,384.00	$150,000.00	$150,000.00	$154,000.00	$154,000.00	$251,097.59	$251,097.59
16	1	LS	Furnish and install a 350-hp, 1750 rpm vertical turbine pump and motor including pre-lube assembly, 12-inch discharge head, and performance testing for the lump sum price of:	$490,000.00	$490,000.00	$490,168.82	$490,168.82	$441,672.00	$441,672.00	$450,000.00	$450,000.00	$210,900.00	$210,900.00	$416,548.16	$416,548.16
17	940	LF	Furnish and install 30-inch reinforced concrete drain, class 2, D 1200, trenching, backfill, compaction, and appurtenances for the price per linear foot of:	$950.00	$893,000.00	$972.98	$914,601.20	$535.00	$502,900.00	$133.34	$125,340.00	$315.53	$296,600.00	$581.37	$546,488.24

				Caliagua Inc		Metro Builders & Engineers Group		Environmental Construction Inc		Legion Contractors		Engineer's Estimate		Average	
Item No	Approx. Quantity	Unit	Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
18	2	EA	Furnish and install 48-inch precast concrete storm drain manhole structures per SPPWC standard plan 332-2 for the unit price of:	$32,000.00	$64,000.00	$32,415.48	$64,830.96	$14,500.00	$29,000.00	$37,800.00	$75,600.00	$15,600.00	$31,200.00	$26,463.10	$52,926.19
19	1	EA	Furnish and install junction structure for a 30-inch connection to an existing 48-inch storm drain per SPPWC standard plan 331-3 for the unit price of:	$36,000.00	$36,000.00	$53,810.03	$53,810.03	$12,300.00	$12,300.00	$2,000.00	$2,000.00	$37,600.00	$37,600.00	$28,342.01	$28,342.01
20	1	EA	Furnish and install a 30-inch connection to precast concrete air-gap structure for the unit price of:	$41,000.00	$41,000.00	$16,883.22	$16,883.22	$7,565.00	$7,565.00	$25,000.00	$25,000.00	$7,000.00	$7,000.00	$19,489.64	$19,489.64
21	930	LF	Furnish and install 12-inch and 8-inch ductile iron pipe (CL 350) including fittings, anchor blocks, pressure testing, disinfection, trench dewatering, and hot tap reconnections to existing water main, trenching, backfill, compaction, and appurtenances for the price per linear foot of (Phase 1):	$679.00	$631,470.00	$598.64	$556,735.20	$414.00	$385,020.00	$241.69	$224,775.00	$319.46	$297,100.00	$450.56	$419,020.04
22	5	EA	Furnish and install 12-inch resilient wedge ductile iron gate valves with valve box and appurtenances for the unit price of (Phase 1):	$7,500.00	$37,500.00	$7,521.86	$37,609.30	$10,656.00	$53,280.00	$22,500.00	$112,500.00	$7,600.00	$38,000.00	$11,155.57	$55,777.86
23	2	EA	Furnish and install 8-inch resilient wedge ductile iron gate valves with valve box and appurtenances for the unit price of (Phase 1):	$5,000.00	$10,000.00	$4,875.28	$9,750.56	$5,986.00	$11,972.00	$25,000.00	$50,000.00	$4,100.00	$8,200.00	$8,992.26	$17,984.51
24	1	LS	Startup and testing the site for well equipping construction for the lump sum price of:	$39,000.00	$39,000.00	$32,036.06	$32,036.06	$23,000.00	$23,000.00	$50,000.00	$50,000.00	$45,700.00	$45,700.00	$37,947.21	$37,947.21
25	1	LS	Record documents, O&M manuals and warranties in preparing the site for well equipping construction for the lump sum price of:	$2,500.00	$2,500.00	$3,398.53	$3,398.53	$3,500.00	$3,500.00	$10,000.00	$10,000.00	$37,000.00	$37,000.00	$11,279.71	$11,279.71
26	1	LS	Furnish spare parts and training for well equipping construction for the lump sum price of:	$2,500.00	$2,500.00	$6,964.69	$6,964.69	$7,100.00	$7,100.00	$25,000.00	$25,000.00	$46,600.00	$46,600.00	$17,632.94	$17,632.94
27	1	LS	Provide a Native American monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation at the Project site for 9 hours per day for the duration of ground disturbing activity for the lump sum price of:	$92,000.00	$92,000.00	$320,821.09	$320,821.09	$32,400.00	$32,400.00	$120,000.00	$120,000.00	$20,000.00	$20,000.00	$117,044.22	$117,044.22
ADDITIVE A AMOUNT - PHASE 2 - WATER MAIN CONSTRUCTION FROM EL COCO WAY TO EL MONTE DRIVE															
1	1065	LF	Furnish and install 12-inch ductile iron pipe (CL 350) including fittings, anchor blocks, pressure testing, disinfection, trench dewatering, and hot tap reconnection to existing water main, trenching, backfill, compaction, and appurtenances for the price per linear foot of (Phase 2):	$643.00	$684,795.00	$524.80	$558,912.00	$317.00	$337,605.00	$410.00	$436,650.00	$240.09	$255,700.00	$426.98	$454,732.40
2	3	EA	Furnish and install 12-inch resilient wedge ductile iron gate valves with valve box and appurtenances for the unit price of (Phase 2):	$7,700.00	$23,100.00	$8,125.47	$24,376.41	$11,440.00	$34,320.00	$15,000.00	$45,000.00	$7,600.00	$22,800.00	$9,973.09	$29,919.28

				Caliagua Inc		Metro Builders & Engineers Group		Environmental Construction Inc		Legion Contractors		Engineer's Estimate		Average	
Item No	Approx. Quantity	Unit	Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
3	1	EA	Furnish and install 8-inch resilient wedge ductile iron gate valve with valve box and appurtenances for the unit price of (Phase 2):	$10,800.00	$10,800.00	$9,750.55	$9,750.55	$11,970.00	$11,970.00	$9,000.00	$9,000.00	$4,100.00	$4,100.00	$9,124.11	$9,124.11
ADDITIVE B AMOUNT - PHASE 3 - WATER MAIN CONSTRUCTION FROM EL MONTE DRIVE TO WESTERN AVENUE															
1	1280	LF	Furnish and install 12-inch ductile iron pipe (CL 350) including fittings, anchor blocks, pressure testing, disinfection, trench dewatering, and hot tap reconnections to existing water main, trenching, backfill, compaction, and appurtenances for the price per linear foot of (Phase 3):	$648.00	$829,440.00	$514.05	$657,984.00	$307.00	$392,960.00	$410.00	$524,800.00	$235.31	$301,200.00	$422.87	$541,276.80
2	2	EA	Furnish and install 12-inch resilient wedge ductile iron gate valves with valve box and appurtenances for the unit price of (Phase 3):	$7,600.00	$15,200.00	$8,357.62	$16,715.24	$11,255.00	$22,510.00	$15,000.00	$30,000.00	$7,600.00	$15,200.00	$9,962.52	$19,925.05
			TOTAL BASE AMOUNT		**$7,218,970.00**		**$6,722,123.02**		**$6,106,147.00**		**$6,461,304.00**		**$4,894,000.00**		**$6,280,508.80**
			TOTAL ADDITIVE A AMOUNT		**$718,695.00**		**$593,038.96**		**$383,895.00**		**$490,650.00**		**$282,600.00**		**$493,775.79**
			TOTAL ADDITIVE B AMOUNT		**$844,640.00**		**$674,699.24**		**$415,470.00**		**$554,800.00**		**$316,400.00**		**$561,201.85**
									$6,905,512.00						

CONTRACT

CONTRACT

CITY OF BUENA PARK CONTRACT FOR

PEAK PARK WATER WELL – EQUIPPING AND SITE IMPROVEMENTS

"Project"

Project Number: 387
Bid Number: 2026-17

This CONTRACT ("Contract") is made and entered this 23rd day of June, 2026 ("Effective Date"), by and between the CITY OF BUENA PARK, a California municipal corporation ("City") and Environmental Construction, Inc., a California Corporation ("Contractor"). Contractor's California State Contractor's license number is 498624. The Contractor and the City are sometimes referred to herein collectively as the "Parties" and singularly as "Party."

In consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. Contract Documents. The Contract Documents consist of the following, each of which are attached hereto and incorporated herein by this reference:

A. This Contract;
B. The Notice Inviting Bids for the above-referenced project ("Project"), dated May 4, 2026;
C. The Instructions to Bidders for the Project, dated May 4, 2026;
D. Contractor's Bid for the Project, dated June 4, 2027 (including documentation accompanying the Bid and any post-Bid documentation submitted before the Notice of Award);
E. The Contractor's Bonds for the Bid and the Project;
F. The final working drawings, plans, and specifications for the Project as approved by the City, and dated May 4, 2026 ("Plans and Specifications").
G. The City of Buena Park's Standard Specifications for Public Works Projects, Latest Edition;
H. The City of Buena Park's Special Provisions for Public Works Projects, Latest Edition;
I. Any and all permits from regulatory agencies with jurisdiction issued for the Project; and
J. Any addenda or change orders for the Project approved by the City subsequent to the Effective Date of this Contract.

2. Scope of Services. Contractor shall perform all Work necessary to complete, in a good and workmanlike manner, a public works project identified in the title of this Contract above (the "Project"), as such Project and the Work to be performed by Contractor is further are described in the Contract Documents.

3. Compensation. In consideration for Contractor's performance of the Work required to complete the Project hereunder, City shall pay Contractor a total *NOT-TO-EXCEED* amount of **SIX MILLION NINE HUNDRED AND FIVE THOUSAND FIVE HUNDRED AND TWELVE DOLLARS ($6,905,512)** in accordance with the prices as submitted in the Bid ("Compensation"). The Compensation shall be the total and complete such payable by the City for any and all costs, direct or indirect, of the Contractor for provision of the Work and completion of the Project, including but not limited to general and supplementary conditions, performance and payment bonds, Contractor fee for construction, and Contractor overhead and profit, and any other items of costs, accounting, or expense relating to or arising therefrom. Compensation shall under no circumstances be increased except via a formal change order approved by the City; and only if such overruns result of additional scope from the City, as opposed to price overruns, delays, errors, or omissions.

4. Term of Contract: The Contractor agrees to complete the work to City's satisfaction within **TWO HUNDRED AND FORTY (240) WORKING DAYS** from the date of written notice to proceed. The Contractor further agrees to the assessment of liquidated damages in the amount of **TWO THOUSAND FOUR HUNDRED DOLLARS ($2,400)** for each calendar day the work remains incomplete beyond the expiration of the completion date. The City may deduct the amount thereof from any monies due or that may become due the Contractor under this Contract.

5. Incorporation by Reference. All of the following documents are attached hereto and incorporated herein by this reference: Workers' Compensation Certificate of Insurance, Additional Insured Endorsement (Comprehensive General Liability), Additional Insured Endorsement (Automobile Liability), and Additional Insured Endorsement (Excess Liability).

6. Insurance: The Contractor shall not commence work under this Contract until it has obtained all insurance required hereunder in a company or companies acceptable to City nor shall the Contractor allow any subcontractor to commence work on a subcontract until all insurance required of its subcontractor has been obtained. The Contractor shall take out and maintain at all times during the life of this contract the following policies of insurance:

A. Compensation Insurance.

1. Before beginning work, the Contractor shall furnish to the City a certificate of insurance as proof that it has taken out full compensation insurance for all persons whom the Contractor may employ directly or through subcontractors in carrying out the work specified herein, in accordance with the laws of the State of California. Such insurance shall be maintained in full force and effect during the period covered by this Contract. Further such policy of insurance shall provide that the insurer waives all rights of subrogation against City and its elected officials, officers, employees, volunteers, and agents.

2. In accordance with the provisions of Section 3700 of the California Labor Code, every Contractor shall secure the payment of compensation to his employees. Contractor, prior to commencing work, shall sign and file with the City, a certification as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self

insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract."

B. General Insurance Requirements

1. Types of Coverage. Contractor shall maintain the following insurance coverage throughout the term of this Contract, and upon request Contractor shall show City evidence of such coverage, which may include visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance. Insurance coverage shall be provided in the following form:

    a. Insurance Services Office Commercial General Liability coverage occurrence form number CG 00 01 11 85 or 88.

    b. Automobile Liability insurance with coverage at least as broad as Insurance Services Office Form Number CA 0001 06 92 covering "Any Auto" (Symbol 1).

    c. Workers Compensation insurance as required by the State of California and Employer's Liability insurance.

2. Minimum Limits of Insurance. Contractor shall maintain insurance coverage limits no less than:

    a. General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit, and shall contain specified language creating a duty to defend against any suit seeking damages.

    b. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

    c. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

C. Deductibles and Self-Insured Retentions. Any deductibles and/or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, elected officials, employees, agents, and volunteers; or, the Contractor shall provide a financial guarantee satisfactory to the City, guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions. The Contractor and City further agree as follows:

1. All insurance coverage and limits provided pursuant to this Contract shall apply to the full extent of the policies involved, available or applicable. Nothing contained in this Contract or any other agreement relating to the City or its operations limits the application of such insurance coverage. Nothing contained in this Section is to be construed as affecting or altering the legal status of the parties to this Contract.

2. Requirements of specific coverage features or limits contained in this Section are

not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only and is not intended by any party to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

3. For any claims related to this Project, the Contractor's insurance coverage shall be primary to any other similar insurance. Any insurance or self-insurance maintained by the City, its officers, employees or volunteers, shall be excess of the Contractor's insurance and shall not contribute with it.

4. The City, its officers, elected officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

5. For purposes of insurance coverage only, this Contract will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards, performance of this Contract.

6. All general or auto liability insurance coverage provided pursuant to this Contract, or any other agreements pertaining to the performance of this Contract, shall not prohibit Contractor, and Contractor's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor waives its right of subrogation against City.

7. In the event any policy of insurance required under this Contract does not comply with these requirements or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Contractor.

8. Contractor shall provide proof that policies of insurance required herein expiring during the term of this Contract have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished within 72 hours of the expiration of the coverages.

9. Any actual or alleged failure on the part of City or any other additional insured under these requirements to obtain proof of insurance required under this Contract in no way waives any right or remedy of City or any additional insured, in this or any other regard.

10. All insurance coverage shall contain a provision that prohibits cancellation, modification or lapse without thirty (30) days' prior written notice from insurer to the City. Contractor agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

11 All insurance coverage shall include a severability of interests clause substantially similar to the following: "The insurance afforded by this policy applies separately

to each insured against whom a claim or suit is made or suit is brought, except with respect to the limit of the insurer's liability."

12. All insurance coverage shall contain a clause substantially in the following words: *"It is hereby understood and agreed that this policy shall not be canceled nor materially changed except upon thirty (30) days' prior written notice to the City of Buena Park of such cancellation or material change as evidence by a return receipt for a registered letter."*

13. All insurance coverage shall cover the operations of the Contractor pursuant to the terms of this Contract.

14. Contractor agrees to provide immediate notice to City of any claim or loss against Contractor that includes City as a defendant. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

15. In the event of any loss that is not insured due to the failure of Contractor to comply with these requirements, Contractor agrees to be personally responsible for any and all losses, claims, suits, damages, defense obligations and liability of any kind attributed to City, or City's employees, or any of the additional insureds as a result of such failure.

16. Coverage will not be limited to the specific location or individual or entity designated as the address of the Project.

17. Contractor agrees not to attempt to avoid its defense and indemnity obligations to City and its employees, agents, officials and servants by using as a defense Contractor's statutory immunity under workers' compensation and similar statutes.

18. Contractor agrees to require all parties or subcontractors, including architects or others, with which it enters into contracts or hires pursuant to or related in any way with the performance of this Contract, to provide insurance covering the operations contracted for and naming as additional insureds all parties to this Contract. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided as required here. Contractor agrees that no contract, standard form or otherwise, used by any party in any way connected with this Contract, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this or any other agreement.

E. Acceptability of Insurers. Coverage shall be written by insurers with a current A.M. Best's rating of no less than "A:VIII," and be admitted to conduct business in the State of California by the Department of Insurance.

F. Verification of Coverage. Contractor shall furnish the City with evidence of the insurance required by this Section, satisfactory to City, consisting of original certificates of insurance and amendatory endorsements, and an additional insured endorsement at least as broad as Insurance Services Office form CG 20 10 11 85. The endorsements should be on forms provided by the City or on other than the City's forms or a separate owner’s policy, provided those forms or policies are approved by the City, and amended to conform to the City's requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require

complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time. Contractor agrees to provide complete certified copies of policies to City within 10 days of City's request for said copies.

G. Subcontractors. Contractor shall include all subcontractors or any other party involved in the Project by Contractor as insured under its policies or shall require subcontractors or any other party involved in the Project by Contractor to carry the same insurance as required herein. Contractor agrees to obtain certificates evidencing such coverage and make reasonable efforts to ensure that such coverage is provided as required here. Contractor agrees to require that no contract used by any subcontractor, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this Contract. Contractor agrees that upon request, all agreements with subcontractors or others with whom Contractor contracts with on behalf of City and all certificates of insurance obtained in compliance with this paragraph will be submitted to City or review. Failure of City to request copies of such documents will not impose and liability on City, or its employees.

7. Indemnitifcation.

A. Contractor and City agree that City, its employees, officers, agents and elected officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys fees, litigation costs, defense costs, court costs or any other cost arising out of or in any way related to the performance of this Contract. Contractor acknowledges that CITY would not have entered into this Contract in the absence of the commitment of Contractor to indemnify and protect City as set forth here.

B. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its elected officials, employees, agents, volunteers and officers ("Indemnitees"), from any and all liabilities, claims, suits, actions, arbitration proceedings, administrative proceedings, stop notices, regulatory proceedings, losses, expenses or costs of any kind, actual attorneys fees incurred by City, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of, arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the Contractor's performance of this Contract. All obligations under this provision are to be paid by Contractor as they are incurred by the City.

C. Without affecting the rights of City under any provision of this Contract or this section, Contractor shall not be required to indemnify and hold harmless City as set forth above for liability attributable to the sole fault of City, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction. This exception will apply only in instances where the City is shown to have been solely at fault and not in instances where Contractor is solely or partially at fault or in instances where City 's fault accounts for only a percentage of the liability involved. In those instances, the obligation of Contractor will be all-inclusive and City will be indemnified for all liability incurred, even though a percentage of the liability is attributable to the conduct of the City.

D. Contractor acknowledges that its obligation pursuant to this section extends to liability attributable to City, if that liability is other than the sole fault of City. Contractor has no obligation under this Contract for liability proven in a court of competent jurisdiction or by

written agreement between the parties to be the sole fault of City.

E. The obligations of Contractor under this or any other provision of this Contract will not be limited by the provisions of any workers' compensation act or similar act. Contractor expressly waives its statutory immunity under such statutes or laws as to the Indemnitees. The Contractor's indemnity obligation set forth in this section shall not be limited by the limits of any policies of insurance required or provided by the Contractor pursuant to this Contract.

8. Antitrust Claims. In entering into this Contract, Contractor offers and agrees to assign to City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Business and Professions Code Section 16700 *et seq*.) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time City tenders final payment to Contractor without further acknowledgment by the parties.

9. Prevailing Wages. City and Contractor acknowledge that the Project is a public work to which prevailing wages apply.

10. Community Workforce Agreement. The City and contractor acknowledge that the project is covered by a Community Workforce Agreement between the City and the Los Angeles/Orange Counties Building and Construction Trades Council and the Signatory Craft Councils and Local Unions (the "CWA"). Contractor agrees to abide by the terms and conditions of the CWA.

11. Titles. The titles used in this Contract are for convenience only and shall in no way define, limit or describe the scope or intent of this Contract or any part of it.

12. Authority. Any person executing this Contract on behalf of Contractor warrants and represents that he or she has the power and authority to execute this Contract on behalf of Contractor and has the power and authority to bind Contractor to the performance of its obligations hereunder.

13. Entire Agreement; Modification. This Contract, including the Contract Documents and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between City and Contractor. Each Party to this Contract acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein. This Contract supersedes all prior oral or written negotiations, representations or agreements. This Contract may not be modified or amended, nor any provision or breach waived, except in a writing signed by both parties that expressly refers to this Contract.

14. Exhibits; Precedence. All documents referenced as exhibits in this Contract are hereby incorporated into this Contract by this reference. In the event of any inconsistency between the express provisions of this Contract and any provision of an exhibit, the provisions of this Contract, then the City's invitation for bids, if any, shall prevail.

15. Counterparts. This Contract may be executed in counterpart originals, duplicate originals, or both, each of which is deemed to be an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed the Contract the day and year first above written.

CITY OF BUENA PARK

By: _____
City Manager

ATTEST:

By: _____
City Clerk

Dated: _____
(For City Clerk)

APPROVED AS TO FORM:

By: _____
City Attorney

_____
("CONTRACTOR")

By: _____

By: _____

Bond No. _____

PAYMENT BOND
(LABOR AND MATERIALS)

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Buena Park ("Public Agency"), State of California, has awarded to _____

_____

_____("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

PEAK PARK WATER WELL - EQUIPPING AND SITE IMPROVEMENTS

(Project Name)

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of the Work, to file a good and sufficient payment Bond with the Public Agency to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____

(Name and address of Surety)

("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Public Agency and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of _____

Dollars ($_____), and not less than 100% of total contract amount. Lawful money of the United States of America, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Public Agency in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code

Section 1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or the plans and Specifications accompanying the same shall in any manner affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its	Its
By: _____	By: _____
Its	Its
(Seal)	*(Seal)*

Note: *This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached.* *DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT.* Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

Bond No. _____

FAITHFUL PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Buena Park ("Public Agency"), has awarded to _____

_____ ("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

PEAK PARK WATER WELL - EQUIPPING AND SITE IMPROVEMENTS
(Project name)

which is hereby referred to and made a part hereof; and

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____,

(Name and address of Surety)

("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Public Agency in the penal sum of _____

_____

Dollars ($_____), this amount being not less than 100% of the total Contract Price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Public Agency, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Public Agency in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or of the Work to be performed thereunder or the plans and specifications accompanying the same shall in anywise affect its obligations under

this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the specifications. Surety hereby waives the provisions of California Civil Code Sections 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its	Its
By: _____	By: _____
Its	Its
(Seal)	*(Seal)*

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

WORKER'S COMPENSATION
CERTIFICATE OF INSURANCE

WHEREAS, the City of Buena Park ("City") has required certain insurance to be provided by:

_____

NOW THEREFORE, the undersigned insurance company does hereby certify that it has issued the policy or policies described below to the following named insureds and that the same are in force at this time:

This certificate is issued to:

City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

The insureds under such policy or policies are:

_____

Workers' Compensation Policy or Policies in a form approved by the Insurance Commissioner of California covering all operations of the named insureds as follows:

Policy Number	Effective Date	Expiration Date
_____	_____	_____
_____	_____	_____
_____	_____	_____

_____

_____

_____

By: _____
Its Authorized Representative

PROGRESS PAYMENT SIGNATURE AUTHENTICATION

All company billings submitted for payment shall have the signature of an official of the company authorized to sign a bill and/or collect a check from the City, either on the invoice or an attached cover letter.

The following personnel of _____

_____
(Contractor)

are authorized to sign bills and/or receive checks.

NAME	TITLE	SIGNATURE

Any subsequent changes to supersede this signature list must be requested in writing and accompanied by a facsimile of this form to be complete in its entirety.

By: _____
(name and title)

For: _____
(Bidder)

ADDITIONAL INSURED ENDORSEMENT
COMPREHENSIVE GENERAL LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Buena Park ("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereof. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Contractual Liability
□ Owners/Landlords/Tenants
□ Manufacturers/Contractors
□ Products/Completed Operations
□ Broad Form Property Damage
□ Extended Bodily Injury
□ Broad Form Comprehensive General Liability Endorsement
□ Explosion Hazard
□ Collapse Hazard
□ Underground Property Damage
□ Pollution Liability
□ Liquor Liability
□ _____
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____*if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____*(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20____

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
AUTOMOBILE LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Buena Park ("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Any Automobiles
□ All Owned Automobiles
□ Non-owned Automobiles
□ Hired Automobiles
□ Scheduled Automobiles
□ Garage Coverage
□ Truckers Coverage
□ Motor Carrier Act
□ Bus Regulatory Reform Act
□ Public Livery Coverage
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____applies to all coverage(s) except:_____*(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____*(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20___

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
EXCESS LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Buena Park("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought, except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

□ Following Form
□ Umbrella Liability
□_____

11. Applicable underlying coverages:

INSURANCE COMPANY	POLICY NUMBER	AMOUNT

12. The following inclusions, exclusions, extensions or specific provisions relate to the above coverages:

13. A □ deductible or □ self-insured retention *(check one)* of $_____ _____applies to all coverage(s) except: _____ _____*(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

14. This is an □ occurrence or □ claims made policy *(check one)*.

15. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____*(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20____

_____

Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted

Telephone No.: (_____) _____

June 23, 2026
NEW BUSINESS
Item No. 5D.

City Council Agenda Report

RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND APPROVAL OF A CONTRACT WITH R.J. NOBLE COMPANY FOR THE KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD) AND 8TH STREET REHABILITATION PROJECT

PREPARED BY	PRESENTED BY
Jaden Miller, Principal Engineer	Jaden Miller, Principal Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a resolution approving the plans and specifications for the Knott Avenue (Lincoln Avenue to Artesia Boulevard) and 8th Street Rehabilitation Project; 2) Award a contract to R.J. Noble Company in the amount of $4,779,240; 3) Authorize contingency funds in the amount of $480,000 in the same purchase order; 4) Authorize construction engineering in the amount of $150,000; 5) Authorize a purchase order for the Solis Group in the amount of $11,760 for administration of the Community Workforce Agreement (CWA); 6) Authorize contingency funds in the amount of $1,500 for CWA administration; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and 8) Authorize the City Manager and City Clerk to execute the contract.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

In accordance with the City's Pavement Management Plan (PMP), Knott Avenue and 8th Street were identified for rehabilitation in FY 2025-26 to preserve roadway infrastructure, improve safety, and extend pavement life. The PMP serves as a strategic tool to evaluate roadway conditions citywide and prioritize improvements that maximize the useful life of the City's pavement network. Pavement rehabilitation addresses surface deterioration, such as cracks, potholes, and wear, before more extensive and costly repairs become necessary. Timely rehabilitation helps preserve roadway infrastructure, improve safety and ride quality for motorists, cyclists, and pedestrians, reduce long-term maintenance costs, and extend the service life of the pavement.

The project site is located on Knott Avenue between Lincoln Avenue and Artesia Boulevard, and along 8th Street, west of Knott Avenue, spanning approximately three (3) miles in total. The proposed improvements include asphalt pavement rehabilitation; removal and replacement of damaged curb and gutter, cross gutters, and curb ramps that do not meet current ADA standards; and, utility adjustments. Additional enhancements include replacing existing turf medians with California-friendly landscaping, installing new signing and striping, and installing additional traffic control signage in accordance with the CA MUTCD.

The project was first advertised for competitive bids on May 14, 2026, and five (5) bids were received and publicly opened on June 8, 2026. Bid amounts ranged from $4,779,240 to $5,727,000. The engineer's estimate for this project was approximately $4,991,000. The lowest, responsible bid submitted by R.J. Noble Company of Orange, California was in the amount of $4,779,240. R.J. Noble Company possesses the required contractor's license to complete the project and has successfully completed similar pavement projects for the cities of San Juan Capistrano, Garden Grove, and Newport Beach as well as other Buena Park projects, including the Altura Boulevard Pavement Rehabilitation, and the 2020-2021 and 2023-2024 Annual Pavement Rehabilitation projects.

Staff recommends awarding a contract to R.J. Noble Company in the amount of $4,779,240, approving contingency funds in the amount of $480,000, construction engineering funds in the amount of $150,000, and CWA services in the amount of $13,260, for a total project amount of $5,422,500.

Construction is anticipated to begin in August 2026 and be completed by January 2027.

BUDGET IMPACT

Total project costs are shown below with the following breakdown:

Construction Contract:	$4,779,240
Construction Contingency:	$480,000
Construction Engineering:	$150,000
CWA Administration Services:	$ 11,760
CWA Contingency:	$ 1,500
Total Project Cost:	$5,422,500

The project is included in the City's Capital Improvement Program (CIP) and is funded through Measure R and Measure M2 funds in the Knott Avenue Rehab budget (Account No. 24-9806-590185). There are sufficient funds in the project account to fully fund and complete the project.

Attachments

Att. 1 of 3 - Resolution - Knott Ave & 8th St.pdf
Att. 2 of 3 - Bid Summary and Results.pdf
Att. 3 of 3 - PW Contract - Knott Ave & 8th St.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVING PLANS AND SPECIFICATIONS FOR THE **KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD) AND 8TH STREET REHABILITATION PROJECT** IN SAID CITY.

WHEREAS, it is the intention of the City of Buena Park to construct certain improvements in the City; and

WHEREAS, the City Engineer has prepared specifications and plans for the construction of certain improvement(s).

NOW, THEREFORE, BE IT RESOLVED that the specifications and plans presented by the City be and are hereby approved as the specifications and plans for:

KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD)
AND 8TH STREET REHABILITATION PROJECT

PASSED AND ADOPTED this 23rd day of June 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this 23rd day of June 2026.

_____
City Clerk

CITY OF BUENA PARK

KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD)
AND 8TH STREET REHABILITATION PROJECT

BID SUMMARY

Project No. 520 and Bid No. 2026-14
Bid Opening: 6/8/26 - 2:00 P.M.

	Company Name	Total Bid Amount
1	All American Asphalt	$5,064,664.00
2	Excel Paving	$5,678,543.36
3	Hardy & Harper, Inc.	$4,850,000.00
4	Onyx Paving Company, Inc.	$5,727,000.00
5	R.J. Noble Company	$4,779,240.00

CITY OF BUENA PARK

KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD) AND 8TH STREET REHABILITATION PROJECT

BID RESULTS

Project No. 520 and Bid No. 2026-14

Bid Opening: 6/8/26 - 2:00 P.M.

Schedule of Work Items				All American Asphalt		Excel Paving		Hardy & Harper, Inc.		Onyx Paving Company, Inc.		R.J. Noble Company		Contractor's Average		Engineer's Estimate	
Item No.	**Est. Qty**	**Unit**	**Description**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**
1	1	LS	Mobilization and Demobilization.	$150,000.00	$150,000.00	$536,897.00	$536,897.00	$200,134.00	$200,134.00	$170,268.60	$170,268.60	$258,000.00	$258,000.00	$263,059.92	$263,059.92	$214,958.00	$214,958.00
2	1	LS	Traffic Control.	$459,784.64	$459,784.64	$459,000.00	$459,000.00	$450,000.00	$450,000.00	$460,000.00	$460,000.00	$120,000.00	$120,000.00	$389,756.93	$389,756.93	$400,000.00	$400,000.00
3	1	LS	Construction Project Information Signs.	$3,200.00	$3,200.00	$2,000.00	$2,000.00	$3,000.00	$3,000.00	$4,500.00	$4,500.00	$2,500.00	$2,500.00	$3,040.00	$3,040.00	$5,000.00	$5,000.00
4	1	LS	Water Pollution Control Program BMP's.	$8,000.00	$8,000.00	$14,000.00	$14,000.00	$25,000.00	$25,000.00	$18,000.00	$18,000.00	$15,000.00	$15,000.00	$16,000.00	$16,000.00	$12,000.00	$12,000.00
5	1	LS	Construction Staking.	$30,000.00	$30,000.00	$31,000.00	$31,000.00	$30,000.00	$30,000.00	$32,000.00	$32,000.00	$32,000.00	$32,000.00	$31,000.00	$31,000.00	$60,000.00	$60,000.00
6	663694	SF	Cold Mill 2-inch AC Pavment.	$0.35	$232,292.90	$0.29	$192,471.26	$0.30	$199,108.20	$0.52	$345,120.88	$0.34	$225,655.96	$0.36	$238,929.84	$0.40	$265,477.60
7	97538	SF	Cold Plan Existing Asphalt Concrete Pavement to a Uniform Depth of 0.17' (2").	$0.35	$34,138.30	$0.33	$32,187.54	$0.30	$29,261.40	$0.60	$58,522.80	$0.36	$35,113.68	$0.39	$37,844.74	$0.40	$39,015.20
8	362772	SF	Cold Mill 3-inch AC Pavment.	$0.53	$192,269.16	$0.48	$174,130.56	$0.45	$163,247.40	$0.76	$275,706.72	$0.38	$137,853.36	$0.52	$188,641.44	$0.55	$199,524.60
9	1544	SF	Remove A.C., A.B., and Subgrade to a Depth of 12 1/2 Inches Prior to Cold Milling/Overlay and Construct New 7-Inch Thick A.C. Pavement Over 5.5-Inch A.B. Over 12-Inch Compacted Base.	$17.00	$26,248.00	$24.00	$37,056.00	$27.00	$41,688.00	$22.50	$34,740.00	$20.00	$30,880.00	$22.10	$34,122.40	$30.00	$46,320.00
10	68	SF	Remove A.C., A.B., and Subgrade to a Depth of 15 Inches Prior to Cold Milling/Overlay and Construct New 7-Inch Thick A.C. Pavement Over 8-Inch A.B. Over 12-Inch Compacted Base.	$17.00	$1,156.00	$28.00	$1,904.00	$27.00	$1,836.00	$26.00	$1,768.00	$23.00	$1,564.00	$24.20	$1,645.60	$50.00	$3,400.00
11	400	SF	Remove A.C., A.B., and Subgrade to a Depth of 16 Inches Prior to Cold Milling/Overlay and Construct New 7-Inch Thick A.C. Pavement Over 9-Inch A.B. Over 12-Inch Compacted Base.	$17.00	$6,800.00	$31.00	$12,400.00	$27.00	$10,800.00	$30.00	$12,000.00	$27.00	$10,800.00	$26.40	$10,560.00	$45.00	$18,000.00
12	693	SF	Remove A.C., A.B., and Subgrade to a Depth of 17 Inches Prior to Cold Milling/Overlay and Construct New 7-Inch Thick A.C. Pavement Over 10-Inch A.B. Over 12-Inch Compacted Base.	$17.00	$11,781.00	$32.00	$22,176.00	$27.00	$18,711.00	$31.00	$21,483.00	$30.00	$20,790.00	$27.40	$18,988.20	$40.00	$27,720.00
13	1	LS	Remove Existing Curb at Raised Median. Salvage Pavers in Good Condition and Reinstall to Match the Existing Pattern. Replace any Damaged Pavers in Kind.	$231,000.00	$231,000.00	$92,000.00	$92,000.00	$40,000.00	$40,000.00	$298,000.00	$298,000.00	$75,000.00	$75,000.00	$147,200.00	$147,200.00	$55,000.00	$55,000.00
14	8293	TON	Construct New 2-Inch Thick Ashpalt Concrete Finish Course.	$126.00	$1,044,918.00	$128.00	$1,061,504.00	$128.00	$1,061,504.00	$136.00	$1,127,848.00	$132.00	$1,094,676.00	$130.00	$1,078,090.00	$135.00	$1,119,555.00
15	1219	TON	Construct 0.17' (2") Hot Mix Asphalt (HMA) Overlay Using Type A Mix.	$115.00	$140,185.00	$152.00	$185,288.00	$128.00	$156,032.00	$124.00	$151,156.00	$125.00	$152,375.00	$128.80	$157,007.20	$135.00	$164,565.00
16	6666	TON	Construct New 3-Inch Thick Ashpalt Concrete Finish Course.	$126.00	$839,916.00	$134.00	$893,244.00	$128.00	$853,248.00	$136.00	$906,576.00	$132.00	$879,912.00	$131.20	$874,579.20	$165.00	$1,099,890.00
17	6	EA	Remove Existing ADA Ramp and Construct Curb Ramp per OCPW Std. Plan 1115, Type 1. All work is inclusive BCR to ECR and includes Asphalt Paving, Detectable Warning Surface, Curb & Gutter, Cross Gutter, Ramp & Sidewalk, and Transition Sidewalk Panels as Required for ADA Compliance; in Addition includes Saw Cutting, Full Depth Removal of AC & Base Material and Construction of Slot AC Pavement.	$10,400.00	$62,400.00	$20,000.00	$120,000.00	$9,600.00	$57,600.00	$8,500.00	$51,000.00	$10,500.00	$63,000.00	$11,800.00	$70,800.00	$7,000.00	$42,000.00
18	5	EA	Remove Existing ADA Ramp and Construct Curb Ramp per OCPW Std. Plan 1115, Type 4. All work is inclusive BCR to ECR and includes Asphalt Paving, Detectable Warning Surface, Curb & Gutter, Cross Gutter, Ramp & Sidewalk, and Transition Sidewalk Panels as Required for ADA Compliance; in Addition inclused Saw Cutting, Full Depth Removal of AC & Base Material and Construction of Slot AC Pavement.	$10,400.00	$52,000.00	$20,000.00	$100,000.00	$9,600.00	$48,000.00	$8,500.00	$42,500.00	$10,500.00	$52,500.00	$11,800.00	$59,000.00	$7,000.00	$35,000.00
19	21	EA	Adjust Existing Manhole to Grade per Bid Documents and per OCPW STD Plan 1509.	$2,200.00	$46,200.00	$2,000.00	$42,000.00	$1,300.00	$27,300.00	$1,500.00	$31,500.00	$1,200.00	$25,200.00	$1,640.00	$34,440.00	$1,700.00	$35,700.00
20	123	EA	Adjust Existing Valve To Grade per Bid Documents and per OCPW STD Plan 1509.	$1,300.00	$159,900.00	$1,300.00	$159,900.00	$1,300.00	$159,900.00	$1,000.00	$123,000.00	$1,200.00	$147,600.00	$1,220.00	$150,060.00	$1,300.00	$159,900.00
21	19	EA	Adjust OC SAN Manholes to Grade per OC San Standard Plans S-050A, S-055, & S-055A.	$2,200.00	$41,800.00	$4,000.00	$76,000.00	$3,000.00	$57,000.00	$1,700.00	$32,300.00	$3,200.00	$60,800.00	$2,820.00	$53,580.00	$5,000.00	$95,000.00
22	27	EA	Remove Existing Manhole Cover, Furnish and Install New Composite Sanitary Sewer Manhole Frame and Cover per Specification and Adjust to Final Grade per OCPW STD Plan 1509.	$3,400.00	$91,800.00	$3,200.00	$86,400.00	$2,700.00	$72,900.00	$1,700.00	$45,900.00	$2,200.00	$59,400.00	$2,640.00	$71,280.00	$2,600.00	$70,200.00
23	460	SF	Remove Existing Slotted Gutter and Construct New Concrete Cross Gutter (No Slots) per OCPW STD 122-2-OC and Detail on Sheet 4.	$30.00	$13,800.00	$42.00	$19,320.00	$33.00	$15,180.00	$32.00	$14,720.00	$32.00	$14,720.00	$33.80	$15,548.00	$40.00	$18,400.00
24	4	EA	Reset Benchmark/Survey Monument. Flush with Finish Grade.	$3,000.00	$12,000.00	$800.00	$3,200.00	$1,000.00	$4,000.00	$800.00	$3,200.00	$2,000.00	$8,000.00	$1,520.00	$6,080.00	$1,000.00	$4,000.00
25	17	EA	Adjust Existing AT&T Manhole to Grade per Bid Documents and per OCPW STD Plan 1509.	$2,200.00	$37,400.00	$2,500.00	$42,500.00	$1,300.00	$22,100.00	$1,700.00	$28,900.00	$1,200.00	$20,400.00	$1,780.00	$30,260.00	$1,700.00	$28,900.00
26	7	EA	Adjust Existing MFN Manhole to Grade per Bid Documents and per OCPW STD Plan 1509.	$2,200.00	$15,400.00	$2,500.00	$17,500.00	$1,300.00	$9,100.00	$1,700.00	$11,900.00	$1,200.00	$8,400.00	$1,780.00	$12,460.00	$1,700.00	$11,900.00
27	4375	LF	Construct Median with 6-Inch Curb per City of Buena Park STD Plan 201.	$49.00	$214,375.00	$87.00	$380,625.00	$42.00	$183,750.00	$42.00	$183,750.00	$70.00	$306,250.00	$58.00	$253,750.00	$85.00	$371,875.00
28	18	EA	Remove and Dispose Existing Traffic Loops per Street Improvement Plans.	$200.00	$3,600.00	$100.00	$1,800.00	$200.00	$3,600.00	$500.00	$9,000.00	$25.00	$450.00	$205.00	$3,690.00	$100.00	$1,800.00
29	1	LS	Install Signing and Striping per Plan and Remove Conflicting Striping or Markings by Wet Sandblasting Process.	$336,000.00	$336,000.00	$243,000.00	$243,000.00	$300,000.00	$300,000.00	$482,000.00	$482,000.00	$250,000.00	$250,000.00	$322,200.00	$322,200.00	$30,000.00	$30,000.00
30	64	EA	Install Type D Traffic Loops per Plan.	$500.00	$32,000.00	$500.00	$32,000.00	$500.00	$32,000.00	$470.00	$30,080.00	$450.00	$28,800.00	$484.00	$30,976.00	$500.00	$32,000.00
31	148	EA	Install Type E Traffic Loops per Plan.	$475.00	$70,300.00	$480.00	$71,040.00	$500.00	$74,000.00	$470.00	$69,560.00	$450.00	$66,600.00	$475.00	$70,300.00	$500.00	$74,000.00
32	1	LS	Install Landscape & Irrigation.	$464,000.00	$464,000.00	$536,000.00	$536,000.00	$500,000.00	$500,000.00	$650,000.00	$650,000.00	$575,000.00	$575,000.00	$545,000.00	$545,000.00	$250,000.00	$250,000.00
			PROJECT TOTAL:		**$5,064,664.00**		**$5,678,543.36**		**$4,850,000.00**		**$5,727,000.00**		**$4,779,240.00**		**$5,219,889.47**		**$4,991,100.40**

Revised: 6/9/2026

CONTRACT

CONTRACT

CITY OF BUENA PARK CONTRACT FOR

KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD)
AND 8TH STREET REHABILITATION
"Project"

Project Number: 520
Bid Number: 2026-14

This CONTRACT ("Contract") is made and entered this 23rd day of June, 2026 ("Effective Date"), by and between the CITY OF BUENA PARK, a California municipal corporation ("City") and R.J. Noble Company, a California Corporation ("Contractor"). Contractor's California State Contractor's license number is 782908. The Contractor and the City are sometimes referred to herein collectively as the "Parties" and singularly as "Party."

In consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. Contract Documents. The Contract Documents consist of the following, each of which are attached hereto and incorporated herein by this reference:

A. This Contract;
B. The Notice Inviting Bids for the above-referenced project ("Project"), dated May 14, 2026;
C. The Instructions to Bidders for the Project, dated May 14, 2026;
D. Contractor's Bid for the Project, dated June 8, 2026 (including documentation accompanying the Bid and any post-Bid documentation submitted before the Notice of Award);
E. The Contractor's Bonds for the Bid and the Project;
F. The final working drawings, plans, and specifications for the Project as approved by the City, and dated May 13, 2026 ("Plans and Specifications").
G. The City of Buena Park's Standard Specifications for Public Works Projects, Latest Edition;
H. The City of Buena Park's Special Provisions for Public Works Projects, Latest Edition;
I. Any and all permits from regulatory agencies with jurisdiction issued for the Project; and
J. Any addenda or change orders for the Project approved by the City subsequent to the Effective Date of this Contract.

2. Scope of Services. Contractor shall perform all Work necessary to complete, in a good and workmanlike manner, a public works project identified in the title of this Contract above (the "Project"), as such Project and the Work to be performed by Contractor is further are described in the Contract Documents.

3. Compensation. In consideration for Contractor's performance of the Work required to complete the Project hereunder, City shall pay Contractor a total *NOT-TO-EXCEED* amount of

Four Million Seven Hundred Seventy-Nine Thousand Two Hundred Forty Dollars ($4,779,240.00) in accordance with the prices as submitted in the Bid ("Compensation"). The Compensation shall be the total and complete such payable by the City for any and all costs, direct or indirect, of the Contractor for provision of the Work and completion of the Project, including but not limited to general and supplementary conditions, performance and payment bonds, Contractor fee for construction, and Contractor overhead and profit, and any other items of costs, accounting, or expense relating to or arising therefrom. Compensation shall under no circumstances be increased except via a formal change order approved by the City; and only if such overruns result of additional scope from the City, as opposed to price overruns, delays, errors, or omissions.

4. Term of Contract: The Contractor agrees to complete the work to City's satisfaction within **NINETY (90) WORKING DAYS** from the date of written notice to proceed. The Contractor further agrees to the assessment of liquidated damages in the amount of **ONE THOUSAND DOLLARS ($1,000)** for each calendar day the work remains incomplete beyond the expiration of the completion date. The City may deduct the amount thereof from any monies due or that may become due the Contractor under this Contract.

5. Incorporation by Reference. All of the following documents are attached hereto and incorporated herein by this reference: Workers' Compensation Certificate of Insurance, Additional Insured Endorsement (Comprehensive General Liability), Additional Insured Endorsement (Automobile Liability), and Additional Insured Endorsement (Excess Liability).

6. Insurance: The Contractor shall not commence work under this Contract until it has obtained all insurance required hereunder in a company or companies acceptable to City nor shall the Contractor allow any subcontractor to commence work on a subcontract until all insurance required of its subcontractor has been obtained. The Contractor shall take out and maintain at all times during the life of this contract the following policies of insurance:

A. Compensation Insurance.

1. Before beginning work, the Contractor shall furnish to the City a certificate of insurance as proof that it has taken out full compensation insurance for all persons whom the Contractor may employ directly or through subcontractors in carrying out the work specified herein, in accordance with the laws of the State of California. Such insurance shall be maintained in full force and effect during the period covered by this Contract. Further such policy of insurance shall provide that the insurer waives all rights of subrogation against City and its elected officials, officers, employees, volunteers, and agents.

2. In accordance with the provisions of Section 3700 of the California Labor Code, every Contractor shall secure the payment of compensation to his employees. Contractor, prior to commencing work, shall sign and file with the City, a certification as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract."

B. General Insurance Requirements.

1. Types of Coverage. Contractor shall maintain the following insurance coverage throughout the term of this Contract, and upon request Contractor shall show City evidence of such coverage, which may include visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance. Insurance coverage shall be provided in the following form:

   a. Insurance Services Office Commercial General Liability coverage occurrence form number CG 00 01 11 85 or 88.

   b. Automobile Liability insurance with coverage at least as broad as Insurance Services Office Form Number CA 0001 06 92 covering “Any Auto” (Symbol 1).

   c. Workers Compensation insurance as required by the State of California and Employer's Liability insurance.

2. Minimum Limits of Insurance. Contractor shall maintain insurance coverage limits no less than:

   a. General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit, and shall contain specified language creating a duty to defend against any suit seeking damages.

   b. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

   c. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

C. Deductibles and Self-Insured Retentions. Any deductibles and/or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, elected officials, employees, agents, and volunteers; or, the Contractor shall provide a financial guarantee satisfactory to the City, guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions. The Contractor and City further agree as follows:

1. All insurance coverage and limits provided pursuant to this Contract shall apply to the full extent of the policies involved, available or applicable. Nothing contained in this Contract or any other agreement relating to the City or its operations limits the application of such insurance coverage. Nothing contained in this Section is to be construed as affecting or altering the legal status of the parties to this Contract.

2. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only and is not intended by any party to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

3. For any claims related to this Project, the Contractor's insurance coverage shall be primary to any other similar insurance. Any insurance or self-insurance maintained

by the City, its officers, employees or volunteers, shall be excess of the Contractor's insurance and shall not contribute with it.

4. The City, its officers, elected officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

5. For purposes of insurance coverage only, this Contract will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards, performance of this Contract.

6. All general or auto liability insurance coverage provided pursuant to this Contract, or any other agreements pertaining to the performance of this Contract, shall not prohibit Contractor, and Contractor's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor waives its right of subrogation against City.

7. In the event any policy of insurance required under this Contract does not comply with these requirements or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Contractor.

8. Contractor shall provide proof that policies of insurance required herein expiring during the term of this Contract have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished within 72 hours of the expiration of the coverages.

9. Any actual or alleged failure on the part of City or any other additional insured under these requirements to obtain proof of insurance required under this Contract in no way waives any right or remedy of City or any additional insured, in this or any other regard.

10. All insurance coverage shall contain a provision that prohibits cancellation, modification or lapse without thirty (30) days' prior written notice from insurer to the City. Contractor agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

11 All insurance coverage shall include a severability of interests clause substantially similar to the following: "The insurance afforded by this policy applies separately to each insured against whom a claim or suit is made or suit is brought, except with respect to the limit of the insurer's liability."

12. All insurance coverage shall contain a clause substantially in the following words: *"It is hereby understood and agreed that this policy shall not be canceled nor materially changed except upon thirty (30) days' prior written notice to the City of Buena Park of such cancellation or material change as evidence by a return receipt for a registered letter."*

13. All insurance coverage shall cover the operations of the Contractor pursuant to the terms of this Contract.

14. Contractor agrees to provide immediate notice to City of any claim or loss against Contractor that includes City as a defendant. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

15. In the event of any loss that is not insured due to the failure of Contractor to comply with these requirements, Contractor agrees to be personally responsible for any and all losses, claims, suits, damages, defense obligations and liability of any kind attributed to City, or City's employees, or any of the additional insureds as a result of such failure.

16. Coverage will not be limited to the specific location or individual or entity designated as the address of the Project.

17. Contractor agrees not to attempt to avoid its defense and indemnity obligations to City and its employees, agents, officials and servants by using as a defense Contractor's statutory immunity under workers' compensation and similar statutes.

18. Contractor agrees to require all parties or subcontractors, including architects or others, with which it enters into contracts or hires pursuant to or related in any way with the performance of this Contract, to provide insurance covering the operations contracted for and naming as additional insureds all parties to this Contract. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided as required here. Contractor agrees that no contract, standard form or otherwise, used by any party in any way connected with this Contract, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this or any other agreement.

E. Acceptability of Insurers. Coverage shall be written by insurers with a current A.M. Best's rating of no less than "A:VIII," and be admitted to conduct business in the State of California by the Department of Insurance.

F. Verification of Coverage. Contractor shall furnish the City with evidence of the insurance required by this Section, satisfactory to City, consisting of original certificates of insurance and amendatory endorsements, and an additional insured endorsement at least as broad as Insurance Services Office form CG 20 10 11 85. The endorsements should be on forms provided by the City or on other than the City's forms or a separate owner's policy, provided those forms or policies are approved by the City, and amended to conform to the City's requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time. Contractor agrees to provide complete certified copies of policies to City within 10 days of City's request for said copies.

G. Subcontractors. Contractor shall include all subcontractors or any other party involved in the Project by Contractor as insured under its policies or shall require subcontractors or any other party involved in the Project by Contractor to carry the same insurance as

required herein. Contractor agrees to obtain certificates evidencing such coverage and make reasonable efforts to ensure that such coverage is provided as required here. Contractor agrees to require that no contract used by any subcontractor, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this Contract. Contractor agrees that upon request, all agreements with subcontractors or others with whom Contractor contracts with on behalf of City and all certificates of insurance obtained in compliance with this paragraph will be submitted to City or review. Failure of City to request copies of such documents will not impose and liability on City, or its employees.

7. Indemnitifcation.

A. Contractor and City agree that City, its employees, officers, agents and elected officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys fees, litigation costs, defense costs, court costs or any other cost arising out of or in any way related to the performance of this Contract. Contractor acknowledges that CITY would not have entered into this Contract in the absence of the commitment of Contractor to indemnify and protect City as set forth here.

B. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its elected officials, employees, agents, volunteers and officers ("Indemnitees"), from any and all liabilities, claims, suits, actions, arbitration proceedings, administrative proceedings, stop notices, regulatory proceedings, losses, expenses or costs of any kind, actual attorneys fees incurred by City, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of, arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the Contractor's performance of this Contract. All obligations under this provision are to be paid by Contractor as they are incurred by the City.

C. Without affecting the rights of City under any provision of this Contract or this section, Contractor shall not be required to indemnify and hold harmless City as set forth above for liability attributable to the sole fault of City, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction. This exception will apply only in instances where the City is shown to have been solely at fault and not in instances where Contractor is solely or partially at fault or in instances where City 's fault accounts for only a percentage of the liability involved. In those instances, the obligation of Contractor will be all-inclusive and City will be indemnified for all liability incurred, even though a percentage of the liability is attributable to the conduct of the City.

D. Contractor acknowledges that its obligation pursuant to this section extends to liability attributable to City, if that liability is other than the sole fault of City. Contractor has no obligation under this Contract for liability proven in a court of competent jurisdiction or by written agreement between the parties to be the sole fault of City.

E. The obligations of Contractor under this or any other provision of this Contract will not be limited by the provisions of any workers' compensation act or similar act. Contractor expressly waives its statutory immunity under such statutes or laws as to the Indemnitees. The Contractor's indemnity obligation set forth in this section shall not be limited by the limits of any policies of insurance required or provided by the Contractor pursuant to this Contract.

8. Antitrust Claims. In entering into this Contract, Contractor offers and agrees to assign to City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Business and Professions Code Section 16700 *et seq*.) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time City tenders final payment to Contractor without further acknowledgment by the parties.

9. Prevailing Wages. City and Contractor acknowledge that the Project is a public work to which prevailing wages apply.

10. Community Workforce Agreement. The City and contractor acknowledge that the project is covered by a Community Workforce Agreement between the City and the Los Angeles/Orange Counties Building and Construction Trades Council and the Signatory Craft Councils and Local Unions (the "CWA"). Contractor agrees to abide by the terms and conditions of the CWA.

11. Titles. The titles used in this Contract are for convenience only and shall in no way define, limit or describe the scope or intent of this Contract or any part of it.

12. Authority. Any person executing this Contract on behalf of Contractor warrants and represents that he or she has the power and authority to execute this Contract on behalf of Contractor and has the power and authority to bind Contractor to the performance of its obligations hereunder.

13. Entire Agreement; Modification. This Contract, including the Contract Documents and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between City and Contractor. Each Party to this Contract acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein. This Contract supersedes all prior oral or written negotiations, representations or agreements. This Contract may not be modified or amended, nor any provision or breach waived, except in a writing signed by both parties that expressly refers to this Contract.

14. Exhibits; Precedence. All documents referenced as exhibits in this Contract are hereby incorporated into this Contract by this reference. In the event of any inconsistency between the express provisions of this Contract and any provision of an exhibit, the provisions of this Contract, then the City's invitation for bids, if any, shall prevail.

15. Counterparts. This Contract may be executed in counterpart originals, duplicate originals, or both, each of which is deemed to be an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed the Contract the day and year first above written.

CITY OF BUENA PARK

By: _____
City Manager

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

Dated: _____

_____
("CONTRACTOR")

By: _____

By: _____

June 23, 2026
NEW BUSINESS
Item No. 5D.

City Council Agenda Report

RESOLUTIONS PERTAINING TO THE BUENA PARK GENERAL MUNICIPAL ELECTION OF THREE COUNCIL MEMBER SEATS FOR DISTRICTS 1, 2, AND 5, FOR TUESDAY, NOVEMBER 3, 2026

PREPARED BY	PRESENTED BY
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Adria M. Vicuna, Director of Government and Community Relations/City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Recommended Action: Adopt Resolutions: 1) Calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of one Council Member in District 1, one Council Member in District 2, and one Council Member in District 5, for a full term of four years each; 2) Requesting the Orange County Registrar of Voters to consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on the date pursuant to Section 10403 of the California Elections Code; 3) Adopting regulations pertaining to candidates statements; and, 4) Determining a tie-vote shall be resolved by a runoff election.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

This year the City will have a General Municipal Election, consolidated with the Statewide General Election, on Tuesday, November 3, 2026. There will be three City Council seats to fill in Districts 1, 2 and 5, for a full-term of four years each. The nomination filing period begins July 13, 2026 and ends August 6, 2026. If an eligible incumbent does not file for candidacy, a five-day extension will permit filing until Wednesday, August 12, 2026. Public Notices will be published in local adjudicated newspapers and posted at the City's designated posting locations (City Hall, Ehlers Event Center, and OCFA Station No. 61).

The first resolution for City Council's consideration is a resolution calling the November 3, 2026 General Municipal Election. The additional resolutions establish guidelines for candidate statements, request the City Council consolidate with the County of Orange for election services, and authorize a runoff election in the event of a tie-vote. The CA Election Code states that a tie-vote shall be resolved by a runoff election and the City Council is authorized to adopt provisions for such. Additional costs in the amount of approximately $25,000 per district would need future approval if a runoff election is called. Pursuant to Sections 10400 - 10418 of the CA Elections Code and provision of law in the California Government Code, these Resolutions must be adopted in order to proceed with the General Municipal Election. Therefore, it would be appropriate for the City Council to adopt resolutions calling for the election, requesting its consolidation with the Statewide General Election, establishing regulations for candidates' statements, and authorizing a runoff election in the event of a tie-vote.

BUDGET IMPACT

The Orange County Registrar of Voters' estimate of $78,560 was included in the proposed FY 2026-2027 budget to cover the cost of consolidating the General Municipal Election for District Council seats 1, 2, and 5.

Attachments

Resolution-Calling Election.pdf
Resolution-Consolidation w-OC ROV.pdf
Resolution-Candidate Statement Guidelines.pdf
Resolution-Deciding Tie Vote.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER, 3, 2026 FOR THE ELECTION OF THREE COUNCIL MEMBER SEATS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO CHARTER CITIES

WHEREAS, under the provisions of the laws relating to charter cities in the State of California, a General Municipal Election shall be held on November 3, 2026, for the election of two Council Members; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: That pursuant to the requirements of the laws of the State of California relating to Charter Cities, there is called and ordered to be held in the City of Buena Park, California, on Tuesday, November 3, 2026, a General Municipal Election for the purpose of electing three Council Members of the City Council for the full term of four years. One member shall be elected from and by the voters of District 1; one member shall be elected from and by the voters of District 2; and, one member shall be elected from and by the voters of District 5.

Section 2: That the ballots to be used at the election shall be in form and content as required by law; and,

Section 3: That the City Clerk is authorized, instructed, and directed to coordinate with the County of Orange Registrar of Voters to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election; and,

Section 4: That the polls for the election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, pursuant to Election Code § 10242, except as provided in §§ 14212, 14401 of the Elections Code of the State of California; and,

Section 5: That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections; and,

Section 6: That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law; and,

Section 7: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

Section 8: The City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City upon presentation of a properly submitted bill.

Section 9. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

Section 10: This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of June 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 23rd day of June 2026.

_____
City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF ORANGE TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE DATE PURSUANT TO §10403 OF THE ELECTIONS CODE

WHEREAS, the City Council of the City of Buena Park called a General Municipal Election to be held on November 3, 2026, for the purpose of the election of three Members of the City Council; and,

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the city the precincts, polling places and election officers of the two elections be the same, and that the county election department of the County of Orange canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: That pursuant to the requirements of § 10403 of the Elections Code, the Board of Supervisors of the County of Orange is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of the election of three Members of the City Council; and,

Section 2: That the county election department is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of law regulating the statewide or special election.

Section 3: That the Board of Supervisors is requested to issue instructions to the county election department to take any and all steps necessary for the holding of the consolidated election.

Section 4: That the City of Buena Park recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

Section 5: That the City Clerk is hereby directed to file a certified copy of this resolution with the County of Orange Board of Supervisors and the County of Orange Registrar of Voters.

Section 6: That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this 23rd day of June 2026 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 23rd day of June 2026.

_____
City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, §13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidates statement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: General Provisions. That pursuant to §13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at an Election to be held in the City of Buena Park on November 3, 2026, may prepare a candidate's statement on an appropriate form provided by the City Clerk. The statement may include the name, age, and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed in typewritten form in the office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

Section 2: Foreign Language Policy.

A. Pursuant to the Federal Voting Rights Act, candidates' statements will be translated into all languages required by the County of Orange. The County is required to translate candidate's statements into the following languages: Spanish, Tagalog, Vietnamese, and Korean.

B. The County will mail separate voter information guides and candidates statements in Spanish, Tagalog, Vietnamese, and Korean to only those voters who are on the county voter file as having requested a voter information guide in a particular language. The County will make the voter information guides and candidates statements in the required languages available at all polling places, on the County's website, and in the Election Official's office.

Section 3. Payment.

A. Translations.

1. The candidate shall be required to pay for the cost of translating the candidate's statement into any required foreign language as specified in Section 2 above pursuant to Federal and\or State law.

2. The candidate shall be required to pay for the cost of translating the candidate's statement into any foreign language that is not required as specified in Section 2 above, pursuant to Federal and\or State law, but is requested as an option by the candidate.

B. Printing.

1. The candidate shall be required to pay for the cost of printing the candidate's statement in English in the main voter pamphlet.

2. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language required in Section 2 above, in the main voter pamphlet.

The City Clerk shall estimate the total cost of printing, handling, translating, and mailing the candidate's statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended), and require each candidate filing a statement to pay in advance to the local agency his or her estimated pro rata share as a condition of having his or her statement included in the voter's pamphlet. In the event the estimated payment is required, the estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and may, on a pro rata basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual cost. In the event of underpayment, the City Clerk may require the candidate to pay the balance of the cost incurred. In the event of overpayment, the City Clerk shall prorate the excess amount among the candidates and refund the excess amount paid within 30 days of the election.

Section 4. Miscellaneous.

A. All translations shall be provided by professionally certified translators.

B. The City Clerk shall allow bold type**,** underlining, capitalization, indentations, leading hyphens, to the same extent and manner as allowed in previous City elections.

C. The City Clerk shall comply with all recommendations and standards set forth by the California Secretary of State regarding occupational designations and other matters relating to elections.

Section 5. Additional Materials. No candidate will be permitted to include additional materials in the voter information guide.

Section 6. That the City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

Section 7. That all previous resolutions establishing council policy on payment for candidates' statements are hereby repealed.

Section 8. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

Section 9: This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of June 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 23rd day of June 2026.

_____
City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, PROVIDING FOR THE CONDUCT OF A SPECIAL RUNOFF ELECTION FOR ELECTIVE OFFICES IN THE EVENT OF A TIE VOTE AT THE ELECTION TO BE HELD NOVEMBER 3, 2026

WHEREAS, § 15651(b) of the Elections Code of the State of California authorizes the City Council, by majority vote, to adopt provisions to require the conduct of a Special Runoff Election to resolve a tie vote involving those candidates who received an equal number of votes and the highest number of votes for an elective office;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Pursuant to § 15651(b) of the Elections Code of the State of California, if any two or more persons receive an equal and the highest number of votes for an office to be voted for within the city, there shall be held within the city a Special Runoff Election to resolve the tie vote. A Special Runoff Election shall be called and held on a Tuesday not less than 40 nor more than 125 days after the administrative or judicial certification of the election which resulted in a tie vote.

Section 2. That this resolution shall apply only to the election to be held on November 5, 2024 and shall then be repealed.

Section 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

Section 4: This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of June 2026 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____

Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk of the City of Buena Park, California, hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park, held this 23rd day of June 2026.

_____
City Clerk

June 23, 2026
PUBLIC HEARING
Item No. 6A.

City Council Agenda Report

ORDINANCE AND RESOLUTIONS ADOPTING GENERAL PLAN AMENDMENT NO. GP-25-1, ZONE CHANGE NO. Z-25-1, TENTATIVE TRACT MAP NO. TT-25-2, CONDITIONAL USE PERMIT NO. CU-25-5, AND MITIGATED NEGATIVE DECLARATION NO. MND-25-1 FOR 5600 BEACH BOULEVARD

PREPARED BY	PRESENTED BY
Ian McAleese, Senior Planner	Ian McAleese, Senior Planner
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

RECOMMENDED ACTION

1) Conduct a public hearing; and 2) thereafter based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolutions and an Ordinance, adopt Resolutions and Ordinance approving a General Plan Amendment (GP-25-1) to amend the existing General Plan Land Use designation from Light Industrial to High Density Residential; a Zone Change (Z-25-1) to amend the existing zoning district from ML (Light Industrial) to RM-20 (Medium-Density Multi-Family Residential); a Tentative Tract Map (TT-25-2) to subdivide three existing parcels into two lots for senior affordable apartments and condominium purposes; a Conditional Use Permit (CU-25-5) to permit the proposed 50 affordable senior apartments, 231-unit condominium townhome and duet development, and to allow building heights up to 48-feet; and Mitigated Negative Declaration (MND-25-1) certifying the project in compliance with the California Environmental Quality Act (CEQA) for the property located at 5600 Beach Boulevard.

PREVIOUS CITY COUNCIL ACTION

On May 18, 2026, the Planning Commission conducted a public hearing regarding the project. Following a staff presentation, public comment and deliberations, the Planning Commission voted 4-0-1 (4 ayes, 0 noes, 1 abstain) recommending that the City Council approve the project as proposed and certify the Mitigated Negative Declaration.

DISCUSSION

Project Description:

The proposed project consists of a four-story, 50-unit senior affordable for-rent apartment building consisting of 44 one-bedroom units and 6 two-bedroom units; and 231 three-story residential, for-sale, townhomes and duets consisting of 114 townhomes and 117 duets. The townhome-style buildings will contain between four (4) and six (6) units, and the duets will contain up to two (2) units per building. The townhouse and duets each include an attached two-car garage at the ground level and two floors of living space above. In addition to the garage parking spaces, there will be 105 open parking spaces for guests, for a total of 567 on-site parking spaces. The project will provide 18% of the units as deed-restricted affordable, for-rent, senior housing (total of 50 units).

The following table provides a summary of the proposed floor plan types and parking provided for the affordable senior apartments, townhomes, and duets:

Affordable Senior Apartments:

Units:	Stories:	Bedrooms:	Bathrooms:	Net Floor Area (square feet):	Parking:
37	4	1	1	505	27 shared open spac
7	4	1	1	546	27 shared open spac
6	4	2	1	733	27 shared open spac

Townhomes:

Units:	Stories:	Bedrooms:	Bathrooms:	Net Floor Area (square feet):	Parking:
16	3	2	2.5	1,238	2-car garage (506 sq
16	3	3	2.5	1,523	2-car garage (528 sq
35	3	3	2.5	1,646	2-car garage (479 sq
47	3	4	3.5	1,862	2-car garage (459 sq

Duets:

Units:	Stories:	Bedrooms:	Bathrooms:	Net Floor Area (square feet):	Parking:
25	3	3	3.5	1,694	2-car garage (472 sq
34	3	3	3.5	1,800	2-car garage (472 sq
58	3	4	3.5	1,947	2-car garage (486 sq

Vehicular access to the project will be from two driveways located on Beach Boulevard and one driveway located on the south side of the property, accessed from Darlington Avenue over the Brea Creek flood control channel. Internal streets and driveways are provided to accommodate on-site vehicular access, emergency and trash service vehicle circulation, and access to the off-street parking areas.

The Buena Park Municipal Code (BPMC) Table 19.436.050 (Parking Spaces Required) requires multifamily apartments in the RM-20 zone with one (1) bedroom to provide two (2) parking spaces with one (1) required to be covered, and for two (2) bedroom units to provide 2.5 parking spaces with one (1) requiried to be covered. Townhomes and duets in the RM-20 zone with up to three (3) bedrooms are required to provide two (2) garage parking spaces plus one (1) additional open parking space per unit, and four (4) bedroom units are required to provide two (2) garage parking spaces plus 1.5 additional open parking spaces per unit. However, because of the proposed affordable housing units, the project qualifies for a reduced parking ratio pursuant to the State Density Bonus Law (Government Code Section 65915) which allows for-rent housing for individuals who are 55 years of age or older to provide no parking, two- to three-bedroom units to provide 1.5 parking spaces per unit, and four-bedroom units to provide 2.5 parking spaces per unit, for a total required parking of 452 onsite parking spaces. Additionally, Assembly Bill (AB) 2097 qualified development projects located within ½ mile of a major transit stop are not subject to minimum parking requirements. Although not legally required, the applicant has proposed an attached two-car garage for each unit totaling 462 garage parking spaces, plus 105 additional open parking spaces for a total of 567 off-street parking spaces, or more than 115 parking spaces more than the minimum amount of parking that can be required by code if AB 2097 were not applicable to this project.

The townhomes and duets have been designed in the modern Spanish Colonial and Farmhouse architectural styles. The modern Spanish architectural design consists of a gable-roof with cross-gable ends comprised of concrete S-tiles in a terracotta color. The design will incorporate an earth-toned color palette (white, brown, and tan) with a variety of exterior accent colors and materials, along with variations in wall-planes and building heights to break up building massing and provide visual interest. The three-story units will vary in heights from 37-feet 4-inches to a maximum height of 38-feet 8-inches. To maximize privacy for the single-family homes to the south of the project site, no balconies are proposed along the south elevations of the buildings along the southern side of the project, and upper story windows have been strategically placed to minimize site lines to the south.

The modern Farmhouse architectural style consists of a gable-roof with cross-gable ends comprised of concrete flat tiles in a brown tone. The design will incorporate an earth-toned color palette (gray, off-white, and tan) with a variety of exterior accent colors and materials, along with variations in wall-planes and building heights to break up building massing and provide visual interest. The three-story units will vary in heights from 38-feet 1-inch to a maximum height of 39-feet. To maximize privacy for the single-family homes to the south of the project site, no balconies are proposed along those elevations, and upper story windows have been strategically placed to minimize site lines to the south.

The proposed senior affordable apartment development has been designed in the modern Spanish architectural style to complement the townhomes and duets. The design will incorporate an earth-toned color palette (brown and tan) with a variety of exterior accent colors and materials, along with variations in wall-planes and building heights to break up building massing and provide visual interest. The four-story building will be 48-feet in height. The proposed exterior materials consist of a combination of brown and tan painted stucco, off-white decorative stucco window trims, decorative tile surrounds, brick veneer, wood composite rafter tails, wall accent details, lattice awnings, bay windows, and decorative contrasting wood composite siding panels. The rooftop deck will feature a wood composite trellis lattice cover.

The project will provide approximately 112,215 square feet of landscaped area throughout the site including 950 new trees. The landscaped areas along the north and east property line will feature a variety of accent trees and vines to further screen the property from the adjacent railroad tracks. Vine pockets will be provided along the property line wall, which will allow the vines to grow onto the railroad right-of-way side of the wall which will deter graffiti once established. The southern portion of the parcel consists of screening trees ranging from 24-inch to 36-inch box to provide privacy and visual buffer from the single-family homes located across the Brea Creek flood control channel. The project will provide landscaping along the project frontage, within the parking lot areas, common outdoor open spaces and required setback areas. The open space areas throughout the development will feature mature trees with enhanced landscaping, and decorative paved walkways. The project will also include three separate larger recreational areas that will feature shade trees, tables, lounge chairs, seating areas, built-in barbeques, decorative boulders, play equipment, passive play areas, along with a pool and spa.

New block walls will be constructed along the north and south property lines. The 8-foot-high wall along the rail corridor running along the northern property line, along with the screening trees, will help minimize potential noise from the freight and passenger trains that utilize the corridor. The south property line adjacent to the Brea Creek flood control channel will be developed with 6-foot-high walls and screening trees to help retain privacy for the existing single-family homes south of the channel. Other proposed fences and walls within the project will feature decorative stucco treated block walls painted to match the buildings for the private yard areas with metal gates, and tubular steel fencing.

APPLICATION ANALYSIS

Entitlements Required:

The following entitlements are required for this project:

General Plan Land Use Map Amendment No. GP-25-1 – A General Plan Land Use Map amendment to change the existing General Plan Land Use designation from Light Industrial to High Density Residential;

Zone Change No. Z-25-1 – A Zoning Map amendment to change the zoning from ML (Light Industrial) to RM-20 (Medium-Density Multi-Family Residential);

Tentative Tract Map No. TT-25-2 – To subdivide three existing parcels into one lot for an affordable senior apartment building (50-units), and another lot for condominium purposes (231-unit townhomes); and

Conditional Use Permit No. CU-25-5 – A Conditional Use Permit for the proposed 50 affordable senior apartments, 231-unit condominium townhome and duet development within the RM-20 (Medium-Density Multi-Family Residential) Zone, and to allow building heights up to 48-feet.

General Plan Amendment and Zone Change

The project will provide 18% of the total units as deed restricted affordable units (50 units in total), qualifying for density bonus units, as well as several concessions, incentives, and waivers per the state Density Bonus Law. The total density of the project is 20.4 dwelling units per acre. Of the 50 affordable housing units, 38 units are designated at the Low-Income affordability range, 6 units are designated as Very-Low-Income, and 6 units are designated at the Extremely-Low-Income affordability range. By providing these affordable housing units, the project qualifies for a density bonus, which would have allowed the developer to add 106 additional units, for a total allowable unit count of 437 dwelling units, while only 281 units are proposed.

The proposed project implements multiple goals and policies contained in the City's General Plan in that the proposed development provides a diversity of housing stock including 18% of the 281 units to be designated as affordable housing and has been designed with quality architectural treatments and varied roof lines that provides additional architectural interest. The proposed development will enhance the physical and visual qualities of the subject property with significant landscaping, interesting urban design elements, including a variety of building materials, and varied façades thereby enhancing the aesthetics of the surrounding neighborhood. The project also includes the development of common open space that feature gathering places with amenities that would support the needs of residents and their visitors. The existing property will be transformed from a planned non-operational industrial property into an apartment and townhome residential development that meets the City’s housing needs, land use and community design goals, while satisfying the Development Code requirements, and will be adequately regulated through the Conditions of Approval and Mitigation Measures in order to minimize potential impacts.

Tentative Tract Map and Conditional Use Permit

The proposed project will subdivide three existing parcels containing approximately 13.754 acres into an approximately 0.76-acre lot for affordable senior apartments (50-units), and an approximately 13-acre lot for condominium purposes (231-unit townhomes and duets). According to the State Density Bonus Law, the project qualifies for two incentives or concessions because of the proposed affordable housing. The concessions requested are to allow a reduction in front yard setback to approximately 7 feet instead of the required 15 feet, and to reduce the required building-to-building setback distances. Additionally, the applicant is eligible to receive waivers from the City's development standards when those standards would physically preclude the development at the density permitted. A complete list of the requested concession and waivers is provided as in the attachments. The project, as proposed and conditioned, with the requested concession and waivers meets the BPMC standards, including but not limited to density, setbacks, building heights, parking, open space, landscaping, and fences for the 50 affordable senior apartment units and the 231-unit townhome and duet development within the proposed RM-20 Zone.

ENVIRONMENTAL ASSESSMENT:

In accordance with the CEQA Guidelines, the City has determined that an Initial Study/Mitigated Negative Declaration (IS/MND) is the appropriate environmental document for this project. In accordance with Section 15063 (Initial Study) of the California Environmental Quality Act (CEQA), an IS/MND was prepared. Pursuant to Section 15072 of the Title 14 of the California Code of Regulations, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) was filed, posted and mailed on April 3, 2026 for the CEQA-mandated thirty (30)-day public review and comment period. The comment period ended on May 4, 2026. Five (5) comments were received and responses to the comments were prepared and included in the Final Initial Study/Mitigated Negative Declaration. A copy of the response to comments and final draft Mitigated Negative Declaration is provided.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at City Hall, Orange County Fire Authority Station No. 61, and the Ehlers Event Center on June 11, 2026 as well as on the City's website. On June 11, 2026, 304 public hearing notices were mailed to property owners located within a 300-foot radius of the subject property, and beyond, upon staff's request. Additionally, on June 12, 2026, a newspaper notice was published. As of the publication of this report, one piece of correspondence has been received regarding the proposed project in support of the proposed housing.

BUDGET IMPACT

There is no budget impact associated with this action.

Attachments

Vicinity Map.pdf
City Council Ordinance Zone Change No. Z-25-1.pdf
City Council Resolution GP-25-1 (General Plan Amendment).pdf
City Council Resolution TT-25-2 and CU-25.pdf
City Council Resolution MND-25-1 (Mitigated Negative Declaration).pdf
CU-25-5 Development Plans dated RECEIVED MAY 6 2026 PLANNING DIV 1.pdf
CU-25-5 Development Plans dated RECEIVED MAY 6 2026 PLANNING DIV 2.pdf
TT-25-2 Vesting Tentative Tract Map No. 19419 Plans dated RECEIVED MAY 6 2026 PLANNING DIV.pdf
Project Narrative Letter dated RECEIVED MAR 23 2026 PLANNING DIV.pdf
Initial Study Mitigated Negative Declaration Mitigation Monitoring and Reporting Program web link.pdf
CAAP Checklist.pdf

City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP

CITY COUNCIL

June 23, 2026

GENERAL PLAN AMENDMENT NO. GP-25-1, ZONE CHANGE NO. Z-25-1, TENTATIVE TRACT MAP NO. TT-25-2, CONDITIONAL USE PERMIT NO. CU-25-5, MITIGATED NEGATIVE DECLARATION NO. MND-25-1

5600 Beach Boulevard
APNs: 066-572-08, 066-163-26, and 066-164-24

ORDINANCE NO.
ZONE CHANGE NO. Z-25-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVING ZONE CHANGE Z-25-1 TO CHANGE THE ZONING CLASSIFICATION FROM ML (LIGHT INDUSTRIAL) TO RM-20 (MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD (APNS: 066-572-08, 066-164-24, AND 066-163-26)

A. Recitals.

(i) Scott DiCesare of Shopoff Realty Investments, applicant, 18565 Jamboree Road Suite 200, Irvine, CA 92612, on behalf of 5600 Beach Blvd BP Owner, LLC, property owner, 18565 Jamboree Road Suite 200, Irvine, CA 92612, has filed an application for Zone Change No. Z-25-1 to change the existing zoning classification from ML (Light Industrial) to RM-20 (Medium-Density Multi-Family Residential) of the subject property located at 5600 Beach Boulevard ("Site") to develop the property with a development of 231-unit townhomes and duets along with 50 affordable senior apartments with its required off-street parking, open space and associated on- and off-site improvements ("Project"). The Applicant has also submitted applications to amend the General Plan (General Plan GP-25-1), subdivide the parcel (Tentative Tract Map No. TT-25-2), Conditional Use Permit (CU-25-5) for the development of the Project, and Mitigated Negative Declaration (MND-25-1).

(ii) Pursuant to Section 19.404.020(C) of the City's Municipal Code, the RM-20 (Medium-Density Multi-Family Residential) zoning district authorizes for the development and preservation of medium-density apartments, condominiums, and group quarters in locations convenient to community commercial, recreational, and cultural activities.

(iii) The Project's potential environmental impacts were analyzed through Initial Study and Mitigated Negative Declaration No. MND-25-1 and no significant environmental impact was found.

(iv) On May 18, 2026, the Planning Commission conducted a duly noticed public hearing, as required by law, to consider Zone Change No. Z-25-1 to amend the Zoning Map from ML (Light Industrial) to RM-20 (Medium-Density Multi-Family Residential) for the Subject Property, along with a Mitigated Negative Declaration No. MND-25-1, for the Project.

(v) The Planning Commission adopted Resolution No. 6404 recommending that the City Council approve the change of the zoning classification from ML (Light Industrial) to RM-20 (Medium-Density Multi-Family Residential), including the Mitigated Negative Declaration No. MND-25-1, for the Project, and concluded said hearing prior to the adoption of this Resolution.

(vi) A public hearing before the City Council of the City of Buena Park on this item was noticed and scheduled for the regularly scheduled City Council meeting of June 23, 2026.

(vii) On June 23, 2026 the City Council of the City of Buena Park conducted a duly noticed public hearing, as required by law, to consider the proposed Zone Change Z-25-1.

Said public hearing was concluded prior to the adoption of this Ordinance.

(viii) All legal prerequisites to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby finds that all the facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

Section 2. The proposed Zone Change No. Z-25-1 will be in conformance with the City's General Plan, as amended, and will facilitate a townhome and apartment residential development resulting in additional housing to enhance the City's residential housing stock. The Project further conforms to the General Plan goals and policies for the reasons set forth in the General Plan Amendment GP-25-1 Resolution, which findings are incorporated herein by reference.

Section 3. The City Council finds that Zone Change No. Z-25-1, as specified in Exhibit "A" and made a part hereof by reference, will promote the orderly development of the City and public health, safety and welfare.

Section 4. The City Council finds that Zone Change No. Z-25-1 will not have a detrimental effect upon land available for housing within the City. By applying the Zone Change to the Subject Property, will facilitate the development of a townhome and apartment multi-family residential development opportunity in the City.

Section 5. The proposed Zone Change will provide additional land available for viable residential development within the City, and will not create substantial demands for new infrastructure. Adequate infrastructure and utilities are available in the area to serve the Project and no substantial new infrastructure is required as a result of this Zone Change.

Section 6. The proposed Zone Change will promote the orderly development of the Subject Property with a new townhome and apartment multi-family residential development that will increase the City's housing supply while conserving neighborhood property values.

Section 7. The City Council has reviewed and considered all components of the requested Zone Change No. Z-25-1 including compliance with the California Environmental Quality Act (CEQA) through the preparation of a Mitigated Negative Declaration No. MND-25-1 adopted by separate resolution, the City Council has determined that the Mitigated Negative Declaration is legally adequate and that the Zone Change would not result in any new or substantially severe environmental impacts than those considered and addressed by the mitigation measures included the Mitigated Negative Declaration No. MND-25-1.

Section 8. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 9. The City Clerk shall certify to the passage of this Ordinance.

PASSED AND ADOPTED this 23rd day of June 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAINED: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuna, MMC, Director of Government & Community Relations/City Clerk, of hereby certify that the foregoing ordinance was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the 23rd day of June 2026.

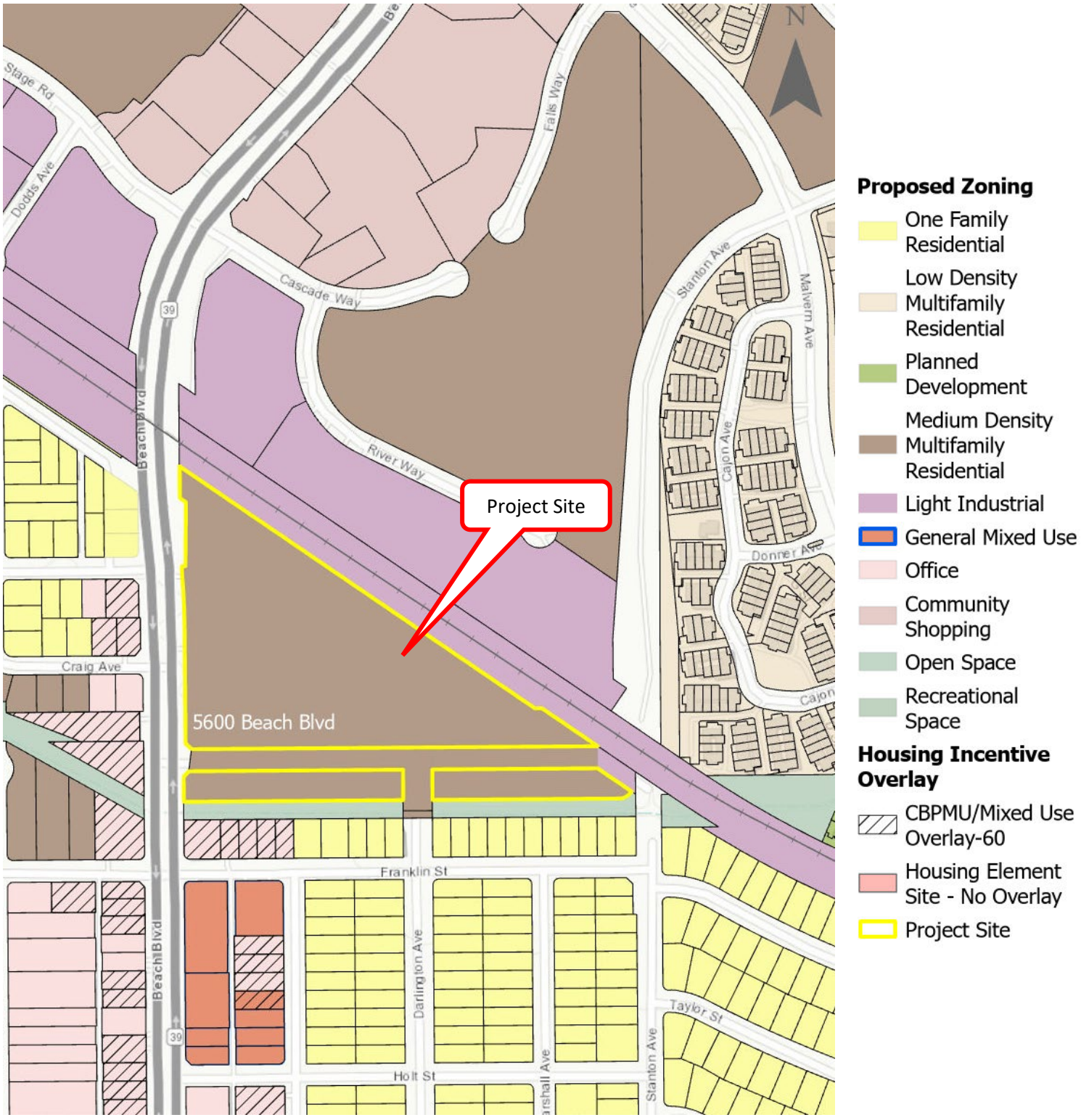
_____
City Clerk

Exhibit A

Existing Zoning District Map: ML (Light Industrial)

Exhibit A

Proposed Zoning District Map: RM-20 (Medium-Density Multifamily Residential)



RESOLUTION NO.
GENERAL PLAN AMENDMENT NO. GP-25-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT GP-25-1 AMENDING THE GENERAL PLAN LAND USE MAP FROM LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION FOR THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD, AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) The City Council of the City of Buena Park adopted the Buena Park General Plan as required by law on December 7, 2010 through the adoption of Resolution No. 12497.

(ii) Scott DiCesare of Shopoff Realty Investments, applicant, 18565 Jamboree Road Suite 200, Irvine, CA 92612, on behalf of 5600 Beach Blvd BP Owner, LLC, property owner, 18565 Jamboree Road Suite 200, Irvine, CA 92612, has filed an application for General Plan Amendment No. GP-25-1 to change the land use designation from Light Industrial to High Density Residential on certain property located at 5600 Beach Boulevard (Assessor's Parcel Numbers (APNs): 066-572-08, 066-164-24, and 066-163-26), in the City of Buena Park, California ("Subject Property").

(iii) The Planning Commission of the City of Buena Park conducted a duly noticed public hearing on May 18, 2026, as required by law, to consider General Plan Amendment GP-25-1, amending the General Plan Land Use Map within the Land Use and Community Design Element of the subject property from Light Industrial land use designation to High Density Residential land use designation, along with a Mitigated Negative Declaration No. MND-25-1, for the Project. At the conclusion of the public hearing, the Planning Commission adopted a Resolution No. 6402 recommending that the City Council approve the General Plan Amendment No. GP-25-1.

(iv) The City Council of the City of Buena Park conducted a duly noticed public hearing on June 23, 2026, as required by law, to consider the proposed General Plan Amendment No. GP-25-1. Said public hearing was concluded prior to the adoption of this Resolution.

(v) All legal prerequisites to the adoption of the Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, does hereby finds, determines, resolves as follows:

1. The proposed General Plan Amendment No. GP-25-1 is consistent with the goals, policies, purposes, objectives, and programs of the City's General Plan. The proposed General Plan Amendment will provide additional housing to enhance the viability of the City's residential development consistent with the General Plan goals and policies including, but is not limited to:

- General Plan Land Use Element Policy LU-1.2: Ensure future development provides for a variety of Light Industrial, industry, and housing that serve the spectrum of incomes within the region.

DRAFT

- General Plan Land Use Element Policy LU-1.3: Establish a wide range of residential density and non-residential intensities to encourage a wide range of development opportunities.
- General Plan Land Use Element Policy LU-3.1: Ensure that development activities acknowledge the protection and enhancement of quality of life in the City's neighborhoods.
- General Plan Land Use Element Policy LU-3.2: Ensure environmental and fiscal impacts are evaluated to minimize impacts to the physical environment and fiscal obligations of the City.
- General Plan Land Use Element Policy LU-3.3: Ensure land use decisions consider impacts to infrastructure and service needs.
- General Plan Land Use Element Policy LU-4.3: Promote the clustering of development adjacent to transportation facilities including amenities to encourage transportation and service nodes.
- General Plan Land Use Element Policy LU-4.5: Focus growth along major corridors, including Beach Boulevard and Orangethorpe Avenue and within close proximity to the Metro Link Train Station, I-5 Freeway, and CA-91 Freeway.
- General Plan Land Use Element Policy LU-5.1: Ensure Buena Park is in compliance with applicable state and regional housing mandates.
- General Plan Land Use Element Goal LU-6: A housing stock that meets the diverse needs of Buena Park's existing and future residents.
- General Plan Land Use Element Policy LU-6.1: Provide for housing opportunities that address the needs of those who currently live or desire to live in Buena Park.
- General Plan Land Use Element Policy LU-6.3: Locate affordable housing adjacent to jobs, retail, schools, open space, and public transportation.
- General Plan Land Use Element Policy LU-6.6: Provide a wide range of housing options for Buena Park residents, including owner and rental housing adjacent to jobs, shopping, and transit.
- General Plan Land Use Element Policy LU-7.3: Encourage home ownership.
- General Plan Land Use Element Policy LU-8.1: Encourage a variety of creative methods for supplying affordable housing.
- General Plan Housing Element Goal 2.0: Assist in the provision of housing that meets the needs of economic segments of the community.
- General Plan Housing Element Policy 2.2: Use density bonuses and other incentives to facilitate the development of new housing for very low- and low-income households.
- General Plan Housing Element Goal 3.0: Provide suitable sites for housing development, which can accommodate a range of housing by type, size, location, price, and tenure.
- General Plan Housing Element Policy 3.2: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood Light Industrial areas, and transportation routes.
- General Plan Housing Element Policy 3.3 Encourage compatible residential development in areas with recyclable or underutilized land.
- General Plan Housing Element Policy 3.4: Allow flexibility within the city's standards and regulations to encourage a variety of housing types.

2. The proposed General Plan Amendment No. GP-25-1 will promote the orderly development of the City and the public health, safety, and welfare by enhancing and maintaining sound and logical land use and development practices guided by the Land Use & Community Design Element.

DRAFT

3. The proposed General Plan Amendment No. GP-25-1 will increase and not diminish the land available for housing within the City. The proposed General Plan Amendment will provide added housing opportunities to enhance the viability of the City's housing supply.

4. The proposed General Plan Amendment No. GP-25-1 will maintain and improve the viability of the housing stock within the area in a manner consistent with the character of surrounding neighborhoods and will promote the orderly development of the subject property.

5. The proposed General Plan Amendment No. GP-25-1 will develop a planned nonoperational industrial property, with residential buildings and uses that are complimentary to the existing uses in the surrounding area, thereby enhancing and conserving the neighborhood property values.

6. The City Council finds that facts supporting the above-specified finding are contained in the staff report and exhibits, and information provided to this Council during the public hearing conducted on June 23, 2026 with respect to the project.

7. The City Council has reviewed and considered all components of the requested General Plan Amendment No. GP-25-1 and has adopted a separate Resolution certifying Mitigated Negative Declaration (MND-25-1) pertaining to this project including adopted mitigation requirements.

8. The City Council hereby adopts General Plan Amendment GP-25-1, amending the General Plan Land Use Map changing the land use of the subject property from Light Industrial land use designation to High Density Residential land use designation attached hereto as Exhibit "A".

9. The City Clerk shall Certify to the adoption of this Resolution.

PASSED AND ADOPTED this 23rd day of June 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAINED: COUNCILMEMBERS:

_____
Mayor

ATTEST:

DRAFT

City Clerk

I, Adria M. Vicuña, MMC, Director of Government & Community Relations/City Clerk, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this 23rd day of June 2026.

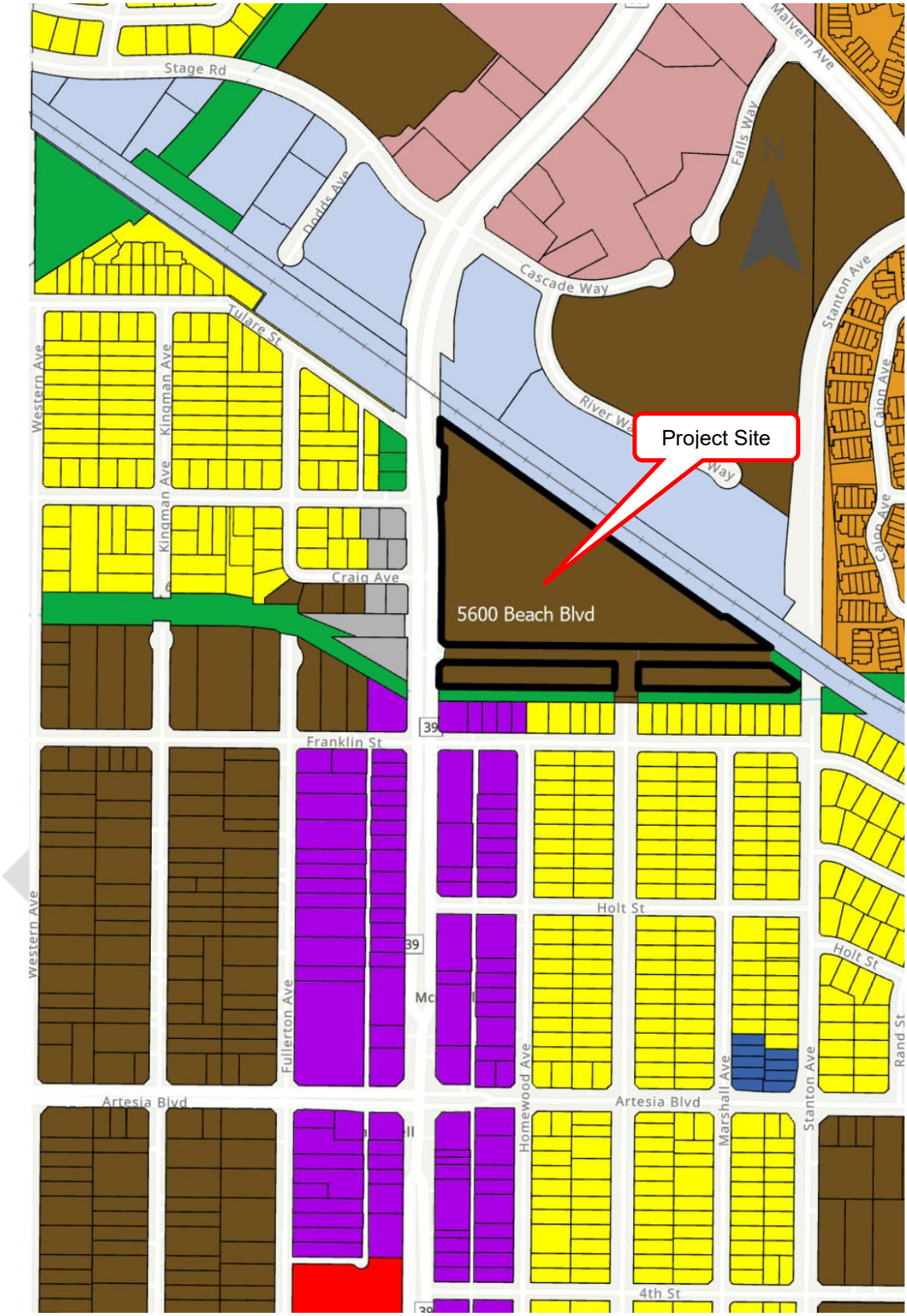
City Clerk

DRAFT

EXHIBIT A

Existing General Plan Land Use Map: Light Industrial Land Use Designation

Proposed General Plan Land Use Map: High-Density Residential Designation



RESOLUTION NO.
TENTATIVE TRACT MAP NO. TT-25-2
CONDITIONAL USE PERMIT NO. CU-25-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A VESTING TENTATIVE TRACT MAP TO SUBDIVIDE THREE EXISTING PARCELS CONTAINING 13.754-ACRES INTO AN APPROXIMATELY 13-ACRE LOT FOR CONDOMINIUM PURPOSES, AND AN APPROXIMATELY 0.8-ACRE LOT IN CONJUNCTION WITH CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 231-UNIT TOWNHOMES AND DUETS, AND 50 AFFORDABLE SENIOR APARTMENTS WITH REQUIRED OFF-STREET PARKING, OPEN SPACE AND ASSOCIATED SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD (APNS: 066-572-08, 066-164-24, AND 066-163-26), AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Scott DiCesare of Shopoff Realty Investments, applicant, 18565 Jamboree Road Suite 200, Irvine, CA 92612, on behalf of 5600 Beach Blvd BP Owner, LLC, property owner, 18565 Jamboree Road Suite 200, Irvine, CA 92612, have filed an application for a Tentative Tract Map No. TT-25-2 and Conditional Use Permit No. CU-25-5 request to subdivide an existing parcel containing 13.754-acres into and approximately 13-acre lot for condominium purposes and an approximately 0.8-acre lot, and allow development of 231-unit townhomes and duets along with 50 affordable senior apartments with its required off-street parking, open space and associated on- and off-site improvements for the property located at 5600 Beach Boulevard in Buena Park, California, in the County of Orange (APNS: 066-572-08, 066-164-24, AND 066-163-26). Hereinafter in this Resolution, the subject Tentative Tract Map and Conditional Use Permit request are referred to as the "Application."

(ii) On May 18, 2026, the Planning Commission conducted a duly noticed public hearing on the application along with a Mitigated Negative Declaration No. MND-25-1 for the Application, as required by law, and concluded said hearing prior to the adoption of a Resolution recommending that the City Council approve TT-25-2 and CU-25-5.

(iii) The Planning Commission approved Resolution No. 6405 recommending that the City Council adopt Tentative Tract Map No. TT-25-2 and Conditional Use Permit No. CU-25-5, as conditioned.

(iv) On June 23, 2026, the City Council of the City of Buena Park conducted a duly noticed public hearing on the Application, as required by law, and has reviewed and considered all components of the proposed Tentative Tract Map No. TT-25-2 and Conditional Use Permit No. 25-5 and concluded its public hearing prior to adoption of this Resolution.

(v) The Project's potential environmental impacts were analyzed through an Initial Study/Mitigated Negative Declaration (IS/MND) Mitigated Negative Declaration No. MND-25-1.

(vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

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NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, does hereby find, determine and resolve as follows:

1. The Council hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the City Council during the above-referenced hearing, including written staff reports, verbal testimony, and the Conditional Use Permit CU-25-5 Development Plans and Tentative Tract Map TT-25-2 Plans stamped *"*RECEIVED MAY 6 2026 PLANNING DIV.," this Council hereby specifically finds, determines, and resolves as follows:

Conditional Use Permit

a. **FINDING:** The proposed use and development is consistent with the General Plan and any applicable specific plans.

FACT: The proposed 231-unit townhome and duet residential development with 50 affordable senior apartments is a conditionally permitted use within the RM-20 (Medium-Density Multi-family Residential) zone, as conditioned, and approved concurrently with General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, and Mitigated Negative Declaration No. MND-25-1 with the appropriate Conditions of Approval and Mitigation Measures will meet all applicable requirements of the General Plan and Zoning Ordinance, and other laws. The proposal is consistent with the design goals of the Architectural Design Guidelines for multifamily residential developments by providing building and site enhancements. The proposal will comply with density, lot coverage, setbacks, floor area, parking, circulation, open space, building materials, as conditioned, and other applicable requirements utilizing State Density Bonus incentives, concessions, and waivers.

b. **FINDING:** The site is adequate in size, shape, topography, location, utilities and other factors, to accommodate the proposed use.

FACT: The site area will be adequate in size, shape, topography, location, utilities and other factors to accommodate the townhome and apartment residential community. The site is relatively flat, and can accommodate the proposed development along with open space provisions for the future residents.

c. **FINDING:** Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

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FACT: The Project will gain access from Beach Boulevard and Darlington Avenue. Beach Boulevard is considered a Major Highway in the City's Mobility Element, within the General Plan. A Major Highway is a six-lane divided roadway with a typical right-of-way width of 120 feet. The roadway width from curb-to-curb is 100 feet, including a 14-foot median. All three driveways enter the site into a 25-foot-wide interior street. The driveways are not proposed to be gated, which eliminates potential for queuing vehicles into the public right-of-way for site access. The Project is accessible from southbound and northbound traffic off of Beach Boulevard to allow for left and right-in access to the Project site, but only right-out traffic onto Beach Boulevard. Darlington Avenue allows for residents to exit to signalized left turns on Franklin Street or Artesia Avenue. As such, adequate street access and traffic capacity are available to serve the proposed 231-unit townhome and duet with 50-unit affordable senior apartment residential development as well as existing and anticipated development in the surrounding area.

d. **FINDING:** Adequate utilities and public services will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

FACT: Adequate utilities and public services will be available, as conditioned, to serve the use, as well as, existing and anticipated development in the surrounding area. The Site is fully served by utilities, and meets the City standards for public services and utilities to the serve the Site.

e. **FINDING:** The use and development will be compatible with the intended character of the area.

FACT: The proposed 231-unit townhome and duet with 50-unit affordable senior apartment residential development will be compatible with the intended character of the area and not negatively impact surrounding properties since the investment in the planned shutdown of the current business on the property will elevate the property's aesthetics. All improvements meet the Buena Park Municipal Code requirements for the RM-20 zone as well as the Design Guidelines for Multi-Family for the purpose of promoting high-quality design that is compatible with adjacent properties. The exterior architectural design is in reasonable harmony with the architectural character of the surrounding area. All the building materials, colors, and finishes proposed for the townhome and apartment residential development are in harmony with the surrounding area. As conditioned, the proposed 231-townhome and duet units along with the 50-unit affordable senior apartments will enhance the visual integrity of the subject property as well as the surrounding area.

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f. **FINDING:** Any criteria set forth elsewhere in this Title for the approval the specific use and development will be satisfied.

FACT: Pursuant to the Buena Park Municipal Code (BPMC) Section 19.412.010 (Uses Permitted), condominiums require approval of a Conditional Use Permit in the RM-20 (Medium-Density Multifamily Residential) zone as amended by Z-25-1. As conditioned, the proposed townhome and duet with affordable senior apartment development will complement the surrounding area and all the criteria set forth elsewhere in this Title for approval will be satisfied.

g. **FINDING:** Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.

FACT: An Initial Study/Mitigated Negative Declaration No. MND-25-1 was prepared in connection with the associated General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, and Conditional Use Permit No. CU-25-5. Environmental impacts were studied and mitigation measures identified in the Mitigation Monitoring and Reporting Program to mitigate potential environmental impacts to less than significant levels. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

Subdivision

a. **FINDING:** The subdivision map design and improvements are consistent with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance and the State Subdivision Map Act.

FACT: The plan conforms to density pursuant to the State Density Bonus Law (Government Code Section 65915), open space, street design, and includes required public improvements consistent with the General Plan designation of High-Density Residential as amended by GP-25-1. The High-Density Residential land use designation is characterized by condominium and apartment development with a base density of 20 dwelling units per acre. The density standard may increase to 24 dwelling units per acre with the application of the Site Area Bonus. The Affordable Housing Area Bonus may increase the density to 32 dwelling units per acre. The Project proposes the development of 231 townhomes and duets on approximately 13-acres and 50 affordable senior apartments on approximately 0.8-acres, consistent with the High-Density Residential designation with the applied State Density Bonus Law. The Project further conforms to the General Plan goals and policies for the reasons

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set forth in Part B to Resolution for GP-25-1, which findings are incorporated herein by reference. The subdivision map is also consistent with the Zoning Code as amended by Zone Change Z-25-1, which rezones the Site from ML (Light Industrial) to RM-20 (Medium-Density Multi-Family Residential) which authorizes medium-density residential uses. The Vesting Tentative Tract Map is consistent with RM-20 zoning district, and facilitates the development of the Site consistent with standards set forth in the Development Plans.

b. **FINDING:** The site is physically suitable for the type of development.

FACT: The site is triangular in shape and is relatively flat and will accommodate the proposed development. The development standards applicable to the Site are set forth in the Development Plan attached as attachments to the Staff Report. The Development Plan proposes the development of the Site in a manner that is compatible with adjacent uses and the surrounding neighborhood with the apartments situated at the northern portion of the Project site, townhomes generally dispersed evenly throughout the center portion of the Project site, and the duets distributed in the southern portion of the Project site. The Site, which is generally bounded by Beach Boulevard to the west, the Brea Creek Channel to the south with single-family homes beyond, and the rail corridor to the east and north, promotes pedestrian and vehicular accessibility with the primary main two access points to the Site located off Beach Boulevard and a secondary access driveway located off Darlington Avenue. The Project also contains private streets that would provide internal circulation within the Project site. The internal streets would provide pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

c. **FINDING:** Neither the design of the subdivision nor the proposed improvements will cause environmental damage or affect fish, wildlife or their habitat.

FACT: As evaluated in the Mitigated Negative Declaration (MND-25-1), the MND identified the following areas, which required mitigation in order to be considered less than significant impacts: Air Quality, Cultural Resources, Geology & Soils, Noise, and Tribal Cultural Resources. With the mitigation measures incorporated into the Mitigation Monitoring and Reporting Program included in the MND-25-1, the environmental analysis concluded that the project will not have a significant impact on the environment.

d. **FINDING:** The project design will be consistent with the existing and intended area character and design.

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FACT: The Project is harmonious with the surrounding neighborhood and the Vesting Tentative Tract Map facilitates the development of the Site consistent with the Development Plans, which implements the Project in a manner that is compatible with adjacent uses and the surrounding neighborhood.

e. **FINDING:** The design of the development and proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, properties within the proposed subdivision.

FACT: There is no public access easement through the site. Access will occur from public rights-of-way.

3. The City Council has considered the proposed subdivision shown on the Vesting Tentative Tract Map, with the imposed conditions, to determine whether to make any of the findings set forth in the subsections of Section 66474 of the Government Code which states “A legislative body of a city or county shall deny approval of a vesting tentative map, or a parcel map for which a vesting tentative map was not required, if it makes any of the following findings:”

FINDING: Government Code Section 66474(a) - That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

FACT: As detailed above, the Vesting Tentative Tract Map is consistent with the General Plan and Zoning, as amended. The Project conforms to the goals and policies in the General Plan as set forth in Part B for General Plan Amendment GP-25-1.

FINDING: Government Code Section 66474(b) - That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

FACT: As detailed above, the design and improvement of the subdivision, as contemplated in the Development Plans attached as Attachments 5, 6, and 7 to the Staff Report, is consistent with the General Plan and Zoning, as amended. The subdivision map design and improvements are consistent with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance and the State Subdivision Map Act. The plan conforms to density pursuant to the State Density Bonus Law (Government Code Section 65915), open space, street design, and is consistent with the General Plan designation of High-Density Residential and RM-20 (Medium-Density Multi-Family Residential) as amended by GP-25-1 and Z-25-1.

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FINDING: Government Code Section 66474(c) - That the site is not physically suitable for the type of development.

FACT: The site is physically suitable for the townhome residential development proposed. As detailed above, the site is triangular in shape and is relatively flat and will accommodate the proposed development. The development standards applicable to the Site are set forth in the Development Plan attached as Attachments 5, 6, and 7 to the Staff Report. The Development Plan proposes the development of the Site in a manner that is compatible with adjacent uses and the surrounding neighborhood with the affordable senior apartments situated at the north end with townhomes and duets generally dispersed evenly throughout the southern two-thirds of the Project site. The Site, which is generally bounded by Beach Boulevard to the west, the Brea Creek Channel to the south with single-family homes beyond, and the rail corridor to the east and north, promotes pedestrian and vehicular accessibility with the primary main two access points to the Site located off Beach Boulevard with a secondary access driveway located off Darlington Avenue. The Project also contains private streets that would provide internal circulation within the Project site. The internal streets would provide pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

FINDING: Government Code Section 66474(d) - That the site is not physically suitable for the proposed density of development.

FACT: The site is physically suitable for the proposed density of the development which includes 50 affordable senior apartments on approximately 0.8-acres of land and 231 residential townhome and duet units on approximately 13-acres. The site is triangular in shape and is relatively flat and will accommodate the proposed density for the development. The project site's General Plan land use designation will need to be amended from the current designation of Light Industrial to High Density Residential, as well as rezoned from ML (Light Industrial) to RM-20 (Medium-Density Multi-Family Residential). Development in the High-Density Residential land use designation is characterized by condominium and apartment development with a base density of 20 dwelling units per acre. The density standard may increase to 24 dwelling units per acre with the application of the Site Area Bonus. The Affordable Housing Area Bonus may increase the density to 32 dwelling units per acre. The proposed development of the site, which is currently ceasing operations, will help revitalize the site in a manner that will be harmonious with the adjacent neighborhoods.

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FINDING: Government Code Section 66474(e) - That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

FACT: Neither the design of the subdivision nor the proposed improvements will cause substantial environmental damage or affect fish, wildlife or their habitat. As evaluated in the Mitigated Negative Declaration (MND-25-1), the MND identified the following areas, which required mitigation in order to be considered less than significant impacts: Air Quality, Cultural Resources, Geology & Soils, Noise, and Tribal Cultural Resources. With the mitigation measures incorporated into the Mitigation Monitoring and Reporting Program included in the MND-25-1, the environmental analysis concluded that the project will not have a significant impact on the environment.

FINDING: Government Code Section 66474(f) - That the design of the subdivision or type of improvements is likely to cause serious public health problems.

FACT: Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems. Issues of public health were evaluated in the Mitigated Negative Declaration (MND-25-1), which determined that the Project will not have a significant impact on the environment.

FINDING: Government Code Section 66474(g) - That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

FACT: Neither the subdivision nor the types of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the subdivision. The Project contains private streets that would provide internal circulation within the Project site, including pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

4. Government Code Section 66412.3. In approving this Vesting Tentative Tract Map, the City has considered the housing needs of the region. Approval of the Vesting Tentative Tract Map will facilitate the ability to develop approximately 231 residential for-sale units and 50 for-rent units, which will significantly enhance the City's supply of housing, including the City's supply of affordable housing. As evaluated in the Mitigated Negative Declaration (MND-25-1), the proposed project will be sufficiently serviced by infrastructure and public services will be sufficiently available.

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5. Government Code Section 66473.1. The design of the subdivision reflected on the Vesting Tentative Tract Map provides, to the extent feasible, for passive and natural heating and cooling opportunities. The residential buildings, and open spaces, will to the extent feasible, account for optimized shading, taking into account open space and building design requirements and associated design elements.

6. The City Council of the City of Buena Park adopts the attached Mitigated Negative Declaration MND-25-1 and associated Mitigation Monitoring and Reporting Program and certifies that the MND for General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, and Conditional Use Permit No. CU-25-5, has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines, and local procedures adopted pursuant thereto, and has reviewed and considered the information contained in the MND. The City shall file a Notice of Determination (NOD) with the County Clerk of Orange County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of Public Resources Code and State CEQA Guidelines Section 15075 adopted pursuant thereof.

7. Based upon the findings and conclusions set forth in the above paragraphs, the City Council of the City of Buena Park approves Tentative Tract Map No. TT-25-2 and Conditional Use Permit No. CU-25-5 development plans stamped “RECEIVED MAY 6 2026 PLANNING DIV,” as modified herein and the following conditions set forth in paragraph 9 of this Resolution.

8. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

<u>BUILDING DIVISION</u>:

1. The project shall comply with state and federal disabled access requirements.
2. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code, Title 15.
3. The building/buildings shall be fully fire-sprinklered as required by the City of Buena Park Municipal Code, Title 1, and/or the California Building Codes.
4. A geotechnical investigation report prepared by a qualified geotechnical engineer is required. The applicant shall submit this report for review and approval prior to the issuance of building permits.
5. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
6. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.
7. Within the senior affordable housing building, the first floor corridor is required to be rated in accordance with the California Building Code. If not separated from the lobby space, that rating will be required to extend throughout the first-floor lobby and office spaces open to the corridor.

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8. Within the senior affordable housing building, an elevator lobby shall be provided at all floors, or additional smoke protection will be required at elevator doors on each floor.
9. Trash room & enclosures will be required to be accessible from both the resident and maintenance/EDCO sides.
10. Bicycle storage rooms will be required to meet accessibility requirements for common use spaces.

ORANGE COUNTY FIRE AUTHORITY (OCFA):

1. DESIGN REVIEW: Any portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. The development review does not imply or express approvals on any subsequent plan submittal.
2. PLAN SUBMITTAL SEQUENCE: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.
3. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:
    - Fire Master Plan (service code PR145)
4. Prior to issuance of a building permit:
    - Architectural (service codes PR264-PR272)
    - Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
    - Fire sprinkler system (service codes PR400-PR465)
5. Prior to concealing interior construction:
    - Fire alarm system (service code PR500-PR520
6. Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting ocfa.org on the Planning and Development Section homepage.
7. Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

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8. Emergency Access Easements: Irrevocable reciprocal access easements for emergency access purposes to the benefit of the City of Buena Park shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.
9. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

PUBLIC WORKS DEPARTMENT:

DESIGN:

1. Grading, storm drain, street, sewer, water, and erosion control plans for the redevelopment of the former Amway site shall be prepared by a registered civil engineer on 24-inch by 36-inch sheets at a minimum scale of 1 inch = 40 feet. All improvements shall be designed and constructed in accordance with City standards. Existing improvements along Beach Boulevard, Dr. Sam Way, and any affected project frontage that do not comply with current ADA requirements shall be removed and replaced or modified as part of the project improvements.
2. A portion of the project site is located within a FEMA-mapped Zone AO flood hazard area adjacent to the Brea Creek flood control channel. All grading, drainage, utility, and site improvements within or affecting the mapped flood hazard area shall comply with Division II of Title 18 of the Buena Park Municipal Code and applicable FEMA floodplain requirements. The grading plans shall identify the effective FEMA flood zone limits, applicable flood depth, existing and proposed grades, drainage patterns, proposed pad elevations, and the grades used to establish Highest Adjacent Grade, subject to review and approval by the City Engineer, or designee.
3. Vehicular access to the project, including the proposed driveways along Beach Boulevard and the southern access connection from Darlington Avenue, shall be reviewed and approved by the City Traffic Division. Emergency access and internal site circulation shall be reviewed and approved by the Orange County Fire Authority, and the approved access plan shall be submitted to the Engineering Division with the grading plan submittal.
4. If determined necessary during final map or improvement plan review, street dedications, corner cutoffs, public access easements, or other right-of-way-related dedications shall be provided to the satisfaction of the City Engineer.
5. All new or future utility services required to serve the project shall be installed underground unless otherwise approved by the City Engineer. Any utility improvements or relocations required as part of the final design shall be shown on the improvement plans and constructed in accordance with City standards and applicable utility provider requirements.
6. Traffic impact fees, sewer impact fees, water impact fees, stormwater fees, and all other applicable Public Works fees shall be paid in accordance with City Resolution No. 9726, the current City Fee Schedule, and any applicable City requirements in effect at the time of permit issuance.

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7. Parkway landscaping, including irrigation, shall be installed along Beach Boulevard and any other applicable project frontage in accordance with the City Urban Forest Management Plan and City standards. Landscaping within the public right-of-way shall be maintained by the property owner or responsible maintenance entity.
8. A sight distance analysis prepared by a registered civil engineer shall be submitted for review for any proposed walls, fencing, monument signs, landscaping, or other features near project driveways, street intersections, or internal circulation points that may affect visibility.
9. The sewer system hydraulic analysis shall be updated, as necessary, to reflect the final approved site plan, unit count, unit distribution, and sewer layout. The updated analysis shall confirm that the existing public sewer system has adequate capacity to accommodate flows from the proposed development and that the proposed on-site sewer system is consistent with the approved improvement plans, to the satisfaction of the City Engineer.
10. Backflow prevention devices shall be provided for all domestic, fire, and irrigation services in accordance with City standards. Double check detector assemblies shall be provided for domestic and fire service connections, and reduced pressure principle devices shall be provided for irrigation service connections. All water meters shall be City-approved and installed in locations approved by the City Engineer and Water Division.
11. The preliminary drainage and hydrology study has been reviewed and accepted for entitlement purposes. Prior to issuance of grading permits, the applicant shall submit final hydrology, hydraulic, and drainage studies prepared by a registered civil engineer to reflect the final grading, pad elevations, storm drain design, and drainage patterns for the project. The final analysis shall demonstrate that the proposed development will not adversely impact adjacent properties, Brea Creek Channel, or existing floodplain conditions. If proposed grading or improvements affect the FEMA-mapped Zone AO area or the Brea Creek flood control channel, the applicant shall provide a no-risk analysis or other hydraulic documentation acceptable to the City Engineer, or designee, and the Orange County Flood Control District, as applicable.
12. The approved Traffic Impact Analysis for the proposed 281-unit residential redevelopment, including Vehicle Miles Traveled (VMT) and Level of Service (LOS) analysis, shall remain subject to the review and approval of the City Engineer. The project shall comply with all applicable traffic-related improvements, mitigation measures, access requirements, striping, signage, signal modifications, or other conditions, if any, identified in the approved Traffic Impact Analysis. Any work affecting Beach Boulevard or another Caltrans-controlled facility shall be subject to applicable Caltrans review, approval, and permitting requirements, as required by Caltrans.
13. Existing frontage improvements, including sidewalks, curb, gutter, driveway approaches, curb ramps, and related pedestrian facilities along Beach Boulevard and any affected project frontage, shall be repaired, reconstructed, or upgraded where damaged, non-compliant, or otherwise required by City standards.
14. Easements shall be dedicated to the City for all public water, sewer, storm drain, and related public facilities located within private property, including any public utility extensions, looped systems, access areas, or maintenance areas required for the project.

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15. Existing public utilities or facilities that conflict with the proposed redevelopment, including facilities associated with the former Amway campus, shall be removed, relocated, protected, or modified at no cost to the City. The property owner shall dedicate, or cause to be dedicated, all easements needed for the relocation, modification, installation, and maintenance of public facilities or utility company facilities.
16. Water meter sizing, model selection, and installation shall comply with City standards and approved equipment specifications. Water meters one inch or smaller shall be Neptune T-10 with Encoder that reads in gallons, or City-approved equal. Water meters 1.5 inches or larger shall be Neptune HPT or Neptune MACH-10 with Encoder that reads in gallons, or City-approved equal.
17. All on-site sewer, water, storm drain, and water quality facilities not accepted by the City for public maintenance shall remain private. CC&Rs, a maintenance agreement, or another document acceptable to the City shall be recorded identifying the responsible party for long-term operation, maintenance, repair, and replacement of private facilities.
18. The potable water system shall be designed as a looped network with a minimum of two points of connection to the public water system along Beach Boulevard, unless otherwise approved by the City Engineer and Water Division. The final design shall demonstrate adequate domestic and fire service capacity and shall maintain public system operation as required by the City.
19. All grading, drainage, storm drain, utility, wall, access, or structural improvements adjacent to or affecting Brea Creek Channel shall be reviewed and approved by the Orange County Flood Control District and the City Engineer. The applicant shall obtain all required approvals, permits, and clearances prior to issuance of grading permits. Improvements shall not reduce channel capacity, increase flood risk, redirect flows onto adjacent properties, or create adverse hydraulic impacts.
20. The proposed access connection crossing the Brea Creek flood control channel from Darlington Avenue shall be subject to review and approval by the Orange County Flood Control District and the City Engineer. The applicant shall submit supporting structural and hydraulic calculations demonstrating that the crossing and related improvements will not reduce channel capacity, increase flood elevations, or adversely affect upstream or downstream properties. Required approvals shall be obtained prior to issuance of grading permits.
21. Existing utility services, including water, sewer, fire service, irrigation, and drainage facilities associated with the former Amway campus, shall be properly abandoned, removed, or relocated in accordance with City standards and to the satisfaction of the City Engineer.
22. Prior to issuance of grading permits, the applicant shall submit a Highest Adjacent Grade and pad elevation analysis prepared by a registered civil engineer or licensed surveyor for areas of the project located within or adjacent to the FEMA-mapped Zone AO area. The analysis shall identify the grades used to establish Highest Adjacent Grade, proposed finished pad elevations, flood depth requirements, and the relationship of the proposed grading to the effective FIRM. The analysis shall be reviewed and approved by the City Engineer, or designee.

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23. Prior to final release of the project by the Public Works Department, the project engineer shall certify that the final grading, pad elevations, drainage patterns, and floodplain-related grading improvements have been constructed in substantial conformance with the approved grading plans, approved hydrology and hydraulic studies, and applicable City floodplain requirements.
24. If the applicant elects to pursue a Letter of Map Amendment, Letter of Map Revision Based on Fill, or other FEMA map change after construction, such application shall be the responsibility of the applicant. Any future FEMA map change shall not relieve the applicant from complying with the effective FEMA floodplain requirements, City floodplain regulations, and approved grading requirements in effect at the time of permit issuance.
25. For purposes of reviewing grading and floodplain compliance, the applicant shall clearly identify the grades used to establish Highest Adjacent Grade. Berms, landscape mounds, sound walls, aesthetic grading features, or similar artificial features shall not be used to establish floodplain compliance unless specifically reviewed and accepted by the City Engineer, or designee.
26. A geotechnical study prepared by a registered geotechnical engineer shall be submitted for review and approval. The report shall include recommendations for grading, retaining walls, slopes, pavement sections for private streets and parking areas, and any soil conditions affecting drainage, utility installation, or water quality facilities. If a WQMP is required, the report shall evaluate soil conditions for Low Impact Development feasibility, including infiltration, permeability, compaction, saturation, and groundwater levels in accordance with the County of Orange Technical Guidance Document.
27. Prior to issuance of grading permits, the applicant shall submit a Water Quality Management Plan for review and approval. The WQMP shall identify the structural and non-structural Best Management Practices proposed for the project, the party responsible for long-term maintenance, and the relationship of the BMPs to the final grading, drainage, and storm drain design. The WQMP shall be prepared in accordance with City and County of Orange requirements.
28. Prior to issuance of grading permits for any phase of work resulting in soil disturbance of one acre or more, the applicant shall submit a copy of the Notice of Intent and assigned Waste Discharge Identification number from the State Water Resources Control Board. The applicant shall prepare and implement a Stormwater Pollution Prevention Plan, maintain a copy of the approved SWPPP at the project site, and include the assigned WDID number on the grading plan cover sheet.
29. Any tract map, parcel map, lot merger, lot line adjustment, easement document, or other subdivision-related document required for the project shall be prepared in accordance with the State Subdivision Map Act and Division I of Title 18 of the Buena Park Municipal Code. Required maps and legal documents shall be reviewed by the City and, when applicable, the Orange County Surveyor. The applicant shall provide the City with all review comments received from the Orange County Surveyor for each submittal.

PERMIT ISSUANCE:

1. All fees, deposits, bonds, and financial assurances associated with grading, utility, frontage, off-site, and other improvements required by the Public Works Department

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shall be paid or posted prior to issuance of the applicable Public Works permits. Fee amounts shall be based on the current City Fee Schedule and approved cost estimates.

2. Before exercising any right or performing any work under a permit issued by the Public Works Department, the developer and contractor shall obtain a City Business License and submit insurance certificates and endorsements acceptable to the City.
3. A Transportation Hauling Permit shall be obtained for any vehicle, combination of vehicles, or special mobile equipment that exceeds the maximum size, weight, or load limits specified in the California Vehicle Code and the Caltrans Transportation Permit Manual.
4. Prior to issuance of grading permits, the applicant shall record an approved WQMP, including the Master Covenant and Agreement and the Operation and Maintenance Plan, with the Orange County Recorder. Two hard copies of the recorded WQMP package shall be provided to the City, unless otherwise approved by the City Engineer.
5. Prior to final release of the project by the Public Works Department or the refund of any cash deposits, the developer or contractor shall provide the City with a warranty bond for all public facilities and improvements. The warranty bond shall be held by the City for a period of one year after acceptance, unless otherwise required by the City Engineer.
6. Prior to final release of the project by the Public Works Department, all grading, drainage, utility, frontage, off-site, and other improvements required by the Public Works Department shall be completed to the satisfaction of the City Engineer.
7. Public Works permits, including encroachment permits, grading permits, utility permits, and related approvals, shall be obtained prior to commencement of any work within the public right-of-way, public easement, or areas subject to Public Works jurisdiction.

CONSTRUCTION:

1. A traffic control plan prepared by a registered civil engineer shall be submitted for review and approval for all utility connections, frontage improvements, hauling operations, and any other work within the public right-of-way that requires a lane closure, sidewalk closure, or pedestrian detour. A traffic control plan shall also be required for work on private property that affects public streets, sidewalks, or traffic circulation.
2. When more than one trench cut is made to install or relocate utility lines, the affected street shall be slurry sealed, grind and capped, or restored by another method approved by the City Engineer. Pavement restoration shall extend to the nearest lane line or as otherwise required by the City Engineer based on existing pavement condition and the extent of trenching.
3. An Engineered Grading and Utility Certification shall be prepared and signed by the project engineer. Certification shall address each applicable phase of work, including rough grading, fill placement, soil compaction, pad elevations, final grading, utilities, drainage improvements, and WQMP facilities. Certifications shall be submitted to the City as required during construction and prior to Public Works final release.
4. Any existing private water wells located on the project site shall be abandoned in accordance with City and Orange County Health Department requirements.

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5. Prior to Public Works final release, the applicant shall demonstrate that all structural BMPs have been constructed in conformance with the approved WQMP and are functional, accessible, and assigned to the approved maintenance entity.
6. Any work within Beach Boulevard, including utility connections, frontage improvements, traffic control, or other work affecting State Route 39, shall require approval and permitting from Caltrans in addition to any required City approvals.
7. The applicant and contractor shall protect all existing horizontal and vertical survey controls. Any survey controls disturbed during construction shall be reset in accordance with Orange County Surveyor standards after construction and at no cost to the City.
8. All trash collection services needed during construction or after project completion shall be obtained from the City-authorized provider.
9. The applicant and contractor shall keep public streets, sidewalks, gutters, and storm drain facilities free of construction debris, sediment, and tracking from the project site. Street sweeping and erosion control measures shall be provided as needed and as directed by the City.
10. Any damage to public improvements resulting from construction activities shall be repaired or replaced to City standards at no cost to the City and to the satisfaction of the City Engineer.

PLANNING DIVISION:

1. This approval shall be contingent upon the approval of General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, and Mitigated Negative Declaration No. MND-25-1.
2. Approval of these entitlements will override all previously adopted entitlements and cause them to be null and void.
3. This approval shall be for the development of a 231-unit three-story semi-attached residential development and 50 affordable senior apartments qualifying for two (2) incentives/concessions, to subdivide the site containing approximately 13.8-acres into an approximately 13-acre lot for condominium purposes and an approximately 0.8-acre lot for the affordable senior apartments, and consisting of associated off-street parking, open space, and site improvements on approximately 13.8 acres on a property located at 5600 Beach Boulevard in substantial compliance with Conditional Use Permit No. CU-25-5 Development Plans dated “RECEIVED MAY 6 2026 PLANNING DIV.,” and Vesting Tentative Tract Map No. 19419 Plans dated “RECEIVED MAY 6, 2026 PLANNING DIV.,” and as conditioned herein.
4. The applicant and/or property owner shall ensure that a copy of the City Council Resolution, including all conditions of approval, and mitigation measures contained in the Mitigation Monitoring and Reporting Program, be reproduced on the first pages of construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project. This shall include any sets of revisions.
5. The development shall conform to the plan as finally approved by the City Council as conditioned herein. Final plans shall incorporate all changes as conditioned herein and shall recognize all easements or deed restrictions pertaining to the subject property.

Any proposed changes to the plans post entitlement which the Community and Economic Development Director determines to be substantive shall require the approval of the Planning Commission and/or City Council.

6. The project shall be subject to all the mitigation measures and Project Design Features/Conditions of approval contained within the Mitigation Monitoring and Reporting Program (Final Draft Initial Study/Mitigated Negative Declaration), dated "RECEIVED MAY 14, 2026 PLANNING DIV.," and incorporated herein by reference, as Conditions of Approval.
7. All Climate Action and Adaptation Plan (CAAP) consistency measures shall be detailed and implemented on construction plans submitted.
8. An affordable housing agreement on a City provided form to be approved by the City Attorney shall be required prior to Building Division permit issuance. The proposed project will provide a total of 50 units to be designated as affordable housing as demonstrated in section "1.8 Density Bonus Application" of the Project Narrative dated MAR 23, 2026. Of the 50 units of affordable housing proposed, 38 units are designated as low-income, 6 units are designated as very low-income, and 6 units are designated as extremely low-income. The affordable housing units shall be deed restricted for a term of 55 years.
9. Construction activity shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Saturday, and no work on Sundays or Federal holidays.
10. Prior to Demolition Permit issuance, the applicant shall prepare a construction screening plan for review and approval by the Community and Economic Development Director which depicts opaque construction fencing around the perimeter of the property which provides visual screening of construction activities. Solid screening shall include includes contact information for onsite construction management and may include a project rendering on the Beach Boulevard frontage which depicts the proposed project.
11. Prior to building permit issuance, the applicant shall provide a construction parking plan which depicts how construction traffic and construction worker parking shall be provided on site, or accommodated in an off-site parking lot with shuttle. There shall be no off-site construction related parking in adjacent neighborhoods/streets.
12. The applicant and/or contractor shall be required to implement the provisions of the approved Construction Management Plan throughout the construction process including submittal of quarterly progress reports to the Community and Economic Development Department.
13. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
14. Plans submitted for plan check shall include architectural amenities generally consistent with the submitted CU-25-5 conceptual development plans stamped "RECEIVED MAY 6 2026 PLANNING DIV.," and Vesting Tentative Tract Map No. 19419 Plans dated "RECEIVED MAY 6 2026 PLANNING DIV." All construction drawings submitted for the development shall include sufficient construction details

showing architectural accents, colors, details of construction, and techniques to ensure architectural compatibility throughout the development. Final details shall be approved by the Planning Division prior to issuance of building permits for the project. Final color and material samples shall be provided to the Planning Division with plan check submittals. Architectural features may be replaced or modified subject to approval of the Community and Economic Development Director, based on equivalent provision of acceptable alternatives. Specifications and samples of the following shall be submitted to the Planning Division for approval prior to issuance of building permits:

a. Paint colors for stucco
b. Stucco exterior finishes
c. Siding
d. Roofing material
e. Window trim
f. Window shutters
g. Gable accents
h. Rafter tails
i. Awnings
j. Iron railing and window details
k. Enhanced light fixtures
l. Brick and tile accents

Architectural features may be replaced or modified subject to approval of the Community and Economic Development Director, based on equivalent provision of acceptable alternatives.

15. Color and material samples shall be submitted to the Planning Division for approval prior to issuance of building permits. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. In the event that said rating cannot be obtained, alternate materials shall be used under the direction of the Planning Division.

16. The second and third story windows on the south elevations of the duet buildings directly adjacent to the south property line, identified as odd numbered buildings “51” through “81,” shall be located to promote privacy between properties through such methods as offset or clerestory placement, use of opaque or view-obscuring glass, or faux windows. Balconies on the second and third floors shall not have openings facing south.

17. A total of 462 garage parking spaces, and 115 open parking spaces, including 6 accessible parking spaces shall be provided and maintained in substantial compliance with plans dated “RECEIVED MAY 6 2026 PLANNING DIV.”.

18. Any new walls and fencing, including those shown on plans shall comply with the City of Buena Park Municipal Code (BPMC) Chapter 19.428 (Development Standards – Fences, Walls, Hedges, and Berms) and shall require separate fence and wall permit approval by the Planning Division, as necessary.

19. A 6-inch-wide decorative masonry wall, at least 6 ft. high measured from the highest finished grade on either side of the wall, shall be provided and maintained along the south property lines, and sound attenuation wall along the rail corridor, consistent with the submitted conceptual plans stamped “RECEIVED MAY 6, 2026 PLANNING DIV.,” and Vesting Tentative Tract Map No. 19419 Plans dated “RECEIVED MAY 6, 2026

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PLANNING DIV." in accordance with the structural design approved by the Building Division. All the perimeter walls shall match in color and texture. No block wall construction shall occur until a Grading Plan has been approved by the Public Works Department, if required. Double walls shall be filled and capped to the satisfaction of the City.

20. Landscaping shall be installed in substantial compliance with plans dated "RECEIVED MAY 6 2026 PLANNING DIV." Detailed landscaping/irrigation/sprinkler plans, with signed and stamped Certification of Landscape Design form shall be submitted to the Planning Division for plan check. A 'Landscape Installation Certificate of Completion' shall be submitted to the Planning Division prior to final inspection of building permits. All landscaping/irrigation/sprinkler plans shall comply with the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 of the Buena Park Municipal Code.
21. The planting of trees and shrubs shall have plant material selected and planting methods used which are suitable for the soil and climatic conditions of the site. All landscaping areas along the entire site shall be planted with sufficient quantities that include a mixture of 15-gallon, 24-inch box, including mature specimen trees between 36-inch box and 60-inch box size.
22. The open space areas within the development shall be generally consistent with the plans dated "RECEIVED MAY 6 2026 PLANNING DIV." Specific features, including exact design and specifications including landscaping, specified areas for active and passive areas shall be reviewed and approved by the Planning Division prior to the issuance of building permits. The open space areas and site amenities shall have appropriate durability and longevity and include elements that are consistent with the following:
    a. Barbeque grills
    b. Lounge seating/benches and tables
    c. Trellis shade structure
    d. Bike racks
    e. Trash, recycle, and organic receptacles
    f. Decorative boulders
    g. Pet waste stations
23. Decorative lighting to complement the modern farmhouse and modern Spanish architectural design of the development shall be provided throughout the entire development including the parking area and open space areas. Final location and design of light standards and wall fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits. Standard light poles with box fixtures shall not be considered decorative.
24. Plans submitted for plan check shall include complete photometric plan for the parking areas, drive aisles and open space areas to ensure that there are adequate levels of light within all portions of the parking, drive aisles and open space areas, adjacent properties and public rights of way to ensure proper public safety. All luminaries shall be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties or rights of way.
25. All parking areas and driveways shall be paved and striped in compliance with BPMC Section 19.436.070 (Residential Parking Dimensions and Layout) and Section

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19.436.080 (Residential Parking Improvements) as shown on the approved plan. All landscaped areas shall be separated from adjacent vehicular areas by a masonry wall or Portland cement concrete (p.c.c.) curb a minimum of 6 inches in height, or by p.c.c. or masonry walkway. It shall be the responsibility of the developer to submit to the Public Works Department such plans as are necessary to ensure the installation of curbs or walls do not detrimentally affect drainage.

26. A six-inch high concrete wheel stop or poured-in-place concrete curb with sufficient overhang shall be provided for all open parking spaces, located three feet inside of the front boundary of the stalls.
27. A decorative stamped and colored concrete pavement shall be provided at the main driveways along Beach Boulevard. The decorative stamped and colored concrete pavement shall extend the full width of the driveway a minimum of 20 feet from the street property line.
28. All decorative crosswalks located within the property shall match the decorative stamped and colored pavement at the main driveway entries.
29. Decorative metal screen fencing or landscape screening shall be provided to screen any mechanical equipment located fronting Beach Boulevard from public view. The decorative metal screen shall be subject to the review and approval of the Planning Division. All mechanical equipment internally facing shall be screened from view with landscape screening.
30. All rain gutters and downspouts shall be strategically located within the buildings to the maximum extent feasible. Any external rain gutters and downspouts shall be painted to match the colors of the building. Exact location of rain gutters and downspouts shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
31. All roof-mounted mechanical equipment shall not visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing design criteria and BPMC Section 19.440.020 (Visual Screening of Mechanical Equipment).
32. The proposed trash enclosures shall be in compliance with the Buena Park Municipal Code Section 19.424.010 (Trash Storage Facilities). Plans submitted for plan check shall be in substantial compliance with plans dated “RECEIVED MAY 6 2026 PLANNING DIV.” Trash carts shall be placed in such a manner as to be a minimum of two feet away from other carts and other stationary objects.
33. Mailboxes shall be supplied, installed and designed to the approval of the Planning Division, with locations subject to the US Postal Service approval.
34. All signs including entry monument sign shall be subject to a separate review and approval by the Planning Division. All signs shall comply with BPMC Section 19.908.010 (Signs in Residential Zones).
35. Covenants, Conditions & Restrictions (CC&Rs), Articles of Incorporation and By-Laws for the homeowner’s association shall be reviewed and approved by City Staff and adopted by Planning Commission prior to recordation and issuance of Certificate of Occupancy and shall include the following requirements:

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a. CC&R's shall include a restriction which prohibits illegal garage conversions and also require that all garages provide adequate vehicle access be maintained for the parking of two vehicles, unless otherwise permitted by law.

b. Future room additions and expansion of balconies and patios shall not be permitted.

c. Interior access to all rooms/areas of the townhome units shall be maintained at all times. No sections shall be partitioned off and provided solely with exterior access. In addition, no secondary kitchen or other cooking facilities shall be provided. Unless otherwise permitted by law.

d. Modification to any wall or fence within the development, including the wall or fence height, shall be reviewed and approved by the Planning Division, prior to building permit issuance.

e. The CC&R's shall specifically dictate responsibilities between the homeowners association and private property owners for the maintenance, both interior and exterior, of all buildings, plumbing and electrical facilities.

f. The CC&R's shall establish provisions for all the parking areas to be maintained and clear of storage in order to maintain parking.

g. CC&R's shall prohibit parking and any type of obstruction of the required fire access lanes and common area driveways.

h. The CC&R's shall contain provisions establishing a fair, reasonable, and expeditious procedure for resolving disputes. The HOA shall establish and maintain a reserve fund consistent with the requirements of the Davis-Sterling Act. The CC&R shall include a maintenance schedule for common areas and equipment specifically when maintenance tasks will be performed. (ex. Painting, yard work, etc.)

i. The CC&R's shall contain a requirement that the HOA file with the City of Buena Park Community Development Department the names, addresses, and telephone numbers of the Association's property management company and responsible property manager and each member of the Association Board, as of January 1st of each year.

j. Within a required vision clearance area there shall be no fence, tree, shrub, or other obstruction to sight between two feet and seven feet above the established street grade. Vision clearance areas shall be provided at any driveway entrance from or exit to a street: triangular areas on each side of the driveway measuring fifteen feet along the street property line and fifteen feet along the edge of the driveway from the point of intersection of the edge of the driveway with the street property line.

k. All trees throughout the development shall be properly maintained in living condition and any damaged or diseased tree shall be replaced by the property owner.

l. Balconies and porches shall not be used for storage.

m. No vehicular gates or speed bumps within the fire lanes may be installed prior to City review and approval.

n. A maintenance plan shall be established to pick up any errant litter that accumulates on trash service days.

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36. The Applicant shall provide the Planning Division proof of review and approval of the CC&R's by the Department of Real Estate (DRE) prior to recordation. A copy of the recorded CC&R's shall be submitted to the Planning Division prior to the release of utilities.

37. All required utility services and equipment, including transformers, gas meter, "J" boxes, and similar devices shall be located below grade, to the extent possible, or shall be screened from view by landscaping or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. In addition to said walls, landscaping may also be required as a solution for screening. A preliminary electrical equipment plan, which is prepared by the Southern California Edison Company, shall be reviewed and approved by the City Planning Division prior to the issuance of building permits. The applicant is required to return City approved red line prints to the Southern California Edison Company Planning Department, for preparation of final construction drawings. The location of other utility companies' appurtenances and meters shall be submitted to the City Planning Division for review and approval prior to installation.

38. All required double detector check valve assemblies located within public view shall be located below grade to the extent possible or shall be screened from view by landscaping ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division.

39. Prior to the issuance of Building Permits for each phase of the project or any succeeding residential development approval, all development impact fees associated with development including, but not limited to, park fees mandated by BPMC Section 18.64.080 (Park and recreational facilities dedications – Use of land fees) shall be paid in full.

40. The construction authorized by the Conditional Use Permit shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

41. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).

42. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.

43. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.

44. The applicant and property owner shall sign a notarized Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.

45. The applicant shall indemnify, defend, and hold harmless the City, its officers, agents, and employees from any claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or exercise of the rights permitted by this approval and from any and all

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claims and losses occurring or resulting to any person, firm, or corporation, or property damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of such damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 23rd day of June 2026 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAINED: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, Director of Government & Community Relations/City Clerk, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this 23rd day of June 2026.

_____
City Clerk

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AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Tentative Tract Map No. TT-25-2 and Conditional Use Permit No. CU-25-5 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner / Applicant

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RESOLUTION NO.
MITIGATED NEGATIVE DECLARATION NO. MND-25-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA APPROVING MITIGATED NEGATIVE DECLARATION NO. MND-25-1 FOR GENERAL PLAN AMENDMENT NO. GP-25-1, ZONE CHANGE NO. Z-25-1, TENTATIVE TRACT MAP NO. TT-25-2, AND CONDITIONAL USE PERMIT NO. CU-25-5, TO DEVELOP A 231-UNIT TOWNHOMES AND DUETS, AND 50 AFFORDABLE SENIOR APARTMENT PROJECT WITH ASSOCIATED PARKING, OPEN SPACE AND SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD (APNS: 066-572-08, 066-164-24, AND 066-163-26)

A. Recitals.

(i) Scott DiCesare of Shopoff Realty Investments, applicant, 18565 Jamboree Road Suite 200, Irvine, CA 92612, on behalf of 5600 Beach Blvd BP Owner, LLC, property owner, 18565 Jamboree Road Suite 200, Irvine, CA 92612, has filed a request for General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, and Conditional Use Permit No. CU-25-5, to develop a 231-unit townhomes and duets along with 50 affordable senior apartments with its required off-street parking, open space and associated on- and off-site improvements at 5600 Beach Boulevard, Buena Park, California, 90621 (APNS: 066-572-08, 066-164-24, AND 066-163-26) in the County of Orange (collectively, the “Project”).

(ii) An Initial Environmental Study for the Project was prepared pursuant to Section 15060 (Preliminary Review) of the State Guidelines based on the California Environmental Quality Act (CEQA [California Public Resources Code Section 21000 et. Seq.]). Pursuant to State CEQA Guidelines Article 6 (Negative Declaration Process) Section 15070 (Decision to prepare a negative or mitigated negative declaration), and based on the information contained in the Initial Study, a decision was made to prepare a Mitigated Negative Declaration (“MND”) for the project. The City contracted with an independent consultant, Placeworks, Inc., for the preparation of the MND.

(iii) A Mitigated Negative Declaration (MND) with associated Mitigation Monitoring and Reporting Program was prepared pursuant to the State CEQA Guidelines (California Administrative Code Section 15000 et. seq.) and local procedures adopted pursuant thereto.

(iv) On April 3, 2026, a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration was filed and the MND was forwarded to interested persons, organizations, and agencies;

(v) The public comment period for the draft MND began on April 3, 2026 and was lawfully closed on May 4, 2026.

(vi) On May 18, 2026, the Planning Commission of the City of Buena Park, held a duly noticed public hearing to consider a recommendation to the City Council to approve General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map

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No. TT-25-2, Conditional Use Permit No. CU-25-5, and associated Mitigated Negative Declaration No. MND-25-1. Said public hearing was concluded prior to adoption of Resolution No. 6403 recommending that the City Council approve the Mitigate Negative Declaration No. MND-25-1.

(vii) On June 23, 2026, the City Council of the City of Buena Park, held a duly noticed public hearing, as required by law, to consider approval of Mitigated Negative Declaration No. MND-25-1 for associated General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, Conditional Use Permit No. CU-25-5. Said public hearing was concluded prior to adoption of this Resolution.

(viii) All legal prerequisites to the adoption of this resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA does hereby finds, determines, and resolve as follows:

1. All of the facts set forth in the Recitals, Part A, of this Resolution, are true and correct and hereby incorporated by this reference.

2. The City Council finds the Initial Study prepared by the City of Buena Park and Mitigated Negative Declaration No. MND-25-1 and associated Mitigation Monitoring and Reporting Program is legally adequate. With the implementation of the associated Mitigation Measures discussed in the MND, the potential significant environmental impacts can be reduced to levels of insignificance based on the standards discussed in the MND.

3. The City Council finds that the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program identified all significant environmental effects of the Project; there are no potentially significant environmental impacts not addressed in the Final draft MND.

4. Although the Mitigated Negative Declaration identifies certain potential construction-related environmental impacts, the Mitigation Monitoring and Reporting Program has been included to mitigate the potential impacts below any significance thresholds.

5. The City Council adopts the attached Mitigated Negative Declaration MND-25-1 and associated Mitigation Monitoring and Reporting Program and certifies that the MND for General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, and Conditional Use Permit No. CU-25-5, has been completed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and local procedures adopted pursuant thereto, and has reviewed and considered the information contained in the MND.

6. The City Council certifies the completion of Mitigated Negative Declaration No. MND-25-1 and associated Mitigation Monitoring and Reporting Program for General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, and Conditional Use Permit No. CU-25-5. The City of Buena Park shall file a Notice

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of Determination (NOD) with the County Clerk of Orange County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of Public Resources Code and State CEQA Guidelines Section 15075 adopted pursuant thereof.

PASSED, APPROVED, AND ADOPTED this 23rd day of June 2026 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAINED: COUNCILMEMBERS:

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_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuna, MMC, Director of Government & Community Relations/City Clerk, of hereby certify that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the 23rd day of June 2026.

_____
City Clerk

RECEIVED
MAY 6 2026
PLANNING DIV

CU-25-5

AMWAY

BUENA PARK, CA

OWNER

SHOPOFF REALTY INVESTMENTS
18565 Jamboree Road, Suite 200
Irvine, CA 92612
(949)-417-1396
Contact: Scott Di Cesare

ARCHITECTURE

KTGY ARCHITECTURE + PLANNING
17911 Von Karman Ave., Ste 200
Irvine, CA 92614
Phone: 949-851-2133
Contact: Bryan Sevy, Architect

TRAFFIC CONSULTANT

LINSCOTT, LAW & GREENSPAN, ENGINEER
2 Executive Circle, Suite 250,
Irvine, CA 92614
Phone: 949-825-6175 x234
Contact: Trissa de Jesus Allen, PE, RSP

CIVIL

RICK ENGINEERING
36 Discovery, Suite 240
Irvine, CA 92618
Phone: 949-588-0707
Contact: Scott Patton, P.E.

LANDSCAPE

MJS LANDSCAPE ARCHITECTURE
507 30th Street,
Newport Beach, CA 92663
Phone: 949-675-9964
Contact: Dan Delle - PLA, ASLA, LEED GA

DESIGN SET SHEET INDEX

ARCHITECURAL SHEET INDEX	
SHEET NO.	SHEET TITLE
A0.0	COVER SHEET & SHEET INDEX
A1.0	SITE PLAN
A1.1	OPEN SPACE EXHIBIT
A1.2	COMMON USABLE OPEN SPACE
A1.3	ALLOWABLE AREA AND HEIGHT SUMMARY
A1.4	SITE PERSPECTIVES
A1.5	SITE PERSPECTIVES
A1.6	SITE PERSPECTIVES
A1.7	SITE PERSPECTIVES
AA1	PERSPECTIVES
AA2	ELEVATIONS
AA3	ELEVATIONS
AA4	AFFORDABLE BUILDING PLANS
AA5	AFFORDABLE BUILDING PLANS
AA6	AFFORDABLE UNIT PLANS
AA7	AFFORDABLE BUILDING SECTION
AB1	PERSPECTIVES
AB2	ELEVATIONS
AB3	ELEVATIONS
AB4	ELEVATION
AB5	ELEVATION
AB6	ELEVATIONS - ENHANCED
AB7	ELEVATIONS - ENHANCED
AB8	BUILDING PLANS
AB9	BUILDING PLANS
AB10	BUILDING PLANS
AB11	BUILDING PLANS
AB12	UNIT PLANS
AB13	UNIT PLANS
AB14	UNIT PLANS
AB15	UNIT PLANS
AC1	PERSPECTIVES
AC2	ELEVATIONS
AC3	ELEVATIONS
AC4	ELEVATIONS
AC5	ELEVATIONS
AC6	ELEVATIONS
AC7	PRIVACY ELEVATIONS
AC8	SECTIONS
AC9	BUILDING PLANS
AC10	BUILDING PLANS
AC11	UNIT PLANS
AC12	UNIT PLANS
AC13	UNIT PLANS
A5.0	MATERIAL BOARDS
A5.1	MATERIAL BOARDS
A5.2	MATERIAL BOARDS
A5.3	MATERIAL BOARDS
A5.4	MATERIAL BOARDS

CIVIL SHEET INDEX	
C-01	EXISTING TOPOGRAPHY AND UTLITY
C-02	PROPOSED SITE MAPPING
C-03	GRADING PLAN SHEET MAP
C-04	GRADING SHEET PLAN
C-05	GRADING SHEET PLAN
C-06	GRADING SHEET PLAN
C-07	GRADING SHEET PLAN
C-08	GRADING SHEET PLAN
C-09	GRADING SHEET PLAN
C-10	SITE SECTIONS
C-11	UTILITY INDEX MAP
C-12	UTILITY SHEET PLAN
C-13	UTILITY SHEET PLAN
C-14	UTILITY SHEET PLAN
C-15	UTILITY SHEET PLAN
C-16	UTILITY SHEET PLAN
C-17	UTILITY SHEET PLAN
C-18	STORMWATER BMP PLAN
C-19	TRASH TRUCK MOVEMENT EXHIBIT

FIRE PLAN (OCFA) SHEET INDEX	
FS-1	TITLE SHEET
FS-2	SITE PLAN
FS-3	FIRE HYDRANT LOCATIONS
FS-4	DETAIL SHEET

LANDSCAPE SHEET INDEX	
L.1	OVERALL ILLUSTRATIVE SITE PLAN
L.2	CONCEPTUAL POOL PLAN
L.3	CONCEPTUAL DOG RELIEF SPACES
L.4	CONCEPTUAL OPEN SPACES
L.5	SENIOR AFFORDABLE OPEN SPACES
L.6	CONCEPTUAL FRONT YARD PLANS
L.7	CONCEPTUAL PASEO PLANS
L.8	TRASH ENCLOSURE PLAN
L.9	WALL, FENCE, AND FLATWORK PLAN
L.10	LANDSCAPE MATERIALS
L.11	HYDROZONE PLAN AND IRRIGATION NOTES
L.12	TREE PLAN
L.13	PLANTING PLAN
L.14	PLANT PALETTE AND NOTES
L.15	LIGHTING PLAN

Legend

1. Property Line
2. Parking Space - 9'x20'
3. Accessible Parking Space
4. Trash Enclosure
5. Accessible Path of Travel
6. Accessible Ground Floor Unit
8. Affordable Units
9. Transformers
10. Setback Line
11. Electrical Cabinet and Fire Riser
12. EV stalls Provided for Affordable Units (11 spaces total)

BUENA PARK CAAP COMPLIANCE NOTES

Table 3.1: EV charging infrastructure. EV ready infrastructure will be provided for townhome and duet units in each private garage. 11 EV spaces will be provided for the affordable units. See keynote 12.

Table 3.6: Energy performance measures will be addressed in detail during construction documents.

Table 3.7:On-Site Zero-GHG and Renewable Energy Generation and Storage measures will be addressed in detail during construction documents.

Table 3.10: Indoor water efficiency measures will be addressed in detail during construction documents.

Overall Site Summary		
Gross Site Area	*13.754 Acres*	(599,105 SqFt)
Affordable Units	*50 du*	(0.757 Ac/32,955 SqFt)
Townhome / Duplex Units	*231 du*	(12.997.0 Ac/566,150 SqFt)
Total Dwelling Units	281 du	
Gross Density	20.4 Du/Ac	
Product Type	3 Story Duplex / Townhomes | Affordable Bldg	
Occupancy Type	CRC Townhomes & 2 Family Dwelling	
Construction Type	Towns / Duplex: Type VB | Affordable: VA	
Sprinkler Type	Towns/Duplex: NFPA 13D | Affordable: NFPA 13	
Building Height	Towns / Duplex: 39' | Affordable: 48'	
Front Setback	19' Required | 20' Proposed	
Side / Rear Setback	10' Required | 10' Proposed	

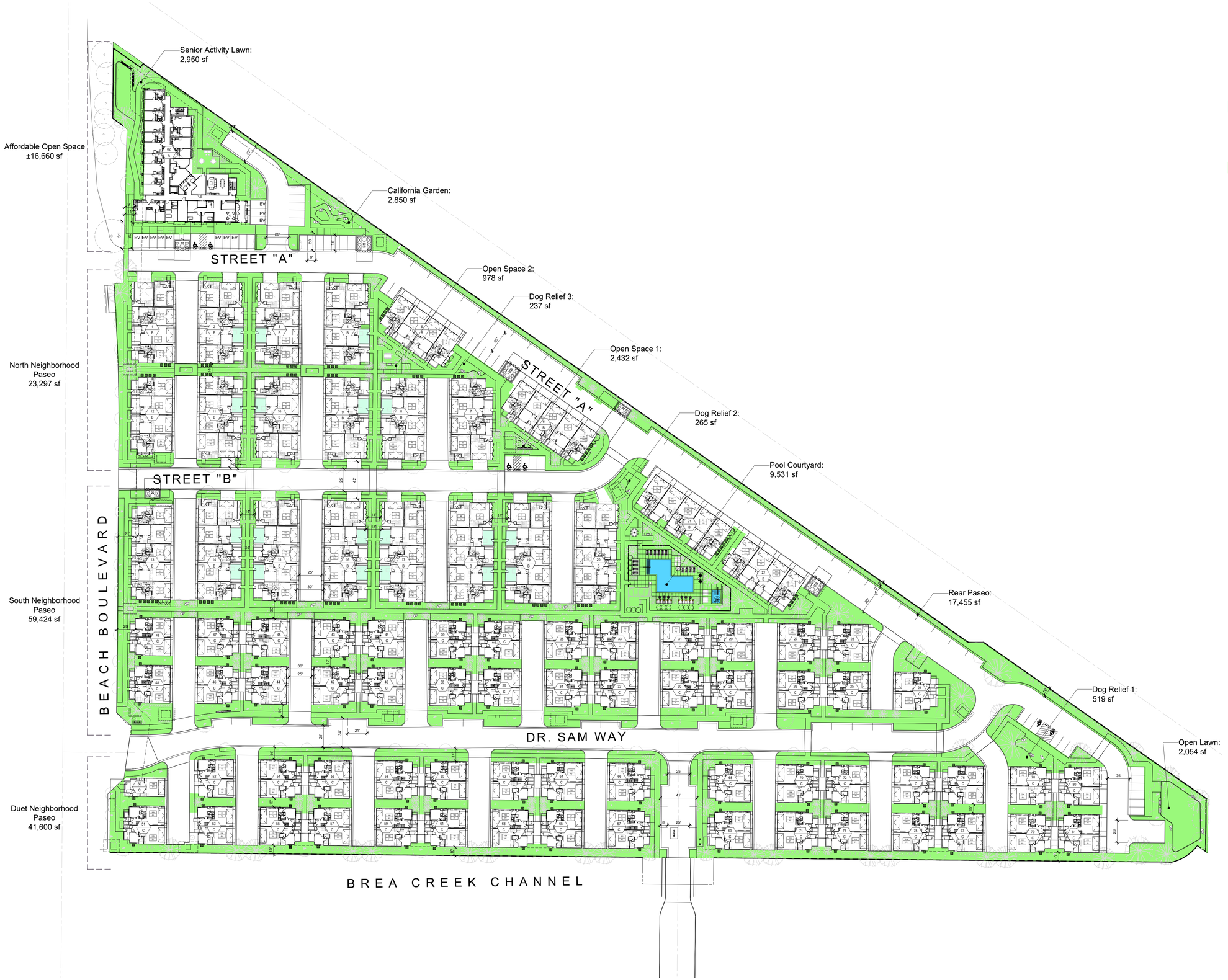
Overall Building Summary				
Building Type	Quantity	Bldg Footprint Area	Gross Bldg Area	Total Area
Building A3 - Affordable	1	10,490 sf	42,390 sf	42,390 sf
Product B - 4 Plex | Bldg A	3	3,179 sf	9,598 sf	28,794 sf
Product B - 5 Plex | Bldg B	9	3,758 sf	11,618 sf	104,562 sf
Product B - 5 Plex | Bldg C	3	3,978 sf	12,063 sf	36,189 sf
Product B - 6 Plex | Bldg D	7	4,526 sf	13,986 sf	97,902 sf
Product C - Duets BA	24	1,689 sf	4,957 sf	118,968 sf
Product C - Duets BB	34	1,689 sf	4,957 sf	168,538 sf
Product C - Duet Single	1	872 sf	4,140 sf	4,140 sf
Pool Building	1	437 sf	437 sf	437 sf
Total	83	186,246 sf		601,920 sf
FAR				1.00
Lot Coverage		31.1% (footprint/site area)		

Plan Summary						
Plan	Beds	Net Unit Area	Quantity	%	Total Net Area	Avg. Unit Size
Leasing / Amenity		3,860 sf	1			
Affordable - P1	1	505 sf	37	13.2%		
Affordable - P2	1	546 sf	7	2.5%		
Affordable - P3	2	733 sf	6	2.1%		
Subtotal A Affordable			50	17.8%		
B Townhomes - P1	2	1,238 sf	16	5.7%		
B Townhomes - P2	3	1,523 sf	16	5.7%		
B Townhomes - P3	3	1,646 sf	35	12.5%		
B Townhomes - P4	4	1,862 sf	47	16.7%		
Subtotal B Townhomes			114	40.6%		
C Duets - P1	3	1,694 sf	25	8.9%		
C Duets - P2	3	1,800 sf	34	12.1%		
C Duets - P3	4	1,947 sf	58	20.6%		
Subtotal C Duets			117	41.6%		
Total			281	100%	432,681 sf	1,540 sf
Unit Mix			Quantity	%		
Affordable 1 Bedroom Total			44	15.7%		
Affordable 2 Bedroom Total			6	2.1%		
2 Bedroom Total			16	5.7%		
3 Bedroom Total			110	39.1%		
4 Bedroom Total			105	37.4%		
Total			281	100.0%		

Parking Summary (per State Density Bonus Law)			
Parking Required	Quantity	Ratio Req'd	Spaces Req'd
Affordable - P1	44	*AB 2097*	0
Affordable - P2	6	*AB 2097*	0
2 Bed	16	*1.50 Spaces/Unit*	24
3 Bed	110	*1.50 Spaces/Unit*	165
4 Bed	105	*2.50 Spaces/Unit*	263
Total Residential Parking Req'd		1.61 Spaces/Unit	452
Parking Provided		Ratio Provided	Spaces Provided
Garage Spaces		1.64	462
On Site / Guest Spaces Townhomes/Duets		0.28	*78*
On Site / Guest Spaces Affordable		0.09	*26*
Total Residential Parking Provided		2.01	566
Accessible Parking Required		Ratio Req'd	Spaces Req'd
Resident Open Spaces	104	5%	6

Open Space Summary		
Private Balcony OS 6'x6' min. (TH P1 & P2)	3,200 sf	11 sf/Unit
Private Ground Flr. OS 10x10 min. (TH P3)	3,574 sf	13 sf/Unit
Common Open Space	181,708 sf	647 sf/Unit
Total Open Space Provided	188,482 sf	671 sf/Unit

Enhanced Elevations
Privacy Duets
1 / B — Building Number / Building Type
101 / P1 — Unit Number / Plan Type



OPEN SPACE AREAS

Site Area: 598,950 sf

Required Total Open Area: 40% Min= 239,580 sf

Provided Private Open Area: 9,547 sf (1.6%)

(includes Ground floor patios min. 10'x10' and balcony areas min. 6'x6')

Provided Common & Formal Open Area: (29.7%)

Common: (26.0%)

- Affordable Open Space: 16,960 sf
- North Neighborhood Paseo: 25,430 sf
- South Neighborhood Paseo: 62,200 sf
- Duet Neighborhood Paseo: 34,100 sf
- Rear Paseo: 17,455 sf

Formal: (2.7%)

- Open Space 1: 2,432 sf
- Open Space 2: 978 sf
- Pool Courtyard: 9,531 sf
- Dog Relief Stations (3): 1,021 sf
- Open Lawn: 2,054 sf

Total: 172,161 sf

Total Open Area Provided: 181,708 sf (30.3%)

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SCHEMATIC DESIGN
MAY 01, 2026

OPEN SPACE EXHIBIT
COMMON & USABLE OPEN SPACE

A1.1

Common Usable Open Area

Required: at least two hundred square feet per dwelling unit for the first twenty dwelling units, plus one hundred fifty square feet per dwelling unit for the next twenty dwelling units, plus one hundred square feet per dwelling unit for each additional dwelling unit.

Required: (min 10'x10')

291 du = 20+20+251 du (min 10'x10'):

= 200(20)+150(20)+100(251)

= 32,100 sf minimum required

Provided: 162,400 sf

R2 CONDOMINIUM BUILDING AREAS

AFFORDABLE - TYPE VA, NFPA 13 - R2

	DWELLING	UTILITY	LEASING/ AMENITY	TOTAL	SUM OF RATIOS	ADJUSTED SUM OF RATIOS*
1ST FLR	6000 SF	900 SF	3200 SF	**10100 SF**	0.25	0.20
2ND FLR	10900 SF	0 SF	0 SF	**10900 SF**	0.30	0.24
3RD FLR	10900 SF	0 SF	0 SF	**10900 SF**	0.30	0.24
4TH FLR	10200 SF	0 SF	715 SF	**10915 SF**	0.30	0.24
BLDG TOTAL	**38000 SF**	900 SF	3915 SF	**42815 SF**	**1.15**	**0.92**

**Adjusted Sum of the Ratios based on Frontage Increase per CBC table 506.3.3 (<20' at 0.75 Increase Factor).*

R2 Occupancy: Allowable area Aa = At + (NS x 1f) = 36,000 + (12,000 x 0.75) = 45,000

FRONTAGE:

Ratio:

$$\frac{\text{Bldg Perimeter <20'}}{\text{Total Bldg Perimeter}} = \frac{\text{151'5" + 128'3"+ 62'5" + 118'10" = 460'10"}}{\text{56'4" + 151'5" + 128'3" + 151'5" + 62'5" = 549'10"}} = 0.84$$

NOTES:

1. BUILDING AREAS ARE CALCULATED USING CBC TABLE 506.2 FOR OCCUPANCIES R2
2. CRC TOWNS ARE PERMITTED UNLIMITED BUILDING AREAS
3. A FIRE ALARM SYSTEM IS NOT REQUIRED FOR R-2 RESIDENTIAL WITH A NFPA SPRINKLER (PER SECTION 907.2.9 OF THE BUILDING CODE)

ALLOWABLE BUILDING AREA

TABLE 506.2

ALLOWABLE AREA FACTOR (At = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET[a, b, c]

	OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	Type I A	Type I B	Type II A	Type II B	Type III A	Type III B	Type IV A	Type IV B	Type IV C	Type IV HT	Type V A	Type V B
AFFORDABLE BUILDING	R-2[d]	NS[f]	UL	UL	24,000	16,000	24,000	16,000	61,500	41,000	25,625	20,500	12,000	7,000
		S13R												
		S1	UL	UL	96,000	64,000	96,000	64,000	246,000	164,000	102,500	82,000	48,000	28,000
		SM (without height increase)	UL	UL	72,000	48,000	72,000	48,000	184,500	123,000	76,875	61,500	36,000	21,000
		SM (with height increase)	UL	UL	24,000	16,000	24,000	16,000	61,500	41,000	25,625	20,500	12,000	7,000
	R-2 Type VA construction[e]	NS[f]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	12,000	NP
		S13R	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	12,000	NP
		S1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	48,000	NP
		SM (without height increase)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	36,000	NP
		SM (with height increase)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	36,000	NP
	R-2.1[d]	NS [f]	UL	55,000	19,000	NP	16,500	NP					10,500	NP
		S13R	UL	55,000	19,000	NP	16,500	NP	54,000	NP	NP	NP	10,500	NP
		S1	UL	220,000	76,000	NP	66,000	NP	216,000	NP	NP	NP	42,000	NP
		SM (without height increase)	UL	165,000	57,000	NP	49,500	NP	162,000	NP	NP	NP	31,500	NP
		SM (with height increase)	UL	55,000	19,000	NP	16,500	NP	54,000	NP	NP	NP	10,500	NP
	R-2.2[d]	NS [f]	UL	UL	24,000	NP	24,000	NP	61,500	41,000	25,625	20,500	12,000	NP
		S1	UL	UL	96,000	NP	96,000	NP	246,000	164,000	102,500	82,000	48,000	NP
		SM (without height increase)	UL	UL	72,000	NP	72,000	NP	184,500	123,000	76,875	61,500	36,000	NP
		SM (with height increase)	UL	UL	24,000	NP	24,000	NP	61,500	41,000	25,625	20,500	12,000	NP
CRC TOWNS/ CRC DUETS	R-3, R-3.1[d]	NS[f]												
		S13D												
		S13R	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL
		S1												
		SM												

ALLOWABLE BUILDING HEIGHT

TABLE 504.3

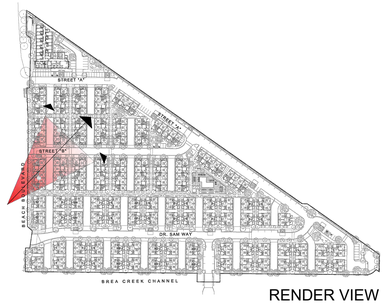
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE [a, f]

	OCCUPANCY CLASSIFICATION	See Footnotes	Type I A	Type I B	Type II A	Type II B	Type III A	Type III B	Type IV A	Type IV B	Type IV C	Type IV HT	Type V A	Type V B
AFFORDABLE BUILDING	R-2[e]	NS[g]	UL	160	65	55	65	55	65	65	65	65	50	40
		S13R	60	60	60	55	60	55	60	60	60	60	50	40
		S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
		S (with area increase)	UL	160	60	55	65	55	250	160	65	65	60	40
	R-2.1[e]	NS[g]	UL	160	65	55	65	55	65	NP	NP	NP	50	40
		S13D	60	60	60	55	60	55	60	NP	NP	NP	50	40
		S13R	60	60	60	55	60	55	60	NP	NP	NP	50	40
		S	UL	160	65	55	65	55	270	NP	NP	NP	50	40
	R-2.2[e]	NS[g]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
		S (without area increase)	UL	180	85	NP	85	NP	270	180	85	85	70	NP
		S (with area increase)	UL	160	65	NP	65	NP	250	160	65	65	60	NP
CRC TOWNS/ CRC DUETS	R-3, R-3.1[e]	NS[g]	UL	160	65	55	65	55	65	65	65	65	50	40
		S13D	60	60	60	60	60	60	60	60	60	60	50	40
		S13R	60	60	60	55	60	55	60	60	60	60	60	60
		S	UL	160	60	55	65	55	270	180	85	85	70	60

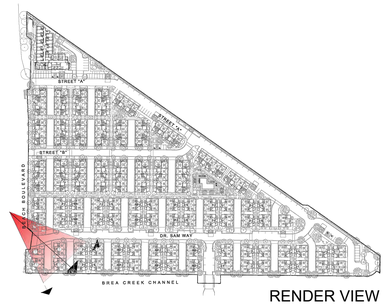
TABLE 504.4

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE[a, b, c]

	OCCUPANCY CLASSIFICATION	See Footnotes	Type I A	Type I B	Type II A	Type II B	Type III A	Type III B	Type IV A	Type IV B	Type IV C	Type IV HT	Type V A	Type V B
AFFORDABLE BUILDING	R-2[e]	NS[g]	UL	11	4	4	4	4	4	4	4	4	3	2
		S13R	4	4	4	4	4	4	4	4	4	4	3	2
		S (without area increase)	UL	12	5	5	5	5	18	12	8	5	4	3
		S (with area increase)	UL	11	4	4	4	4	17	11	7	4	4	2
	R-2.1[e]	NS[g]	UL	8	3	NP	3	NP	4	NP	NP	NP	3	NP
		S13R	UL	4	3	NP	3	NP	4	NP	NP	NP	3	NP
		S	UL	6	3	NP	3	NP	10	NP	NP	NP	3	NP
		NS[g]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	R-2.2[e]	S (without area increase)	UL	12	5	NP	5	NP	18	12	8	5	4	NP
		S (with area increase)	UL	11	4	NP	4	NP	17	11	7	4	4	NP
CRC TOWNS/ CRC DUETS	R-3, R-3.1[e]	NS[g]	UL	11									3	3
		S13D	4	4	4	4	4	4	4	4	4	4	3	3
		S13R	4	4									4	4
		S	UL	12	5	5	5	5	18	12	5	5	4	4



RENDER VIEW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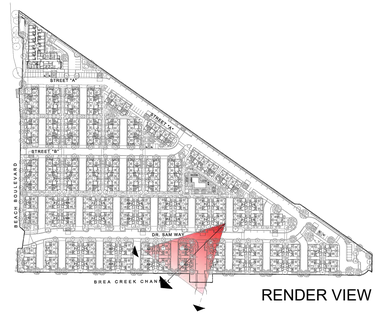
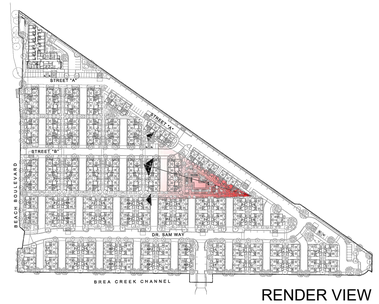
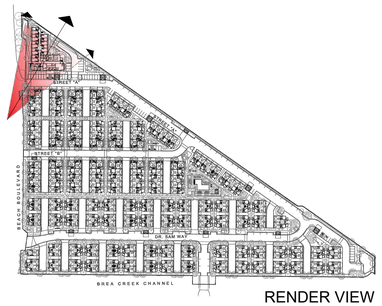
STREET "LLLLLLLLLLLLLLLLLLLLLLLLLLLLL"
STREET "MMMMMMMMMMMMMMMMMMMMMMMMMMMMM"
STREET "NNNNNNNNNNNNNNNNNNNNNNNNNNNNN"
STREET "OOOOOOOOOOOOOOOOOOOOOOOOOOOOO"
STREET "PPPPPPPPPPPPPPPPPPPPPPPPPPPPP"
STREET "QQQQQQQQQQQQQQQQQQQQQQQQQQQQQ"
STREET "RRRRRRRRRRRRRRRRRRRRRRRRRRRRR"
STREET "SSSSSSSSSSSSSSSSSSSSSSSSSSSSS"
STREET "TTTTTTTTTTTTTTTTTTTTTTTTTTTTT"
STREET "UUUUUUUUUUUUUUUUUUUUUUUUUUUUU"
STREET "VVVVVVVVVVVVVVVVVVVVVVVVVVVVV"
STREET "WWWWWWWWWWWWWWWWWWWWWWWWWWWWW"
STREET "XXXXXXXXXXXXXXXXXXXXXXXXXXXXX"
STREET "YYYYYYYYYYYYYYYYYYYYYYYYYYYYY"
STREET "ZZZZZZZZZZZZZZZZZZ


STREET "A"
STREET "H"
STREET "J"
STREET "K"
BEACH BOULEVARD
DR. SAN MAR
BREA CREEK CHAN
RENDER VIEW


STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
BEACH BOULEVARD
DR. SAM HAY
BREA CREEK CHANNEL

RENDER VIEW

FRONT



RENDER VIEW

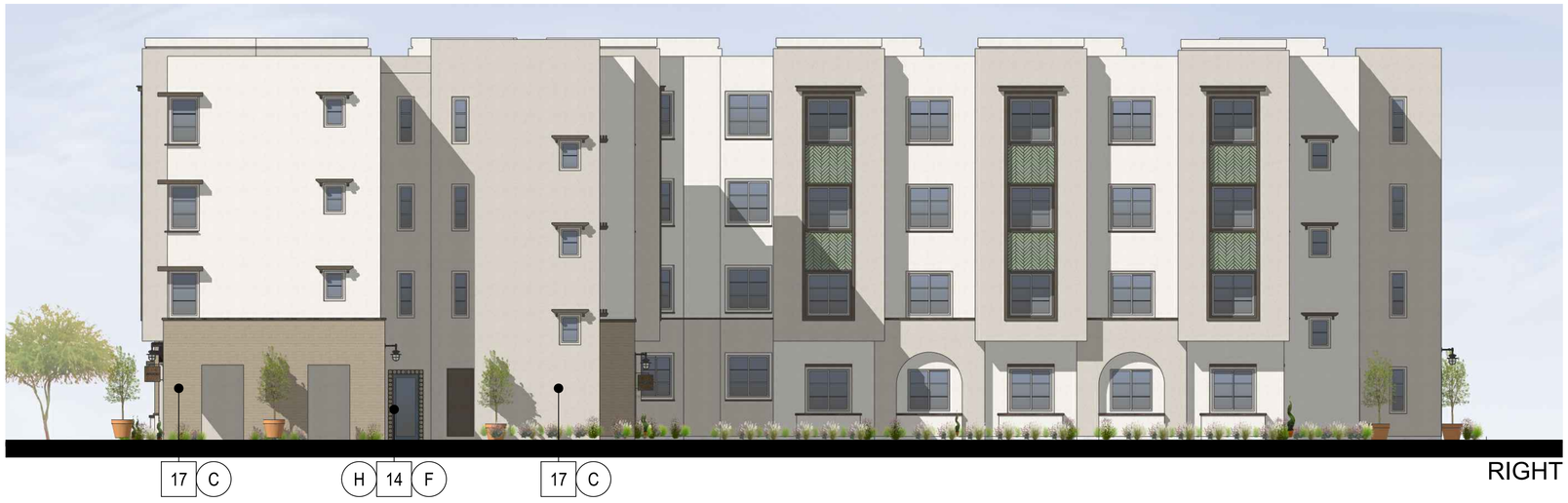
MATERIAL LEGEND

1. Flat Roof w/ Parapet
2. Stucco
3. Stucco Over Foam Trim
4. Signage
5. Wood Composite Trellis
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Wood Composite Siding
10. Entry Storefront
11. Wall Accent Details
12. Tile Surround
13. Bay Window, Hardie Panels/Trim
14. Corridor Entry
15. Composite Flat Awning Detail
16. Decorative Wood Composite Trellis
17. Brick

COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Brick
D - Trim 1 / Accent
E - Trim 2 / Accent
F - Entry Door
G - Tile 2
H - Tile 1
I - Azek Siding

LEFT



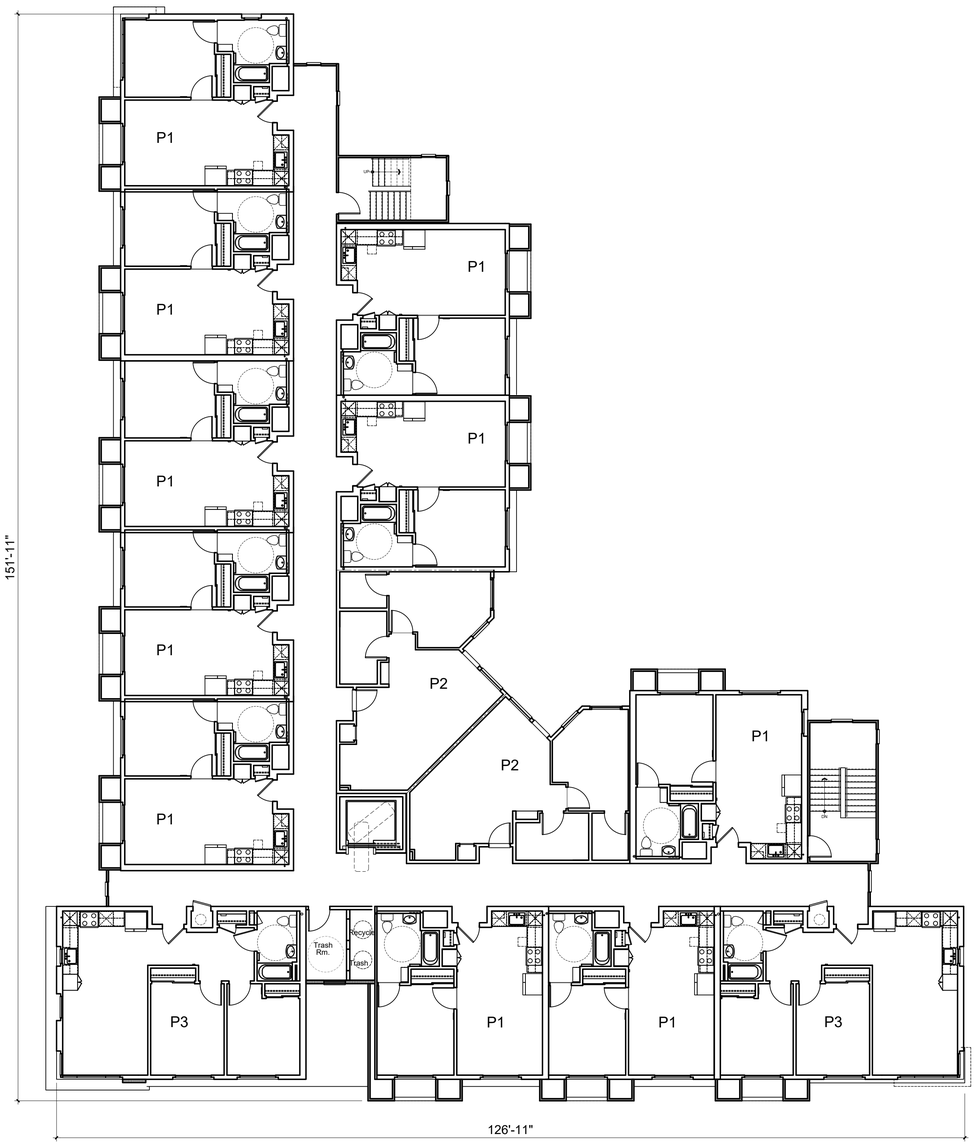
RIGHT

MATERIAL LEGEND

1. Flat Roof w/ Parapet
2. Stucco
3. Stucco Over Foam Trim
4. Signage
5. Wood Composite Trellis
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Wood Composite Siding
10. Entry Storefront
11. Wall Accent Details
12. Tile Surround
13. Bay Window, Hardie Panels/Trim
14. Corridor Entry
15. Composite Flat Awning Detail
16. Decorative Wood Composite Trellis
17. Brick

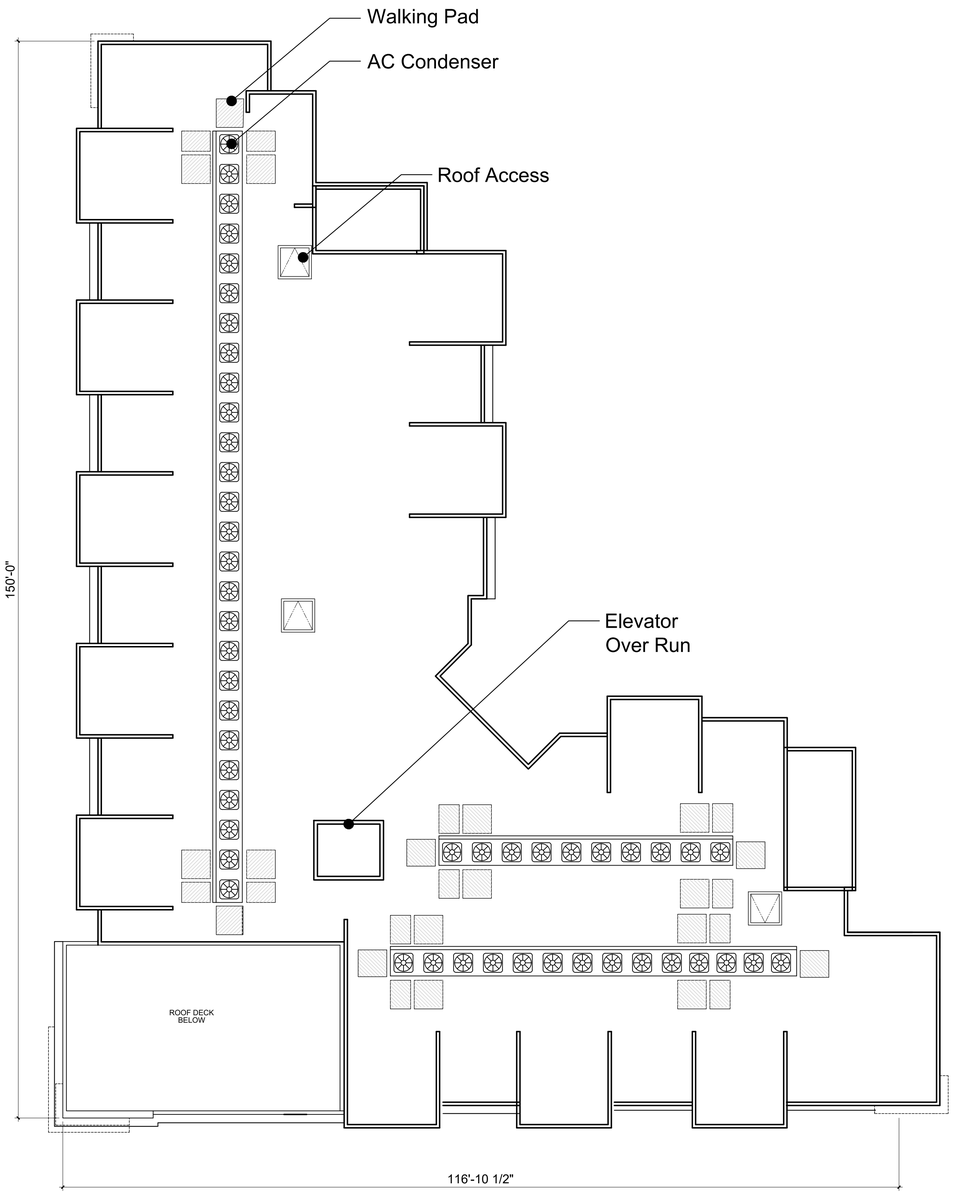
COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Brick
D - Trim 1 / Accent
E - Trim 2 / Accent
F - Entry Door
G - Tile 2
H - Tile 1
I - Azek Siding

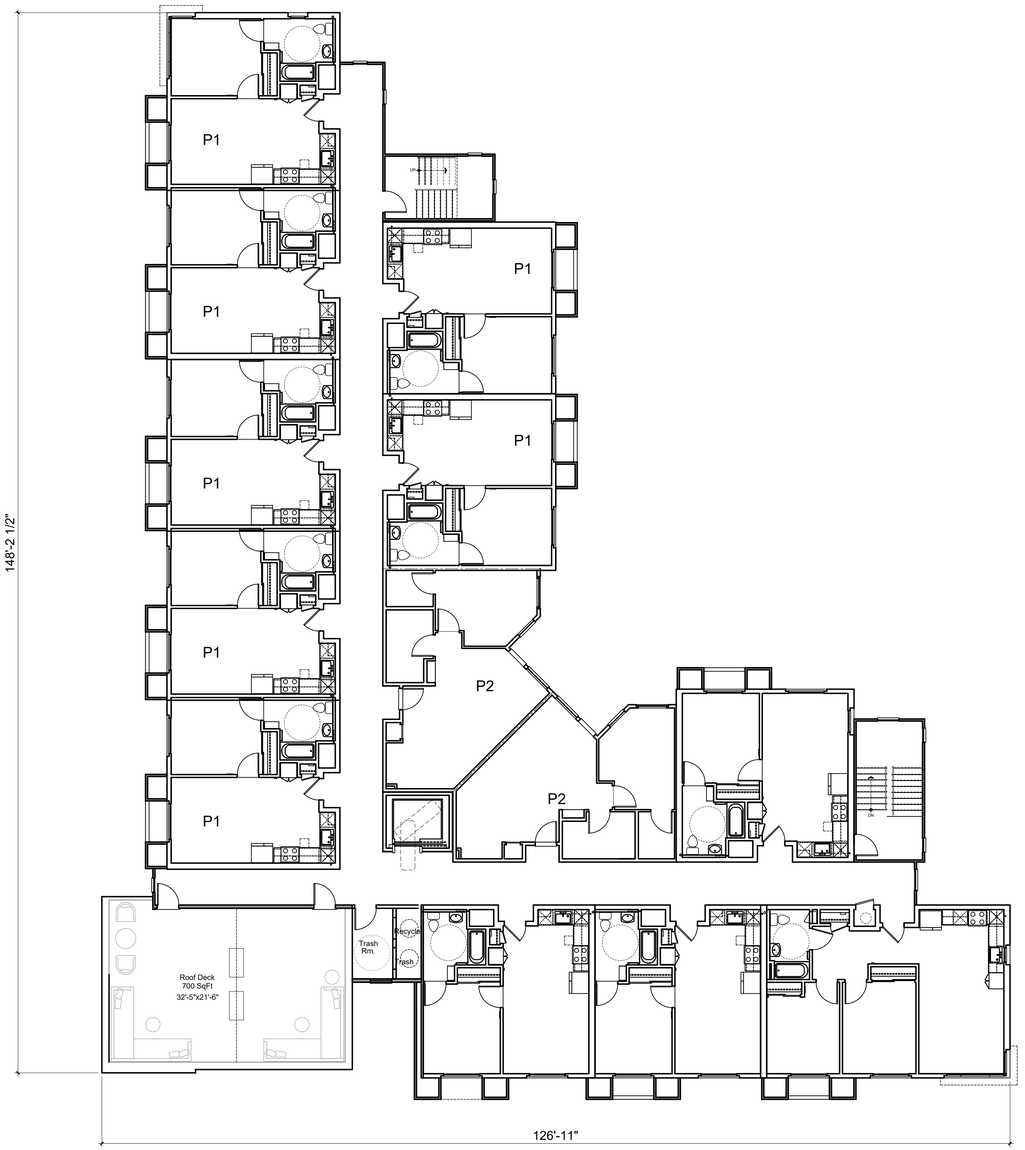


LEVEL 2 & 3

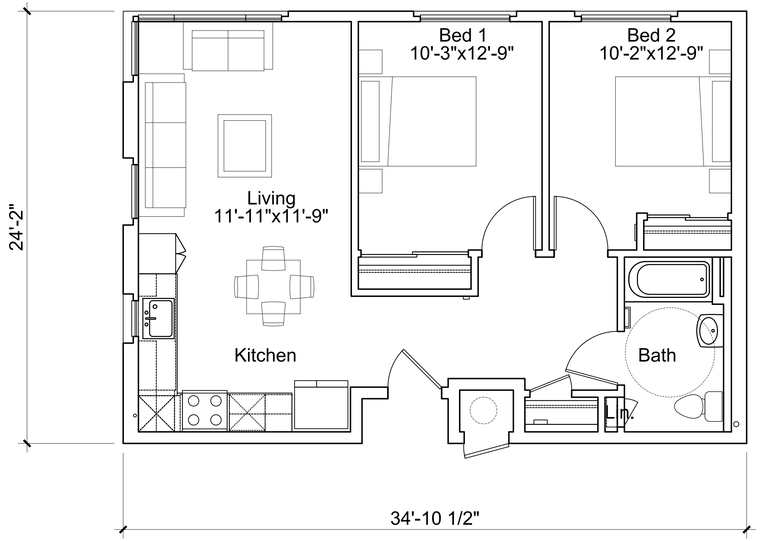
LEVEL 1



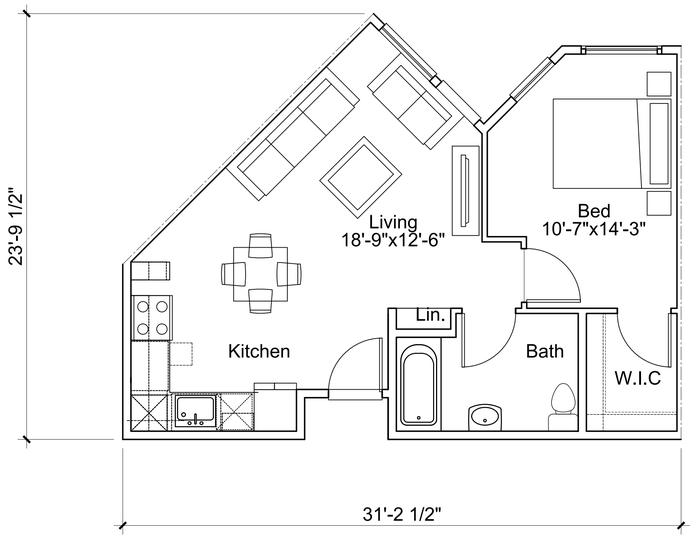
ROOF PLAN



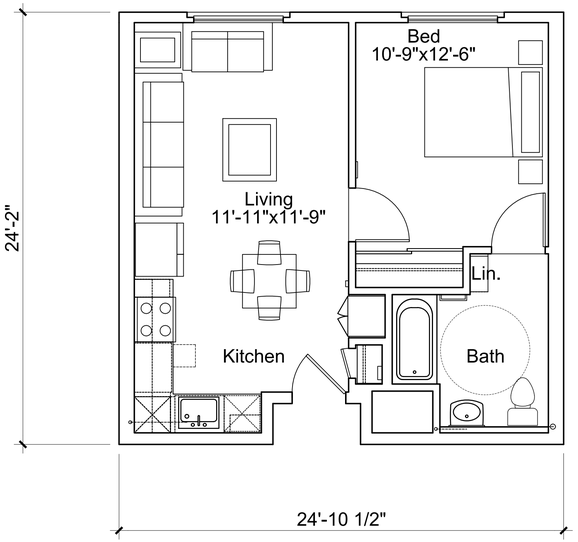
LEVEL 4



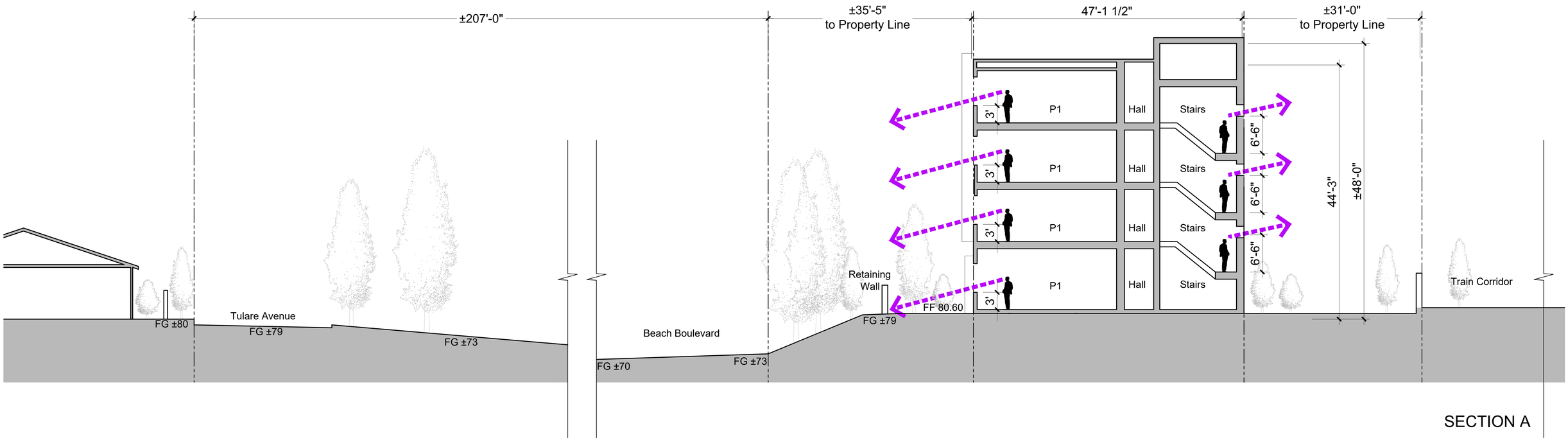
PLAN 3
2 Bedroom
1Bath
733 Net SF



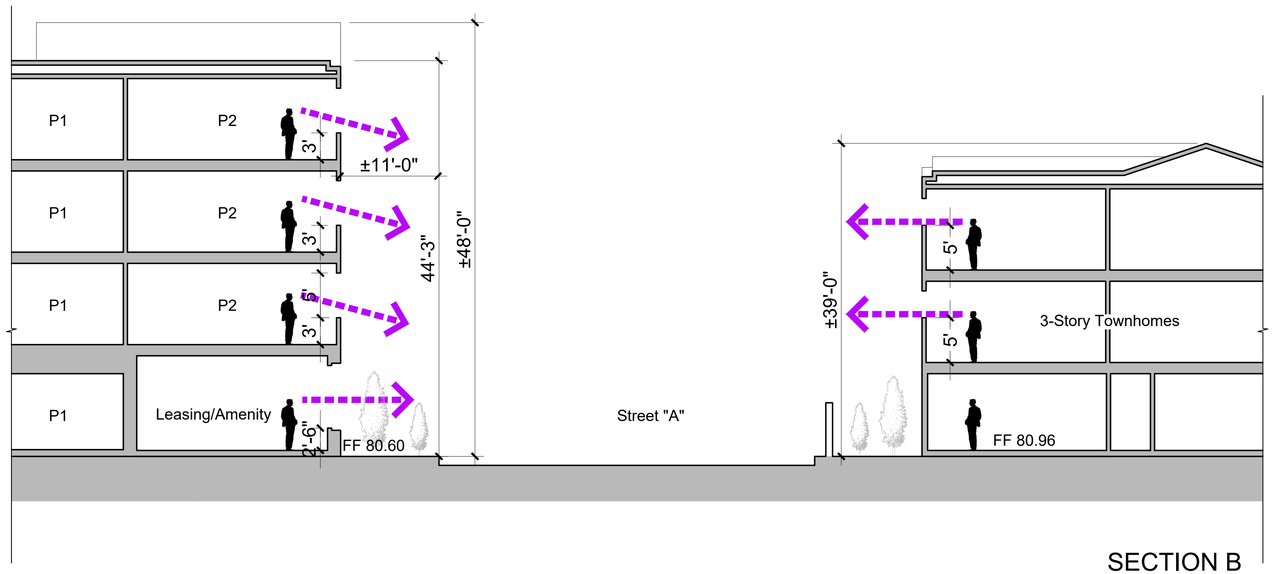
PLAN 2
1 Bedroom
1Bath
546 Net SF



PLAN 1
1 Bedroom
1Bath
505 Net SF



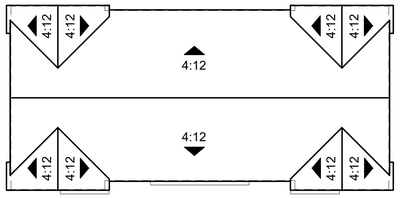
SECTION A



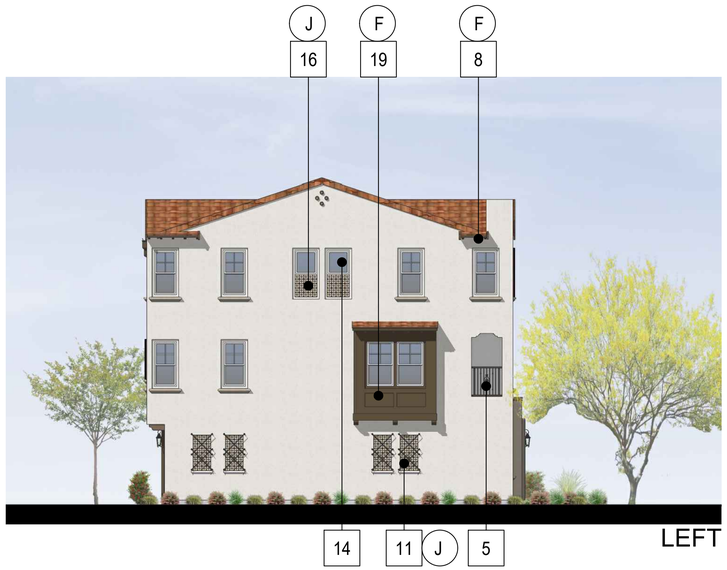
SECTION B

STYLE A

STYLE B



ROOF PLAN
SCALE: 1/16"=1'-0"



LEFT

FRONT

RIGHT

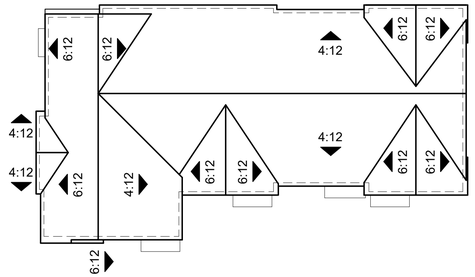
REAR

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Stucco Over Foam Corbels
13. Iron Window Detail
14. Accent Windows
15. Downspout / Gutter
16. Tile Surround
17. Shutters - Wood Composite
18. Faux Chimney
19. Bay Window
20. Garage Door 2

COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Stucco 3
D - Roof Tile
E - Trim 1
F - Trim 2 / Accent
G - Garage 1
H - Entry Door 1 / Shutters
I - Entry Door 2
J - Tile 1
K - Tile 2
L - Garage 2



ROOF PLAN
SCALE: 1/16"=1'-0"

LEFT

FRONT

RIGHT

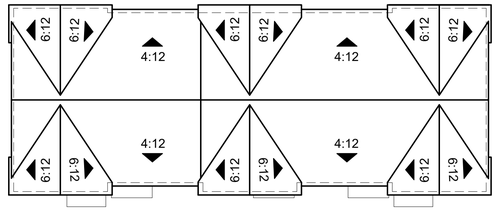
REAR

MATERIAL LEGEND

1. Concrete Flat Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Shed Roof w/ Composite Kickers
9. Board & Batten
10. Entry Door
11. Vertical Siding
12. Wood Composite/Foam Decorative Shelf
13. Downspout/Gutter
14. Wood Composite Bracing
15. Wood Composite Rafter Tails
16. Wall Accent
17. Garage Door 2

COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Vertical Siding
D - Roof Tile
E - Trim 1 / Board & Batten 1
F - Trim 2 / Board & Batten 2 / Accent
G - Garage 1
H - Entry Door 1
I - Entry Door 2
J - Garage 2



ROOF PLAN
SCALE: 1/16"=1'-0"

MATERIAL LEGEND

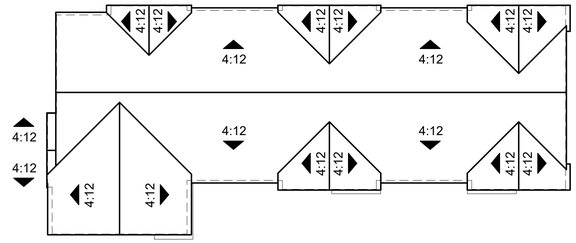
1. Concrete Flat Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Shed Roof w/ Composite Kickers
9. Board & Batten
10. Entry Door
11. Vertical Siding
12. Wood Composite/Foam Decorative Shelf
13. Downspout/Gutter
14. Wood Composite Bracing
15. Wood Composite Rafter Tails
16. Wall Accent
17. Garage Door 2

COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Board & Batten
D - Roof Tile
E - Trim 1
F - Trim 2 / Gutter / Downspout
G - Garage 1
H - Entry Door 1
I - Entry Door 2
J - Garage 2

Rear Elevation Shelf Details and Board & Batten
for Buildings: 5, 6, 21, and 22

J



ROOF PLAN
SCALE: 1/16"=1'-0"

MATERIAL LEGEND

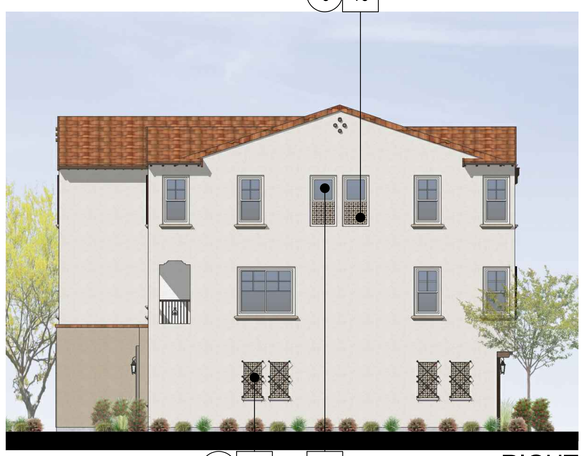
1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Stucco Over Foam Corbels
13. Iron Window Detail
14. Accent Windows
15. Downspout / Gutter
16. Tile Surround
17. Shutters - Wood Composite
18. Faux Chimney
19. Bay Window
20. Garage Door 2

COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Stucco 3
D - Roof Tile
E - Trim 1
F - Trim 2 / Gutter / Downspout
G - Garage 1
H - Entry Door 1
I - Entry Door 2
J - Tile 1
K - Tile 2
L - Garage 2

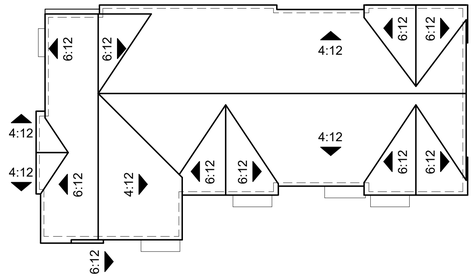
LEFT

FRONT



RIGHT

REAR



ROOF PLAN
SCALE: 1/16"=1'-0"

LEFT

FRONT

RIGHT

REAR

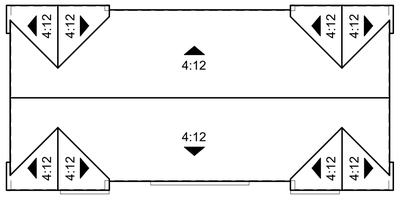
H 10
5
6
10 I
3 E
8 F

MATERIAL LEGEND

1. Concrete Flat Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Shed Roof w/ Composite Kickers
9. Board & Batten
10. Entry Door
11. Vertical Siding
12. Wood Composite/Foam Decorative Shelf
13. Downspout/Gutter
14. Wood Composite Bracing
15. Wood Composite Rafter Tails
16. Wall Accent
17. Garage Door 2
18. Enhanced Elevations Bay Window

COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Vertical Siding
D - Roof Tile
E - Trim 1 / Board & Batten 1
F - Trim 2 / Board & Batten 2 / Accent
G - Garage 1
H - Entry Door 1
I - Entry Door 2
K - Garage 2



ROOF PLAN
SCALE: 1/16"=1'-0"

LEFT

FRONT

RIGHT

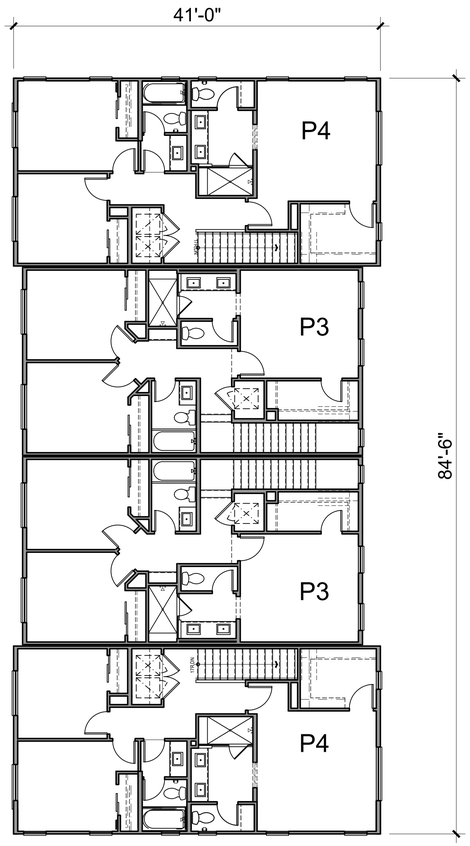
REAR

MATERIAL LEGEND

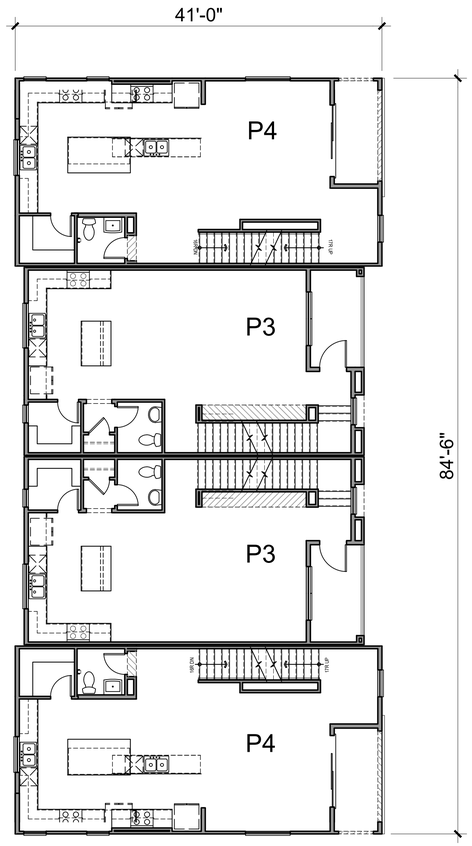
1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Stucco Over Foam Corbels
13. Iron Window Detail
14. Accent Windows
15. Downspouts
16. Tile Surround
17. Shutters - Wood Composite
18. Enhanced Elevations Bay Window
19. Enhanced Elevations Faux Chimney
20. Garage Door 2

COLOR SCHEDULE

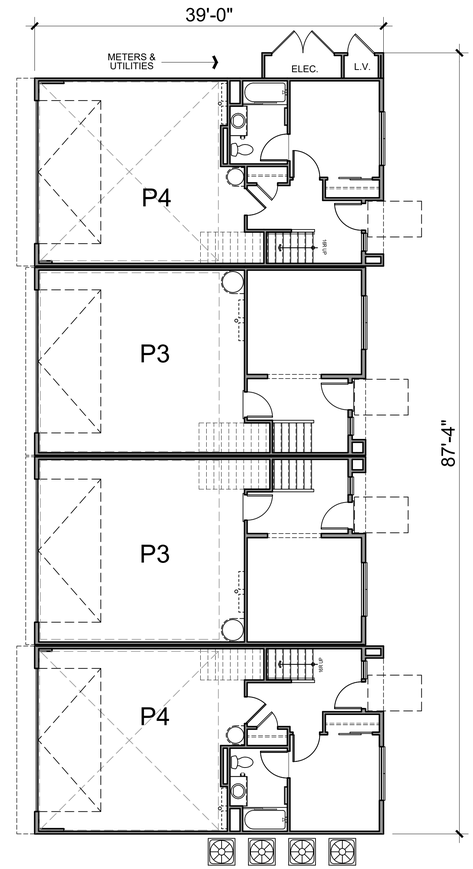
A - Stucco 1
B - Stucco 2
C - Stucco 3
D - Roof Tile
E - Trim 1
F - Trim 2 / Accent
G - Garage 1
H - Entry Door 1 / Shutters
I - Entry Door 2
J - Tile 1
K - Tile 2
L - Garage 2



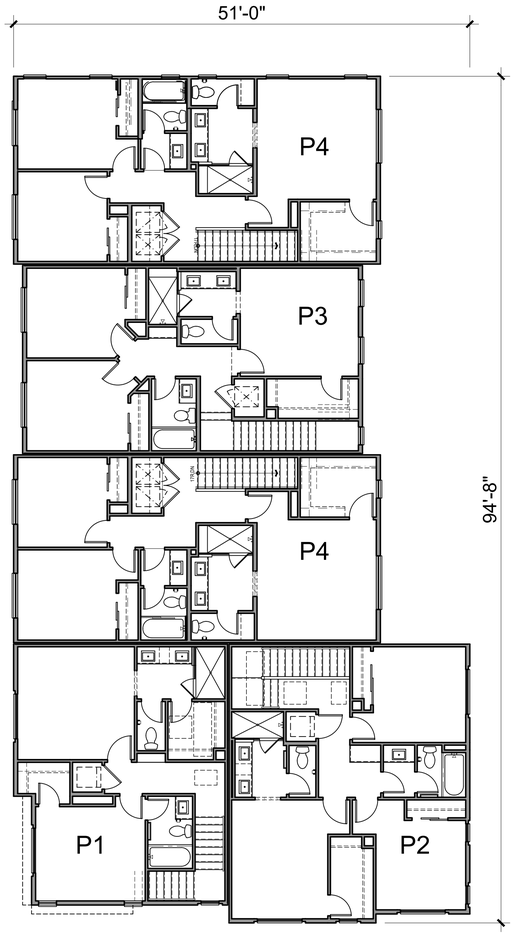
THIRD FLOOR
3337 SQ. FT.



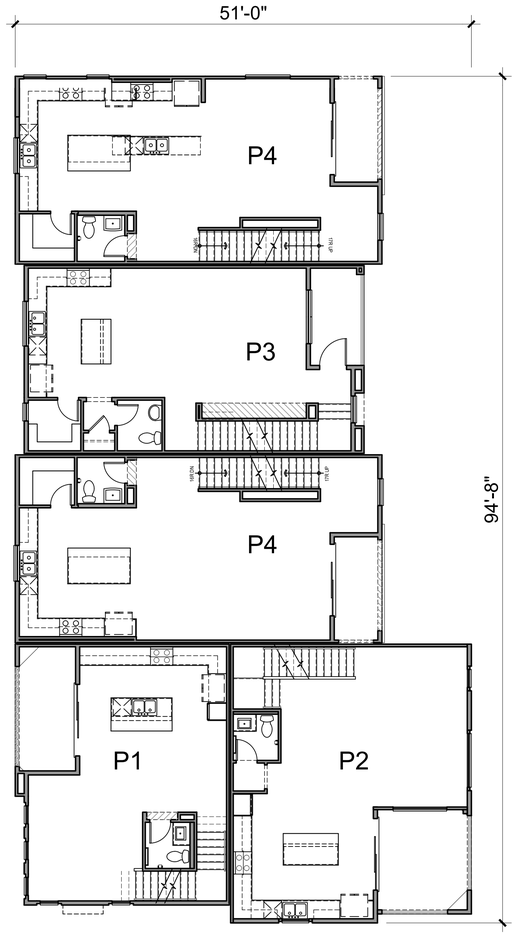
SECOND FLOOR
3082 SQ. FT.



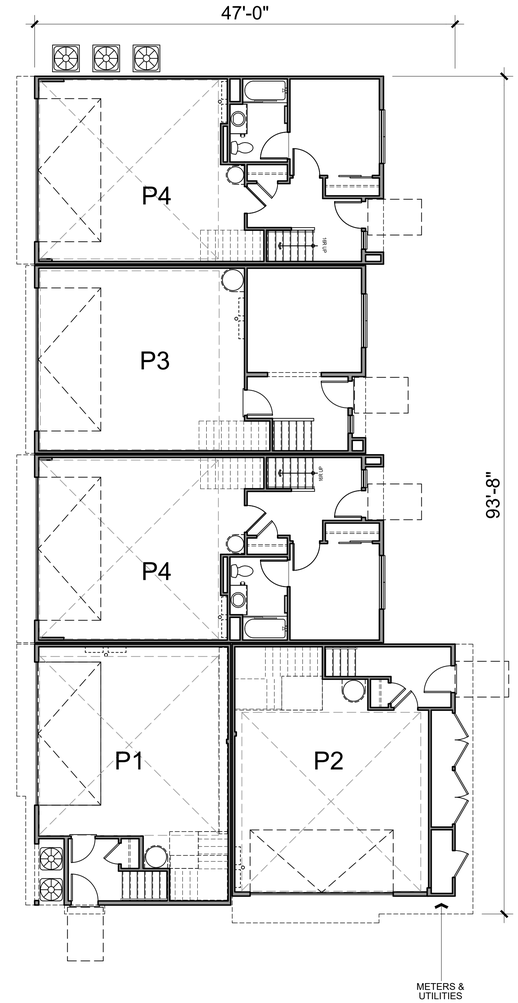
FIRST FLOOR
3179 SQ. FT.



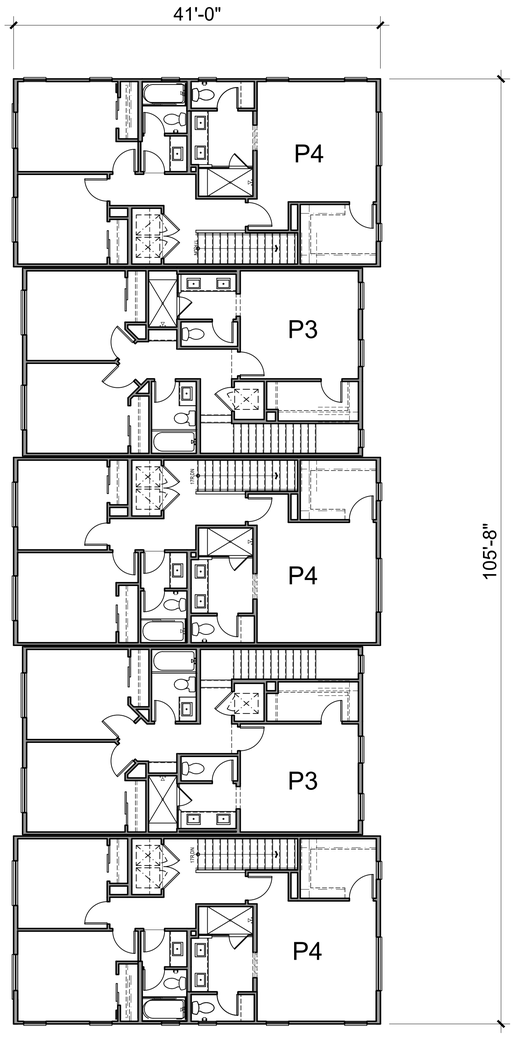
THIRD FLOOR
4047 SQ. FT.



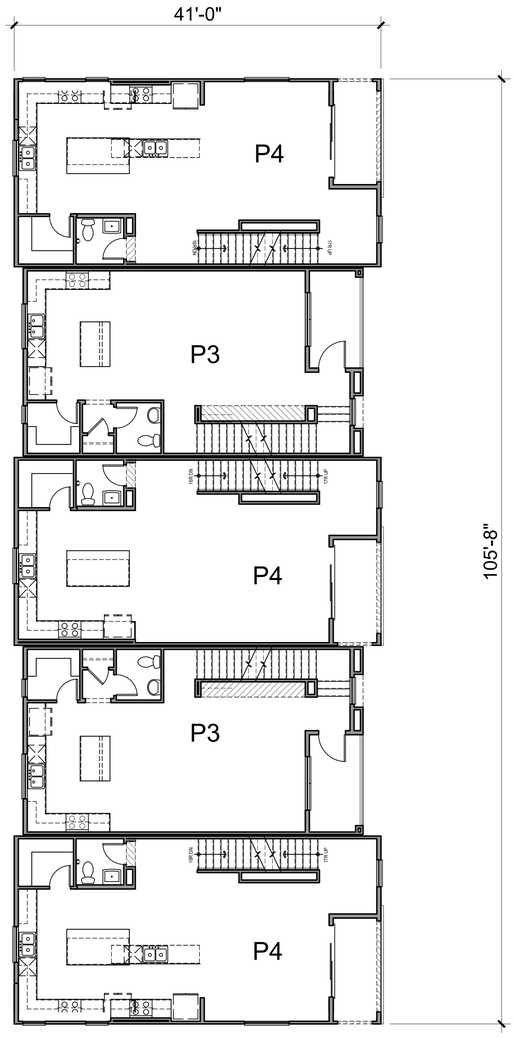
SECOND FLOOR
3814 SQ. FT.



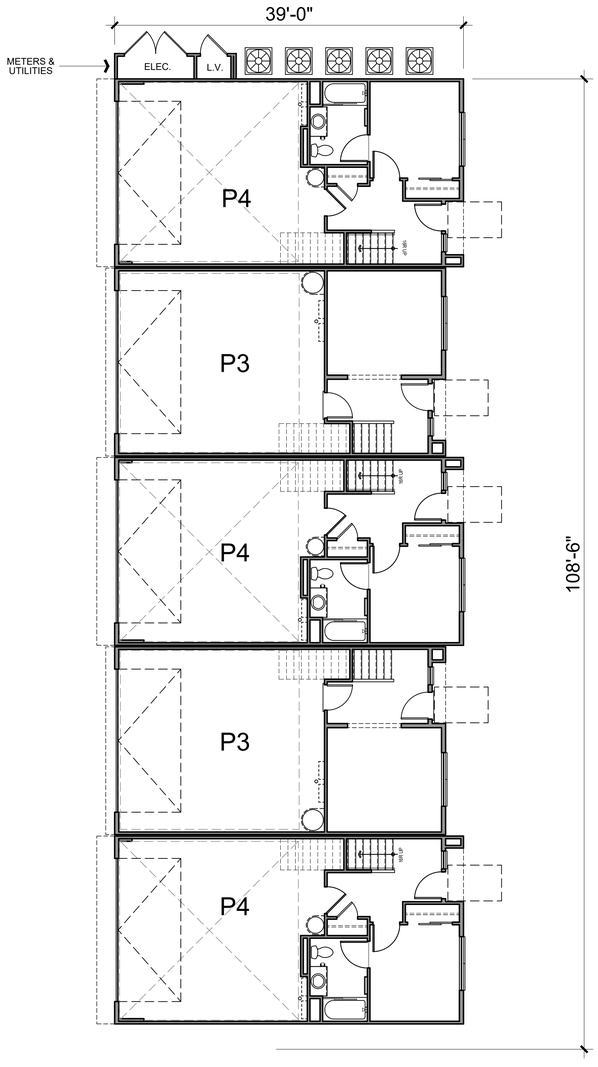
FIRST FLOOR
3758 SQ. FT.



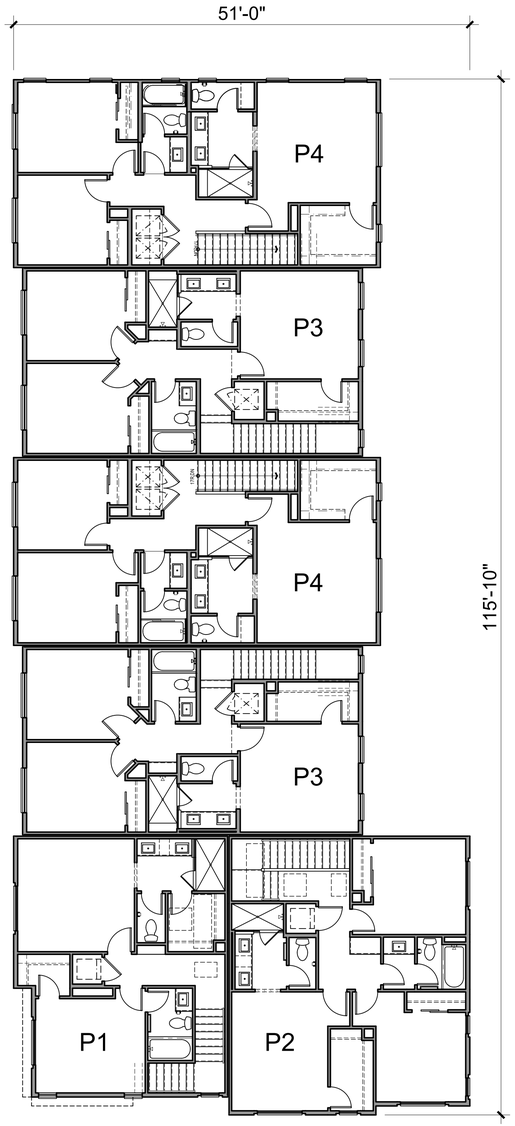
THIRD FLOOR
4204 SQ. FT.



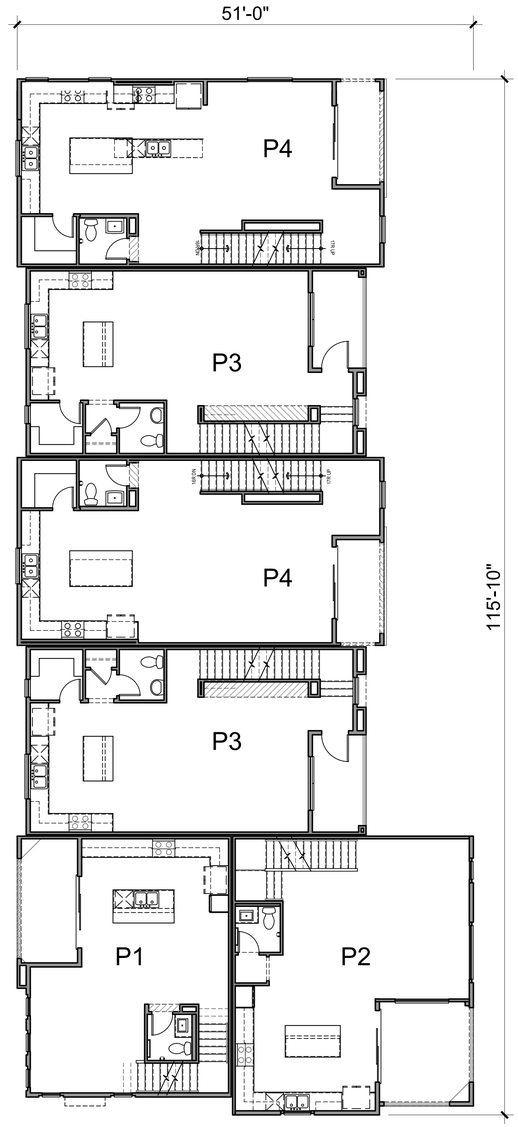
SECOND FLOOR
3881 SQ. FT.



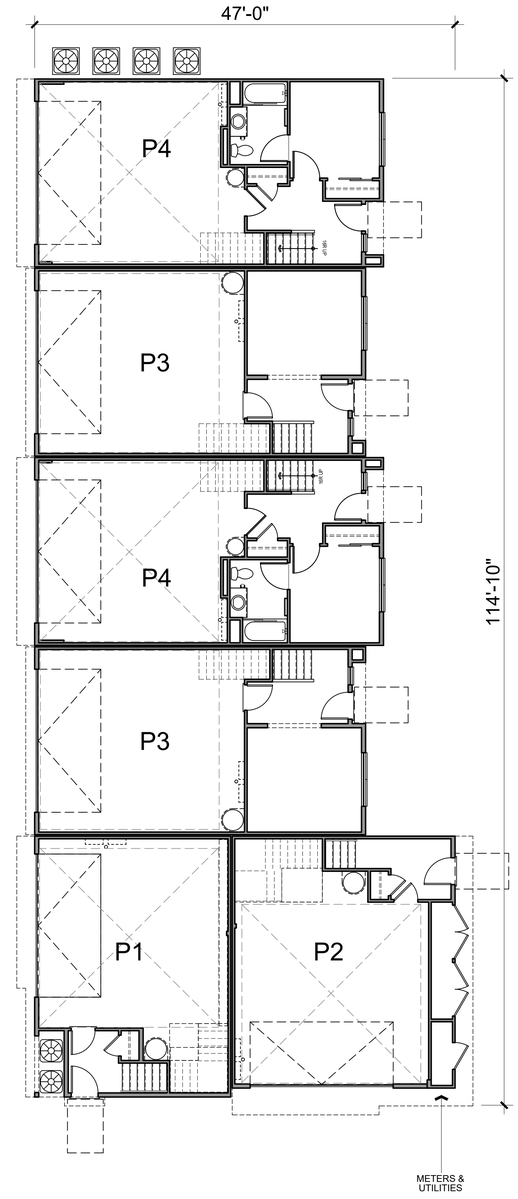
FIRST FLOOR
3978 SQ. FT.



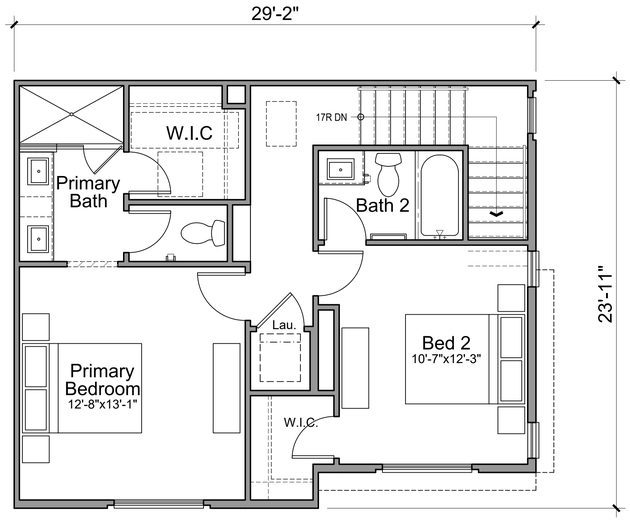
THIRD FLOOR
4853 SQ. FT.



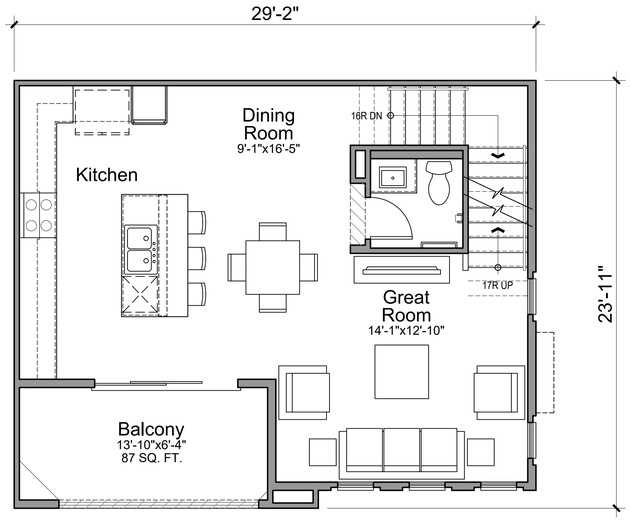
SECOND FLOOR
4606 SQ. FT.



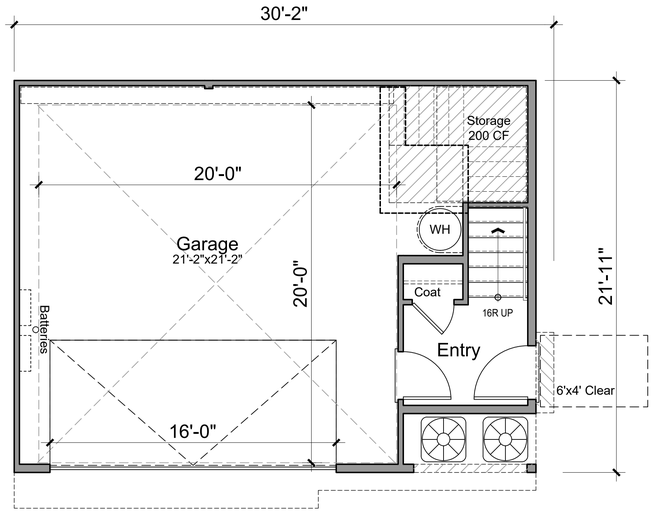
FIRST FLOOR
4527 SQ. FT.



THIRD FLOOR



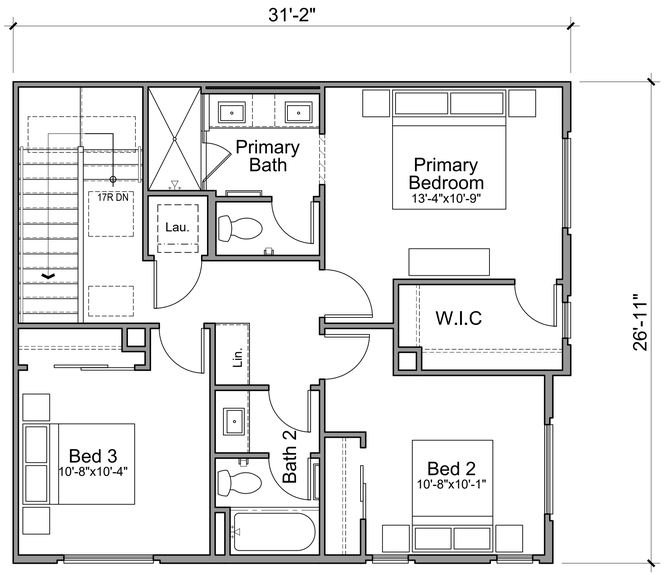
SECOND FLOOR



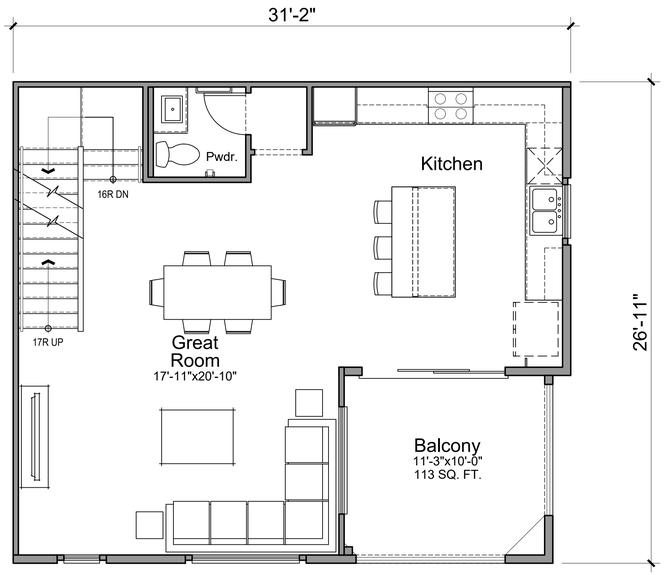
FIRST FLOOR

PLAN 1 NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	105 SQ. FT.
2ND FLOOR	547 SQ. FT.
3RD FLOOR	585 SQ. FT.
TOTAL LIVING	1238 SQ. FT.
GARAGE	506 SQ. FT.

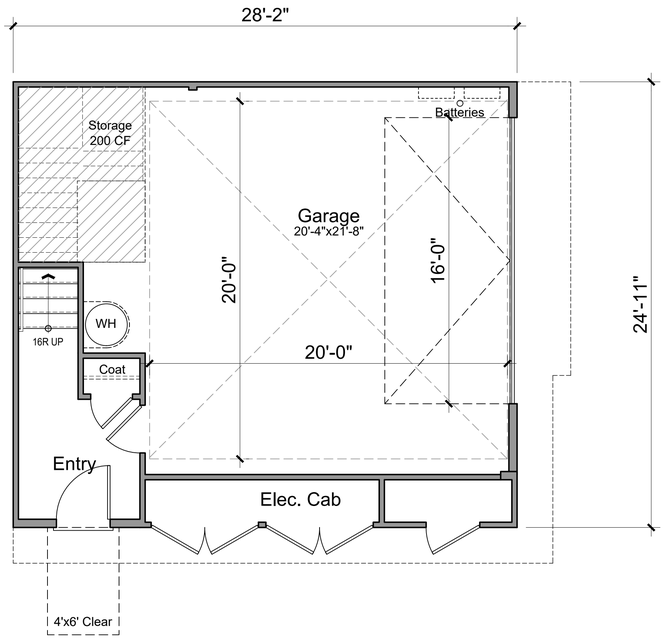
PLAN 1 GROSS S.F.	
2 BR/2.5 BA	
1ST FLOOR	119 SQ. FT.
2ND FLOOR	587 SQ. FT.
3RD FLOOR	617 SQ. FT.
TOTAL LIVING	1323 SQ. FT.
GARAGE	506 SQ. FT.



THIRD FLOOR



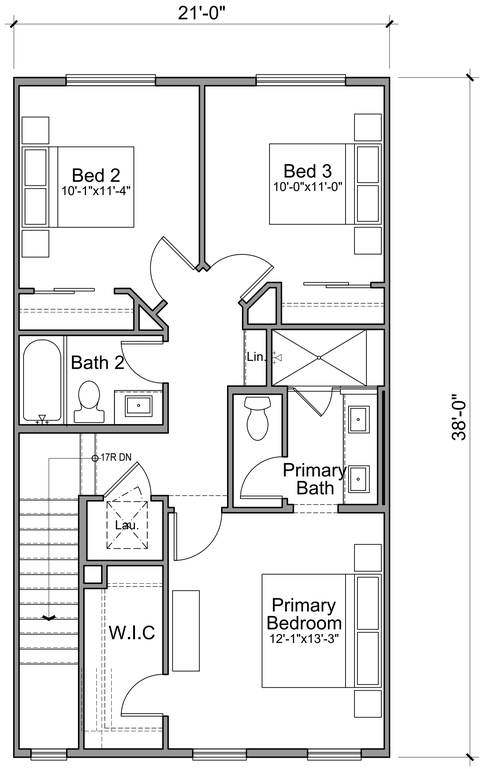
SECOND FLOOR



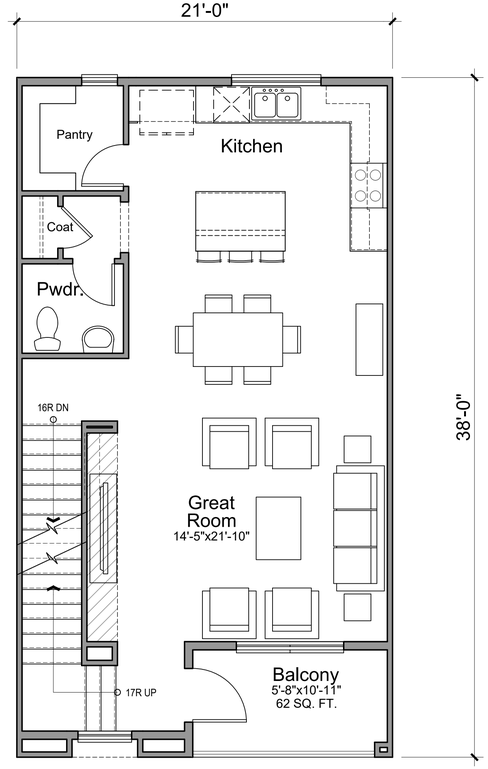
FIRST FLOOR

PLAN 2 NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	136 SQ. FT.
2ND FLOOR	665 SQ. FT.
3RD FLOOR	723 SQ. FT.
TOTAL LIVING	1523 SQ. FT.
GARAGE	528 SQ. FT.

PLAN 2 GROSS S.F.	
3 BR/2.5 BA	
1ST FLOOR	149 SQ. FT.
2ND FLOOR	706 SQ. FT.
3RD FLOOR	759 SQ. FT.
TOTAL LIVING	1614 SQ. FT.
GARAGE	528 SQ. FT.



THIRD FLOOR



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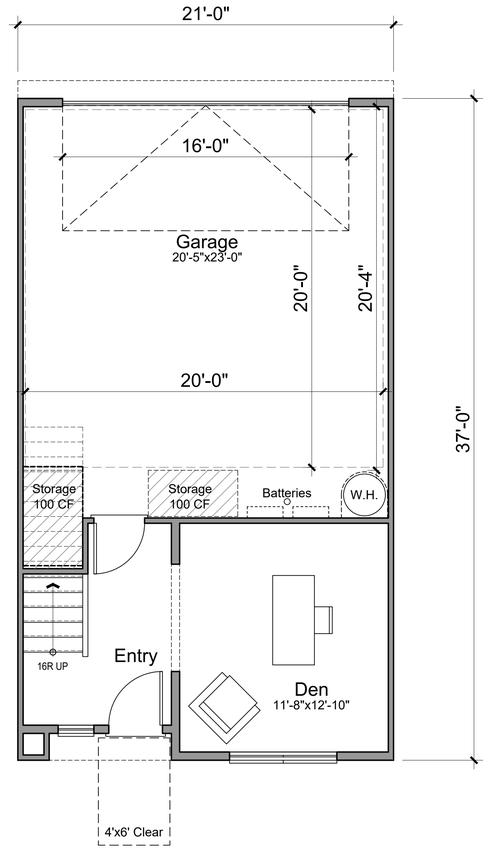
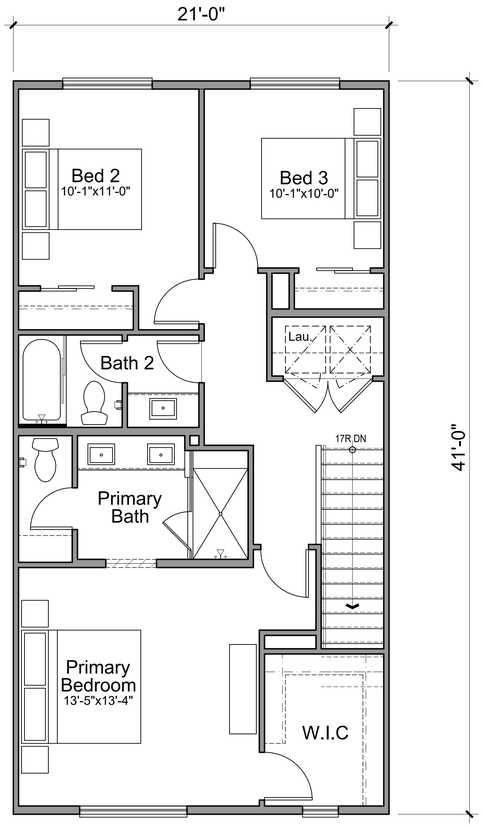


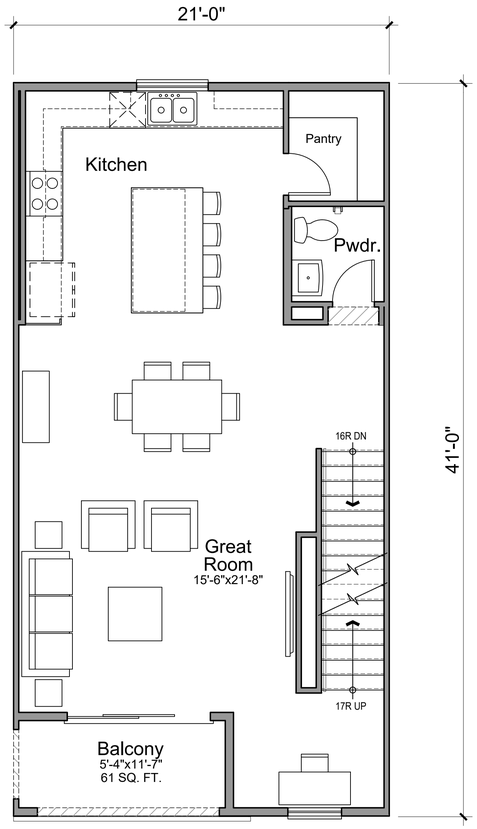
FIRST FLOOR

PLAN 3 NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	271 SQ. FT.
2ND FLOOR	680 SQ. FT.
3RD FLOOR	695 SQ. FT.
TOTAL LIVING	1646 SQ. FT.
GARAGE	479 SQ. FT.

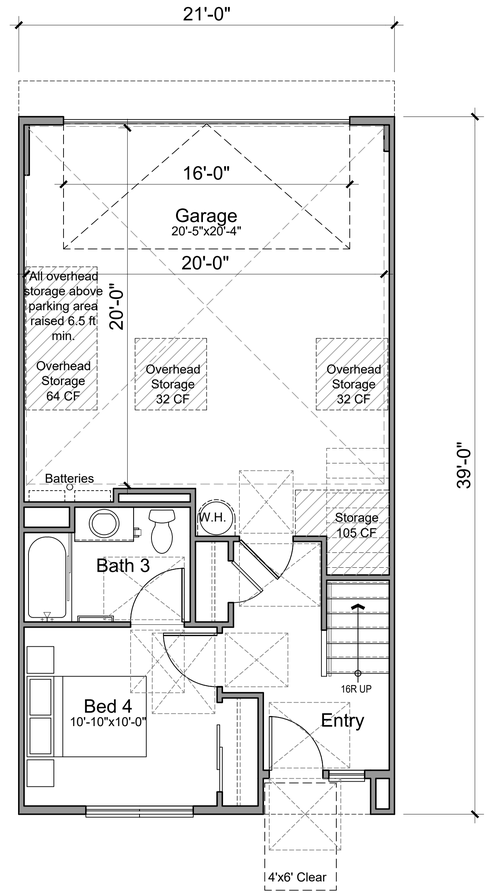
PLAN 3 GROSS S.F.	
3 BR/2.5 BA	
1ST FLOOR	290 SQ. FT.
2ND FLOOR	721 SQ. FT.
3RD FLOOR	729 SQ. FT.
TOTAL LIVING	1740 SQ. FT.
GARAGE	479 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 4 NET S.F.	
4 BR/3.5 BA	
1ST FLOOR	329 SQ. FT.
2ND FLOOR	754 SQ. FT.
3RD FLOOR	779 SQ. FT.
TOTAL LIVING	1862 SQ. FT.
GARAGE	459 SQ. FT.

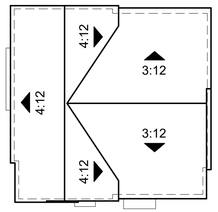
PLAN 4 GROSS S.F.	
4 BR/3.5 BA	
1ST FLOOR	349 SQ. FT.
2ND FLOOR	797 SQ. FT.
3RD FLOOR	819 SQ. FT.
TOTAL LIVING	1965 SQ. FT.
GARAGE	459 SQ. FT.

STYLE A

STYLE B

LEFT ENHANCED

Enhanced Left Elevations on Dr. Sam Way
street edge for buildings: 52, 56, 60, 64, 68, 72, 76, 80



ROOF PLAN
SCALE: 1/16"=1'-0"

LEFT

Elevations for buildings adjacent to
another buildings not in public view

COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Board & Batten
D - Roof Tile
E - Entry Door 1
F - Entry Door 2
G - Garage Door
H - Trim 1
I - Trim 2 / Accent
J - Roof Tile

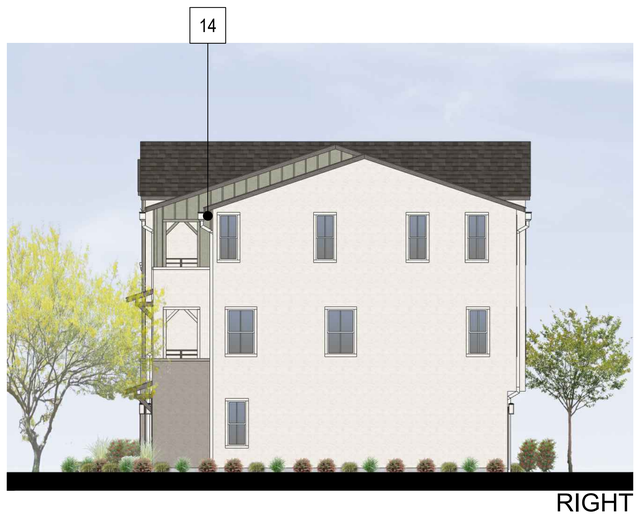
MATERIAL LEGEND

1. Concrete Flat Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Shed Roof with Wood Composite Kickers
9. Board & Batten
10. Entry Door
11. Wall Accents
12. Wood Composite/Foam Decorative Shelf
13. Bay Window
14. Downspout / Gutter
15. Garage Door 2

FRONT

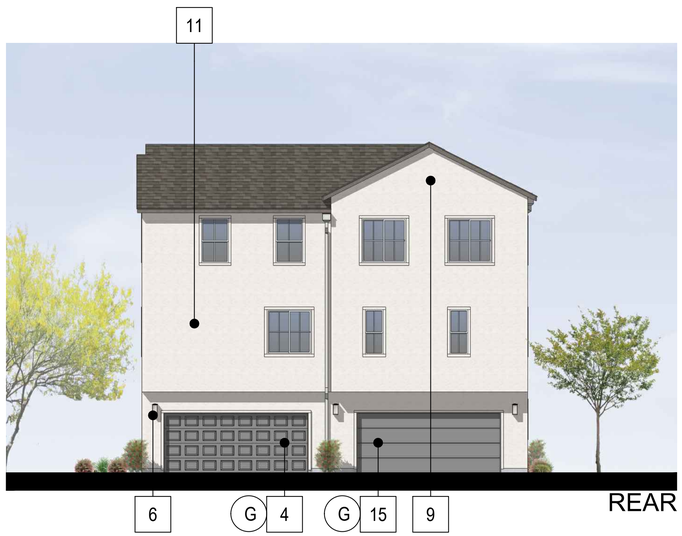
RIGHT ENHANCED

Enhanced Right Elevations on Dr. Sam Way
street edge for buildings: 24, 26, 30, 34, 38, 42, 46

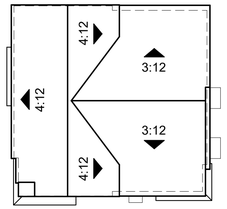


RIGHT

Elevations for buildings adjacent to
another buildings not in public view



REAR



ROOF PLAN
SCALE: 1/16"=1'-0"

COLOR SCHEDULE

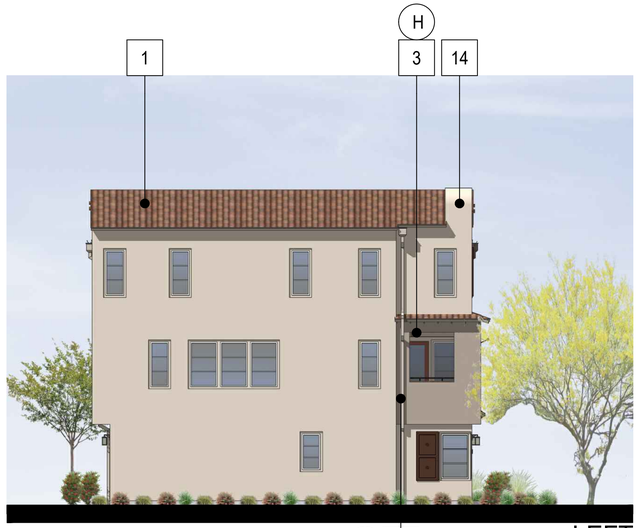
A - Stucco 1
B - Stucco 2
C - Accent
D - Roof Tile
E - Entry Door 1
F - Entry Door 2
G - Garage Door
H - Trim / Bay Window
I - Brick
J - Tile 1
K - Tile 2

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Awning
13. Brick Veneer
14. Faux Chimney
15. Bay Window
16. Wood Composite Shutters
17. Downspouts
18. Decorative Composite Wood Beam
19. Tile
20. Decorative Scuppers
21. Garage Door 2

LEFT ENHANCED

Enhanced Left Elevations on Dr. Sam Way street edge for buildings: 54, 58, 62, 66, 70, 74, 78
*Bldg 50 enhancements shown on AC4



LEFT

Elevations for buildings adjacent to another buildings not in public view

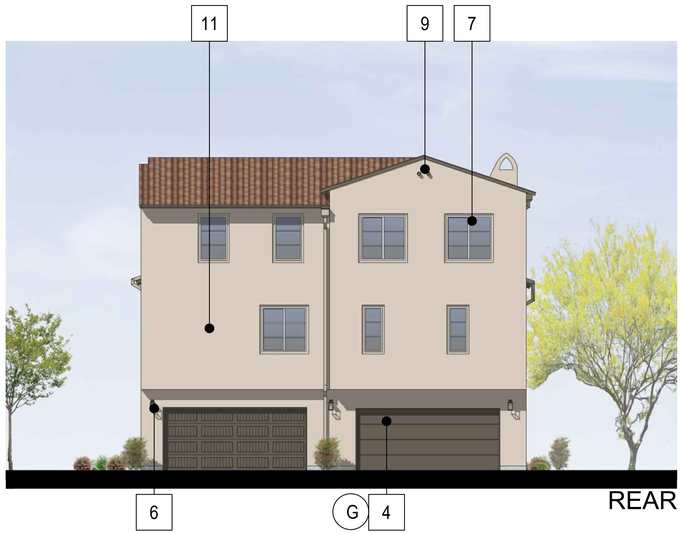
FRONT

RIGHT ENHANCED

Enhanced Right Elevations on Dr. Sam Way street edge for buildings: 25, 28, 32, 36, 38, 42, 46

RIGHT

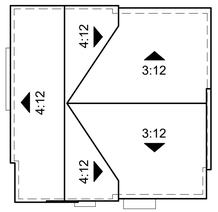
Elevations for buildings adjacent to another buildings not in public view



REAR

LEFT ENHANCED

Enhanced Left Elevations on Dr. Sam Way
street edge for buildings: 52, 56, 60, 64, 68, 72, 76, 80



ROOF PLAN
SCALE: 1/16"=1'-0"

LEFT

Elevations for buildings adjacent to
another buildings not in public view

COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Board & Batten
D - Roof Tile
E - Entry Door 1
F - Entry Door 2
G - Garage Door
H - Trim 1
I - Trim 2 / Accent
J - Roof Tile

FRONT

MATERIAL LEGEND

1. Concrete Flat Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Shed Roof with Wood Composite Kickers
9. Board & Batten
10. Entry Door
11. Wall Accents
12. Wood Composite/Foam Decorative Shelf
13. Bay Window
14. Downspout / Gutter
15. Garage Door 2

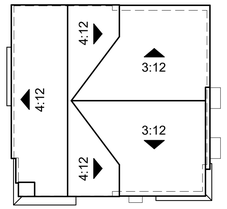
RIGHT ENHANCED

Enhanced Right Elevations on Dr. Sam Way
street edge for buildings: 24, 26, 30, 34, 38, 42, 46

RIGHT

Elevations for buildings adjacent to
another buildings not in public view

REAR



ROOF PLAN
SCALE: 1/16"=1'-0"

COLOR SCHEDULE

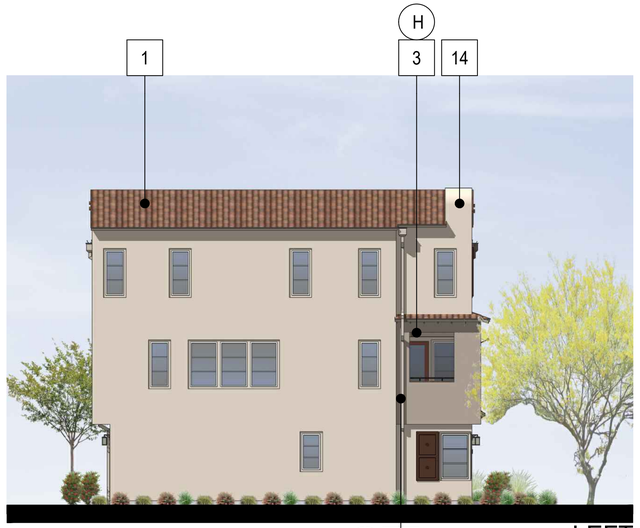
A - Stucco 1
B - Stucco 2
C - Accent
D - Roof Tile
E - Entry Door 1
F - Entry Door 2
G - Garage Door
H - Trim / Bay Window
I - Brick
J - Tile 1
K - Tile 2

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Awning
13. Brick Veneer
14. Faux Chimney
15. Bay Window
16. Wood Composite Shutters
17. Downspouts
18. Decorative Composite Wood Beam
19. Tile
20. Decorative Scuppers
21. Garage Door 2

LEFT ENHANCED

Enhanced Left Elevations on Dr. Sam Way street edge for buildings: 54, 58, 62, 66, 70, 74, 78
*Bldg 50 enhancements shown on AC4



LEFT

Elevations for buildings adjacent to another buildings not in public view

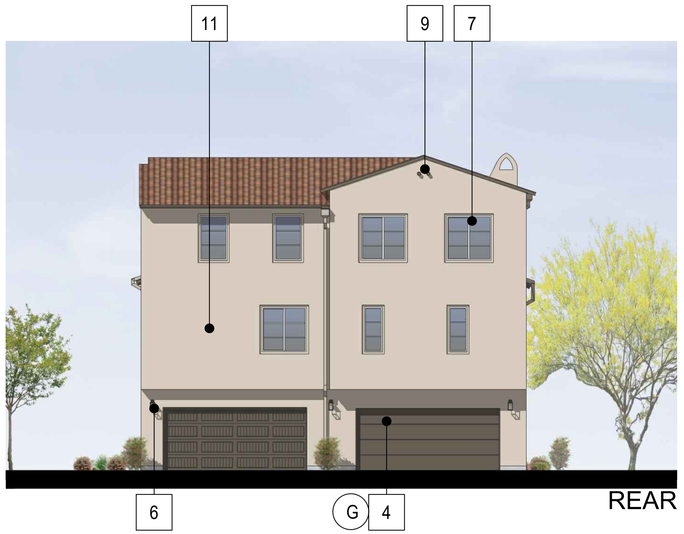
FRONT

RIGHT ENHANCED

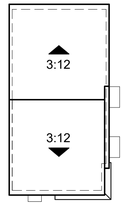
Enhanced Right Elevations on Dr. Sam Way street edge for buildings: 25, 28, 32, 36, 38, 42, 46

RIGHT

Elevations for buildings adjacent to another buildings not in public view



REAR



ROOF PLAN
SCALE: 1/16"=1'-0"

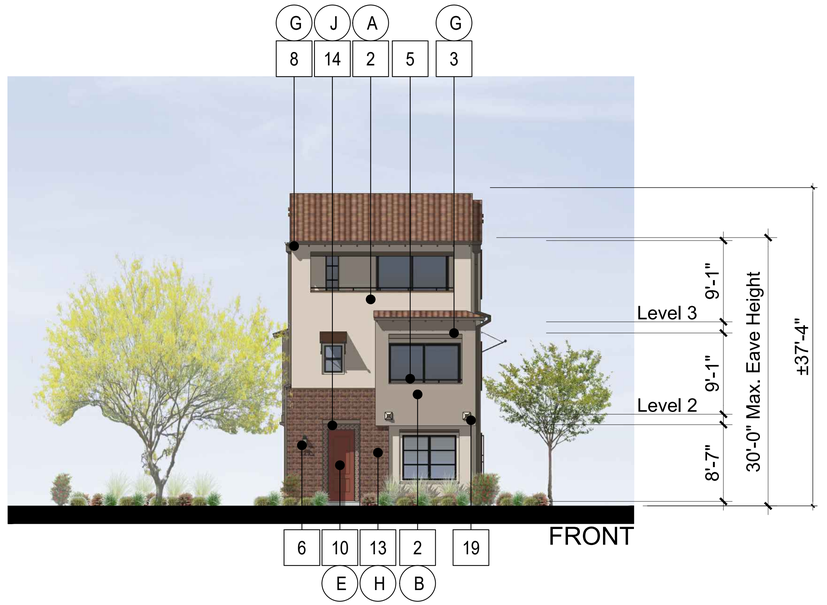
COLOR SCHEDULE

A - Stucco 1
B - Stucco 2
C - Accent
D - Roof Tile
E - Entry Door 2
F - Garage Door
G - Trim / Bay Window
H - Brick
I - Tile 1
J - Tile 2

MATERIAL LEGEND

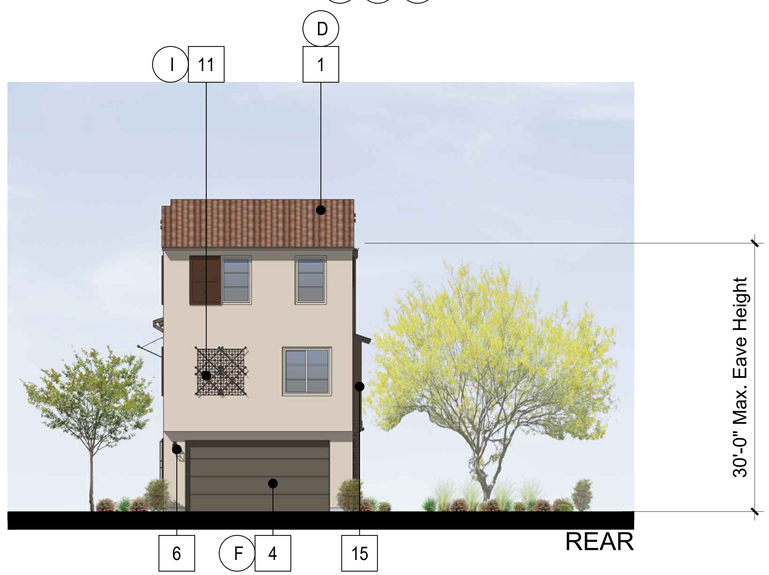
1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Awning
13. Brick Veneer
14. Tile
15. Bay Window
16. Wood Composite Shutters
17. Downspouts
18. Transom Windows
19. Decorative Scuppers

LEFT



FRONT

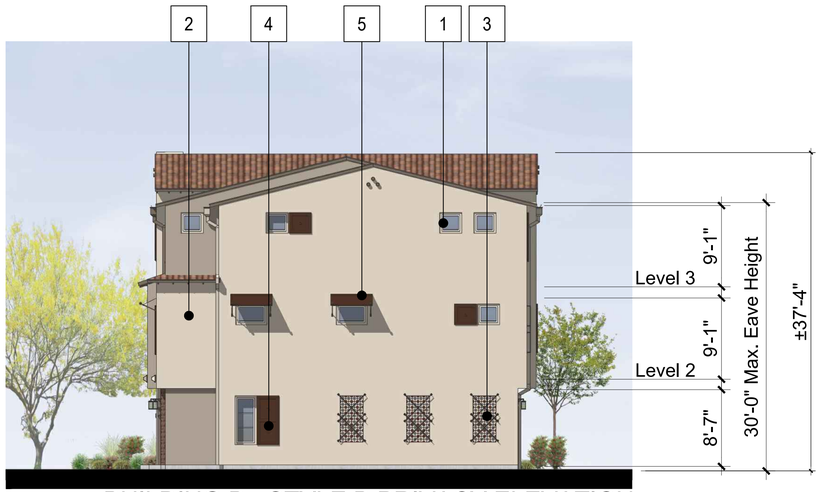
RIGHT



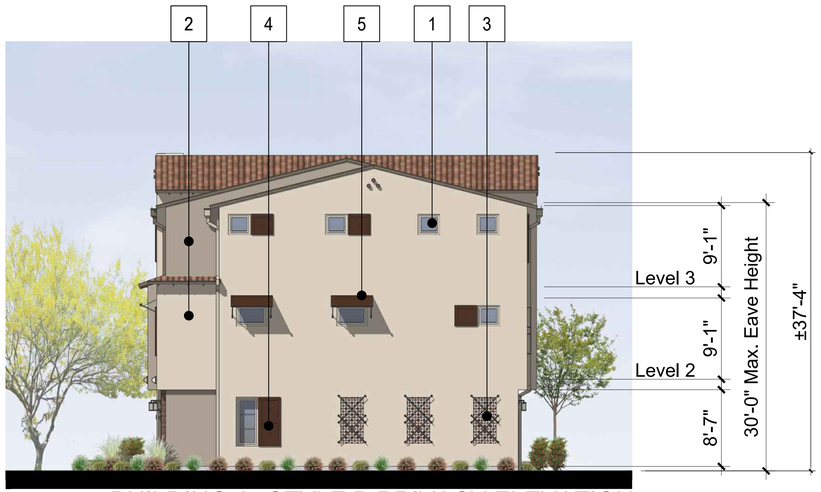
REAR

MATERIAL LEGEND

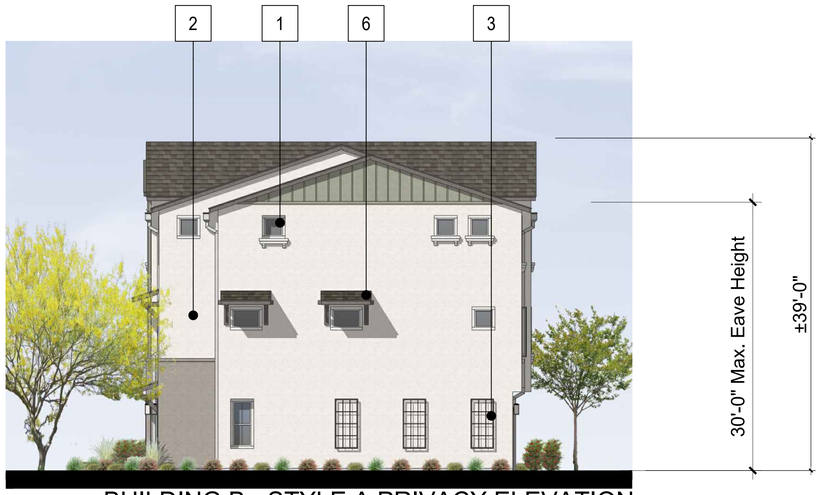
1. Transom Windows
2. Privacy Wall
3. Wall Accent Details
4. Wood Composite Shutters
5. Awning
6. Shed Roof Detail



BUILDING B - STYLE B PRIVACY ELEVATION

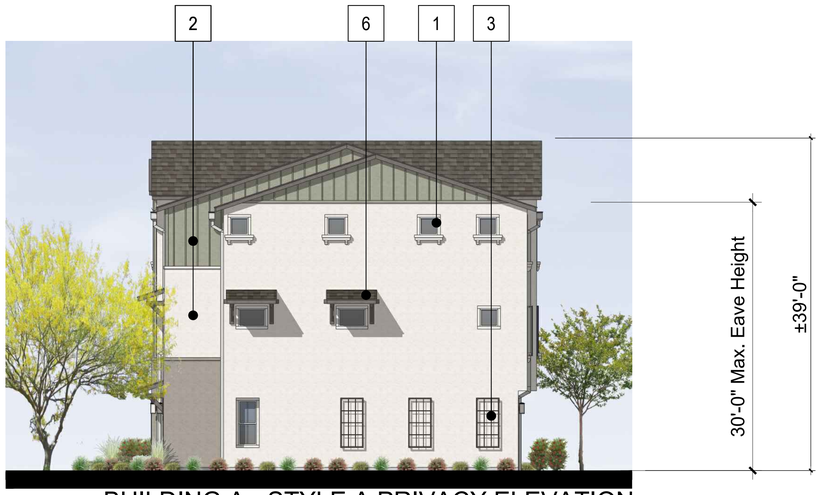


BUILDING A -STYLE B PRIVACY ELEVATION



BUILDING B - STYLE A PRIVACY ELEVATION

Building B Privacy Elevations on Brea Creek Channel
for units: 178, 190,198, 206, 222 & 230

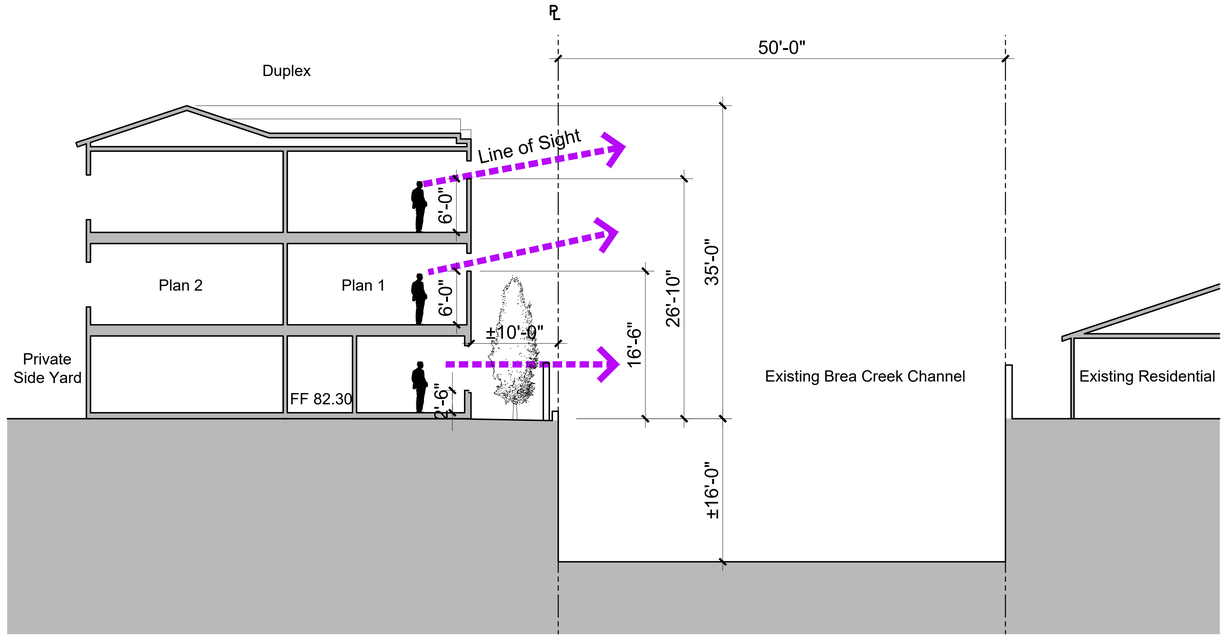


BUILDING A - STYLE A PRIVACY ELEVATION

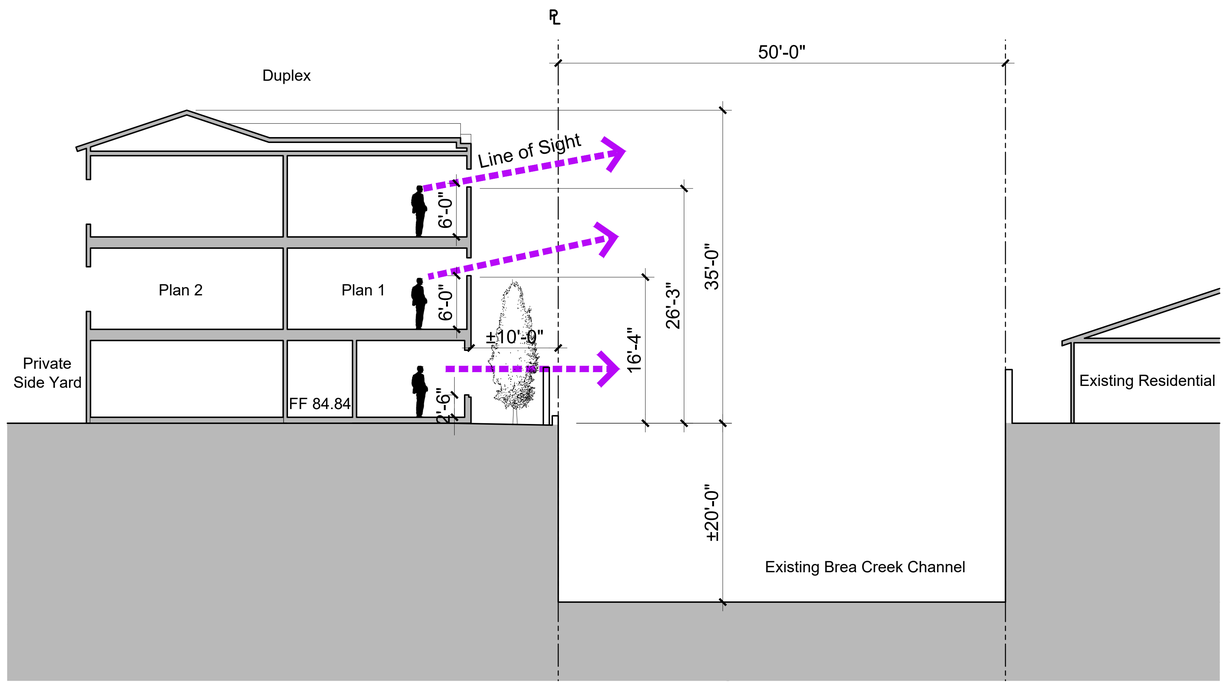
Building A Privacy Elevations on Brea Creek Channel
for units: 170, 174, 182, 186, 194,
202, 210, 214, 218 & 226

KEY MAP

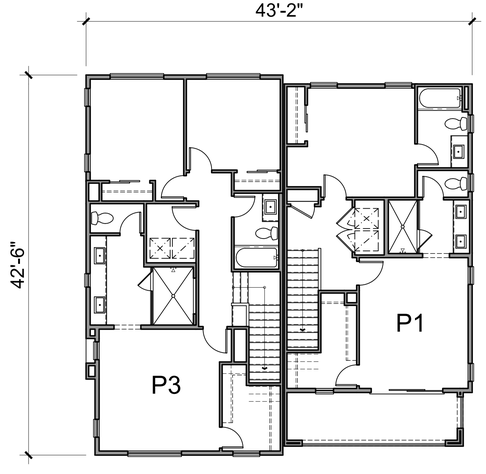
Scale: 1" = 100'



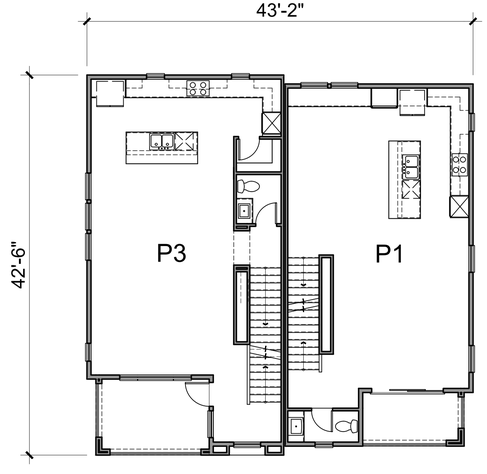
SECTION A



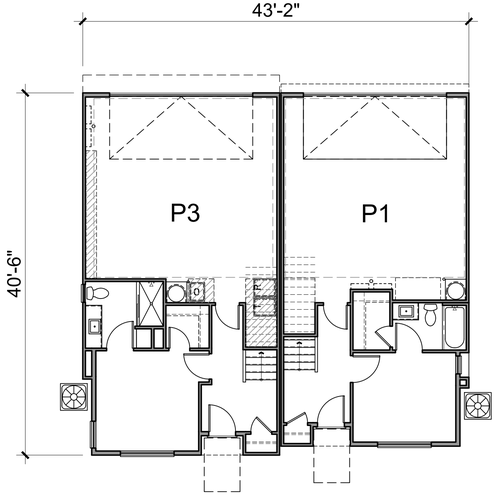
SECTION B



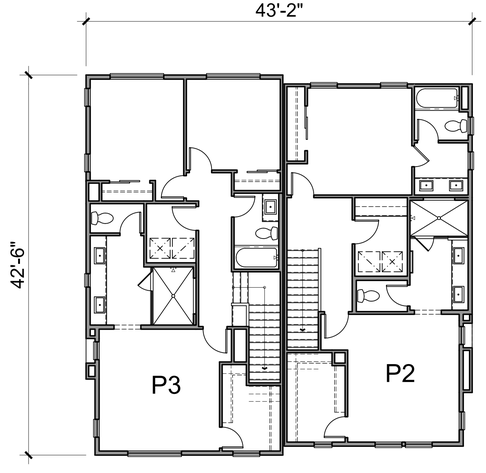
THIRD FLOOR
1778 SQ. FT.



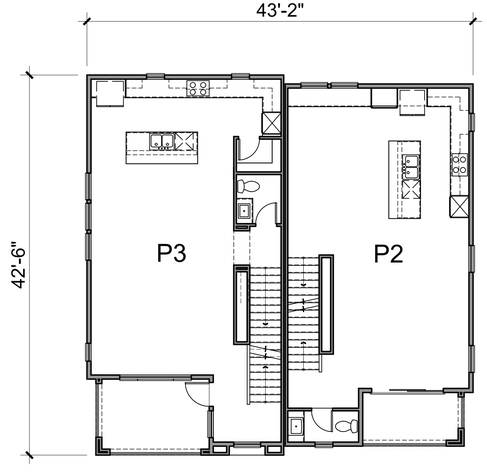
SECOND FLOOR
1602 SQ. FT.



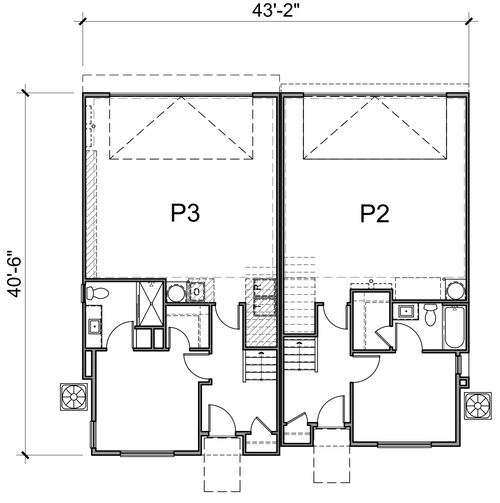
FIRST FLOOR
1689 SQ. FT.



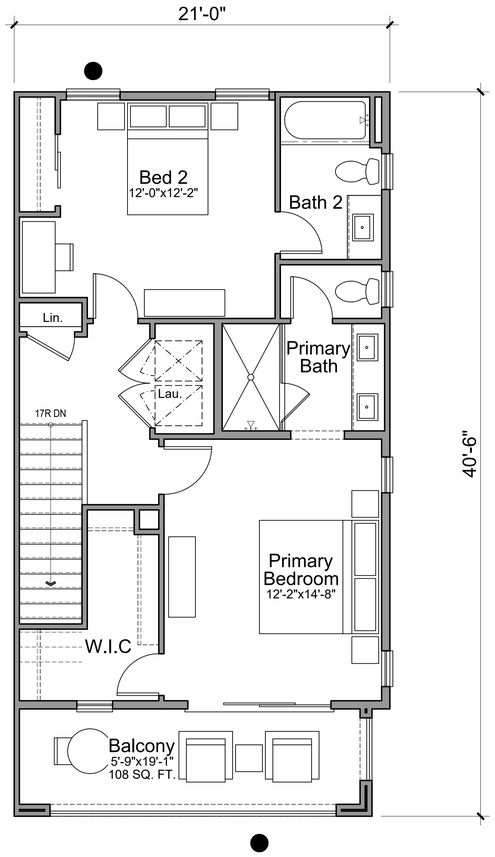
THIRD FLOOR
1778 SQ. FT.



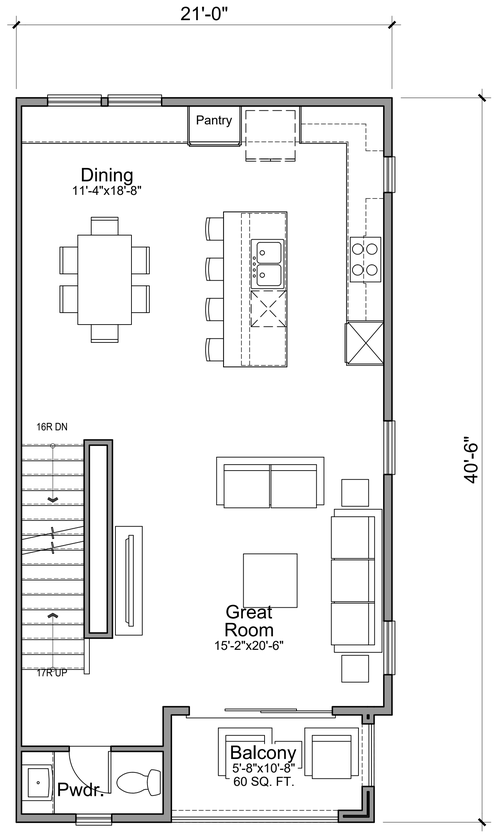
SECOND FLOOR
1602 SQ. FT.



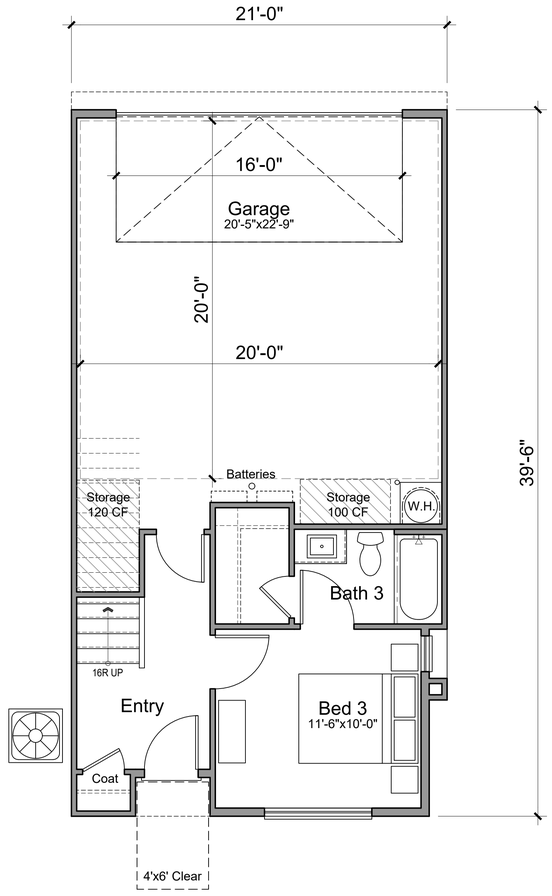
FIRST FLOOR
1689 SQ. FT.



THIRD FLOOR



SECOND FLOOR

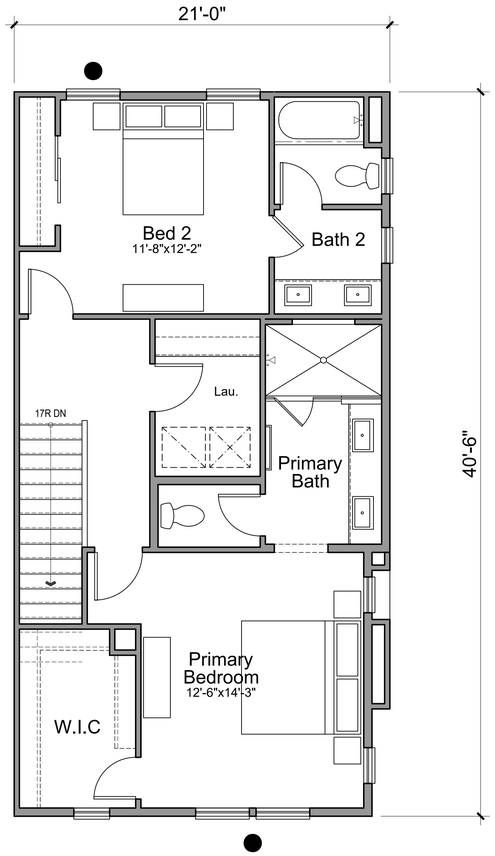


FIRST FLOOR

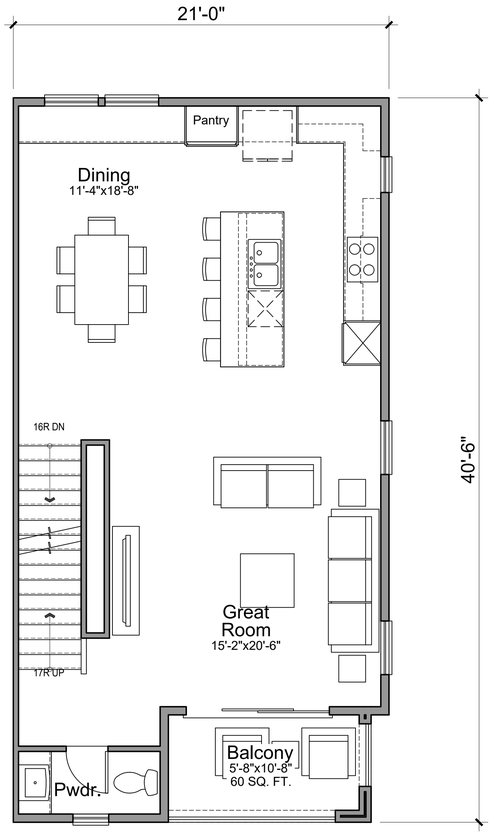
PLAN 1 NET S.F.	
3 BR/3.5 BA	
1ST FLOOR	324 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	643 SQ. FT.
TOTAL LIVING	1694 SQ. FT.
GARAGE	472 SQ. FT.

PLAN 1 GROSS S.F.	
3 BR/3.5 BA	
1ST FLOOR	346 SQ. FT.
2ND FLOOR	777 SQ. FT.
3RD FLOOR	682 SQ. FT.
TOTAL LIVING	1805 SQ. FT.
GARAGE	472 SQ. FT.

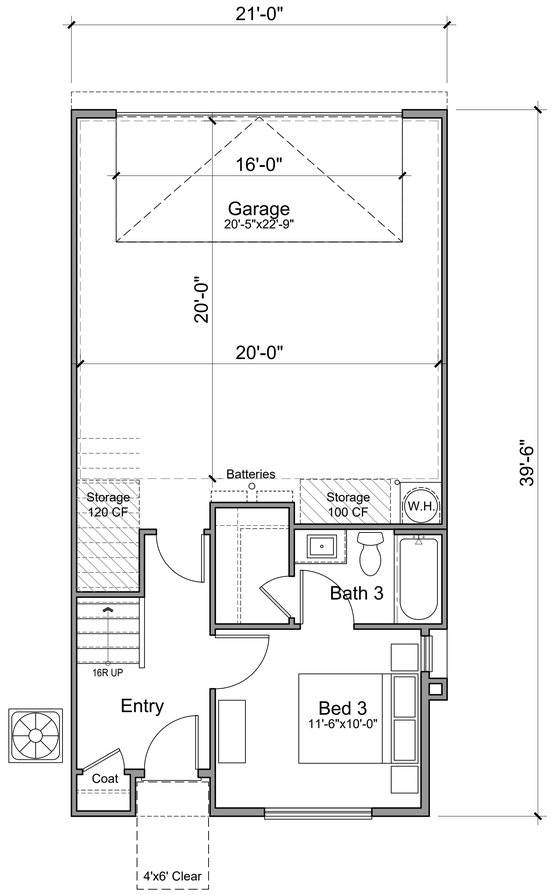
* SFD End Conditions on Building 50
*Transom Windows on Floor 2 & 3 for units: 170, 174, 178, 182, 186, 190, 494, 498, 202, 206, 210, 214, 218, 222, 226, & 230 - see AC5



THIRD FLOOR



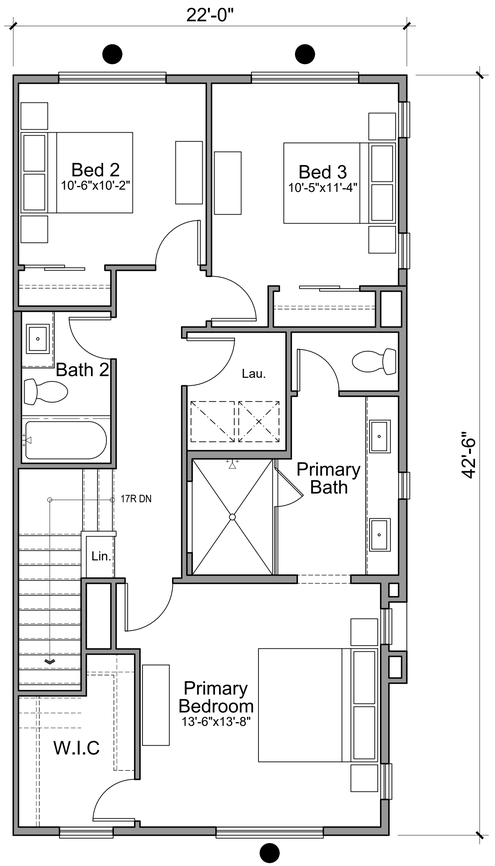
SECOND FLOOR



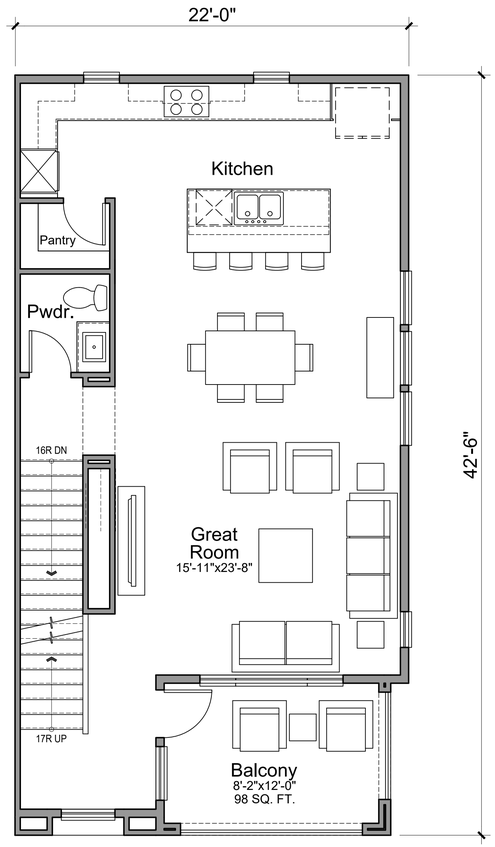
FIRST FLOOR

PLAN 2 NET S.F.	
3 BR/3.5 BA	
1ST FLOOR	324 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	749 SQ. FT.
TOTAL LIVING	1800 SQ. FT.
GARAGE	472 SQ. FT.

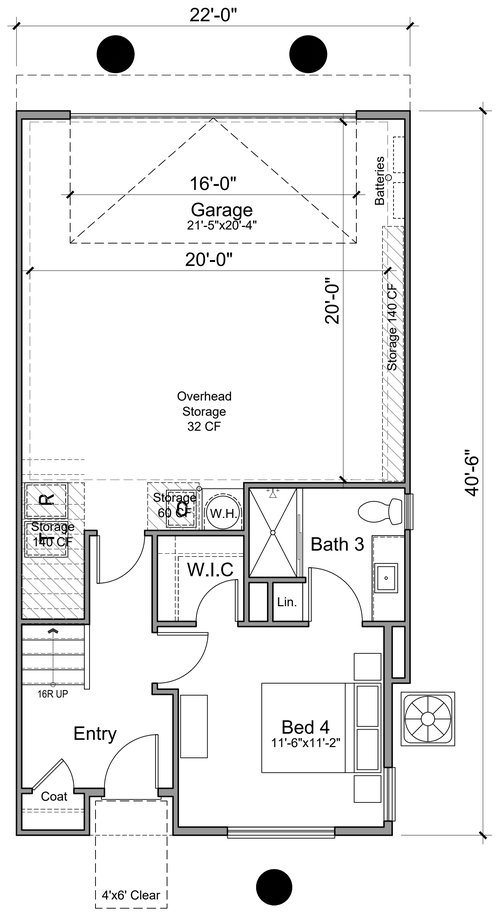
PLAN 2 GROSS S.F.	
3 BR/3.5 BA	
1ST FLOOR	346 SQ. FT.
2ND FLOOR	777 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	1925 SQ. FT.
GARAGE	472 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 3 NET S.F.	
4 BR/3.5 BA	
1ST FLOOR	369 SQ. FT.
2ND FLOOR	760 SQ. FT.
3RD FLOOR	818 SQ. FT.
TOTAL LIVING	1947 SQ. FT.
GARAGE	486 SQ. FT.

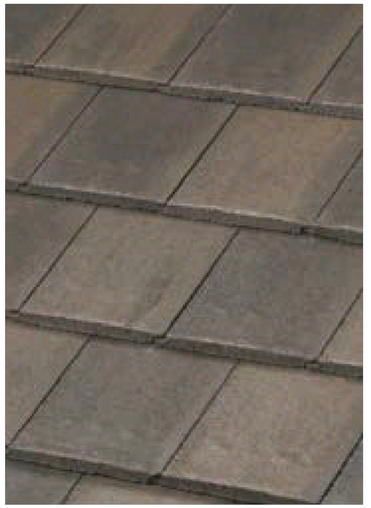
PLAN 3 GROSS S.F.	
4 BR/3.5 BA	
1ST FLOOR	393 SQ. FT.
2ND FLOOR	811 SQ. FT.
3RD FLOOR	867 SQ. FT.
TOTAL LIVING	2071 SQ. FT.
GARAGE	486 SQ. FT.

Stucco 1
SW 9582 White Sand

Stucco 2
SW 6073 Perfect Greige

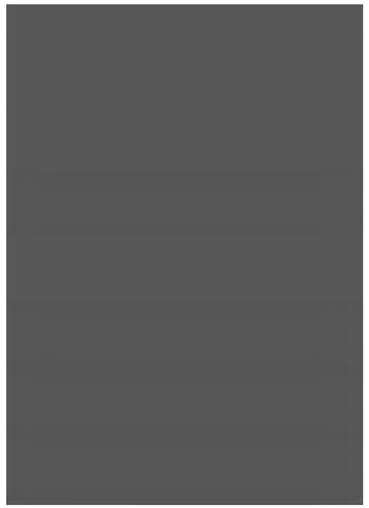
Trim 1 / Board & Batten 1
SW 7666 Fleur de Sel

Trim 2 / Board & Batten 2 / Accent
SW 7504 Keystone Gray



Roof Tile - Westlake
Saxony 600 Slate - Cobblestone

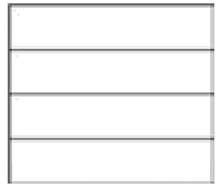
Entry Door 1
SW 6642 Rhumba Orange



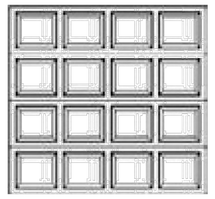
Entry Door 2
SW 7674 Peppercorn

Garage 2
Amarr - Terratone

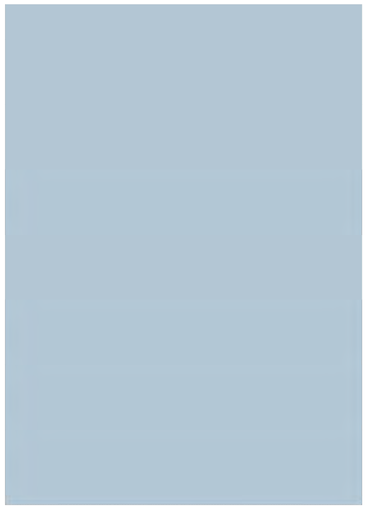
Garage 1
Amarr - Sandstone



Garage Door 2 - Wayne Dalton
Model 9100 - Flush Panel



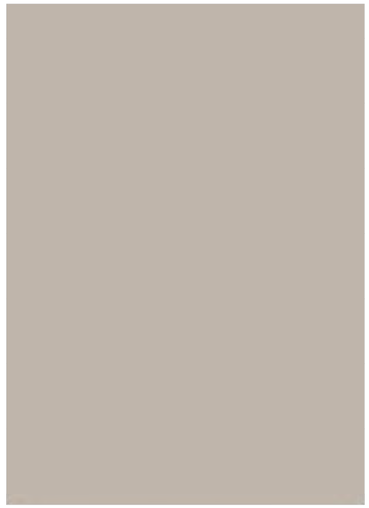
Garage Door 1 - Wayne Dalton
Model 9100 - Short Panel



Vertical Siding
SW 6250 Honest Blue

Stucco 1
SW 9541 White Snow

Stucco 2
SW 7042 Shoji White



Stucco 3
SW 6072 Versatile Gray

Trim 1
SW 7626 Zurich White

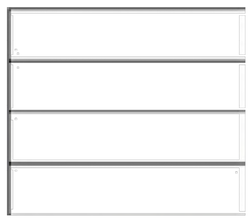
Trim 2 / Accent
SW 9091 Half-Caff

Entry Door 1 / Shutters
SW 7584 Red Theatre

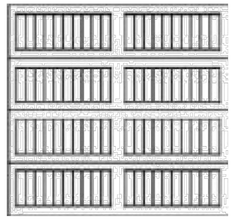
Entry Door 2
SW 6439 Greenfield

Garage 2
Amarr - Terratone

Garage 1
Amarr - Wicker Tan



Garage Door 2 - Wayne Dalton
Model 9100 - Flush Panel



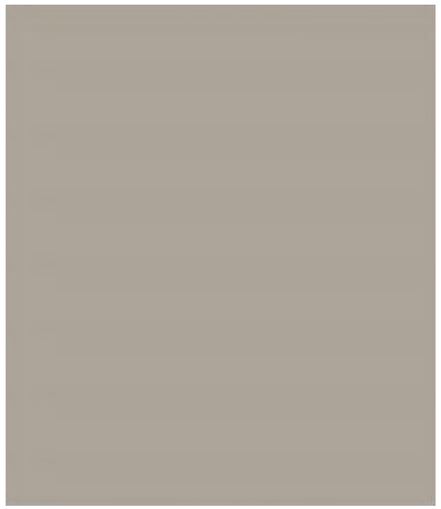
Garage Door 1- Wayne Dalton
Model 9100 - Vertical Long Panel

Roof Tile - Westlake
Barcelona - Terra Cotta Flashed

Tile 1
Tierra Y Fuego 20034

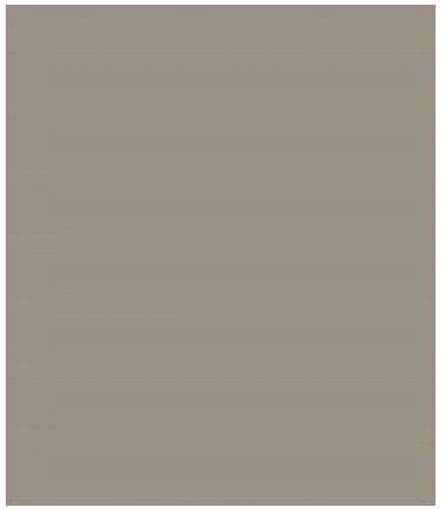
Tile 2
Tierra Y Fuego 10106

Stucco 1
SW 9582 White Sand

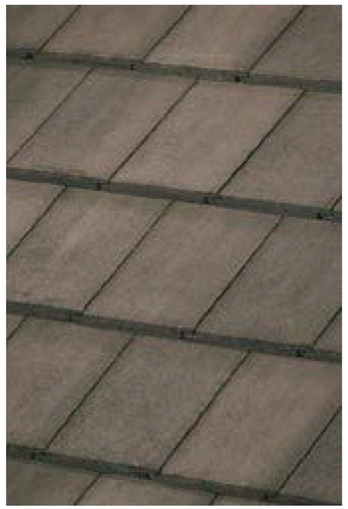


Stucco 2
SW 7024 Functional Gray

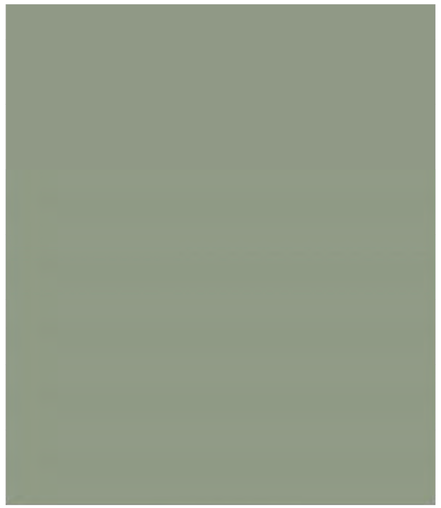
Trim 1
SW 6196 Frosty White



Trim 2 / Accent
SW 9168 Elephant Ear



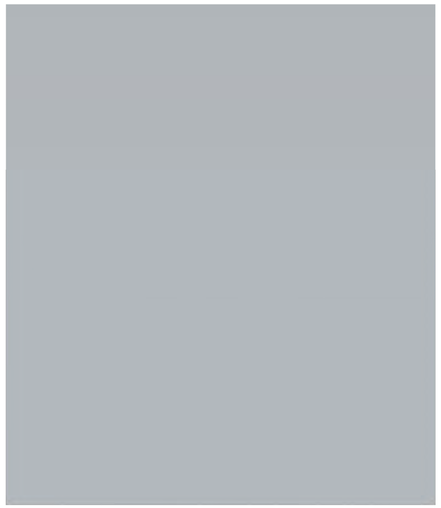
Roof Tile - Westlake
Saxony 600 Slate - Charcoal Brown Blend



Board & Batten
SW 9129 Jade Dragon

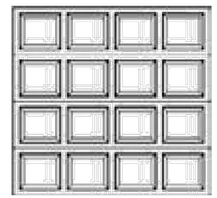
Entry Door 1
SW 6026 River Rouge

Entry Door 2
SW 7602 Indigo Batik



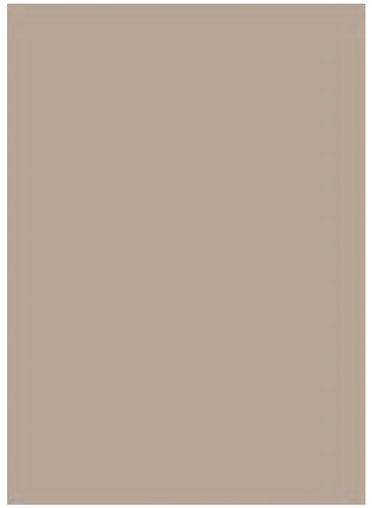
Garage Door
Amarr - Gray

Garage Door 2 - Wayne Dalton
Model 9100 - Flush Panel



Garage Door 1 - Wayne Dalton
Model 9100 - Short Panel

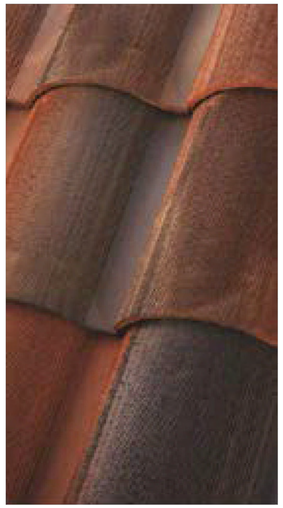
Stucco 1
SW 7000 Ibis White



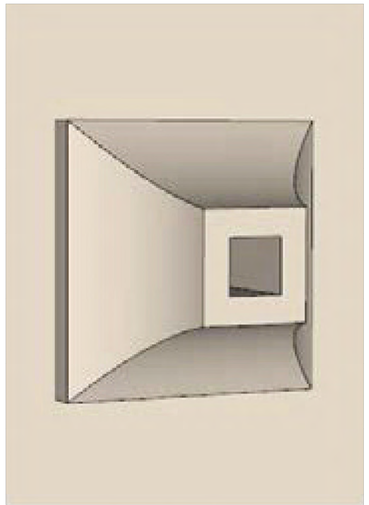
Stucco 2
SW 6080 Utterly Beige

Accent
SW 7027 Well-Bred Brown

Trim / Bay Window
SW 6153 Protege Brown

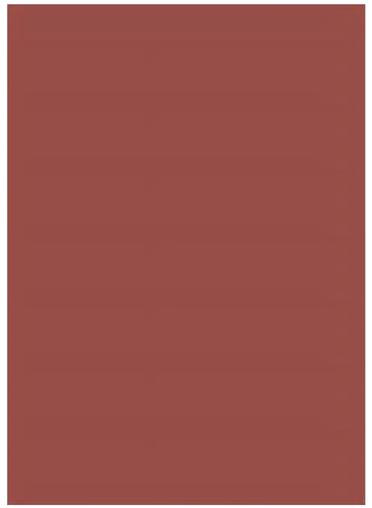


Roof Tile - Westlake
Barcelona - California Mission Blend



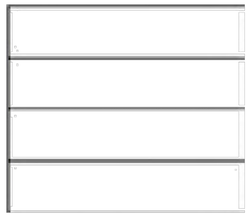
Decorative Scupper

Entry Door 1
SW 6487 Cloudburst

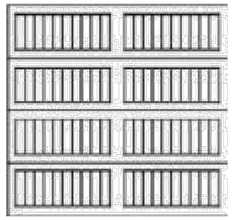


Entry Door 2
SW 0033 Rembrandt Ruby

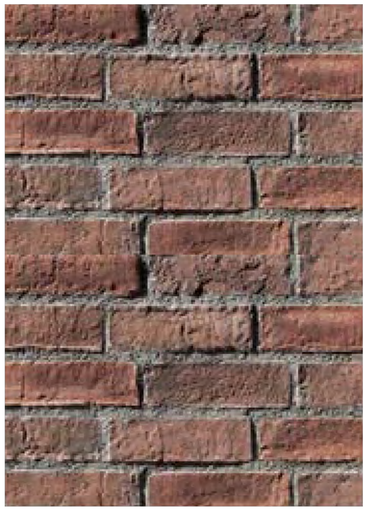
Garage Door
Amarr - Terratone



Garage Door 2 - Wayne Dalton
Model 9100 - Flush Panel



Garage Door 1- Wayne Dalton
Model 9100 - Vertical Long Panel

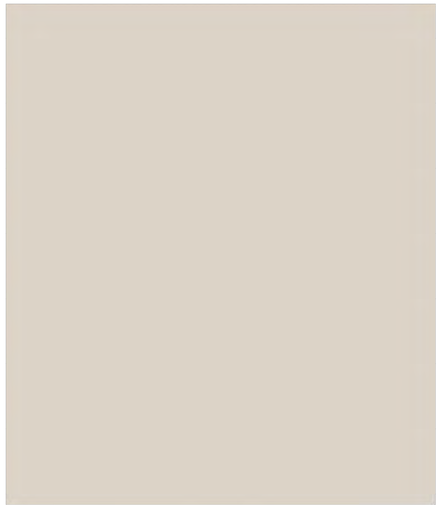


Brick
Coronado - Sicilian Brick
Marsala Blend

Tile 1
Tierra Y Fuego 20034

Tile 2
Tierra Y Fuego 10124

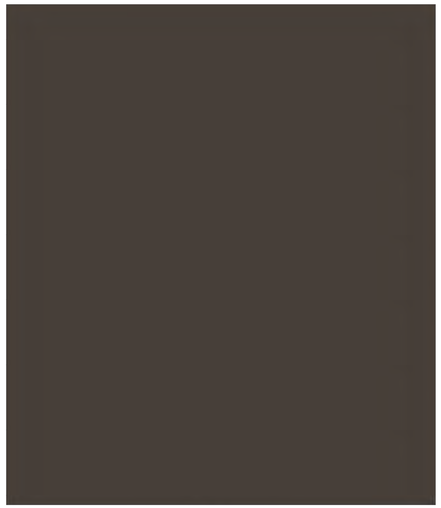
Stucco 1
SW 7100 Arcade White



Stucco 2
SW 9590 Taupe of the Morning

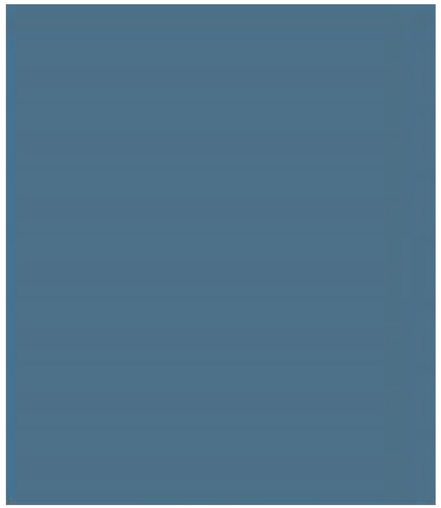
Brick
Glen-Gery - Sioux City
Cool Gray Wirecut

Azek Siding
SW 9129 Jade Dragon



Trim 1 / Accent
SW 9605 Clove

Trim 2 / Accent
SW 7510 Chateau Brown



Entry Door
SW 9149 Inky Blue

Tile 1
Tierra Y Fuego 20034

Tile 2
Tieera Y Fuego - Brasilia

CAAP NOTES:

3.3: Enhanced End-of-Trip Bicycle Facilities: Applicable land uses must ensure installation of end of trip bicycle facilities consistent with the following:
b. Multifamily Residential development must provide one secure long-termstorage space (i.e., bike storage room or locker) per unit. Long term storage to be included within Affordable Housing Building. Refer to plans prepared by architect.

3.8: Electric and Zero-Emission Landscaping Equipment: All new development projects with landscaped areas must provide at least one dedicated 120 volt outdoor electrical outlet per 500 square feet of landscaped area, located in accessible exterior locations (e.g., patios, yards, or common landscaped spaces). Outlets must be weatherproof and GFCI-protected, be on a circuit capable of supporting electric landscaping equipment (minimum 20 amperes), and be clearly identified for landscaping equipment use. Measure will be addressed in detail in Construction Documentation

3.9: Electric and Zero-Emission Off-Road Equipment: Projects must demonstrate efforts to use zero-emission or near-zero-emission off-road equipment (e.g., electric or alternative-fuel construction equipment) where commercially available and feasible, per the following:
Identify all off-road equipment anticipated for project construction and operation. Measure includes construction related operations to be addressed by project contractor or construction management consultant.

3.11: Outdoor Water Use Efficiency: New buildings must incorporate water-efficient drip irrigation and smart controllers for all non-turf planting areas. Additionally, landscaping must be drought-tolerant per the following:
a. Single-Family Residential:
At least 80% of non-turf areas planted with native or low-water-use species
b. Multifamily Residential
At least 90% native or low-water-use species in common areas.
Measures will be addressed in detail in Construction Documentation

3.12: On-Site Water Reuse: All new development must incorporate at least one on-site water reuse strategy that exceeds current building code and MWELO requirements. On-site irrigation to be designed as a reclaimed irrigation system and be connected to potable water supply until a reclaimed water supply becomes available. When reclaimed water lines are constructed, project will disconnect from the potable water source and connect to reclaimed water source.

3.14: Tree Replacement in New Development: All new development projects must limit tree removal where feasible. Projects that remove existing trees must replace them in alignment with the City's Urban Forest Management Plan goals. Measure will be addressed in detail in Construction Documentation

3.15: Nature-Based Climate Solutions: Applicable new development must incorporate nature-based climate solutions into project design as follows: Multifamily Residential development must provide at least one nature-based climate solution, including but not limited to rain gardens / bioswales, and tree shaded parking lots. Measure will be addressed in Construction Documentation.

MJS LANDSCAPE ARCHITECTURE

Shopoff Realty Investments
18565 Jamboree Rd, Suite 200
Irvine, CA 92612

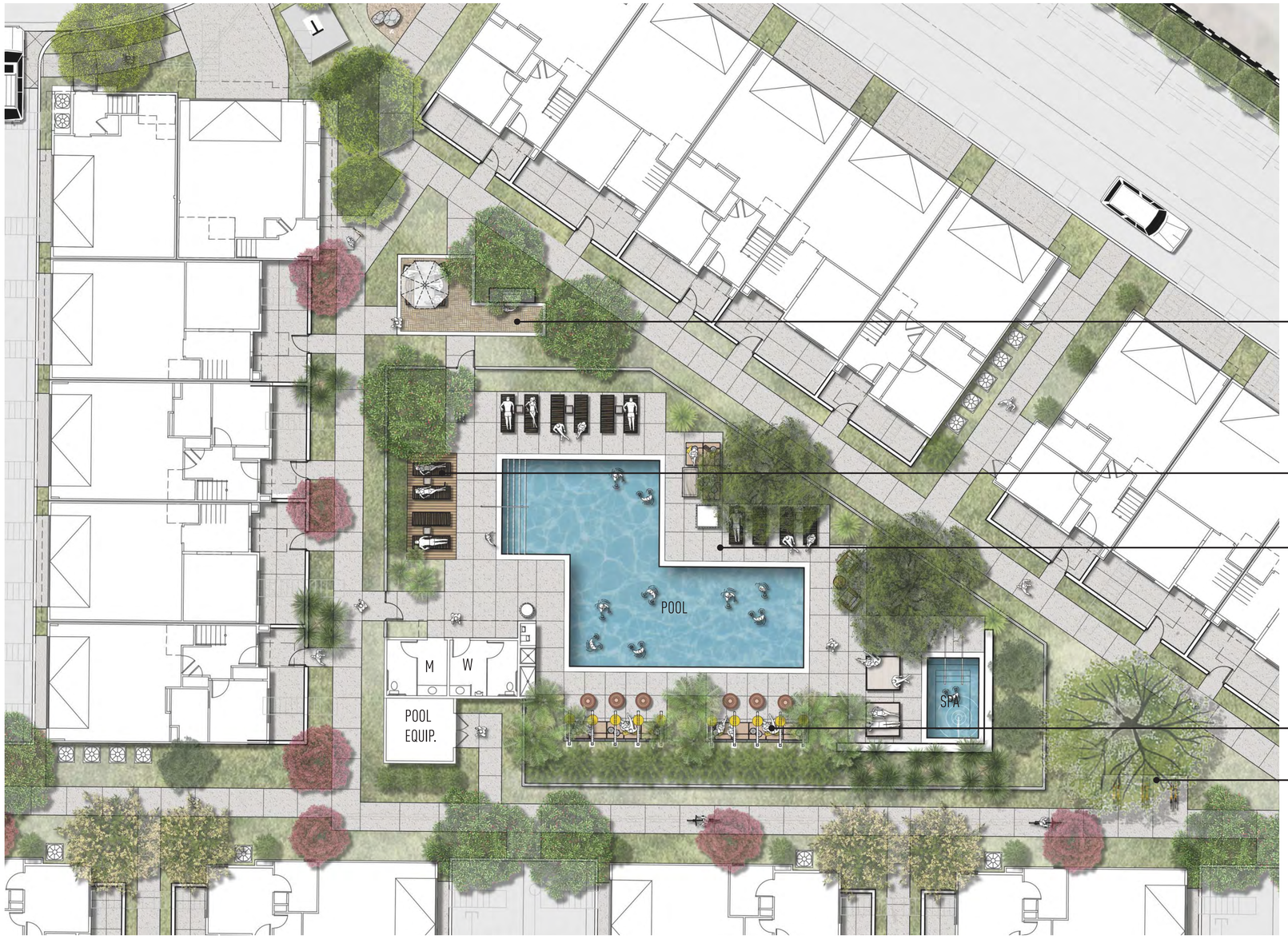
AMWAY - BUENA PARK
BUENA PARK , CA

SCHEMATIC DESIGN
May 1, 2026

0' 25' 50' 100'

OVERALL ILLUSTRATIVE SITE PLAN

L.1



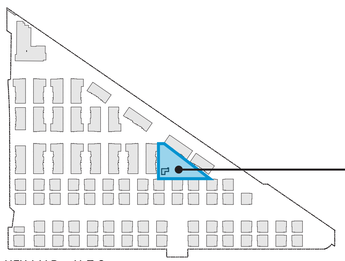
BBQ AREA
- gas bbq and countertop
- trash
- dining table

WOOD DECK
- chaise lounges
- lounge seating

CONCRETE POOL DECK
- chaise lounges
- lounge seating

BUILT IN BENCH SEATING WITH OVERHEAD LIGHTS

GARDEN SPACE
- shade tree
- drought tolerante planting
- (qty. 3) bike racks



POOL AMENITY SPACE

KEY MAP - N.T.S.

MJS LANDSCAPE ARCHITECTURE

Shopoff Realty Investments
18565 Jamboree Rd, Suite 200
Irvine, CA 92612

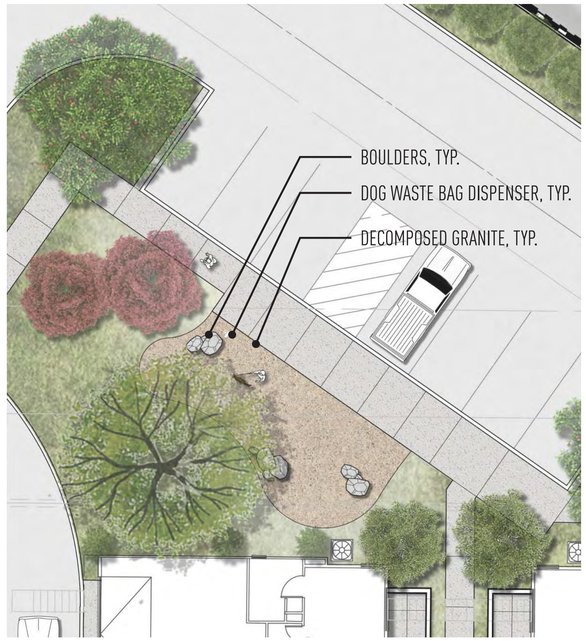
AMWAY - BUENA PARK
BUENA PARK , CA

SCHEMATIC DESIGN
May 1, 2026

0' 5' 10' 20'

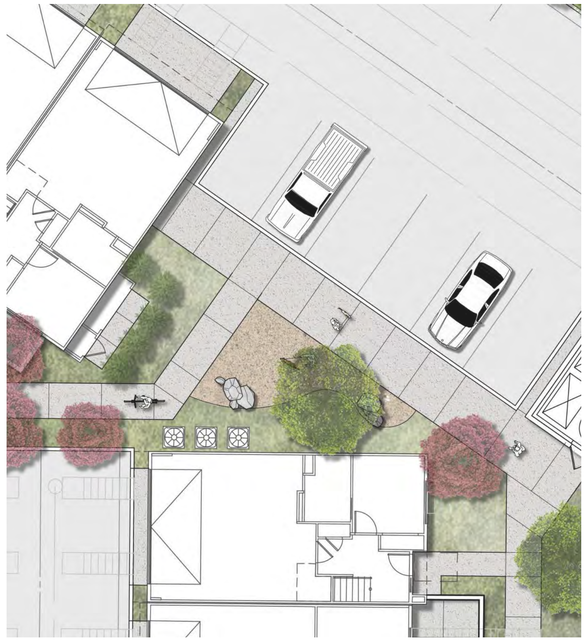
CONCEPTUAL POOL PLAN

L.2

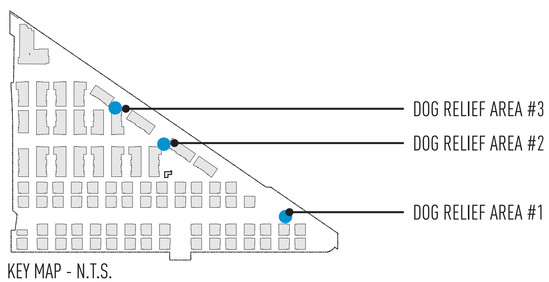


DOG RELIEF AREA 1

DOG RELIEF AREA 2



DOG RELIEF AREA 3



KEY MAP - N.T.S.

MJS LANDSCAPE ARCHITECTURE

Shopoff Realty Investments
18565 Jamboree Rd, Suite 200
Irvine, CA 92612

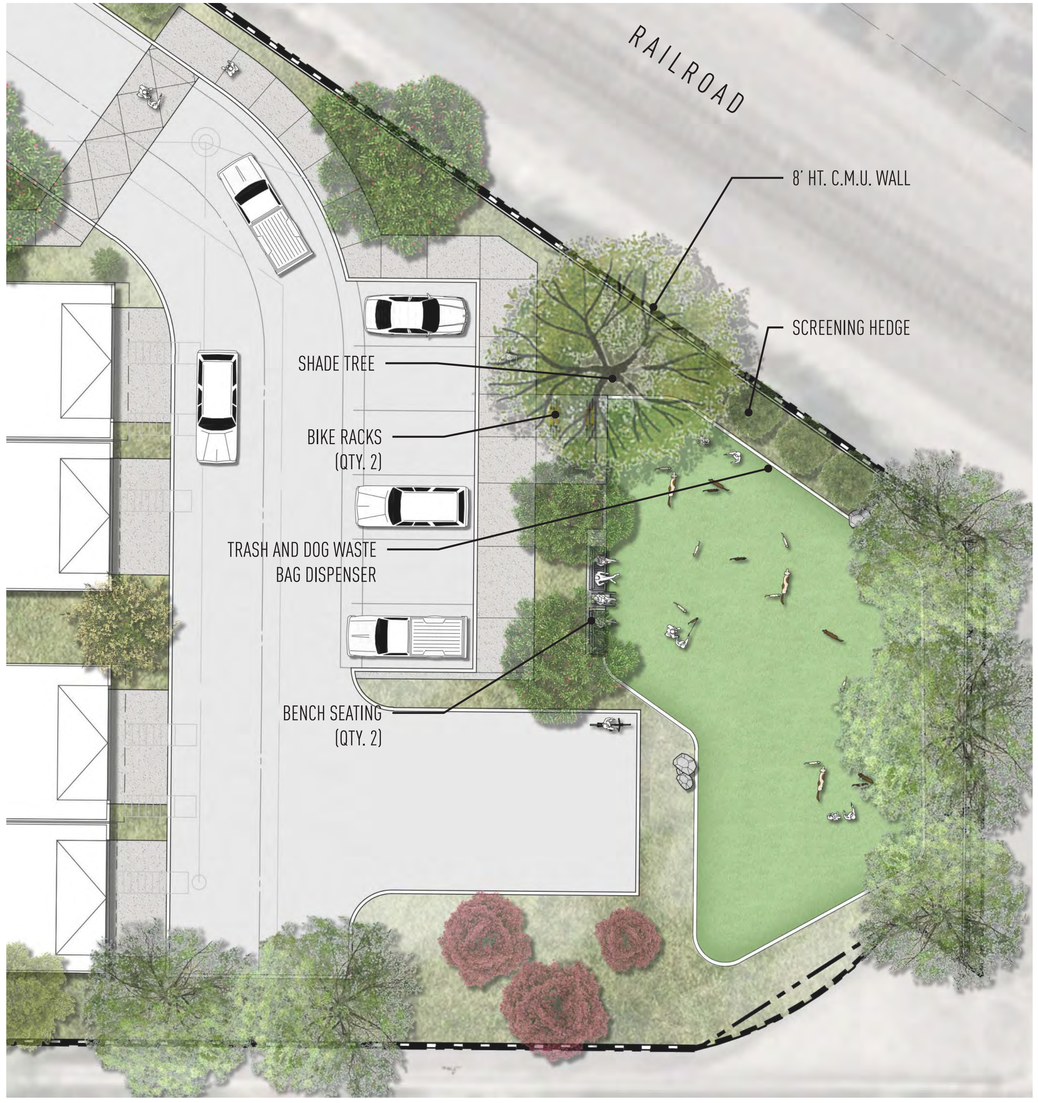
AMWAY - BUENA PARK
BUENA PARK , CA

SCHEMATIC DESIGN
May 1, 2026

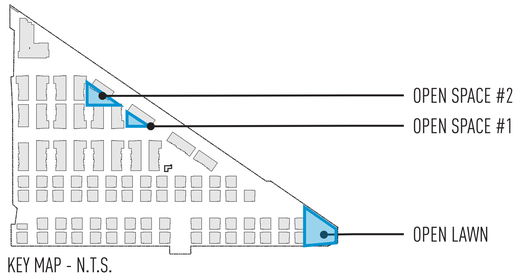
0' 5' 10' 20'

CONCEPTUAL DOG RELIEF SPACES

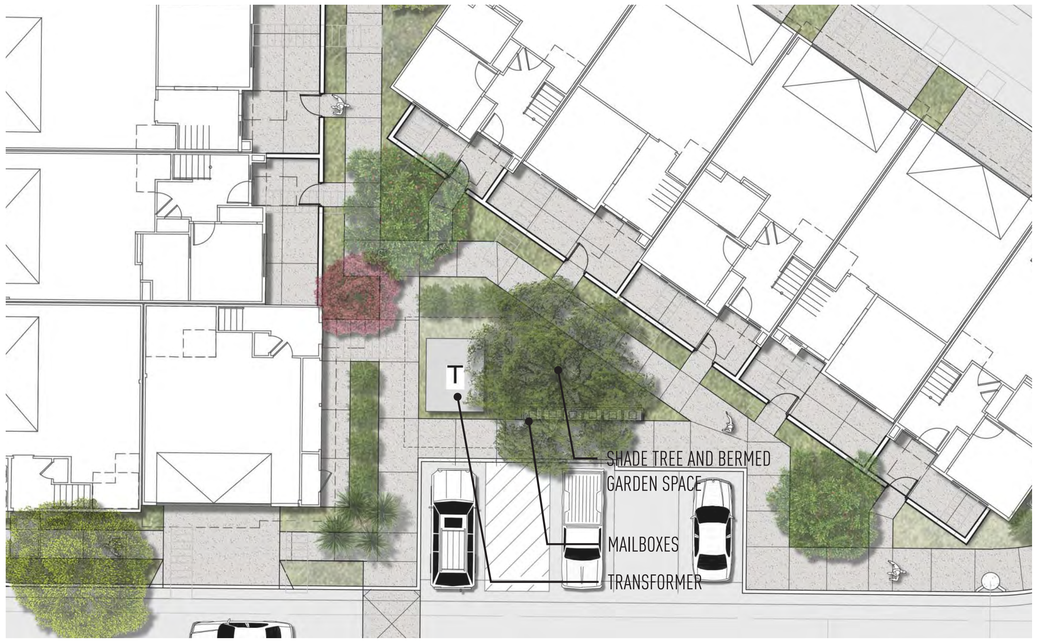
L.3



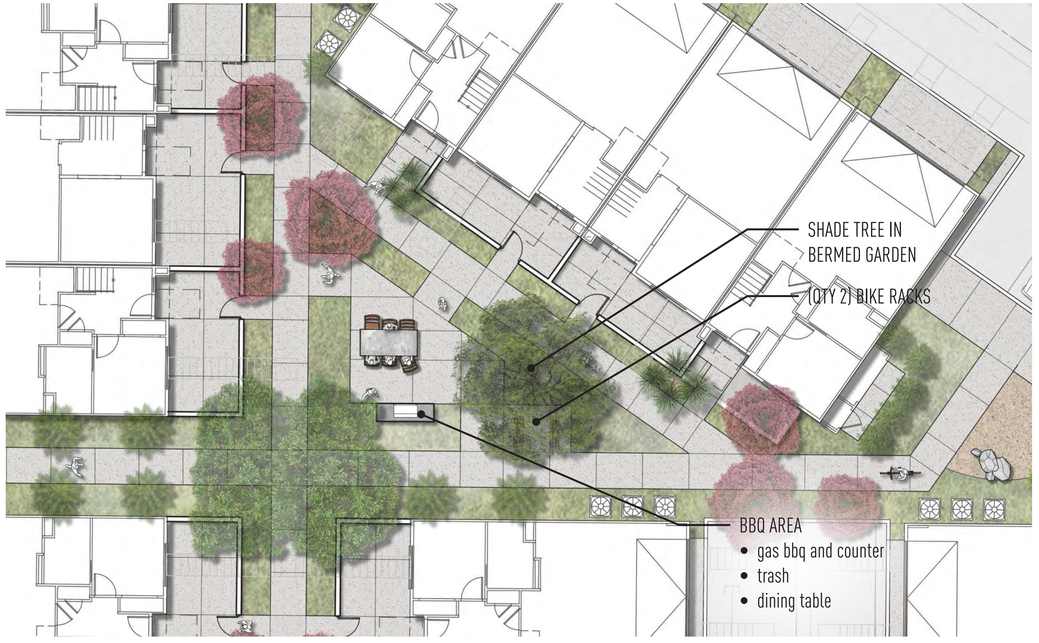
OPEN LAWN



KEY MAP - N.T.S.



OPEN SPACE 1



OPEN SPACE 2

MJS LANDSCAPE ARCHITECTURE

Shopoff Realty Investments
18565 Jamboree Rd, Suite 200
Irvine, CA 92612

AMWAY - BUENA PARK
BUENA PARK , CA

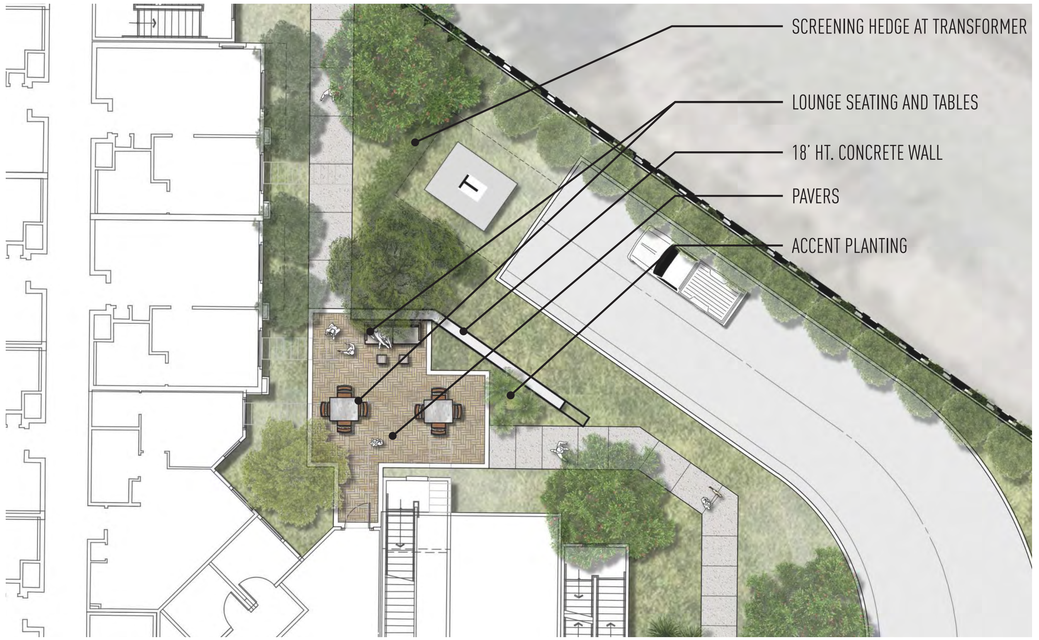
SCHEMATIC DESIGN
May 1, 2026

0' 5' 10' 20'

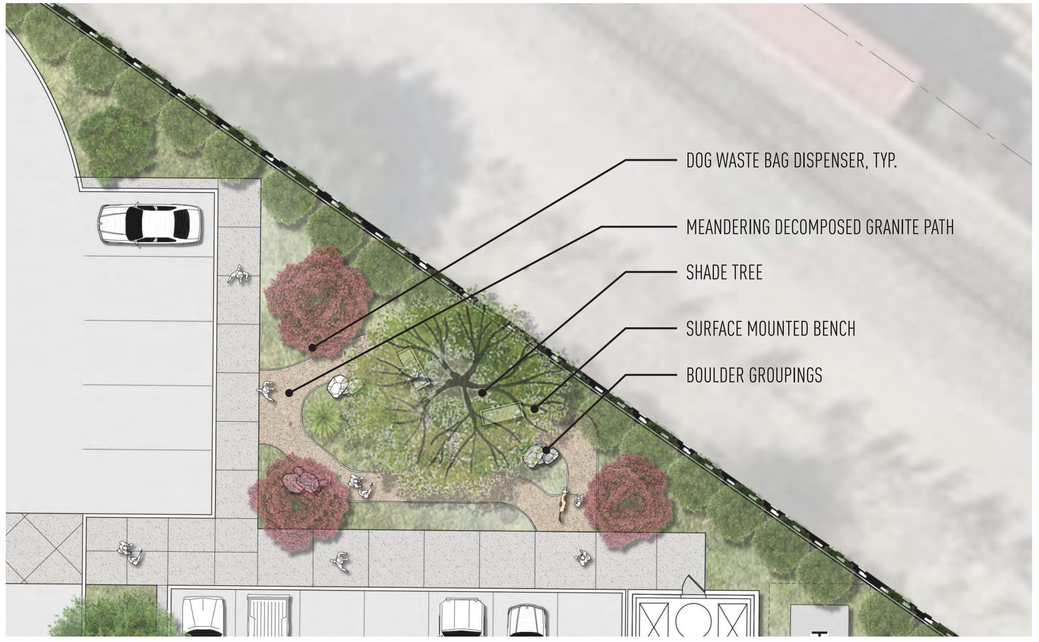
CONCEPTUAL OPEN SPACES

L.4

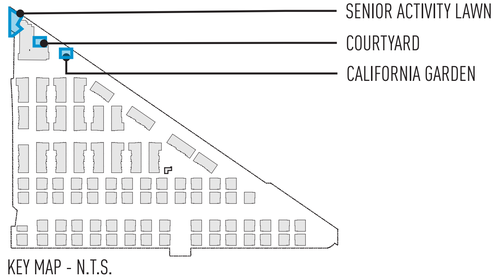
SENIOR ACTIVITY LAWN



COURTYARD



CALIFORNIA GARDEN



KEY MAP - N.T.S.

MJS LANDSCAPE ARCHITECTURE

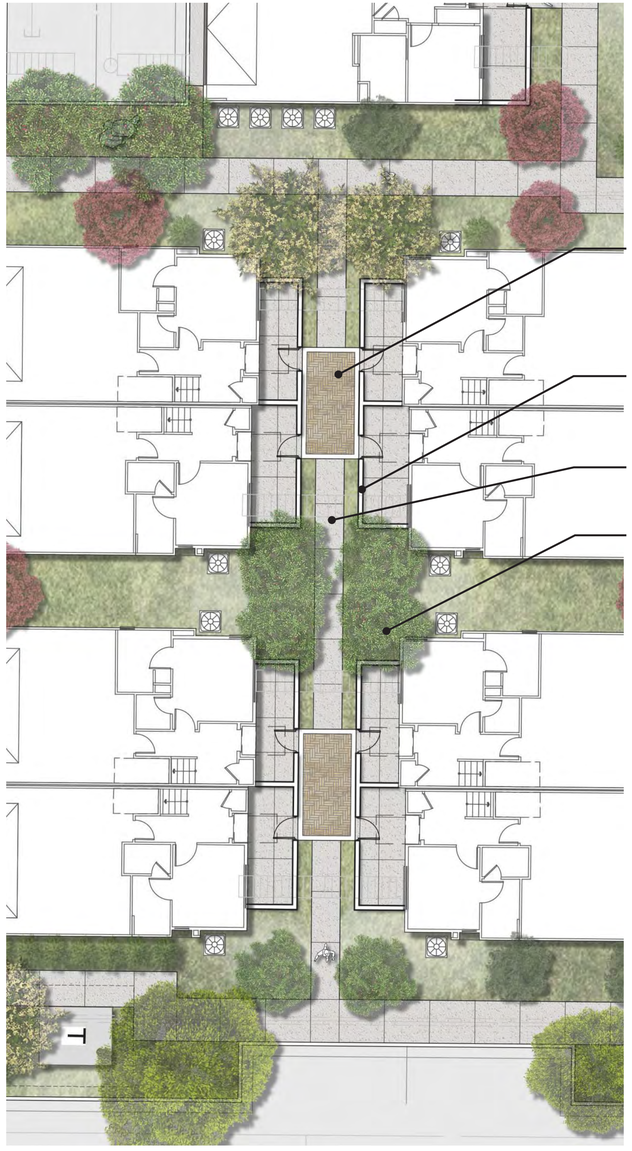
Shopoff Realty Investments
18565 Jamboree Rd, Suite 200
Irvine, CA 92612

AMWAY - BUENA PARK
BUENA PARK , CA

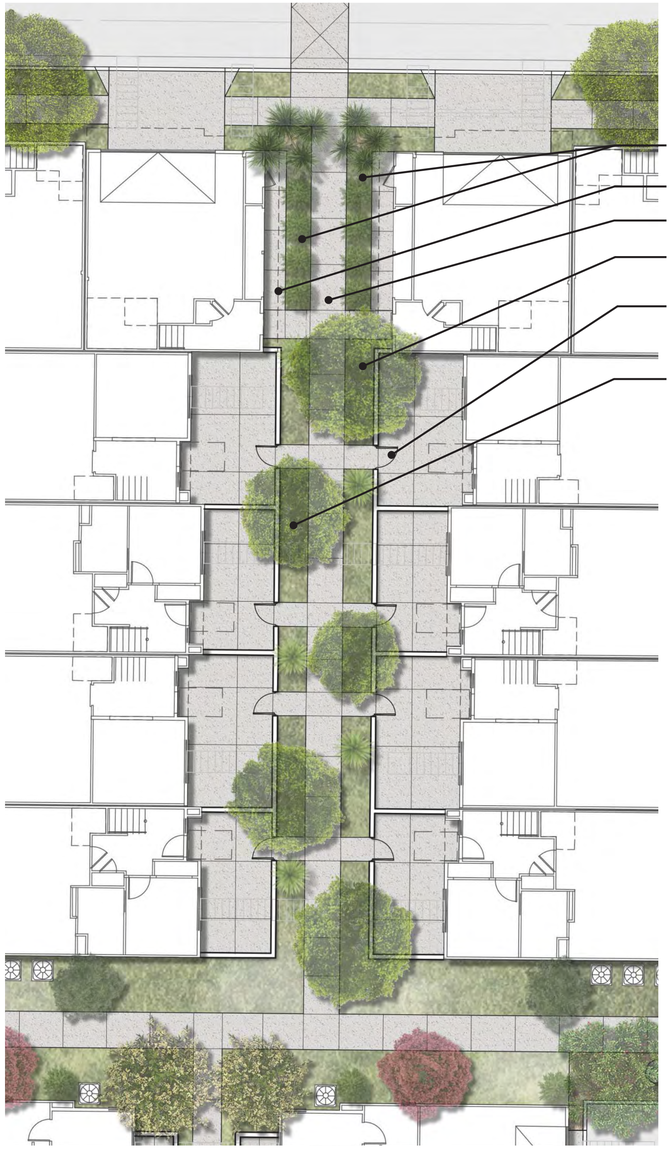
SCHEMATIC DESIGN
May 1, 2026

0' 5' 10' 20'

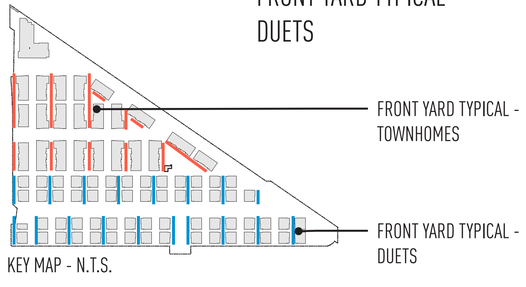
SENIOR AFFORDABLE OPEN SPACES



FRONT YARD TYPICAL -
DUETS



FRONT YARD TYPCIAL -
TOWNHOMES



KEY MAP - N.T.S.

MJS LANDSCAPE ARCHITECTURE

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Irvine, CA 92612

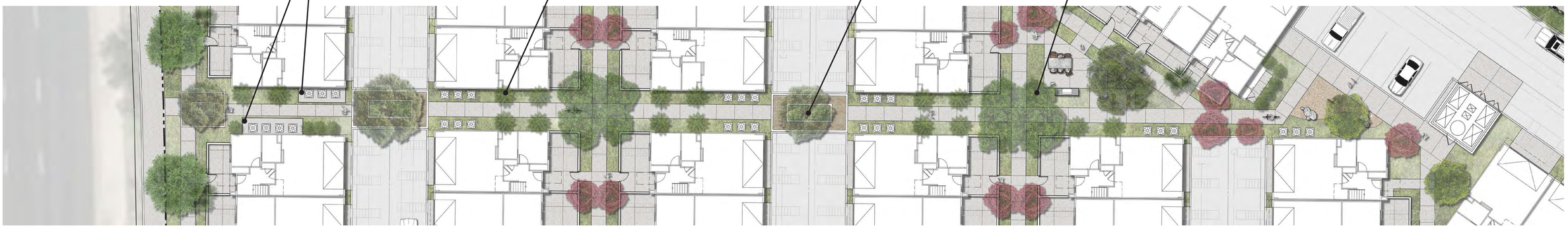
AMWAY - BUENA PARK
BUENA PARK , CA

SCHEMATIC DESIGN
May 1, 2026

0' 5' 10' 20'

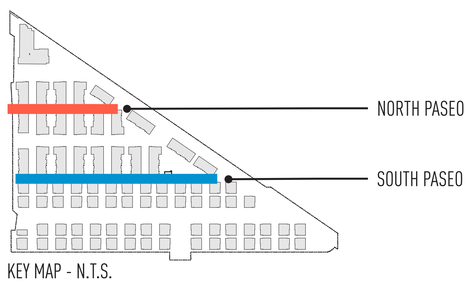
CONCEPTUAL FRONT YARD PLANS

L.6



NORTH PASEO

SOUTH PASEO



KEY MAP - N.T.S.

MJS LANDSCAPE ARCHITECTURE

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SCHEMATIC DESIGN
May 1, 2026

0' 8' 16' 32'

CONCEPTUAL PASEO PLANS

L.7

TRASH ENCLOSURE ELEVATIONS

LEFT AND RIGHT ELEVATION

FRONT ELEVATION

REAR ELEVATION

THIS ENCLOSURE SHALL BE ACCESSED FROM THE FRONT. AN ACCESSIBLE PATH FROM CURB RETURN TO FRONT OF TRASH ENCLOSURE WILL BE PROVIDED.

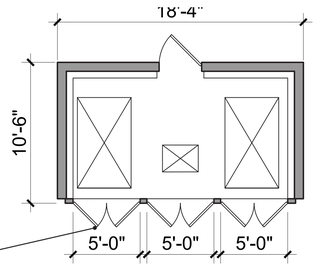
LEGEND

- TRASH ENCLOSURE, PLAN 1
- TRASH ENCLOSURE, PLAN 2
- BULKY ITEM DROP-OFF PAD
- PET STATION - DOG WASTE BAG DISPENSER / RECEPTACLE

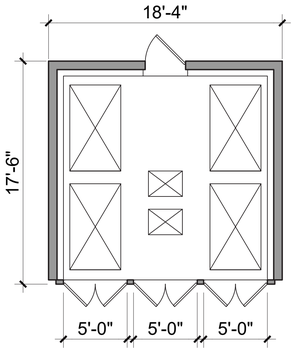
TRASH ENCLOSURE REFERENCE NOTE

1. REFER TO SHEET C-19 PREPARED BY CIVIL ENGINEER FOR TRASH TRUCK TURNING MOVEMENT EXHIBIT

TRASH ENCLOSURE LAYOUTS



PLAN 1



PLAN 2

ELEVATIONS (PLAN 1 AND PLAN 2)

ALL TRASH ENCLOSURE GATES TO INCLUDE A CANE BOLT AND IN-GROUND SLEEVE TO HOLD GATES OPEN DURING TRASH COLLECTION, TYPICAL OF BOTH PLANS

TRASH ENCLOSURE NOTES

1. PROPOSED TRASH ENCLOSURE SHALL BE CONSTRUCTED TO ACCOMMODATE BINS FOR ORGANIC, RECYCLING, AND TRASH PER SENATE BILL 1383, AND IN COMPLIANCE WITH BPMC SECTION 19.424.010.
2. THE DESIGN, MATERIALS, AND COLORS OF THE TRASH ENCLOSURE WITH COVER SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE DESIGN AND MATERIALS OF THE PROPOSED MULTI-FAMILY DEVELOPMENT.
3. TRASH ENCLOSURE GATES WILL INCLUDE A CANE BOLT ASSEMBLY AND IN-GROUND SLEEVE TO HOLD GATES OPEN DURING TRASH COLLECTION.
4. TRASH ENCLOSURES WILL SERVE MULTI-UNIT BUILDINGS. TRASH, RECYCLE, AND GREEN WASTE BINS AT DUET UNITS WILL BE STORED WITHIN GARAGES.

WALL AND FENCE LEGEND

- 8' HT C.M.U. WALL - SLUMP BLOCK AT RAILROAD
- 6' HT C.M.U. WALL - SLUMP BLOCK AT BREA CREEK CHANNEL
- RETAINING WALL WITH 42" GUARD RAIL
- PROJECT SIGNAGE WALL (SEPARATE PERMIT)

FLATWORK LEGEND

- NATURAL GREY CONCRETE - PEDESTRIAN
  MEDIUM BROOM FINISH
  SAW CUT JOINTS
- NATURAL GREY CONCRETE - VEHICULAR AT DRIVEWAYS AND TRASH ENCLOSURES
  MEDIUM BROOM FINISH
  SAW CUT JOINTS
- NATURAL GREY CONCRETE - VEHICULAR AT COMMUNITY CROSS WALKS
  MEDIUM BROOM FINISH
  DECORATIVE SAW CUT JOINTS, DIAMOND PATTERN
- ENHANCED PAVING - VEHICULAR
  COLOR T.B.S.
  MEDIUM BROOM FINISH
  DECORATIVE SAW CUT JOINTS, DIAMOND PATTERN
- PAVERS
  MORTAR SET OVER SLAB
- DECOMPOSED GRANITE
- WOOD DECK
- SYNTHETIC TURF

MASONRY WALL FINISH NOTE

1. CMU WALLS BLOCK COLOR: BUFF
2. CMU WALLS TO HAVE ANTI-GRAFFITI TREATMENT
3. CMU WALLS SHALL BE 8"x 6"x 16" SLUMP STONE BLOCK WITH 4" HT. SLUMP BLOCK CAP.

WALL, FENCE AND FLATWORK NOTE

SEE L.10, MATERIAL BOARD FOR WALL, FENCE, AND HARDSCAPE FINISHES

NO FENCING OR GATES PROPOSED ACROSS FIRE DEPARTMENT ACCESS LANES

MJS LANDSCAPE ARCHITECTURE

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BUENA PARK , CA

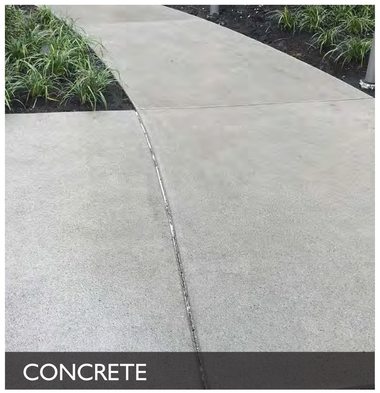
SCHEMATIC DESIGN
May 1, 2026

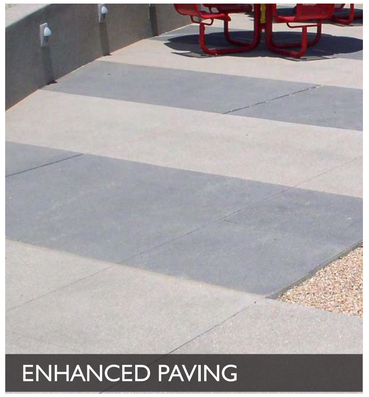
0' 25' 50' 100'

WALL, FENCE, AND FLATWORK PLAN

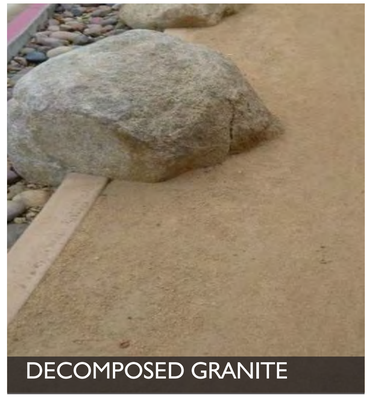
L.9

FLATWORK

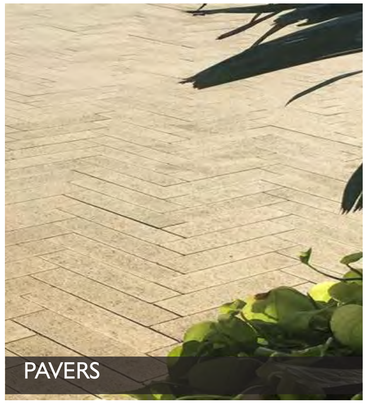

CONCRETE


ENHANCED PAVING

SYNTHETIC TURF


DECOMPOSED GRANITE

WOOD DECK


PAVERS

WALL AND FENCE

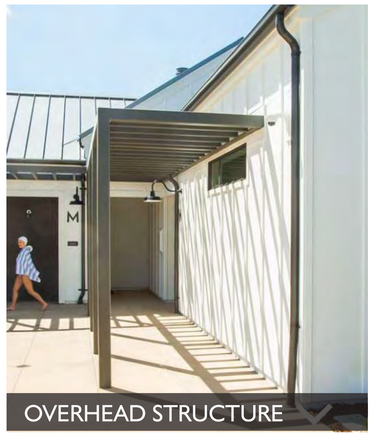
8’ AND 6’ C.M.U. WALL - SLUMP BLOCK

42” HT. TUBE STEEL GUARDRAIL

PROJECT SIGNAGE

SITE FURNISHINGS

BIKE RACK


OVERHEAD STRUCTURE

DOG WASTE STATION

GAS BBQ AND COUNTER

TRASH RECEPTACLE

SURFACE MOUNTED BENCH

IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACT. (Kc)
	HYDROZONE - 1 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	25,119 S.F.	LOW	0.30
	HYDROZONE - 2 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	31,576 S.F.	LOW	0.30
	HYDROZONE - 3 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	38,708 S.F.	LOW	0.30
	HYDROZONE - 4 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	16,812 S.F.	LOW	0.30
	HYDROZONE - 5 WATER FEATURE SURFACE AREAS	POOL: 1,203 S.F. SPA: 126 S.F. TOTAL: 1,329 S.F.		1.00
		TOTAL:	113,544 S.F.	

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS):

WUCOLS, WATER USE CALCULATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS & VEGETATION.

CROP FACTOR	PERCENT OF ETo
H - HIGH	70% - 90%
M - MODERATE	40% - 60%
L - LOW	10% - 30%
VL - VERY LOW	< 30%

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo): 49.70 — ETAF for MAWA: 0.55

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	E
Regular Landscape Areas							
Hydrozone 1 - Northern Sun Exposure	0.30	drip	0.81	0.37	25,119	9,303	
Hydrozone 2 - Eastern Sun Exposure	0.30	drip	0.81	0.37	31,576	11,695	
Hydrozone 3 - Western Sun Exposure	0.30	drip	0.81	0.37	38,708	14,336	
Hydrozone 4 - Southern Sun Exposure	0.30	drip	0.81	0.37	16,812	6,227	
Hydrozone 5 - Water Feature SA	1.00	direct	1	1.00	1,329	1,329	
				Totals	113,544	42,890	
Special Landscape Areas							
				Totals			
					ETWU Total		
					Maximum Allowed Water Allowance (MAWA)*		

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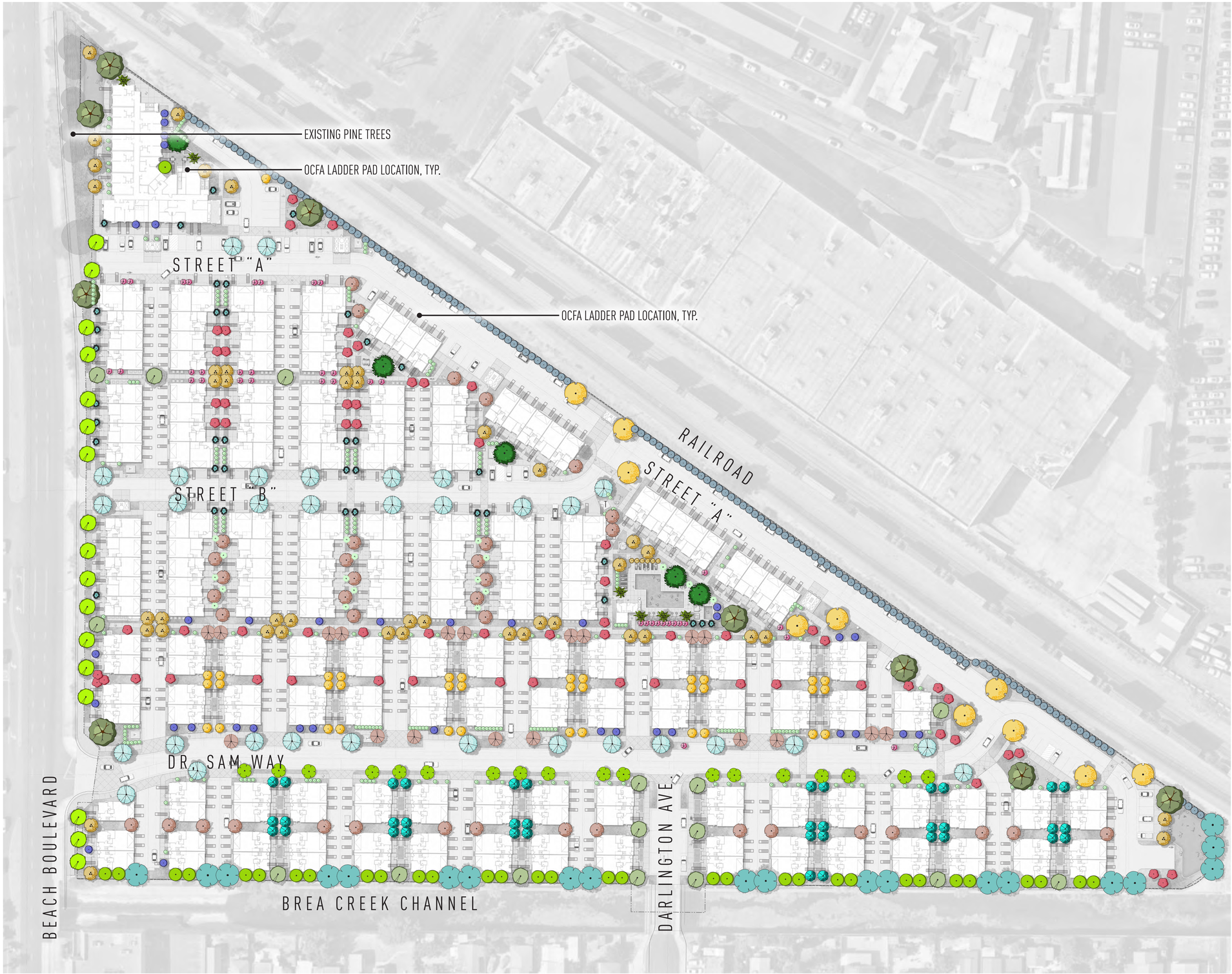
May 1, 2026

0' 25' 50' 100'

HYDROZONE PLAN AND IRRIGATION NOTES

L.11



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE - STANDARD	24"BOX	LOW	37
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	44
	CERCIS X `MERLOT` MERLOT REDBUD	24"BOX	MODERATE	65
	CINNAMOMUM CAMPHORA CAMPHOR TREE MULTI-TRUNK	36"BOX	LOW	32
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY TREE LOW BRANCHING	15 GAL.	MODERATE	36
	FICUS RUBIGINOSA RUSTYLEAF FIG MULTI-TRUNK	60"BOX	MODERATE	5
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24"BOX	LOW	20
	GREVILLEA X 'MOONLIGHT' MOONLIGHT GREVILLEA	24"BOX	LOW	6
	LAGERSTROEMIA I X 'NATCHEZ' NATCHEZ CRAPE MYRTLE MULTI-TRUNK	24"BOX	MODERATE	19
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL - STANDARD	36"BOX	LOW	38
	MELALEUCA QUINQUENERVIA PAPERBARK TREE	24"BOX	LOW	39
	OLEA EUROPAEA `SWAN HILL` TM FRUITLESS OLIVE - STANDARD FORM	36"BOX	LOW	16
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE - STANDARD FORM	24"BOX	MODERATE	10
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	36"BOX	VERY LOW	9
	RHUS LANCEA AFRICAN SUMAC	24"BOX	LOW	18
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	MODERATE	33
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	17
SCREENING / VERTICAL ACCENT				
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL - COLUMN	24"BOX	LOW	38
	MORELLA CALIFORNICA CALIFORNIA WAX MYRTLE	15 GAL.	LOW	148
	PRUNUS CAROLINIANA `BRIGHT `N TIGHT` BRIGHT `N TIGHT CAROLINA LAUREL COLUMN	15 GAL.	MODERATE	259
PALMS / SCULPTURAL ACCENT				
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM MULTI-TRUNK	48"BOX	MODERATE	6
	DRACAENA DRACO DRAGON TREE	24"BOX	VERY LOW	38
	YUCCA ELEPHANTIPES 'JEWEL' JEWEL GIANT YUCCA	24"BOX	LOW	18

REFERENCE NOTE

SEE SHEET L.13 FOR SHRUB PLANTING PLAN
SEE SHEET L.14, FOR FULL PLANT PALETTE, INCLUDING WUCOLS INFORMATION, SPACING, AND PLANT SIZES

MJS LANDSCAPE ARCHITECTURE

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0' 25' 50' 100'

TREE PLAN

L.12

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY
SHRUB AREAS		
	SHRUB PLANTING MIX A REFER TO PRELIMINARY PLANTING PALETTE FOR SPECIES AND SIZE, THIS SHEET	49,601 SF
	SHRUB PLANTING MIX B REFER TO PRELIMINARY PLANTING PALETTE FOR SPECIES AND SIZE, THIS SHEET	26,479 SF
	SHRUB PLANTING MIX C REFER TO PRELIMINARY PLANTING PALETTE FOR SPECIES AND SIZE, THIS SHEET	39,480 SF

REFERENCE NOTE

SEE SHEET L.13, FOR FULL PLANT PALETTE, INCLUDING WUCOLS INFORMATION, SPACING, AND PLANT SIZES

SHRUB MIX C - SOUTHERN EXPOSURE

BOTANICAL NAME	COMMON NAME
LARGE SHRUBS	
GREVILLEA 'MOONLIGHT'	MOONLIGHT GREVILLEA
HETEROMELES ARBUTIFOLIA	TOYON
LAURUS NOBILIS (COLUMN FORM)	BAY LAUREL
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
MEDIUM SHRUBS	
CISTUS X 'BENNETT'S WHITE'	BENNETT'S WHITE ROCKROSE
LEUCOPHYLLUM FRUTESCENS `LOS ALAMITOS`	TEXAS SAGE
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE OLIVE
TEUCRIUM FRUTICANS `AZUREUM`	AZURE BUSH GERMANDER
WESTRINGIA SP.	COASTAL ROSEMARY
SMALL SHRUBS / GROUNDCOVERS	
GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA
KNIPHOFIA UVARIA `SHINING SCEPTRE`	POKER PLANT
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	MYOPORUM
ROSMARINUS O. PROSTRATUS	PROSTRATE ROSEMARY
SENECIO MANDRALISCAE	BLUE FINGER
ACCENT/COLOR SHRUBS	
AGAVE ATTENUATA	FOXTAIL AGAVE
ALOE SP.	ALOE
HESPERALOE PARVIFLORA	RED YUCCA
FURCRAEA MACDOUGALII	FALSE AGAVE
GRASSES	
FESTUCA MAIREI	ATLAS FESCUE
LOMANDRA LONGIFOLIA SP.	MAT RUSH
MUHLENBERGIA DUBIA	PINE MUHLY

SHRUB MIX A - FRONT YARD PASEO / STREETSCAPE

BOTANICAL NAME	COMMON NAME
LARGE SHRUBS	
GREVILLEA 'MOONLIGHT'	MOONLIGHT GREVILLEA
LAURUS NOBILIS (COLUMN FORM)	BAY LAUREL
PRUNUS CAROLINIANA 'BRIGHT N' TIGHT'	CATALINA CHERRY
MEDIUM SHRUBS	
CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH
CISTUS X 'BENNETT'S WHITE'	BENNETT'S WHITE ROCKROSE
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE OLIVE
WESTRINGIA SP.	COASTAL ROSEMARY
SMALL SHRUBS / GROUNDCOVERS	
CISTUS SALVIIFOLIUS	SAGELEAF ROCKROSE
GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA
ROSMARINUS O. PROSTRATUS	PROSTRATE ROSEMARY
ACCENT/COLOR SHRUBS	
AGAVE ATTENUATA	FOXTAIL AGAVE
FURCRAEA MACDOUGALII	FALSE AGAVE
SENECIO DECARYI	MADAGASCAR SENECIO
GRASSES	
LOMANDRA LONGIFOLIA SP.	MAT RUSH
MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY
MUHLENBERGIA DUBIA	PINE MUHLY

SHRUB MIX B - NORTH EXPOSURE

BOTANICAL NAME	COMMON NAME
LARGE SHRUBS	
LAURUS NOBILIS (COLUMN FORM)	BAY LAUREL
PRUNUS CAROLINIANA 'BRIGHT N' TIGHT'	CATALINA CHERRY
RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY
MEDIUM SHRUBS	
CISTUS X 'BENNETT'S WHITE'	BENNETT'S WHITE ROCKROSE
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE OLIVE
SMALL SHRUBS / GROUNDCOVERS	
CISTUS SALVIIFOLIUS	SAGELEAF ROCKROSE
KNIPHOFIA UVARIA `SHINING SCEPTRE`	POKER PLANT
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	MYOPORUM
SENECIO MANDRALISCAE	BLUE FINGER
ACCENT/COLOR SHRUBS	
AGAVE ATTENUATA	FOXTAIL AGAVE
SENECIO DECARYI	MADAGASCAR SENECIO
GRASSES	
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH
LOMANDRA LONGIFOLIA SP.	MAT RUSH

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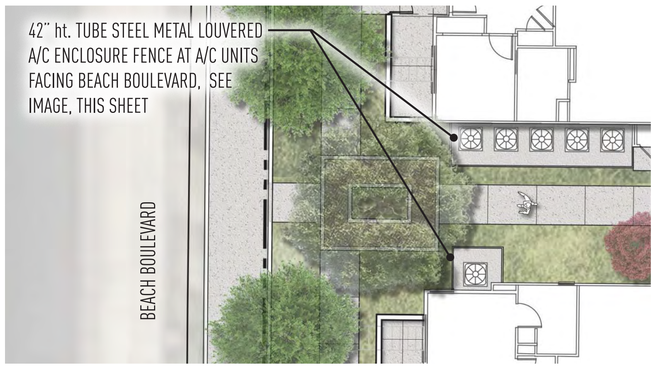
SCHEMATIC DESIGN
May 1, 2026

0' 25' 50' 100'

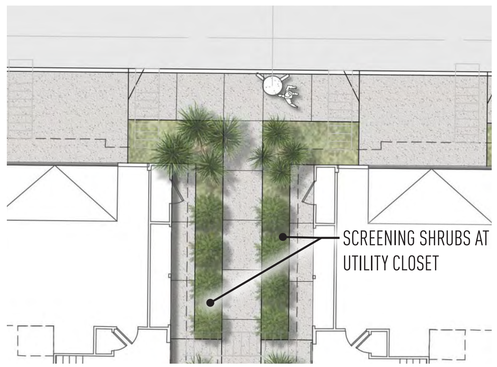
PLANTING PLAN

L.13

TUBE STEEL METAL LOUVERED A/C ENCLOSURE FENCE



TYPICAL A/C SCREENING AT BEACH BOULEVARD



TYPICAL UTILITY CLOSET SCREENING

AGRONOMIC SOILS TEST NOTE:

PRIOR TO ANY FINE GRADING OR PLANTING THE CONTRACTOR WILL BE RESPONSIBLE TO OBTAIN A MINIMUM OF 2 AGRONOMIC SOILS REPORTS AND SOILS MANAGEMENT RECOMMENDATIONS.

WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

WUCOLS DESIGNATION BASED ON REGION 3

TREE SURVEY NOTE:

NO TREES TO BE PROTECTED ON SITE. STREET TREES TO REMAIN

SCREENING NOTE:

ALL ABOVE GRADE UTILITIES TO BE SCREENED WITH 15 GALLON EVERGREEN HEDGE PLANTS (TYPICAL).

SCREENING FROM ADJACENT BUILDINGS OR HEDGES IN LOADING AREAS. FENCES, HEDGES AND WALLS WILL BE PER PZO SECTION 503-I STANDARDS.

IRRIGATION NOTE:

ALL PLANTED AREAS TO BE WATERED WITH AN APPROVED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO MAKE EFFICIENT USE OF WATER THROUGH CONSERVATION TECHNIQUES, AND BE IN COMPLIANCE WITH STATE AND WATER DISTRICT'S WATER CONSERVATION ORDINANCE NO. 4232 AND WELO GUIDELINES.

PLANTING DESIGN NOTES:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
3. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

UTILITY SCREENING DETAIL:

A UTILITY SCREENING

SCALE: 1/2" = 1'

SHRUBS

BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
GREVILLEA 'MOONLIGHT'	MOONLIGHT GREVILLEA	15 GAL	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
LAURUS NOBILIS (COLUMN FORM)	BAY LAUREL	15 GAL	LOW
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL	LOW
PRUNUS CAROLINIANA 'MONUS'	BRIGHT 'N TIGHT CAROLINA LAUREL	15 GAL	MODERATE
RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	15 GAL	LOW
MEDIUM SHRUBS			
CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL	LOW
CISTUS X 'BENNETT'S WHITE'	BENNETT'S WHITE ROCKROSE	5 GAL	LOW
LEUCOPHYLLUM FRUTESCENS `LOS ALAMITOS`	TEXAS SAGE	5 GAL	LOW
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE OLIVE	5 GAL	LOW
TEUCRIUM FRUTICANS `AZUREUM`	AZURE BUSH GERMANDER	5 GAL	LOW
WESTRINGIA SP.	COASTAL ROSEMARY	5 GAL	LOW
SMALL SHRUBS / GROUNDCOVERS			
CISTUS SALVIIFOLIUS	SAGELEAF ROCKROSE	5 GAL	LOW
GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	5 GAL	LOW
KNIPHOFIA UVARIA `SHINING SCEPTRE`	POKER PLANT	5 GAL	LOW
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	MYOPORUM	1 GAL	LOW
ROSMARINUS O. PROSTRATUS	PROSTRATE ROSEMARY	1 GAL	LOW
SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW
ACCENT/COLOR SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	VERY LOW
ALOE SP.	ALOE	5 GAL	VERY LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
FURCRAEA MACDOUGALII	FALSE AGAVE	5 GAL	LOW
SENECIO DECARYI	MADAGASCAR SENECIO	5 GAL	LOW
GRASSES			
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA GRASS	5 GAL	LOW
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW
LOMANDRA LONGIFOLIA SP.	MAT RUSH	5 GAL	LOW
MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	LOW
MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	5 GAL	LOW
VINES/CLIMBING SHRUBS			
DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE	5 GAL	MODERATE
FICUS PUMILA	CREEPING FIG	5 GAL	LOW
PANDOREA JASMINOIDES	BOWER VINE	5 GAL	MODERATE
PARTHENOCISSUS 'HACIENDA CREEPER'	RANCHO VIEJO CREEPER	5 GAL	MODERATE
HEDGES TO SCREEN UTILITIES - SEE UTILITY SCREENING DETAIL A, THIS SHEET			
LAURUS NOBILIS 'MONRIK'	LITTLE RAGU SWEET BAY	15 GAL	LOW
LIGUSTRUM JAPONICUM TEXANUM	WAXLEAF PRIVET	15 GAL	MODERATE

PRELIMINARY PLANT PALETTE NOTES:

1. THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.
2. THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.
3. THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF BUENA PARK, INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE - STANDARD	24"BOX	LOW	37
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	44
	CERCIS X `MERLOT` MERLOT REDBUD	24"BOX	MODERATE	66
	CINNAMOMUM CAMPHORA CAMPHOR TREE MULTI-TRUNK	36"BOX	LOW	32
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY TREE LOW BRANCHING	15 GAL.	MODERATE	36
	FICUS RUBIGINOSA RUSTYLEAF FIG MULTI-TRUNK	60"BOX	MODERATE	5
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24"BOX	LOW	20
	GREVILLEA X 'MOONLIGHT' MOONLIGHT GREVILLEA	24"BOX	LOW	6
	LAGERSTROEMIA I X 'NATCHEZ' NATCHEZ CRAPE MYRTLE MULTI-TRUNK	24"BOX	MODERATE	19
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL - STANDARD	36"BOX	LOW	38
	MELALEUCA QUINQUENERVIA PAPERBARK TREE	24"BOX	LOW	40
	OLEA EUROPAEA `SWAN HILL` TM FRUITLESS OLIVE - STANDARD FORM	36"BOX	LOW	16
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE - STANDARD FORM	24"BOX	MODERATE	10
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	36"BOX	VERY LOW	9
	RHUS LANCEA AFRICAN SUMAC	24"BOX	LOW	18
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	MODERATE	33
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	17
SCREENING / VERTICAL ACCENT				
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL - COLUMN	24"BOX	LOW	38
	MORELLA CALIFORNICA CALIFORNIA WAX MYRTLE	15 GAL.	LOW	148
	PRUNUS CAROLINIANA `BRIGHT `N TIGHT` BRIGHT `N TIGHT CAROLINA LAUREL COLUMN	15 GAL.	MODERATE	259
PALMS / SCULPTURAL ACCENT				
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM MULTI-TRUNK	48"BOX	MODERATE	6
	DRACAENA DRACO DRAGON TREE	24"BOX	VERY LOW	38
	YUCCA ELEPHANTIPES 'JEWEL' JEWEL GIANT YUCCA	24"BOX	LOW	18

LIGHTING CONCEPT IMAGERY:

STREET LIGHT
16' POLE
THEME POLE LIGHT
12' POLE

BOLLARD

SIGN LIGHT

PENDANT LIGHT

WALL MOUNTED

EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT - 16' POLE FIXTURE TO BE FULLY SHIELDED	AT INTERIOR STREETS AND PARKING LOT
	THEME POLE LIGHT - 12' POLE FIXTURE TO BE FULLY SHIELDED	RECREATION AREAS
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL
	PENDANT LIGHT	MOUNTED ON OVERHEAD TRELLIS
	WALL MOUNTED	MOUNTED ON BUILDING FACADE AT GARAGES
	SIGN LIGHT	AT MONUMENT SIGN
	EXISTING BEACH BOULEVARD STREET LIGHT STANDARD	OFF-SITE LIGHTING SHOWN FOR REFERENCE ONLY

LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

ALL LIGHTING SHALL PROJECT DOWNWARD AND SHALL NOT CREATE GLARE ON ADJACENT PROPERTIES

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

MJS LANDSCAPE ARCHITECTURE

Shopoff Realty Investments
18565 Jamboree Rd, Suite 200
Irvine, CA 92612

AMWAY - BUENA PARK
BUENA PARK , CA

SCHEMATIC DESIGN
May 1, 2026

0' 25' 50' 100'

LIGHTING PLAN

L.15

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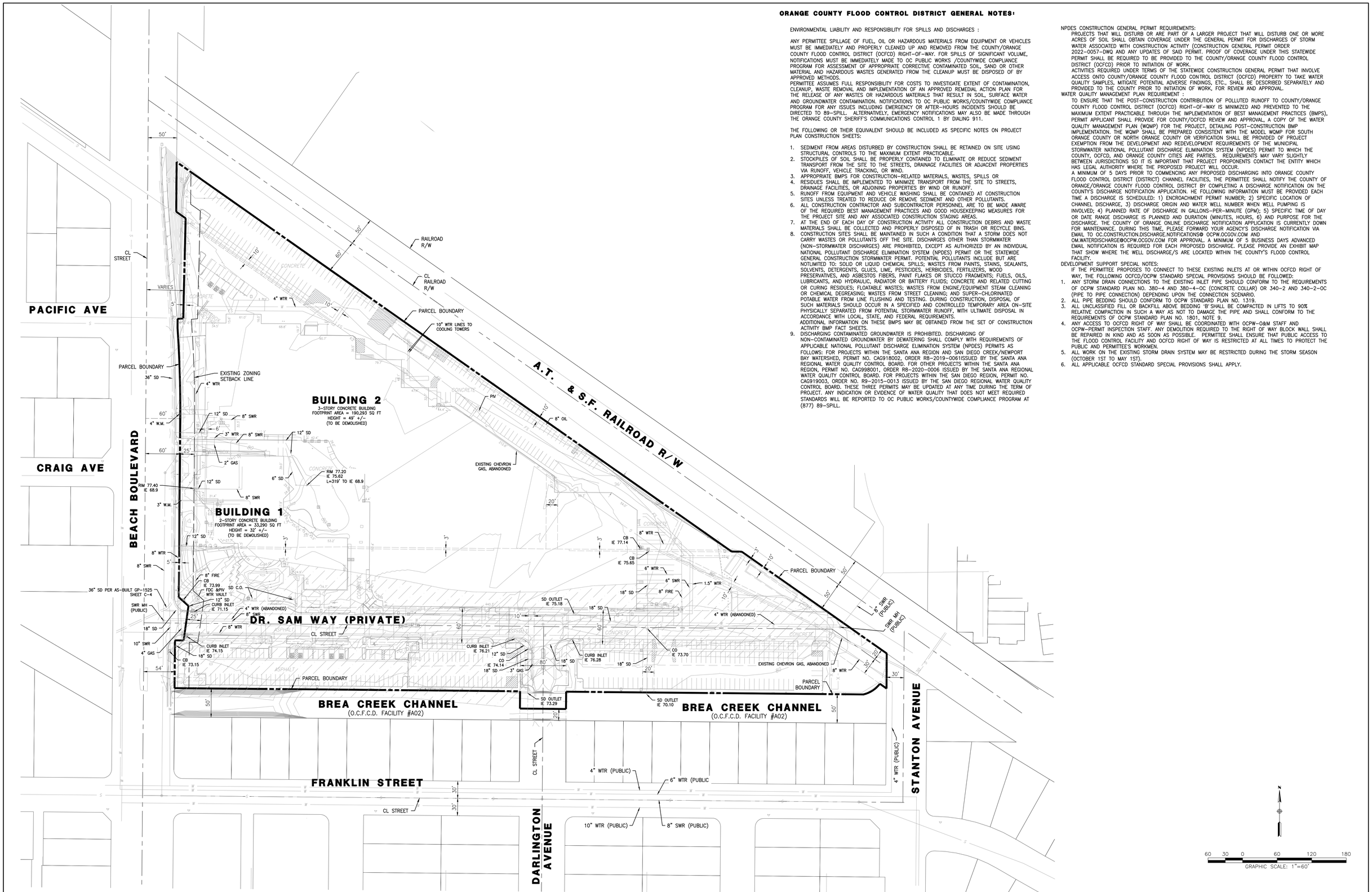

ORANGE COUNTY FLOOD CONTROL DISTRICT GENERAL NOTES:

ENVIRONMENTAL LIABILITY AND RESPONSIBILITY FOR SPILLS AND DISCHARGES :

ANY PERMITTEE SPILLAGE OF FUEL, OIL OR HAZARDOUS MATERIALS FROM EQUIPMENT OR VEHICLES MUST BE IMMEDIATELY AND PROPERLY CLEANED UP AND REMOVED FROM THE COUNTY/ORANGE COUNTY FLOOD CONTROL DISTRICT (OCFCD) RIGHT-OF-WAY. FOR SPILLS OF SIGNIFICANT VOLUME, NOTIFICATIONS MUST BE IMMEDIATELY MADE TO OC PUBLIC WORKS /COUNTYWIDE COMPLIANCE PROGRAM FOR ASSESSMENT OF APPROPRIATE CORRECTIVE CONTAMINATED SOIL, SAND OR OTHER MATERIAL AND HAZARDOUS WASTES GENERATED FROM THE CLEANUP MUST BE DISPOSED OF BY APPROVED METHODS.
PERMITTEE ASSUMES FULL RESPONSIBILITY FOR COSTS TO INVESTIGATE EXTENT OF CONTAMINATION, CLEANUP, WASTE REMOVAL AND IMPLEMENTATION OF AN APPROVED REMEDIAL ACTION PLAN FOR THE RELEASE OF ANY WASTES OR HAZARDOUS MATERIALS THAT RESULT IN SOIL, SURFACE WATER AND GROUNDWATER CONTAMINATION. NOTIFICATIONS TO OC PUBLIC WORKS/COUNTYWIDE COMPLIANCE PROGRAM FOR ANY ISSUES INCLUDING EMERGENCY OR AFTER-HOURS INCIDENTS SHOULD BE DIRECTED TO 89-SPILL. ALTERNATIVELY, EMERGENCY NOTIFICATIONS MAY ALSO BE MADE THROUGH THE ORANGE COUNTY SHERIFF'S COMMUNICATIONS CONTROL 1 BY DIALING 911.

THE FOLLOWING OR THEIR EQUIVALENT SHOULD BE INCLUDED AS SPECIFIC NOTES ON PROJECT PLAN CONSTRUCTION SHEETS:

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
3. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR
4. RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOTLIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
ADDITIONAL INFORMATION ON THESE BMPS MAY BE OBTAINED FROM THE SET OF CONSTRUCTION ACTIVITY BMP FACT SHEETS.
9. DISCHARGING CONTAMINATED GROUNDWATER IS PROHIBITED. DISCHARGING OF NON-CONTAMINATED GROUNDWATER BY DEWATERING SHALL COMPLY WITH REQUIREMENTS OF APPLICABLE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITS AS FOLLOWS: FOR PROJECTS WITHIN THE SANTA ANA REGION AND SAN DIEGO CREEK/NEWPORT BAY WATERSHED, PERMIT NO. CAG918002, ORDER R8-2019-0061ISSUED BY THE SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD. FOR OTHER PROJECTS WITHIN THE SANTA ANA REGION, PERMIT NO. CAG998001, ORDER R8-2020-0006 ISSUED BY THE SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD. FOR PROJECTS WITHIN THE SAN DIEGO REGION, PERMIT NO. CAG919003, ORDER NO. R9-2015-0013 ISSUED BY THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD. THESE THREE PERMITS MAY BE UPDATED AT ANY TIME DURING THE TERM OF PROJECT. ANY INDICATION OR EVIDENCE OF WATER QUALITY THAT DOES NOT MEET REQUIRED STANDARDS WILL BE REPORTED TO OC PUBLIC WORKS/COUNTYWIDE COMPLIANCE PROGRAM AT (877) 89-SPILL.

NPDES CONSTRUCTION GENERAL PERMIT REQUIREMENTS:
PROJECTS THAT WILL DISTURB OR ARE PART OF A LARGER PROJECT THAT WILL DISTURB ONE OR MORE ACRES OF SOIL SHALL OBTAIN COVERAGE UNDER THE GENERAL PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (CONSTRUCTION GENERAL PERMIT ORDER 2022-0057-DWQ AND ANY UPDATES OF SAID PERMIT. PROOF OF COVERAGE UNDER THIS STATEWIDE PERMIT SHALL BE REQUIRED TO BE PROVIDED TO THE COUNTY/ORANGE COUNTY FLOOD CONTROL DISTRICT (OCFCD) PRIOR TO INITIATION OF WORK.
ACTIVITIES REQUIRED UNDER TERMS OF THE STATEWIDE CONSTRUCTION GENERAL PERMIT THAT INVOLVE ACCESS ONTO COUNTY/ORANGE COUNTY FLOOD CONTROL DISTRICT (OCFCD) PROPERTY TO TAKE WATER QUALITY SAMPLES, MITIGATE POTENTIAL ADVERSE FINDINGS, ETC., SHALL BE DESCRIBED SEPARATELY AND PROVIDED TO THE COUNTY PRIOR TO INITIATION OF WORK, FOR REVIEW AND APPROVAL.

WATER QUALITY MANAGEMENT PLAN REQUIREMENT :
TO ENSURE THAT THE POST-CONSTRUCTION CONTRIBUTION OF POLLUTED RUNOFF TO COUNTY/ORANGE COUNTY FLOOD CONTROL DISTRICT (OCFCD) RIGHT-OF-WAY IS MINIMIZED AND PREVENTED TO THE MAXIMUM EXTENT PRACTICABLE THROUGH THE IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPS), PERMIT APPLICANT SHALL PROVIDE FOR COUNTY/OCFCD REVIEW AND APPROVAL, A COPY OF THE WATER QUALITY MANAGEMENT PLAN (WQMP) FOR THE PROJECT, DETAILING POST-CONSTRUCTION BMP IMPLEMENTATION. THE WQMP SHALL BE PREPARED CONSISTENT WITH THE MODEL WQMP FOR SOUTH ORANGE COUNTY OR NORTH ORANGE COUNTY OR VERIFICATION SHALL BE PROVIDED OF PROJECT EXEMPTION FROM THE DEVELOPMENT AND REDEVELOPMENT REQUIREMENTS OF THE MUNICIPAL STORMWATER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT TO WHICH THE COUNTY, OCFCD, AND ORANGE COUNTY CITIES ARE PARTIES. REQUIREMENTS MAY VARY SLIGHTLY BETWEEN JURISDICTIONS SO IT IS IMPORTANT THAT PROJECT PROPONENTS CONTACT THE ENTITY WHICH HAS LEGAL AUTHORITY WHERE THE PROPOSED PROJECT WILL OCCUR.
A MINIMUM OF 5 DAYS PRIOR TO COMMENCING ANY PROPOSED DISCHARGING INTO ORANGE COUNTY FLOOD CONTROL DISTRICT (DISTRICT) CHANNEL FACILITIES, THE PERMITTEE SHALL NOTIFY THE COUNTY OF ORANGE/ORANGE COUNTY FLOOD CONTROL DISTRICT BY COMPLETING A DISCHARGE NOTIFICATION ON THE COUNTY'S DISCHARGE NOTIFICATION APPLICATION. HE FOLLOWING INFORMATION MUST BE PROVIDED EACH TIME A DISCHARGE IS SCHEDULED: 1) ENCROACHMENT PERMIT NUMBER; 2) SPECIFIC LOCATION OF CHANNEL DISCHARGE, 3) DISCHARGE ORIGIN AND WATER WELL NUMBER WHEN WELL PUMPING IS INVOLVED; 4) PLANNED RATE OF DISCHARGE IN GALLONS-PER-MINUTE (GPM); 5) SPECIFIC TIME OF DAY OR DATE RANGE DISCHARGE IS PLANNED AND DURATION (MINUTES, HOURS, 6) AND PURPOSE FOR THE DISCHARGE. THE COUNTY OF ORANGE ONLINE DISCHARGE NOTIFICATION APPLICATION IS CURRENTLY DOWN FOR MAINTENANCE. DURING THIS TIME, PLEASE FORWARD YOUR AGENCY'S DISCHARGE NOTIFICATION VIA EMAIL TO OC.CONSTRUCTION.DISCHARGE.NOTIFICATIONS@ OCPW.OCGOV.COM AND OM.WATERDISCHARGE@OCPW.OCGOV.COM FOR APPROVAL. A MINIMUM OF 5 BUSINESS DAYS ADVANCED EMAIL NOTIFICATION IS REQUIRED FOR EACH PROPOSED DISCHARGE. PLEASE PROVIDE AN EXHIBIT MAP THAT SHOW WHERE THE WELL DISCHARGE/S ARE LOCATED WITHIN THE COUNTY'S FLOOD CONTROL FACILITY.

DEVELOPMENT SUPPORT SPECIAL NOTES:
IF THE PERMITTEE PROPOSES TO CONNECT TO THESE EXISTING INLETS AT OR WITHIN OCFCD RIGHT OF WAY, THE FOLLOWING OCFCD/OCPW STANDARD SPECIAL PROVISIONS SHOULD BE FOLLOWED:
1. ANY STORM DRAIN CONNECTIONS TO THE EXISTING INLET PIPE SHOULD CONFORM TO THE REQUIREMENTS OF OCPW STANDARD PLAN NO. 380-4 AND 380-4-OC (CONCRETE COLLAR) OR 340-2 AND 340-2-OC (PIPE TO PIPE CONNECTION) DEPENDING UPON THE CONNECTION SCENARIO.
2. ALL PIPE BEDDING SHOULD CONFORM TO OCPW STANDARD PLAN NO. 1319.
3. ALL UNCLASSIFIED FILL OR BACKFILL ABOVE BEDDING 'B' SHALL BE COMPACTED IN LIFTS TO 90% RELATIVE COMPACTION IN SUCH A WAY AS NOT TO DAMAGE THE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF OCPW STANDARD PLAN NO. 1801, NOTE 9.
4. ANY ACCESS TO OCFCD RIGHT OF WAY SHALL BE COORDINATED WITH OCPW-O&M STAFF AND OCPW-PERMIT INSPECTION STAFF. ANY DEMOLITION REQUIRED TO THE RIGHT OF WAY BLOCK WALL SHALL BE REPAIRED IN KIND AND AS SOON AS POSSIBLE. PERMITTEE SHALL ENSURE THAT PUBLIC ACCESS TO THE FLOOD CONTROL FACILITY AND OCFCD RIGHT OF WAY IS RESTRICTED AT ALL TIMES TO PROTECT THE PUBLIC AND PERMITTEE'S WORKMEN.
5. ALL WORK ON THE EXISTING STORM DRAIN SYSTEM MAY BE RESTRICTED DURING THE STORM SEASON (OCTOBER 1ST TO MAY 1ST).
6. ALL APPLICABLE OCFCD STANDARD SPECIAL PROVISIONS SHALL APPLY.

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

CITY OF BUENA PARK

ENTITLEMENT PLAN
EXISTING TOPOGRAPHY & UTILITY

PERMIT NO.
SHEET C-01 OF C-19

\\cp.rickeng.com\projects\C20000\20101_amway site-buena park\Civil\PlanSets\entitlements\20101-ENT-C001-EXTO.dwg, 5/1/2026 11:16 AM

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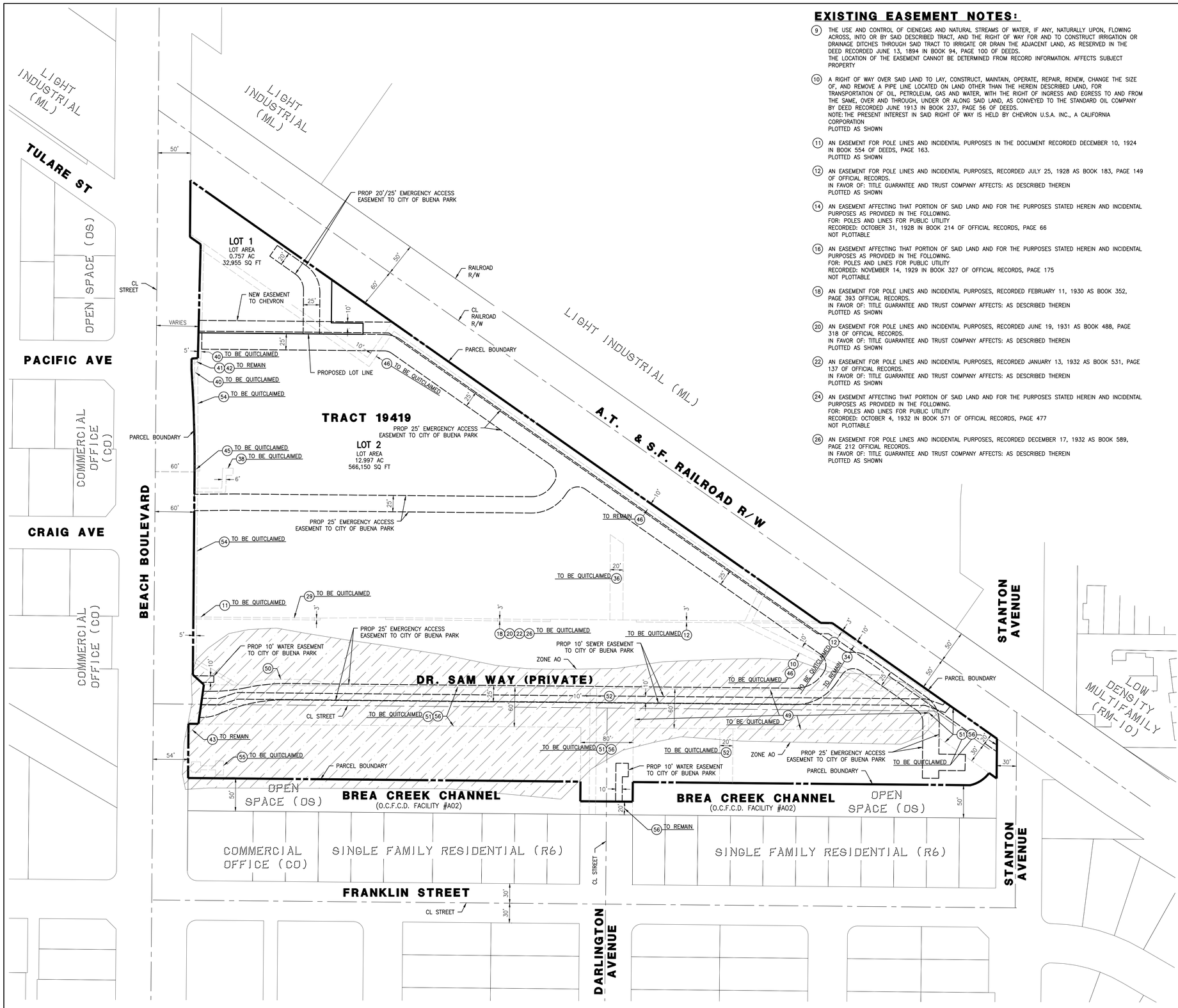

EXISTING EASEMENT NOTES:

(9) THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID DESCRIBED TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN THE DEED RECORDED JUNE 13, 1894 IN BOOK 94, PAGE 100 OF DEEDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. AFFECTS SUBJECT PROPERTY

(10) A RIGHT OF WAY OVER SAID LAND TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF, AND REMOVE A PIPE LINE LOCATED ON LAND OTHER THAN THE HEREIN DESCRIBED LAND, FOR TRANSPORTATION OF OIL, PETROLEUM, GAS AND WATER, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER AND THROUGH, UNDER OR ALONG SAID LAND, AS CONVEYED TO THE STANDARD OIL COMPANY BY DEED RECORDED JUNE 1913 IN BOOK 237, PAGE 56 OF DEEDS.
NOTE: THE PRESENT INTEREST IN SAID RIGHT OF WAY IS HELD BY CHEVRON U.S.A. INC., A CALIFORNIA CORPORATION
PLOTTED AS SHOWN

(11) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 10, 1924 IN BOOK 554 OF DEEDS, PAGE 163.
PLOTTED AS SHOWN

(12) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1928 AS BOOK 183, PAGE 149 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(14) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: POLES AND LINES FOR PUBLIC UTILITY
RECORDED: OCTOBER 31, 1928 IN BOOK 214 OF OFFICIAL RECORDS, PAGE 66
NOT PLOTTABLE

(16) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: POLES AND LINES FOR PUBLIC UTILITY
RECORDED: NOVEMBER 14, 1929 IN BOOK 327 OF OFFICIAL RECORDS, PAGE 175
NOT PLOTTABLE

(18) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 11, 1930 AS BOOK 352, PAGE 393 OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(20) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 19, 1931 AS BOOK 488, PAGE 318 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(22) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 13, 1932 AS BOOK 531, PAGE 137 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(24) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: POLES AND LINES FOR PUBLIC UTILITY
RECORDED: OCTOBER 4, 1932 IN BOOK 571 OF OFFICIAL RECORDS, PAGE 477
NOT PLOTTABLE

(26) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1932 AS BOOK 589, PAGE 212 OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(29) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 2, 1934 AS BOOK 659, PAGE, 439 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(34) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1948 AS BOOK 1603, PAGE 516 OFFICIAL RECORDS.
IN FAVOR OF: STANDARD OIL COMPANY AND STANDARD GASOLINE COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(36) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1957 AS BOOK 3999, PAGE 340 OF OFFICIAL RECORDS.
IN FAVOR OF: STANDARD OIL COMPANY OF CALIFORNIA, A DELAWARE CORPORATION AFFECTS: AS DESCRIBED THEREIN
NOTE: THE PRESENT INTEREST IN SAID RIGHT OF WAY IS HELD BY CHEVRON U.S.A INC., A CALIFORNIA CORPORATION
PLOTTED AS SHOWN

(38) AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 28, 1979 AS BOOK 13288 PAGE 1180 AND RE-RECORDED MARCH 20, 1980 IN BOOK 13542, PAGE 510 AND AGAIN RERECORDED JANUARY 14, 1 IN BOOK 13913, PAGE 41, ALL OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT TO ENCROACHMENT AGREEMENT RECORDED JANUARY 03, 2018 AS INSTRUMENT NO. 2018000002239 OF OFFICIAL RECORDS.
PLOTTED AS SHOWN

(40) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 5, 1981 AS BOOK 13970, PAGE 172 OF OFFICIAL RECORDS.
IN FAVOR OF: CHEVRON U.S.A. INC., A CORPORATION, AND STANDARD GASOLINE COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(41) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED MARCH 5, 1981 AS BOOK 13970, PAGE 176 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF BUENA PARK AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(42) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP 80-326 RECORDED APRIL 23, 1981 AND ON FILE IN BOOK 156, PAGE(S) 30-32, OF PARCEL MAPS.
FOR: STORM DRAIN AND INCIDENTAL PURPOSES.
PLOTTED AS SHOWN

(43) AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 1982 AS INSTRUMENT NO. 82-009119 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF BUENA PARK, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(45) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 2, 1985 AS INSTRUMENT NO. 85- 116035 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(46) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1988 AS INSTRUMENT NO. 88-043110 OF OFFICIAL RECORDS.
IN FAVOR OF: CHEVRON U.S.A., INC. AND STANDARD GASOLINE COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(49) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PORTION OF EMERY STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED MAY 24, 2000 AS INSTRUMENT NO. 20000271820 OF OFFICIAL RECORDS.
PLOTTED AS SHOWN

(50) AN EASEMENT FOR RIGHT OF WAY FOR STREET AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 2006 AS INSTRUMENT NO. 2006000657306 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF BUENA PARK AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(51) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PORTIONS OF DARLINGTON AVENUE, BREA CREEK CHANNEL AND EMERY STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED AUGUST 20, 2007 AS INSTRUMENT NO. 2007000517632 OF OFFICIAL RECORDS.
THE ABOVE DOCUMENT WAS RE-RECORDED JUNE 24, 2013 IN/AS INSTRUMENT NO. 2013000379287 OF OFFICIAL RECORDS.
PLOTTED AS SHOWN

(52) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 1, 2008 AS INSTRUMENT NO. 2008000458662 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(54) AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 2012 AS INSTRUMENT NO. 2012000629728 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(55) AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 2013 AS INSTRUMENT NO. 2013000228163 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(56) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: PUBLIC UTILITY WITH THE RIGHT OF INGRESS AND EGRESS; ACCESS EASEMENT
RIGHTS FOR THE ORANGE COUNTY FLOOD CONTROL DISTRICT AND THE BURLINGTON NORTHERN AND SANTA FE RAILWAY AND CHEVRON USA/STANDARD OIL COMPANY
RECORDED: SEPTEMBER 3, 2013 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2013000514919 AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(57) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE FILED MAP.
FOR : DR. SAM WAY (PRIVATE STREET)
NOT PLOTTABLE

GRAPHIC SCALE: 1"=60'

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

CITY OF BUENA PARK

ENTITLEMENT PLAN
PROPOSED SITE MAPPING

PERMIT NO.
SHEET C-02 OF C-19

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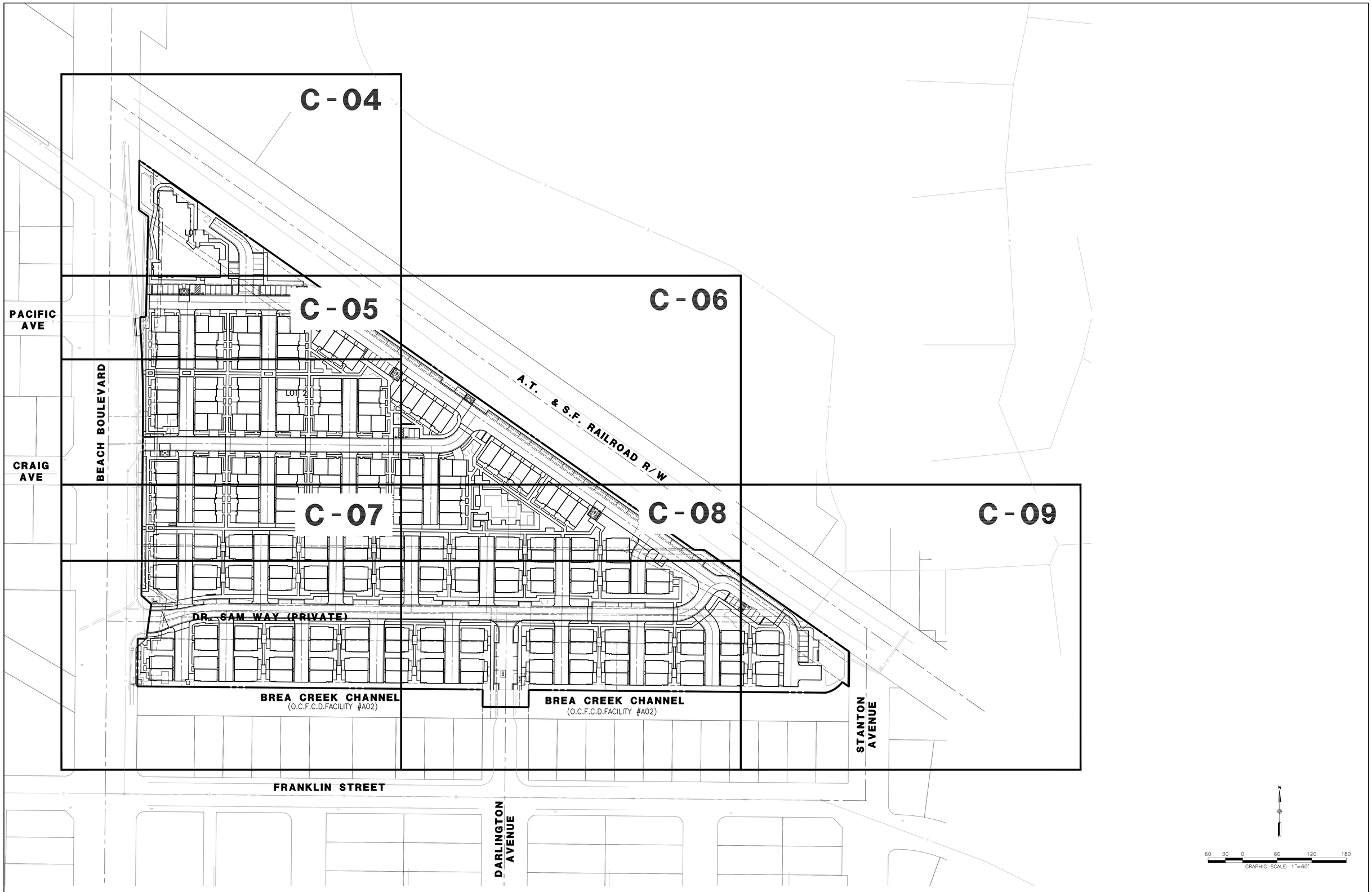

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REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
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5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. EXP.
DATE

CITY OF BUENA PARK

ENTITLEMENT PLAN
GRADING PLAN SHEET MAP

PERMIT NO.
SHEET C-03 OF C-19

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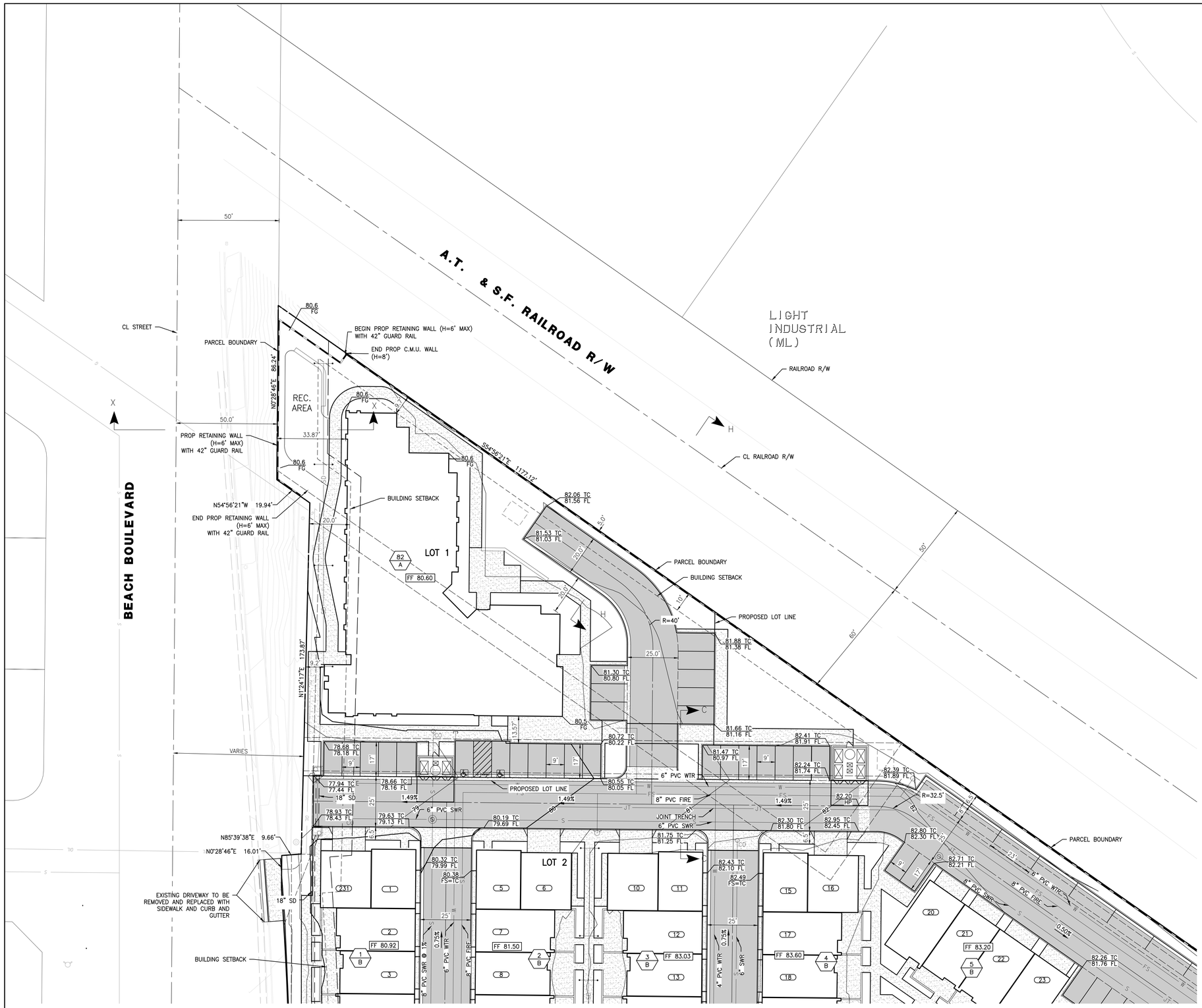

LEGEND:

EXISTING	SYMBOL
RIGHT OF WAY	
CENTERLINE	
LOT LINE	
EASEMENT	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN	W
EXIST. WATER SERVICE	W
EXIST. PVC SEWER MAIN	S
EXIST. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	

PROPOSED	
LOT LINE	
TRACT BOUNDARY	
EASEMENT	
RETAINING WALL (PVT.)	
PCC PAVEMENT 4" THICK (TYP)	
AC PAVEMENT (PVT)	
STORM DRAIN (PVT.)	
ROUND AREA DRAIN (PVT.)	
TYPE I CATCH BASIN	
TYPE A-4 C.O. (PVT.)	
TYPE B CURB INLET (PVT.)	
SEWER (PVT.)	S
POTABLE WATER SERVICE (PVT.)	W
FIRE SERVICE (PVT.)	FS
JOINT TRENCH	JT
BUILDING NUMBER/TYPE	42 C — BLDG NUMBER, BLDG TYPE
UNIT NUMBER	153

GRAPHIC SCALE: 1"=20'

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UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

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DATE _____

CITY OF BUENA PARK

ENTITLEMENT PLAN
GRADING SHEET

PERMIT NO.

SHEET C-04 OF C-19

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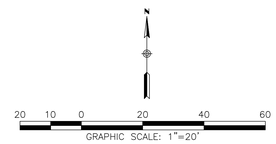

LEGEND:

EXISTING	SYMBOL
RIGHT OF WAY	
CENTERLINE	
LOT LINE	
EASEMENT	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN	W
EXIST. WATER SERVICE	W
EXIST. PVC SEWER MAIN	S
EXIST. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	

PROPOSED	
LOT LINE	
TRACT BOUNDARY	
EASEMENT	
RETAINING WALL (PVT.)	
PCC PAVEMENT 4" THICK (TYP)	
AC PAVEMENT (PVT)	
STORM DRAIN (PVT.)	
ROUND AREA DRAIN (PVT.)	
TYPE I CATCH BASIN	
TYPE A-4 C.O. (PVT.)	
TYPE B CURB INLET (PVT.)	
SEWER (PVT.)	S
POTABLE WATER SERVICE (PVT.)	W
FIRE SERVICE (PVT.)	FS
JOINT TRENCH	JT
BUILDING NUMBER/TYPE	42 C — BLDG NUMBER, BLDG TYPE

DIG ALERT
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Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
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5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
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PLANS PREPARED FOR/OWNER:
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18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

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CITY OF BUENA PARK

ENTITLEMENT PLAN
GRADING SHEET

PERMIT NO.

SHEET C-05 OF C-19

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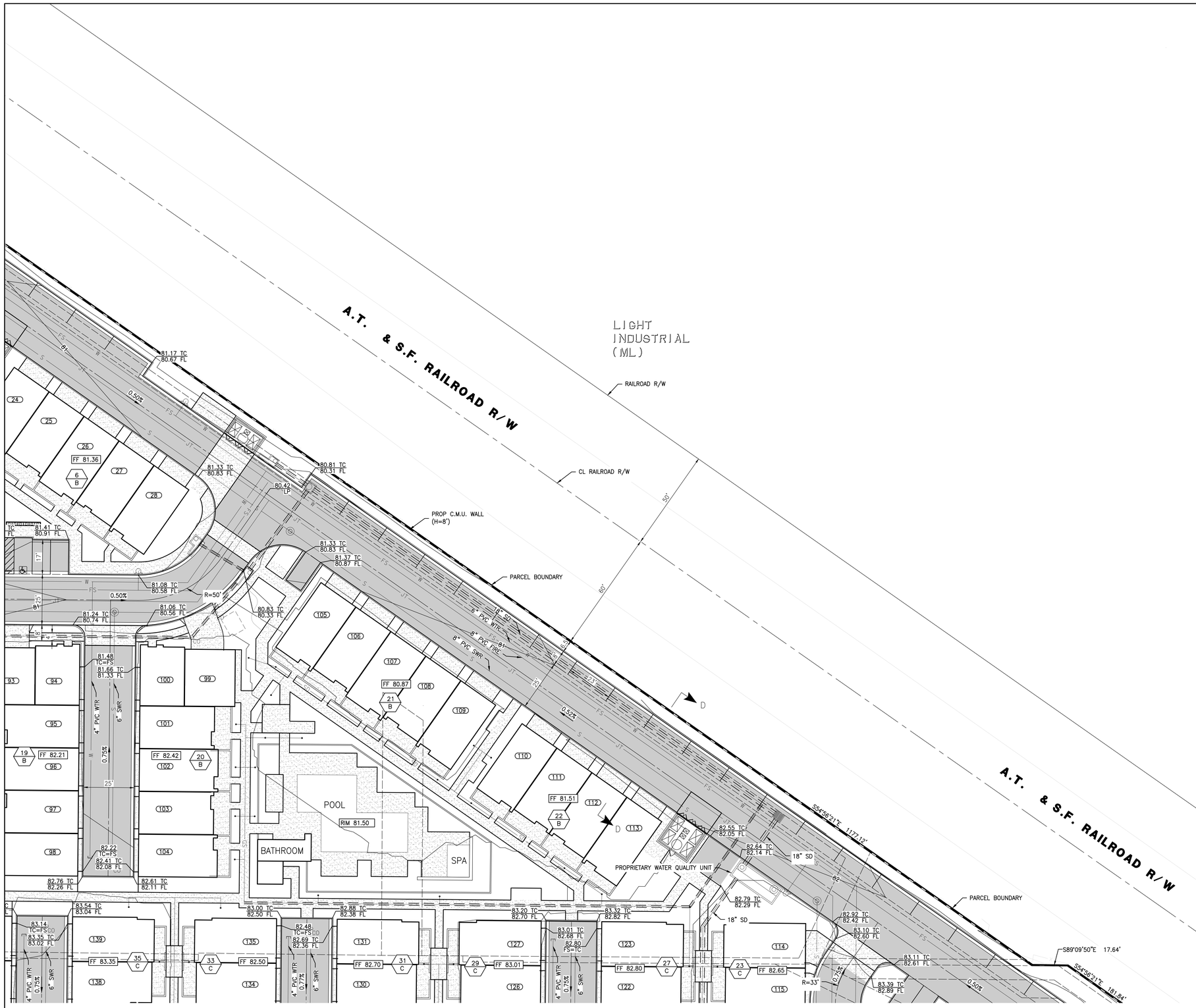

LEGEND:

EXISTING	SYMBOL
RIGHT OF WAY	
CENTERLINE	
LOT LINE	
EASEMENT	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN	W
EXIST. WATER SERVICE	W
EXIST. PVC SEWER MAIN	S
EXIST. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	

PROPOSED	
LOT LINE	
TRACT BOUNDARY	
EASEMENT	
RETAINING WALL (PVT.)	
PCC PAVEMENT 4" THICK (TYP)	
AC PAVEMENT (PVT)	
STORM DRAIN (PVT.)	
ROUND AREA DRAIN (PVT.)	
TYPE I CATCH BASIN	
TYPE A-4 C.O. (PVT.)	
TYPE B CURB INLET (PVT.)	
SEWER (PVT.)	S
POTABLE WATER SERVICE (PVT.)	W
FIRE SERVICE (PVT.)	FS
JOINT TRENCH	JT
BUILDING NUMBER/TYPE	42 / C — BLDG NUMBER / BLDG TYPE
UNIT NUMBER	153

20 10 0 20 40 60
GRAPHIC SCALE: 1"=20'

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UNDERGROUND SERVICE ALERT
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REV	DATE	DESCRIPTION	BY	APP'D

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CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

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rickengineering.com
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18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
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CITY OF BUENA PARK

ENTITLEMENT PLAN
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SHEET C-06 OF C-19

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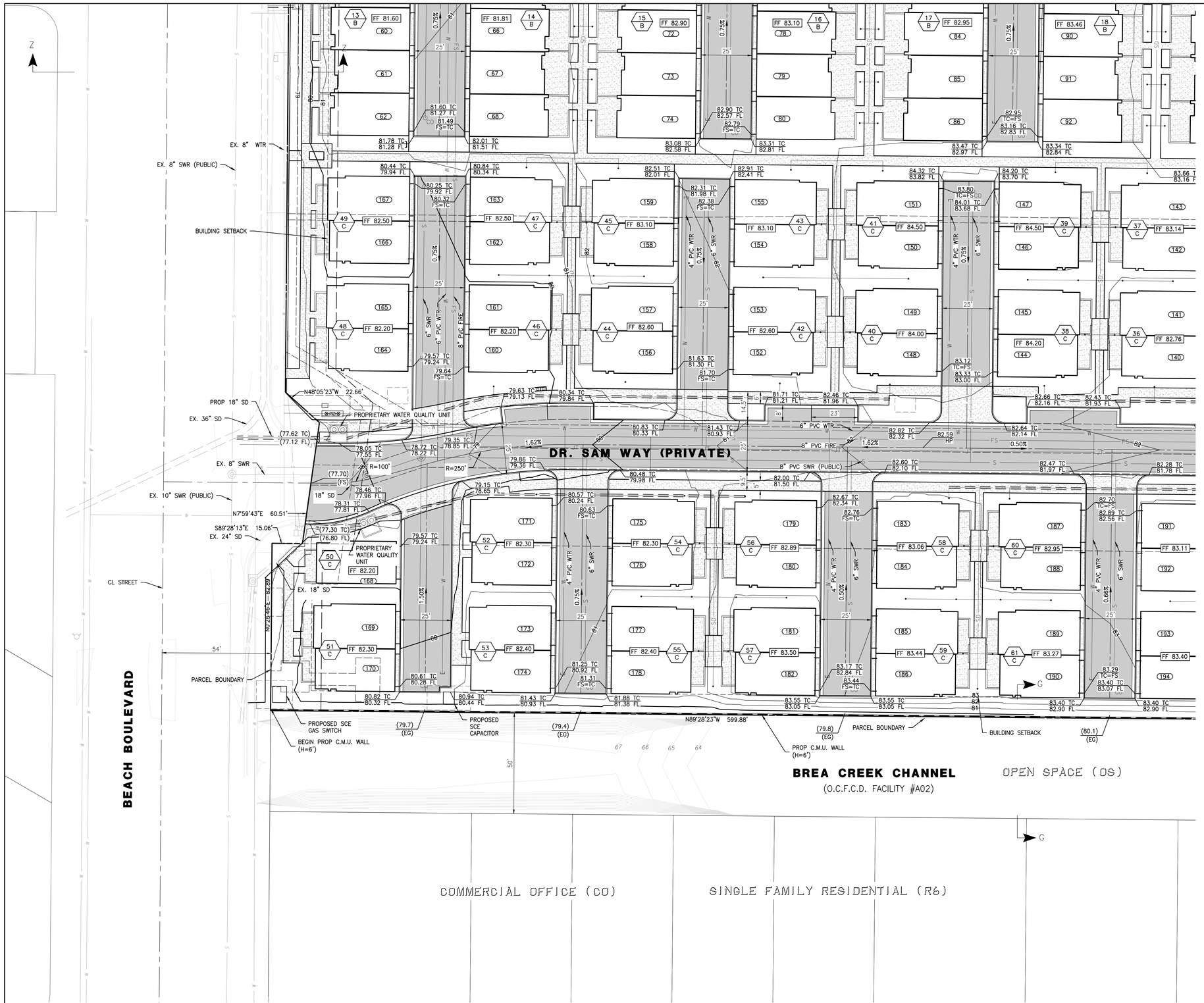
DR. SAM WAY (PRIVATE)
BEACH BOULEVARD
BREA CREEK CHANNEL
(O.C.F.C.D. FACILITY #A02)
OPEN SPACE (OS)
COMMERCIAL OFFICE (CO)
SINGLE FAMILY RESIDENTIAL (R6)
EX. 8" WTR
EX. 8" SWR (PUBLIC)
BUILDING SETBACK
PROP 18" SD
EX. 36" SD
EX. 8" SWR
EX. 10" SWR (PUBLIC)
EX. 24" SD
EX. 18" SD
CL STREET
PARCEL BOUNDARY
PROPRIETARY WATER QUALITY UNIT
PROPOSED SCE GAS SWITCH
PROPOSED SCE CAPACITOR
BEGIN PROP C.M.U. WALL (H=6')
PROP C.M.U. WALL (H=6')
N48°05'23"W 22.66'
N7°59'43"E 60.51'
S89°28'13"E 15.06'
N0°29'46"E 84.85'
N89°28'23"W 599.88'
R=100'
R=250'
1.62%
0.50%
0.75%
1.50%
0.66%
6" PVC WTR
8" PVC FIRE
8" PVC SWR (PUBLIC)
4" PVC WTR
6" SWR
6" PVC FIRE
6" PVC WTR
6" SWR
4" PVC WTR
6" SWR
4" PVC WTR
6" SWR
4

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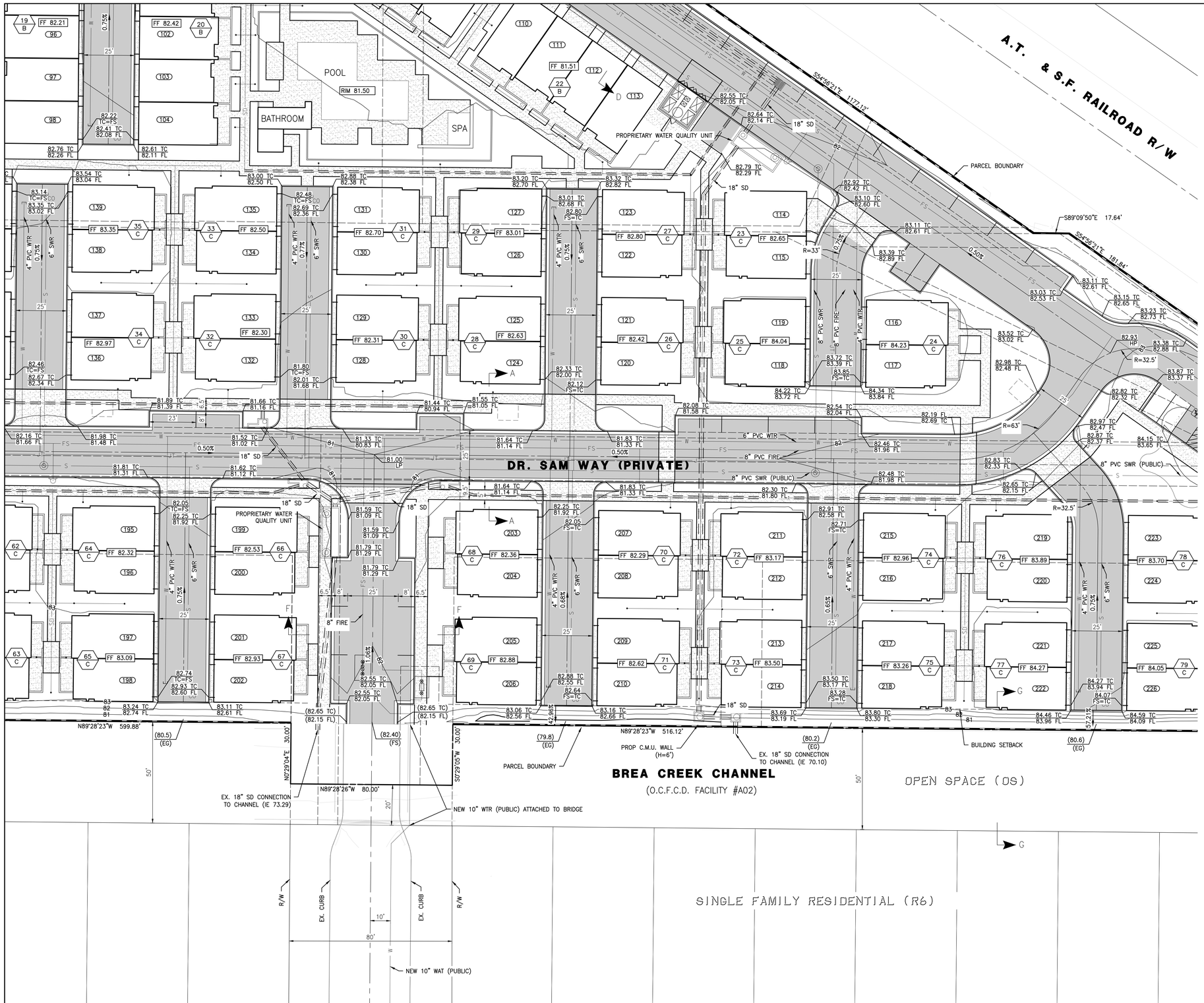

LEGEND:

EXISTING	SYMBOL
RIGHT OF WAY	
CENTERLINE	
LOT LINE	
EASEMENT	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN	W
EXIST. WATER SERVICE	W
EXIST. PVC SEWER MAIN	S
EXIST. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	

PROPOSED	
LOT LINE	
TRACT BOUNDARY	
EASEMENT	
RETAINING WALL (PVT.)	
PCC PAVEMENT 4" THICK (TYP)	
AC PAVEMENT (PVT)	
STORM DRAIN (PVT.)	
ROUND AREA DRAIN (PVT.)	
TYPE I CATCH BASIN	
TYPE A-4 C.O. (PVT.)	
TYPE B CURB INLET (PVT.)	
SEWER (PVT.)	S
POTABLE WATER SERVICE (PVT.)	W
FIRE SERVICE (PVT.)	FS
JOINT TRENCH	JT
BUILDING NUMBER/TYPE	42 C (BLDG NUMBER / BLDG TYPE)
UNIT NUMBER	153

GRAPHIC SCALE: 1"=20'

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
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18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

CITY OF BUENA PARK

ENTITLEMENT PLAN
GRADING SHEET

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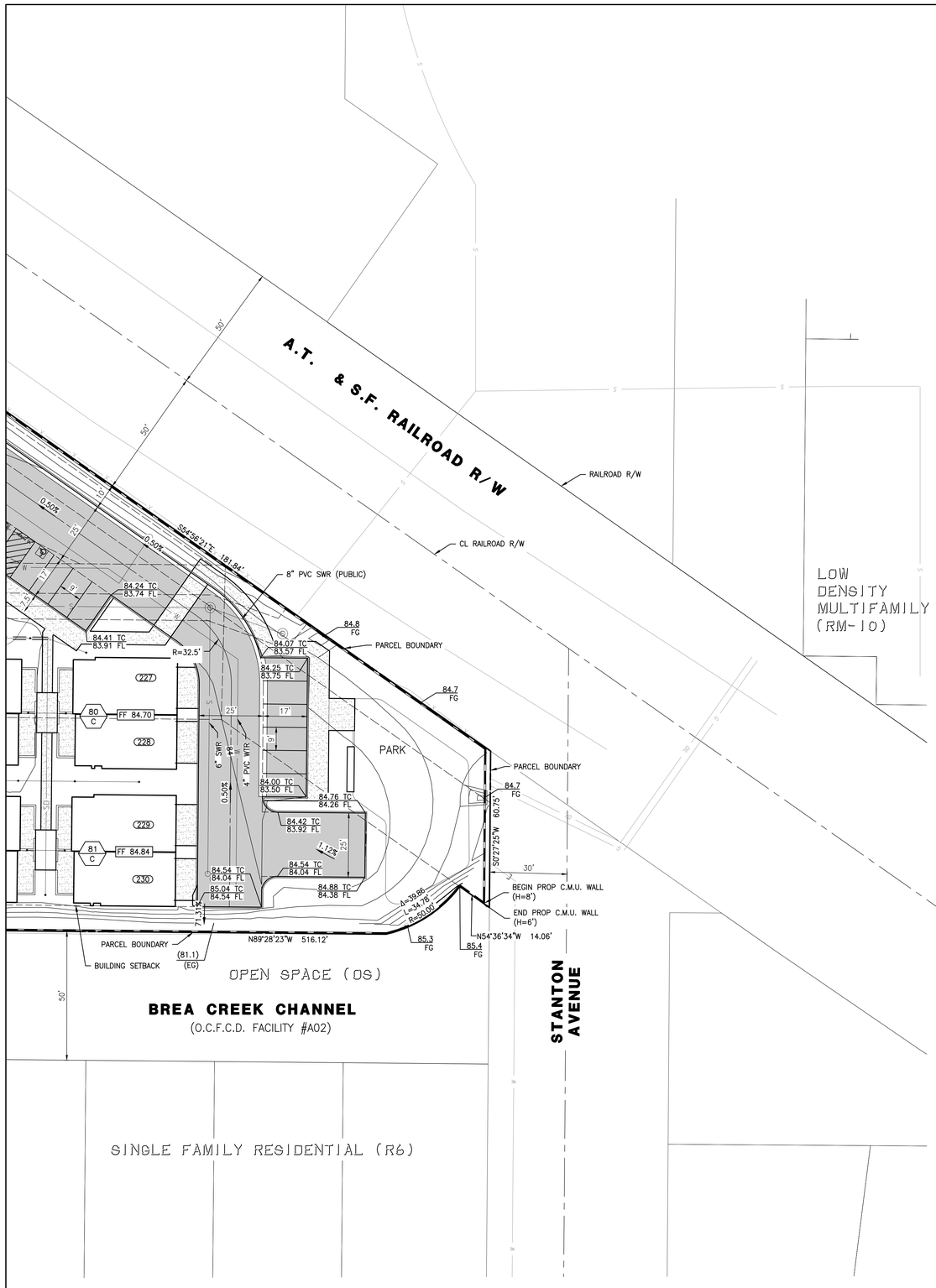

LEGEND:

EXISTING	SYMBOL
RIGHT OF WAY	
CENTERLINE	
LOT LINE	
EASEMENT	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN	W
EXIST. WATER SERVICE	W
EXIST. PVC SEWER MAIN	S
EXIST. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	

PROPOSED	
LOT LINE	
TRACT BOUNDARY	
EASEMENT	
RETAINING WALL (PVT.)	
PCC PAVEMENT 4" THICK (TYP)	
AC PAVEMENT (PVT)	
STORM DRAIN (PVT.)	
ROUND AREA DRAIN (PVT.)	
TYPE I CATCH BASIN	
TYPE A-4 C.O. (PVT.)	
TYPE B CURB INLET (PVT.)	
SEWER (PVT.)	S
POTABLE WATER SERVICE (PVT.)	W
FIRE SERVICE (PVT.)	FS
JOINT TRENCH	JT
BUILDING NUMBER/TYPE	42 / C — BLDG NUMBER, BLDG TYPE

N

20 10 0 20 40 60

GRAPHIC SCALE: 1"=20'

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REV	DATE	DESCRIPTION	BY	APP'D

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DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
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rickengineering.com
JN 20101-A

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APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
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DATE _____

CITY OF BUENA PARK

ENTITLEMENT PLAN
GRADING SHEET

PERMIT NO.

SHEET C-09 OF C-19

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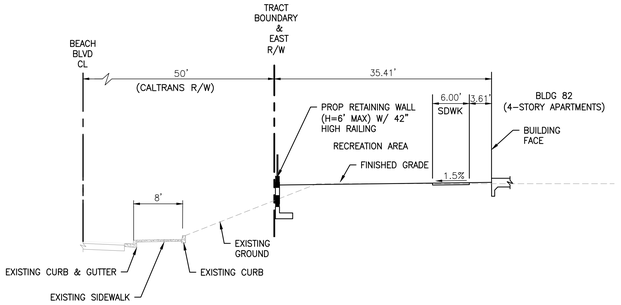

TYPICAL SECTION X-X

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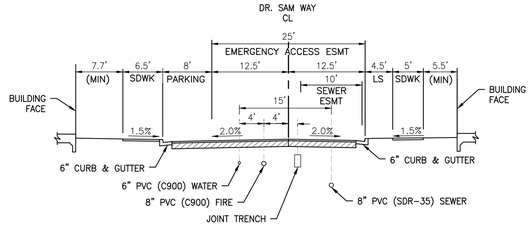
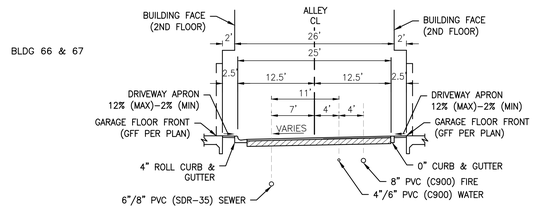


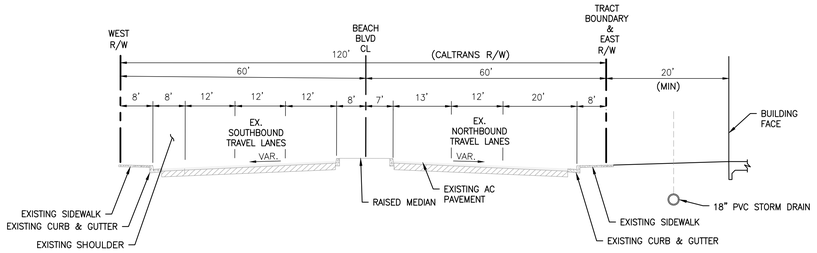
TYPICAL SECTION A-A

NOT TO SCALE



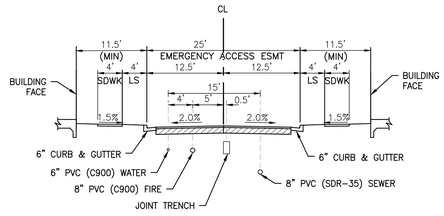
TYPICAL SECTION E-E

NOT TO SCALE



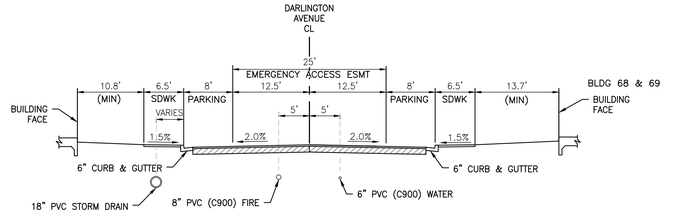
TYPICAL SECTION Y-Y: EXISTING BEACH BLVD

NOT TO SCALE



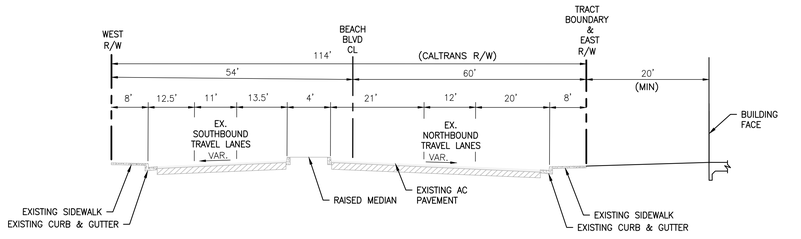
TYPICAL SECTION B-B

NOT TO SCALE



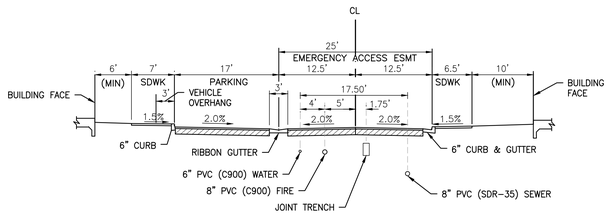
TYPICAL SECTION F-F

NOT TO SCALE



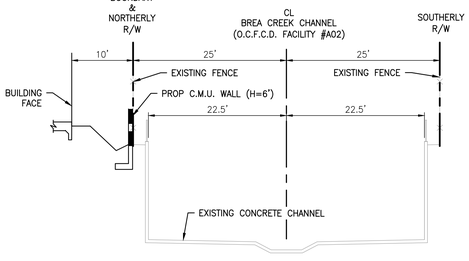
TYPICAL SECTION Z-Z: EXISTING BEACH BLVD

NOT TO SCALE



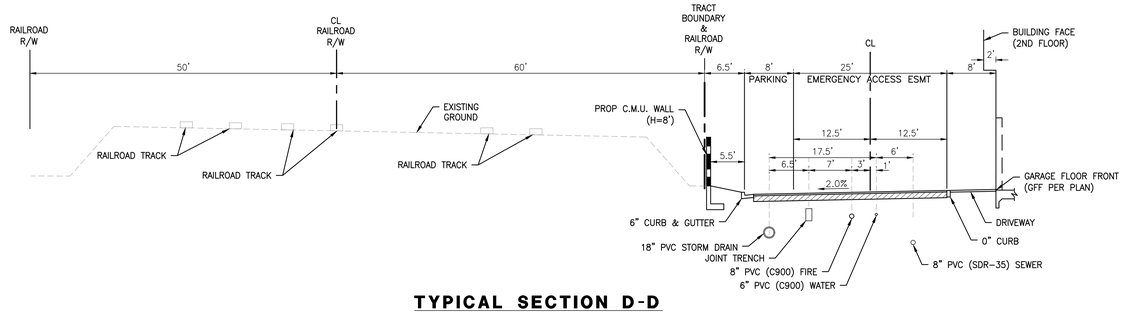
TYPICAL SECTION C-C

NOT TO SCALE



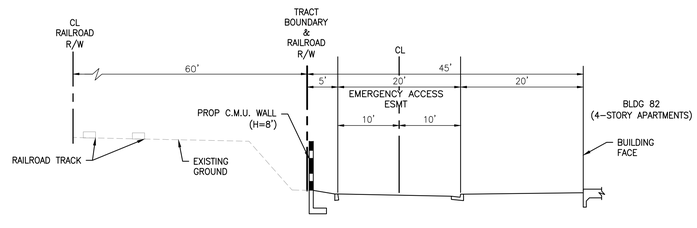
TYPICAL SECTION G-G

NOT TO SCALE



TYPICAL SECTION D-D

NOT TO SCALE



TYPICAL SECTION H-H

NOT TO SCALE

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

CITY OF BUENA PARK
ENTITLEMENT PLAN
SITE SECTIONS

PERMIT NO.
SHEET C-10 OF C-19

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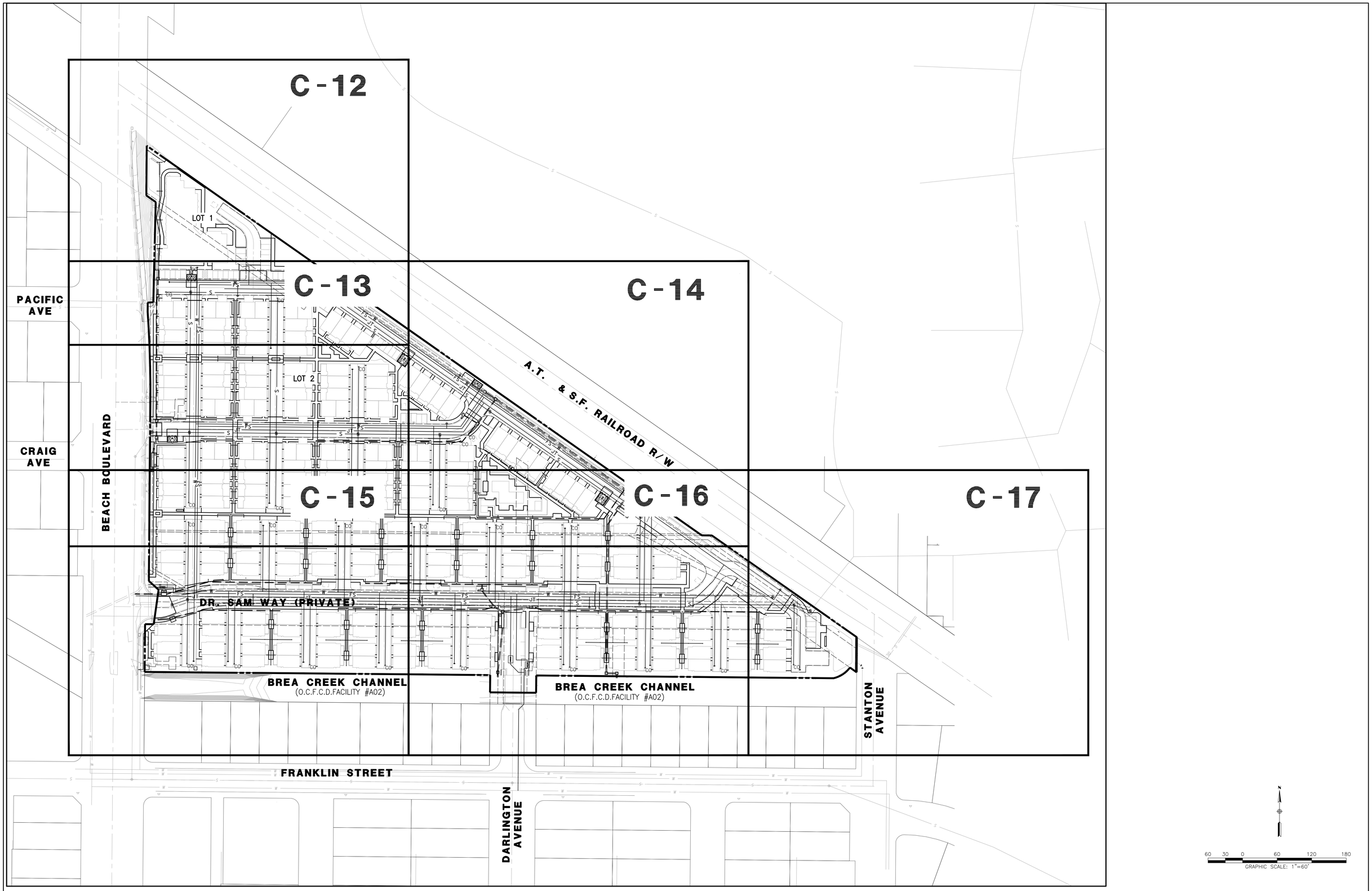

60 30 0 60 120 180
GRAPHIC SCALE: 1"=60'

DIG ALERT
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1-800-422-4133
UNDERGROUND SERVICE ALERT
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RCE NO. EXP.
DATE

CITY OF BUENA PARK
ENTITLEMENT PLAN
UTILITY INDEX MAP

PERMIT NO.
SHEET C-11 OF C-19

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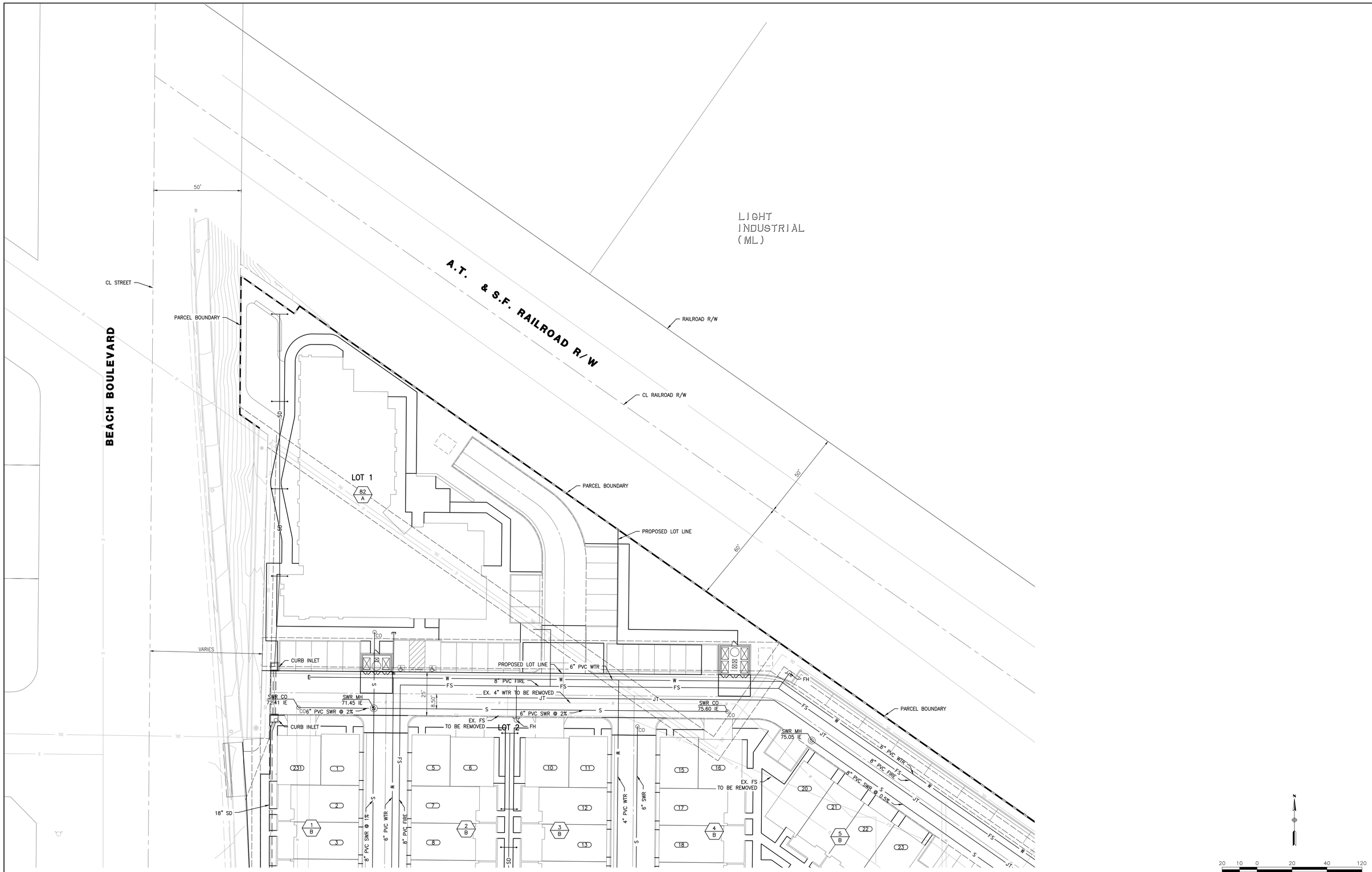

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REV.	DATE	DESCRIPTION	BY	APP'D

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PLANS PREPARED BY:
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APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. EXP.
DATE

CITY OF BUENA PARK
ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.
SHEET C-12 OF C-19

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5/1/2026

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20 10 0 20 40 120

GRAPHIC SCALE: 1"=20'

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UNDERGROUND SERVICE ALERT
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REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
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APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. EXP.
DATE

CITY OF BUENA PARK

ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.

SHEET C-13 OF C-19

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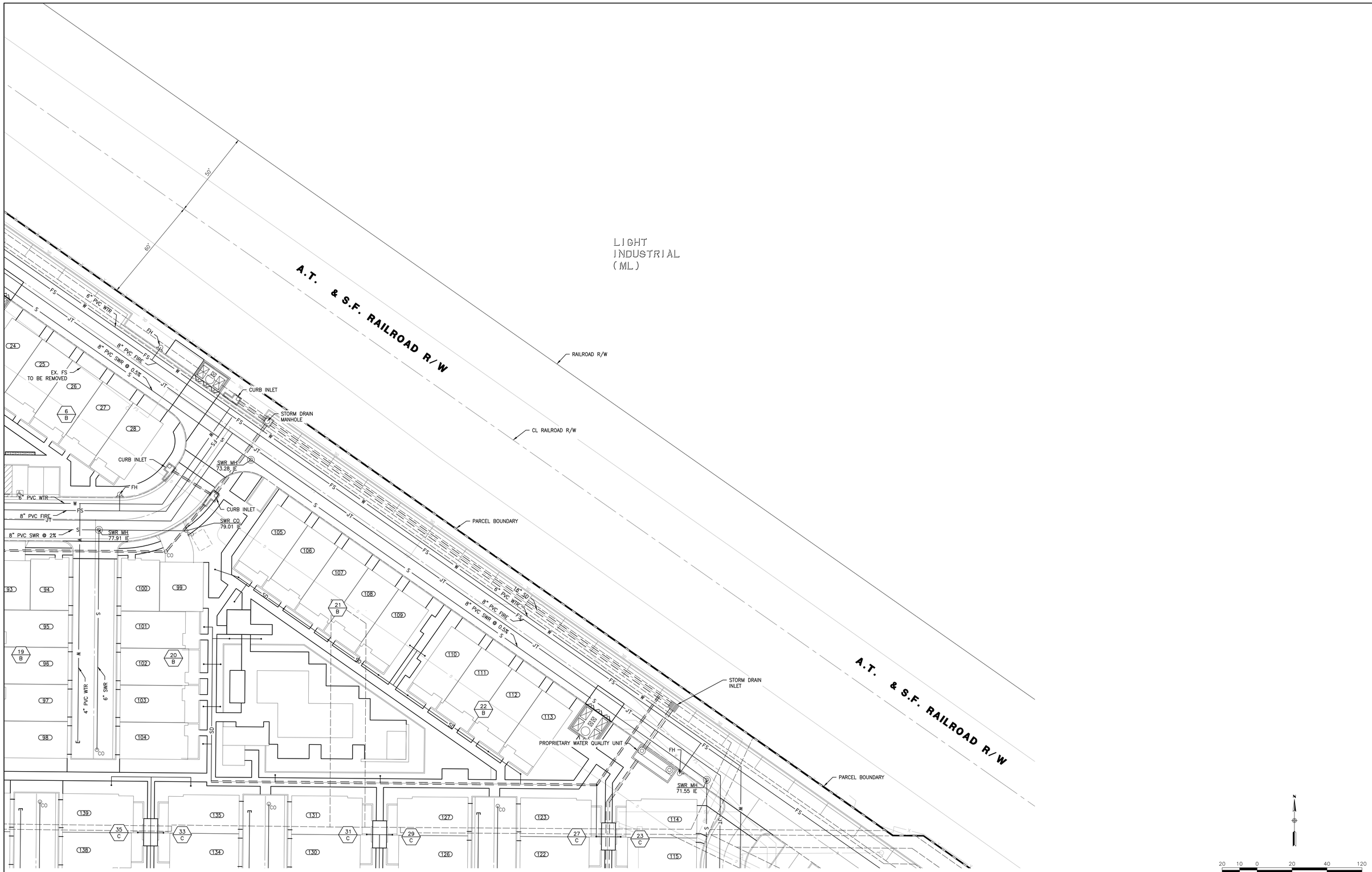

DIG ALERT
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1-800-422-4133
UNDERGROUND SERVICE ALERT
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REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
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5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

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TEL: (949)769-6713

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CITY OF BUENA PARK

ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.

SHEET C-14 OF C-19

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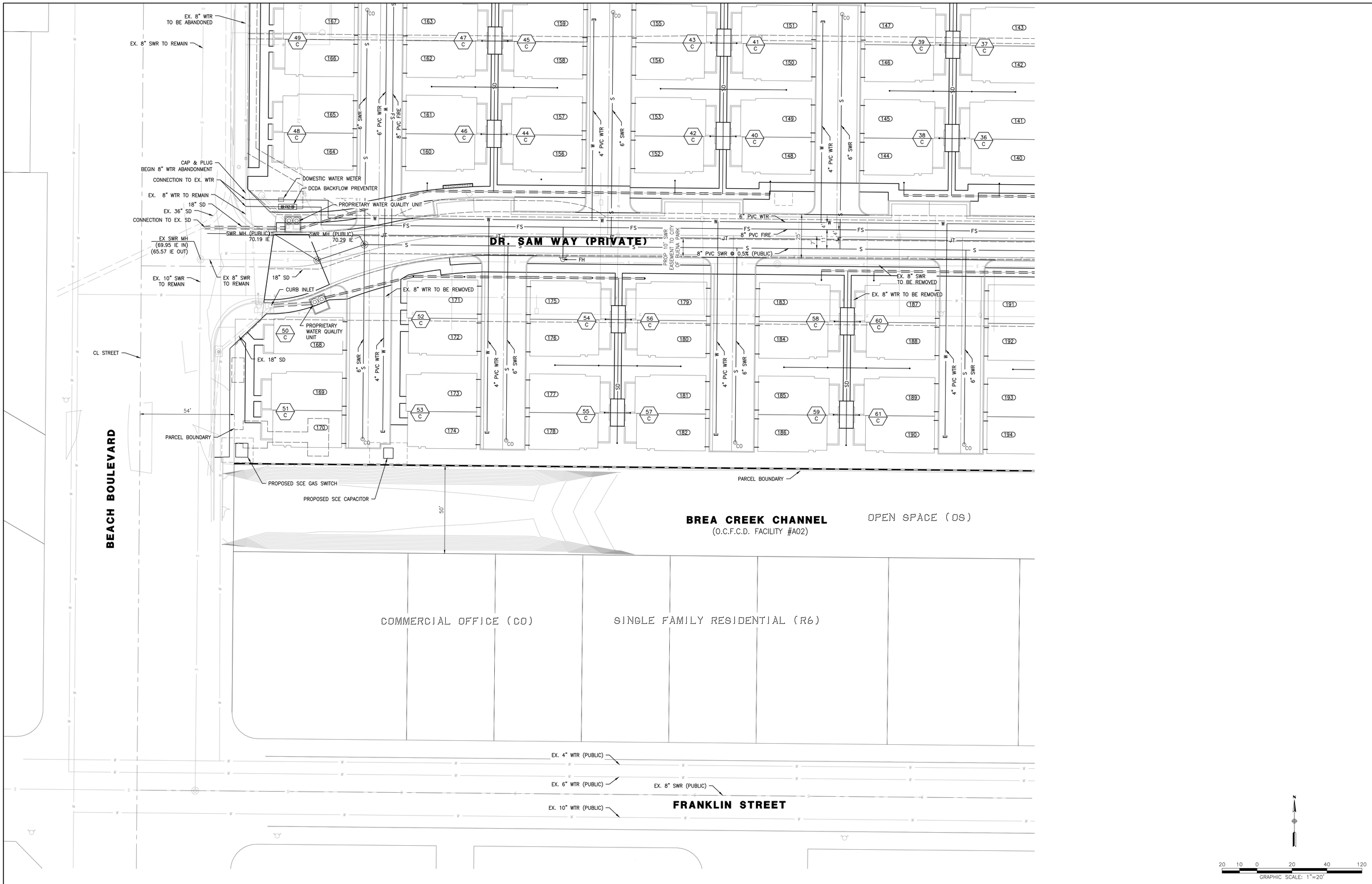

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UNDERGROUND SERVICE ALERT
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REV.	DATE	DESCRIPTION	BY	APP'D

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DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

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619-291-0707
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JN 20101-A

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APPROVED BY:
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DATE _____

CITY OF BUENA PARK

ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.

SHEET C-15 OF C-19

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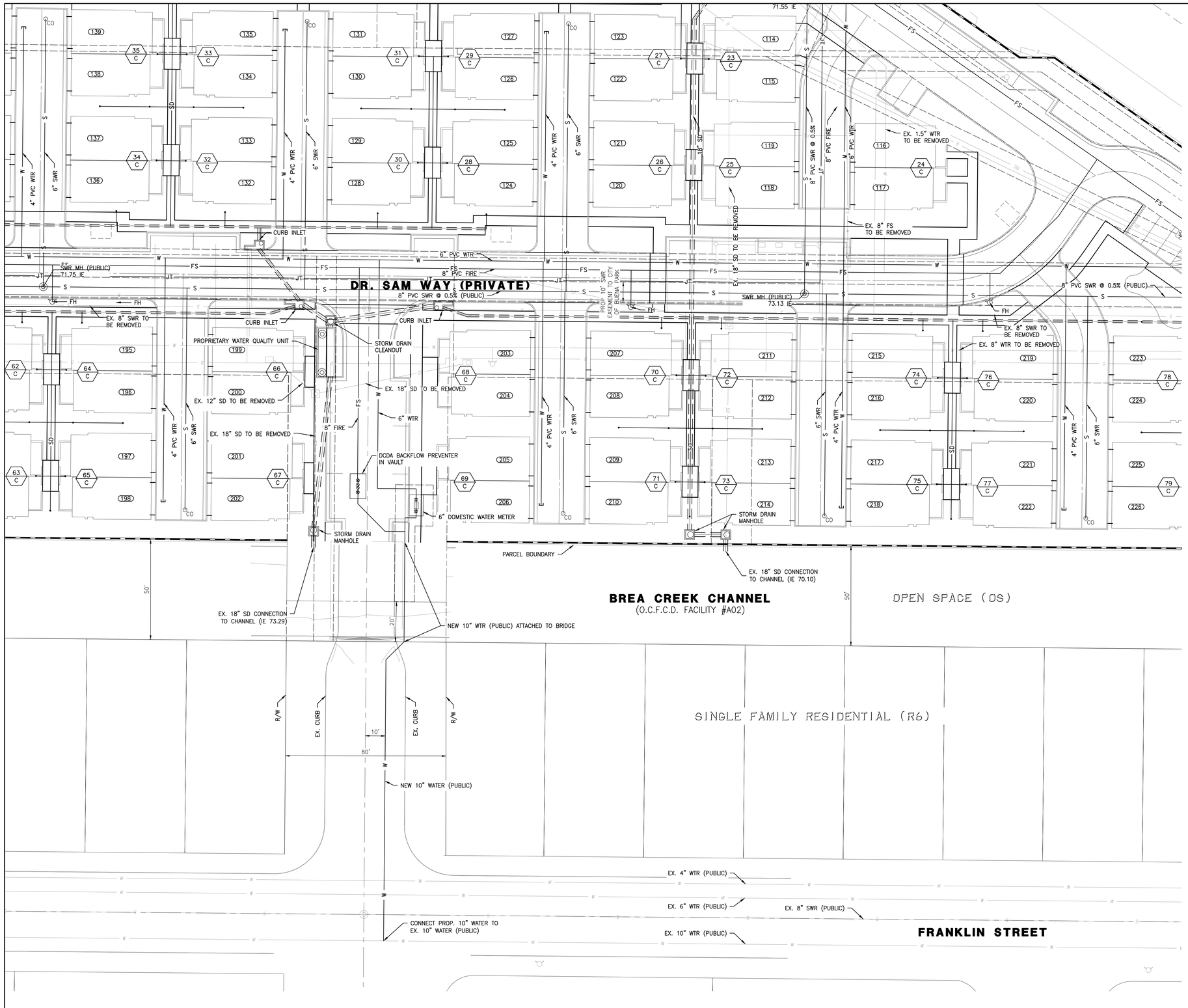

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
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5620 FRIARS ROAD
SAN DIEGO, CA 92110
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rickengineering.com
JN 20101-A

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IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
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DATE _____

CITY OF BUENA PARK

ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.

SHEET C-16 C-19

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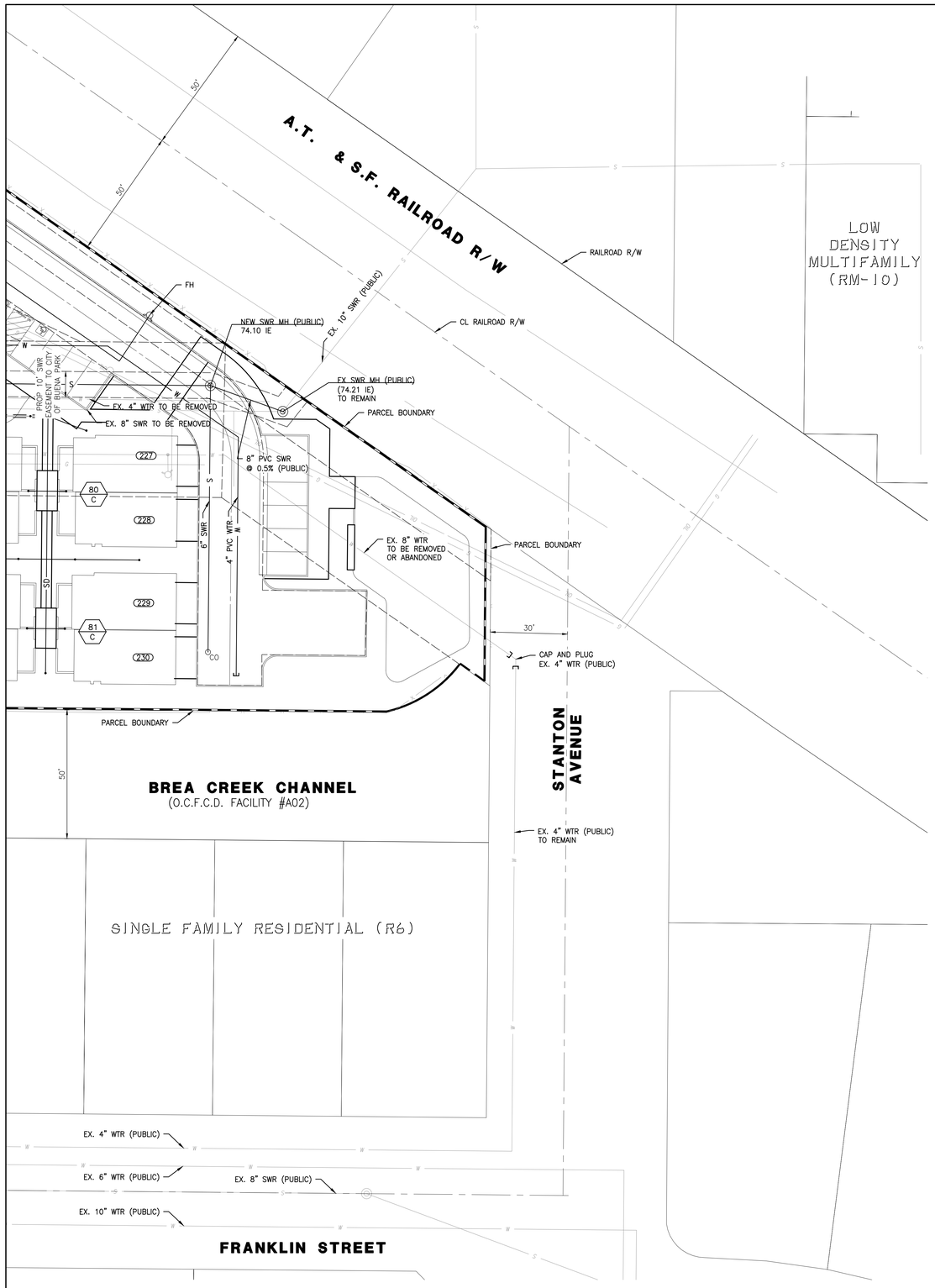

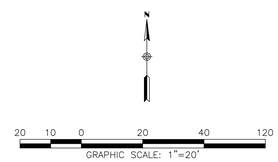

DIG ALERT
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1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY:		DATE
DESIGNED BY:		DATE
CHECKED BY:		DATE
ENGINEER:	CARSON EDGINGTON, RCE 76519, EXP 6/30/26	DATE

PLANS PREPARED BY:
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5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

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CONTACT: BLAIR RUFFNER
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APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
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DATE _____

CITY OF BUENA PARK

ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.

SHEET C-17 C-19

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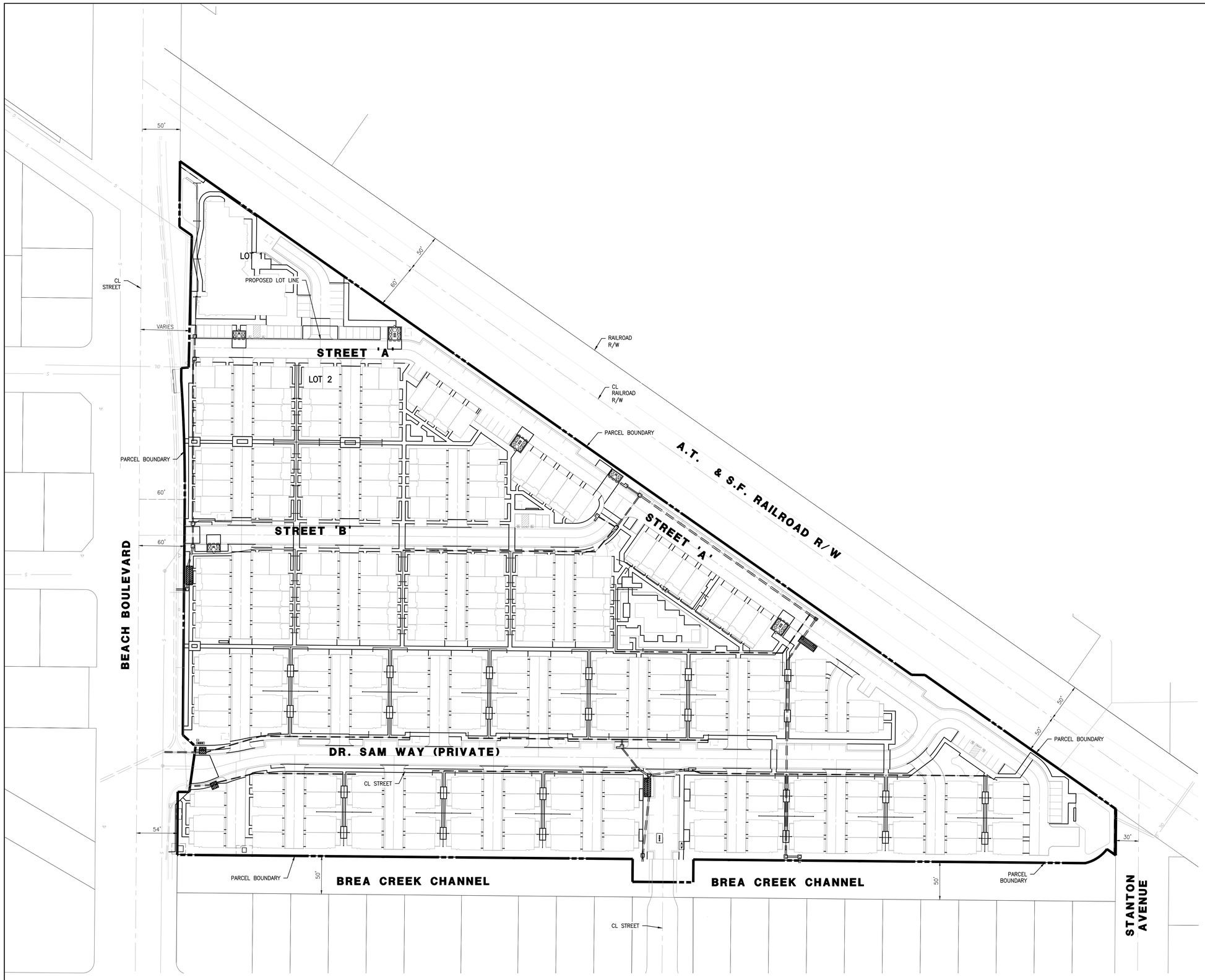
LEGEND:

PROPERTY BOUNDARY/RIGHT-OF-WAY

PROPOSED STORM DRAIN

PROPOPOSED PROPRIETARY BIOTREATMENT FACILITY



GRAPHIC SCALE: 1"=50'

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
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REV	DATE	DESCRIPTION	BY	APP'D

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DESIGNED BY: DATE

CHECKED BY: DATE

ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

JN 20101-A

PLANS PREPARED FOR/OWNER:

5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612

CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

RCE NO. EXP.

DATE

CITY OF BUENA PARK

ENTITLEMENT PLAN
STORMWATER BMP PLAN

PERMIT NO.

SHEET C-18 OF C-19

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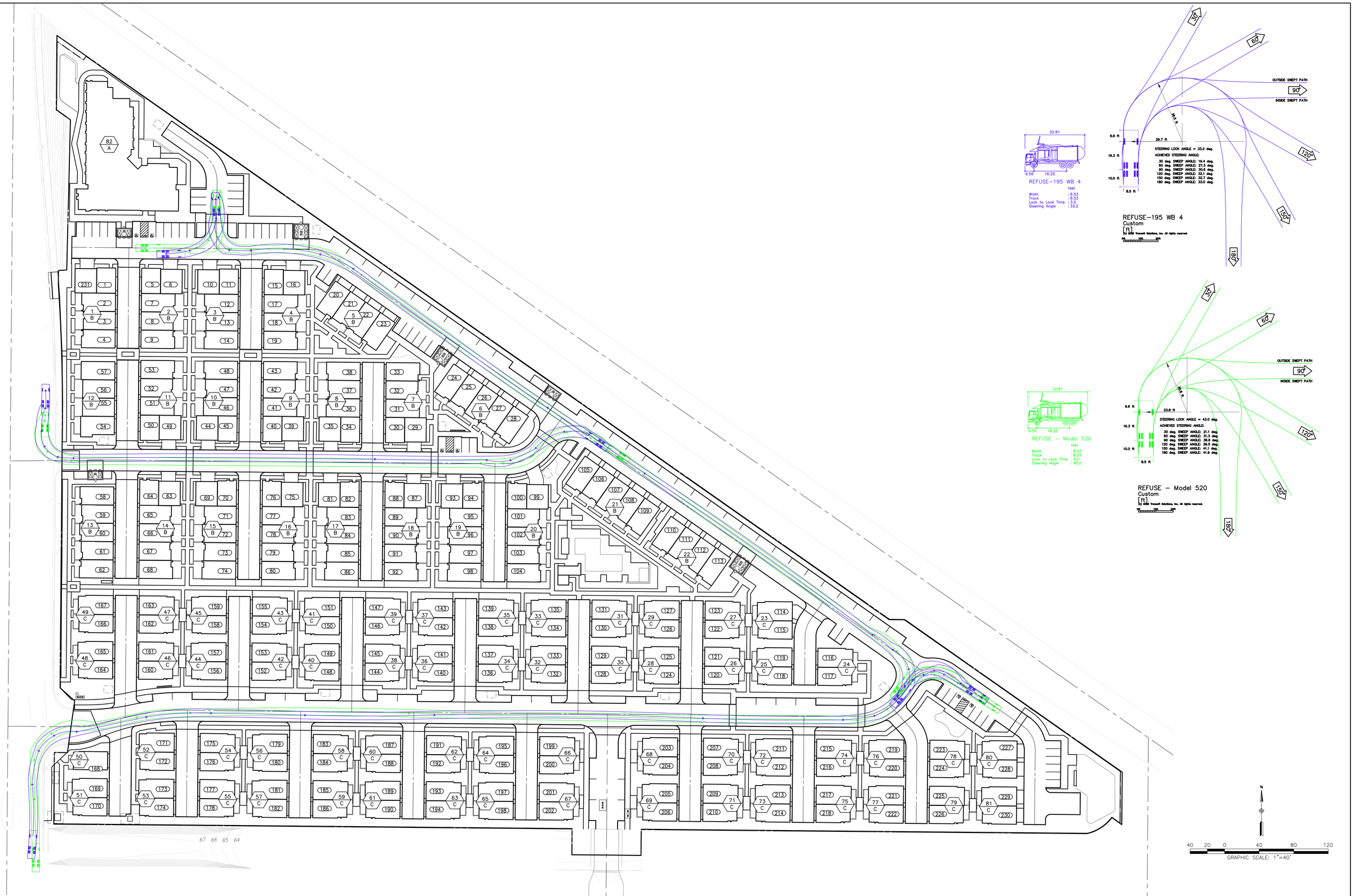

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D
△				

DRAWN BY: DATE

DESIGNED BY: DATE

CHECKED BY: DATE

ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
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IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. EXP.
DATE

CITY OF BUENA PARK

ENTITLEMENT PLAN
TRASH TRUCK MOVEMENT EXHIBIT

PERMIT NO.

SHEET C-19 OF C-19

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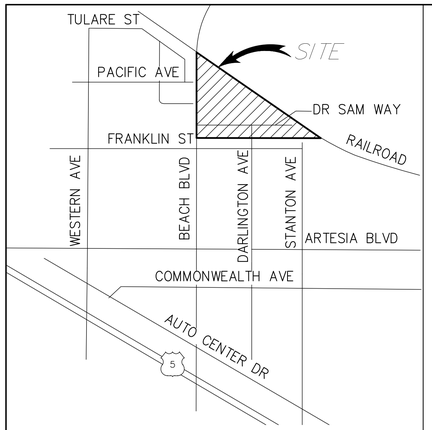
5/1/2026

ORANGE COUNTY FIRE AUTHORITY

PRELIMINARY FIRE MASTER PLAN



VICINITY MAP
NOT TO SCALE

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 5600 BEACH BOULEVARD, BUENA PARK, CA, 90621
PARCEL MAP NUMBER: 2010-139
TRACT NUMBER: TENTATIVE TRACT MAP NO. 19419
LOT NUMBER: 1 (50 APARTMENTS): 2 (231 TOWNHOMES / DUETS)

● EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK
CONSTRUCTION OF A NEW RESIDENTIAL DEVELOPMENT FOR 231 TOWNHOUSE UNITS AND 60 AFFORDABLE APARTMENTS. THE AFFORDABLE APARTMENT UNITS WILL BE IN A SINGLE BUILDING 4 STORIES HIGH WITH AUTOMATIC SPRINKLER SYSTEM. THE TOWNHOME/DUET UNIT WILL BE WITHIN 81 SEPARATE BUILDINGS 3 STORIES HIGH WITH AUTOMATIC SPRINKLER SYSTEMS. A TOTAL OF 82 BUILDINGS PROPOSED. TWO (2) INGRESS/EGRESS LOCATIONS ALONG BEACH BLVD AND ONE (1) INGRESS/EGRESS FROM DARLINGTON AVENUE WILL BE PROVIDED. THERE WILL BE NO VEHICLE GATES OR BOLLARDS PROPOSED ON SITE. PRIVATE UNDERGROUND FIRE SERVICE LINE WILL PROVIDE FLOW TO PRIVATE HYDRANTS AND THE AFFORDABLE HOUSING APARTMENT BUILDING. AUTOMATIC FIRE SPRINKLER SYSTEM FOR EACH UNIT WILL BE PROVIDED FLOW FROM THE ON-SITE PRIVATE DOMESTIC SERVICE LINE.

NUMBER OF UNITS OR HOMES IN DEVELOPMENT
281 TOTAL UNITS PROPOSED (50 APARTMENTS & 231 TOWNHOMES / DUETS CONDOMINIUM UNITS).

SPECIAL CONDITIONS
O FIRE HAZARD SEVERITY ZONE O STATE RESPONSE AREA O LOCAL RESPONSE AREA
O STATE LICENSED FACILITY
O AM&M O PENDING O COMPLETE SR:
O METHANE MITIGATION

NUMBER OF STORIES 4 (APARTMENTS) & 3 (TOWNHOMES / DUETS)

BUILDING HEIGHT 48 FEET (APARTMENTS) 39 FEET (TOWNHOMES / DUETS)

BUILDING AREA 44,680 SF (APARTMENTS) & 14,000 SF (TOMNHOMES / DUETS)

OCCUPANCY TYPE (CHECK ALL THAT APPLY)
* INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
\# GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL

O GROUP A1*	O GROUP A2 *	O GROUP A3*	O GROUP A4*	O GROUP A5*
O GROUP B	O GROUP E*	O GROUP F1	O GROUP F2	O GROUP H1*
O GROUP H2*	O GROUP H3*	O GROUP H4*	O GROUP H5*	O GROUP I1*
O GROUP I2*	O GROUP I3*	O GROUP I4*	O GROUP M	O GROUP R1*
● GROUP R2*	O GROUP R2.1	O GROUP R2.2	O GROUP R3	O GROUP R3.1
O GROUP R4*	O GROUP S1#	O GROUP S2 #	● GROUP U	

TYPE OF CONSTRUCTION

O TYPE IA	O TYPE IB
O TYPE IIA	O TYPE IIB
O TYPE IIIA	O TYPE IIIB
O TYPE IV	
● TYPE VA	● TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)
O ACCESSORY OCCUPANCIES (CBC 508.2)
(ACCESSORY OCCUPANCY < 10% OF STORY)
O INCIDENTAL USES (CBC 509)
O NONSEPARATED OCCUPANCIES (CBC 508.3)
O SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS
O HIGH RISE (CBC 403)
O ATRIUM (CBC 404)
O OPEN PARKING GARAGE (CBC 406.5)
O GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
O HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

SPRINKLERS
● NEW O MANDATORY O VOLUNTARY
O TENANT IMPROVEMENT
TYPE
● NFPA 13
● NFPA 13D
O NFPA 13R

O FIRE PUMP
O STANDPIPES

FIRE ALARM
● NEW O MANDATORY O VOLUNTARY
O TENANT IMPROVEMENT
O VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-01 ATTACHMENT 23
FLOW (IN GPM @ 20 PSI) : 1,875 DURATION: 3-HOUR

WATER AVAILIBILITY
PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN
FLOW: 6,923 GPM
PRESSURE: 20 PSI
● ON SITE FIRE HYDRANTS
TOTAL NUMBER: 11

EMERGENCY RESPONDER RADIO COVERAGE (BDA)
O THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME. B. SITE ADDRESS. C. PROJECT DESCRIPTION. D. CONTRACTOR CONTACT INFORMATION. E. BDA MODEL (S/N IF AVAILABLE). F. PROPOSED MODE OF OPERATION (CLASS A/B). G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS
1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS
11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT-SPECIFIC REQUIREMENTS
22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED--SEE OCFA INFO BULLETIN 02-13.
24. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
25. BUILDINGS USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
26. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
27. BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
28. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
29. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2016 CBC AND/OR SECTION 337 OF THE 2016 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
30. ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
31. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A.
32. STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.6.3 AND DAS/BDA GUIDELINES PUBLISHED BY OC SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

GATES : NO GATES PROPOSED FOR PROJECT SITE.

O MANUAL O ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES
1. A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):
   - O 3M OPTICOM
   - O CLICK2ENTER* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
   - O FIRE STROBE ACCESS PRODUCTS, INC.
   - O TOMAR
2. IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY.
   A) A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.
   B) SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.
3. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
4. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
5. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
6. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN ½" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

SITE INFORMATION

1. NO FENCES OR GATES WILL BE PROPOSED ACROSS ON-SITE FIRE LANES.

BUILDING INFORMATION

BUILDING TYPE A (AFFORDABLE APARTMENTS)
CONSTRUCTION TYPE: VA
OCCUPANCY CLASSIFICATION: CBC R2
FIRE ALARM: NO
FIRE SPRINKLER: YES (NFPA 13)
STORIES: 4
MAXIMUM HEIGHT: 48-FEET
BUILDING AREA: 44,680 SQ. FT.

BUILDING TYPE B (TOWNHOMES) & TYPE C (DUETS)
CONSTRUCTION TYPE: VB
OCCUPANCY CLASSIFICATION: CRC TOWNHOMES / CRC 2-FAMILY DWELLING
FIRE ALARM: YES
FIRE SPRINKLER: YES (NFPA 13D)
STORIES: 3
MAXIMUM HEIGHT: 39-FEET
BUILDING AREA: 14,000 SQ. FT. (MAXIMUM)

STAKEHOLDERS

BUILDING DEPARTMENT: CITY OF BUENA PARK
PLANNING DEPARTMENT: CITY OF BUENA PARK
PUBLIC WORKS DEPARTMENT: CITY OF BUENA PARK
WATER DISTRICT: CITY OF BUENA PARK

SHEET INDEX

TITLE SHEET..... FS-1
SITE PLAN..... FS-2
FIRE HYDRANT LOCATIONS..... FS-3
DETAIL SHEET..... FS-4

APPLICABLE CODES

- ● 2022 CALIFORNIA FIRE CODE
- ● 2022 CALIFORNIA BUILDING CODE
- ● 2022 CALIFORNIA RESIDENTIAL CODE
- ● 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ● 2022 CALIFORNIA MECHANICAL CODE
- ● 2022 CALIFORNIA ELECTRICAL CODE
- ● 2022 CALIFORNIA PLUMBING CODE
- ● 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- ● APPLICABLE NFPA STANDARDS
- ● LOCALLY ADOPTED ORDINANCES CITY: BUENA PARK
- ● OCFA GUIDELINES
- ● CONDITIONS OF APPROVAL CITY: BUENA PARK

DEFERRED SUBMITTALS (CHECK ALL THAT APPLY)

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

- O ARCHITECTURAL PLAN
- O HIGH PILED COMBUSTIBLE STORAGE
- O CHEMICAL USE AND/OR STORAGE
- O FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
- O BATTERY/ENERGY STORAGE SYSTEM
- O UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
- O SPRINKLER SYSTEM
- O STANDPIPE SYSTEM
- O FIRE PUMP
- O HOOD AND DUCT EXTINGUISHING SYSTEM
- O ALARM SYSTEM

PREREQUISITE PLANS
O PLANNING APPLICATION SR: _____
O METHANE MITIGATION SR: _____
O FUEL MODIFICATION PLAN SR: _____

REVISION
O ORIGINAL PLAN SR: _____
COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK
N/A

PROJECT DIRECTORY

ARCHITECT/ENGINEER
BUSINESS NAME: RICK ENGINEERING COMPANY
CONTACT NAME: CARSON P. EDGINGTON
ADDRESS: 5620 FRIARS ROAD
CITY: SAN DIEGO STATE: CA ZIP: 92110
PHONE: (619) 291-0707
EMAIL: CEDGINGTON@RICKENGINEERING.COM

PROPERTY OWNER/HOA
BUSINESS NAME: SHOPOFF REALTY INVESTMENTS, L.P.
CONTACT NAME: BLAIR RUFFNER
ADDRESS: 18565 JAMBOREE ROAD, SUITE 200
CITY: IRVINE STATE: CA ZIP: 92612
PHONE: (949) 769-6713
EMAIL: BRUFFNER@SHOPOFF.COM

TENANT
BUSINESS NAME: _____
CONTACT NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
PHONE: _____
EMAIL: _____

NO.	DATE	REVISIONS
1		
2		
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7		

DESIGNED: A.B
DRAWN: A.B
CHECKED: C.E.
DATE: 5/1/2026
SCALE: SEE SHEET

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
☐ NO OCFA REVIEW REQUIRED
☐ PLAN REVIEW ONLY
☐ PLAN REVIEW AND INSPECTION

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

AMWAY - BUENA PARK (TENTATIVE TRACT MAP # 19419)
5600 BEACH BOULEVARD , BUENA PARK, CA, 90621

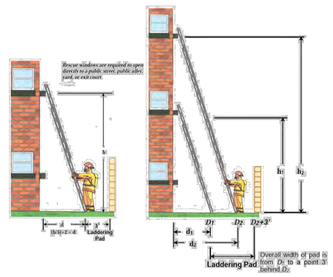
ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER

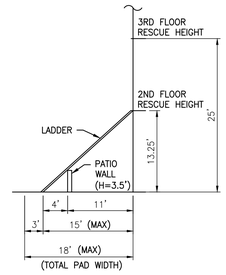
SHEET FS-1

\\ca-rickeng.com\projects\C220000\20101_amway site-buena park\Civil\PlanSets\FirePlan\20101-FMP-F01-TITLE.dwg - plotted by: sgatton ON 2026-05-01 @ 11:30 - ctb:rec_ansi_v2.ctb - ©2026 Rick Engineering Company

Figure 17 - Ladder Pad Setback at Rescue Openings



LADDER PAD CALCULATIONS					
BLDG TYPE	TOTAL STORIES	MAX BLDG HEIGHT	MAX SILL HEIGHT (h)	DISTANCE (d)	TOTAL PAD WIDTH (d+3')
A	4	48'	35'	10'	13'
B	3	39'	25'	7'	10'
C	3	39'	25'	7'	10'



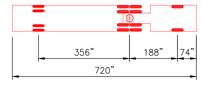
SECTION: MAX LADDER PAD WIDTH

NOT TO SCALE

NOTE:
LADDER PLACEMENT WHERE PATIO WALLS OBSTRUCT TYPICAL LADDER PLACEMENT PER TABLE ABOVE

LEGEND:

- PROPOSED FIRE LANE (20' WIDE MIN / R+20' MIN)
- HOSE PULL (HOSE LENGTH)
- PROPOSED FIRE HYDRANT (PRIVATE)
- EXISTING FIRE HYDRANT (PUBLIC)
- CURB TO PAINTED RED
- FIRE LADDER PAD (WIDTH PER TABLE OR MAXIMUM PER SECTION THIS SHEET.)
- FIRE TRUCK TURN AROUND
- FIRE TRUCK STAGING AREA
- FIRE TURNING RADIUS (R=40', R=20')
- FIRE TRUCK SWEPT PATH ANALYSIS PER TEMPLATE BELOW (SEE SHEET FS-4 FOR FIRE TRUCK PARAMETERS PER OCFA GUIDELINE B-01)



TYPICAL OCFA FIRE TRUCK

First Unit Width: 8.5' Lock to Lock Time: 6.0
Trailer Width: 8.5' Steering Angle: 45.0
Articulating Angle: 70.0

SITE PLAN

DESIGNED: A.B
DRAWN: A.B
CHECKED: C.E.
DATE: 5/1/2026
SCALE: SEE SHEET

REVISIONS

NO.	DATE
1	
2	
3	
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7	

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)

- ☐ NO OCFA REVIEW REQUIRED
- ☐ PLAN REVIEW ONLY
- ☐ PLAN REVIEW AND INSPECTION

PLANS PREPARED BY:

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

AMWAY - BUENA PARK (TENTATIVE TRACT MAP # 19419)
5600 BEACH BOULEVARD , BUENA PARK, CA, 90621

ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER

SHEET FS-2

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OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)

- ☐ NO OCFA REVIEW REQUIRED
- ☐ PLAN REVIEW ONLY
- ☐ PLAN REVIEW AND INSPECTION

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

DESIGNED: A.B
DRAWN: A.B
CHECKED: C.E.
DATE: 5/1/2026
SCALE: SEE SHEET

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

AMWAY - BUENA PARK (TENTATIVE TRACT MAP # 19419)

5600 BEACH BOULEVARD , BUENA PARK, CA, 90621

ORANGE COUNTY FIRE AUTHORITY

COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER

FIRE HYDRANT LOCATIONS

SHEET FS-3

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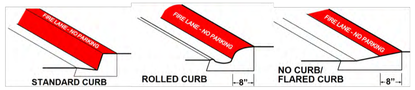
SECTION 3: FIRE LANE IDENTIFICATION

3. **Fire Lane Identification -** Fire Lane identification is required to maintain the required width of fire lanes for emergency vehicle use. Unlawful use of fire lanes will be enforced by the local law enforcement agency in accordance with the California Vehicle Code (CVC) on public roadways. Enforcement of fire lane no-parking restrictions on private roadways is the responsibility of the property owner, HOA, or their designated agent (Attachment 2).

3.1. **Sign and Curb Marking options** – Areas designated as a fire lane require an acceptable method of marking that shall be approved prior to installation. Select either option 3.1.1. OR option 3.1.2. below.

3.1.1. Specific areas designated by the OCFA as fire lanes must be marked with red curbs meeting the specifications below (Figure 4). In addition, where the number of entrances into the area marked with fire lanes is limited, all such vehicle entrances to the designated area shall be posted with approved fire lane entrance signs.

Figure 4 – Fire Lane Identification, Red Curbs



- *Curbs shall be painted OSHA safety red.*
- *"FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.*

3.1.2. "Fire Lane – No Parking" signs (Figure 5) meeting the appropriate specifications shall be posted immediately adjacent to each designated fire lane and at intervals not to exceed 50 feet, unless otherwise approved by the fire code official. In areas where fire lane parking restrictions are enforced by the California Highway Patrol, "NO STOPPING - FIRE LANE" signs meeting Caltrans standards shall be used. In addition, where the number of entrances into the area marked with fire lanes is limited, all such vehicle entrances to the designated area shall be posted with approved fire lane entrance signs (Figure 6).

Figure 5 – Fire Lane No Parking Signs

3.2. **Fire Lane Entrance Signs -** Fire lane entrance signs must meet the following specifications:

- Fire lane entrance signs are to be used only at vehicle entry points to areas that contain "Fire Lane – No Parking" signs or red curbs.
- The sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area.
- Signs shall be installed per OCFA mounting specifications for fire lane signs.

Figure 6 – Fire Lane Entrance Signs

3.3. **Towing Company Information -** Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code. To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself (Figure 7). The method of attachment to the post shall not obscure the wording on either sign.

Figure 7 – Alternate Location of Towing Company Information

3.4. **Alternative "Fire Lane – No Parking"** - Alternative "Fire Lane – No Parking" signs may be allowed with approval from the fire code official. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per OCFA mounting specifications for fire lane signs.

Note: All alternative signs must be approved through the OCFA and by the city/County engineer and/or policy agency, as applicable. In areas where fire lane parking restrictions are enforced by the California Highway Patrol, "NO STOPPING – FIRE LANE" signs meeting Caltrans standards shall be used.

3.4.1. "Fire Lane – No Parking Beyond This Point Except in Designated Stalls" sign may be approved for use in limited areas up to 100-feet in length, such as motor courts or dead-end roads, when permitted by the Fire Code Official. Where parking stalls are not present, sign may omit "except in designated stalls" and sign height may be reduced to 18". The specifications for the rest of the sign shall match the standard fire lane no parking signs (Figure 8).

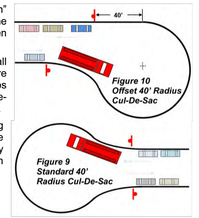
Figure 8 – Specifications for Alternative Fire Lane No Parking Signs

3.4.2. "Fire Lane – No Parking in Cul-De-Sac" signs may be approved for use on the right side of a roadway. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area.

For a standard cul-de-sac, the "begin" and "end" signs shall be located at the point where the street begins to widen into the bulb (Figure 9).

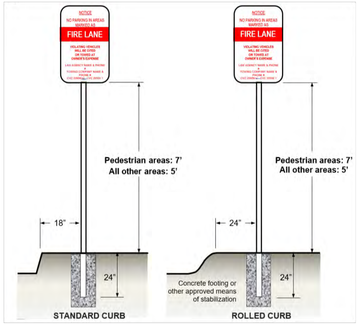
A cul-de-sac with an offset radius shall have signs located at the point where the street begins to widen into the bulbs and at a point 40' from where the cul-de-sac and street are tangent (Figure 10).

Additionally, a minimum 2" red lettering on white reflective background must be provided for the "BEGIN" sign at entry into cul-de-sac and "END" sign when leaving cul-de-sac.



3.6. **Mounting Specifications for Fire Lane Entrance and No Parking Signs -** Signs shall be mounted facing the direction of vehicular travel. They may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway. The sign post depth of bury shall be a minimum of 24" and rebar, a concrete footing, or another method to prevent removal is recommended (Figure 13). Footings for signs located in the public right-of-way shall be per the local jurisdiction's requirements.

Figure 13 – Mounting Specifications for Fire Lane Entrance and No Parking Signs



1 **DETAIL: FIRE LANE CURB MARKING**
NTS

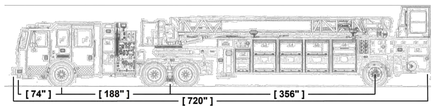
2 **DETAIL: FIRE LANE ENTRANCE SIGN**
NTS

3 **DETAIL: ALTERNATIVE FIRE LANE NO PARKING SIGN**
NTS

4 **DETAIL: POLE MOUNTING FOR SIGN**
NTS

Attachment 6 - Apparatus Data for Swept Path Analysis

Use the following inputs for analyzing the swept path of a "typical" OCFA fire truck. To improve maneuverability for *all* OCFA apparatus, increase the speed of apparatus navigation through tight turns, and reduce the potential for property damage and resulting delays to emergency response, projections such as light poles, sign posts, mailboxes, planter walls, and vegetation shall not be placed near the edge of the fire lane where they can obstruct or be struck by portions of the vehicle that may overhang the curb.



Weight	**94,000 lbs**
Width (Cab)	**8.50 feet**
Width (Outrigger)	**15.00 feet**
Height Clearance	**13.50 feet**

OCFA FIRE TRUCK DATA FOR SWEPT PATH ANALYSIS
NTS

OCFA WATER AVAILABILITY FORM

SECTION A: To be completed by customer

Project Name: AMWAY - BUENA PARK OCFA SR #:
Project Address: 5600 Beach Blvd City: Buena Park
Applicant Phone #: (949) 769 - 6713 Fax #: ( )
Area of largest building 11,680 ft²; Construction type? (check one): 1A 1B IIA IIB IIIA IIIB IV
Is this building sprinklered throughout? (check one): N

SECTION B: To be completed by local water department/district
Customer to provide results to OCFA

Water Department/District: City of Buena Park Public Works
Test location (indicate address or cross-streets & provide reference map): SEC Beach Blvd & Dr Sam Way
Hydrant number(s) (if applicable): Test: Flow:
Elevation of test hydrant: grade feet above sea level
Date of Test*: 07/17/2025 Time of test*: 11:00 XX pm
* Test to be performed as close as possible to the time that the lowest flows and pressures are expected (e.g., M-F, 8:00 – 9:00 am and 5:00 – 9:00 pm)

FLOW TEST RESULTS
TEST INFORMATION IS VALID FOR 6 MONTHS FROM DATE TEST IS PERFORMED

Static pressure:	68	psi	**Residual pressure:**	66	psi
Observed flow:	1,244 @ 55psi	gpm	**Flow calc'd at 20 psi:**	6,923	gpm

☐ Check the box if the test information above was obtained in a manner other than an actual flow test (i.e. by computer modeling).

Based on fluctuations known to exist at the site of the test, provide estimated values for the following:

Maximum static pressure	72	psi	**Minimum static pressure**	63	psi
Minimum residual pressure	69	psi	**Minimum residual flow**	1244	gpm

I have witnessed and/or reviewed this water flow information and by personal knowledge and/or on-site observation certify that the above information is correct.

Name: Mark Stephens Company/Agency: City of Buena Park
Signature: Title: Water Quality Specialist
Date: 7/22/25

Revised 10/18 mm

OCFA WATER AVAILABILITY FORM
NTS

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
☐ NO OCFA REVIEW REQUIRED
☐ PLAN REVIEW ONLY
☐ PLAN REVIEW AND INSPECTION

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED: A.B
DRAWN: A.B
CHECKED: C.E.
DATE: 5/1/2026
SCALE: SEE SHEET

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

AMWAY - BUENA PARK (TENTATIVE TRACT MAP # 19419)
5600 BEACH BOULEVARD , BUENA PARK, CA, 90621

ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER

SHEET FS-4

DETAIL SHEET

\\cpr.rickeng.com\projects\C20000\20101_amway site-buena park\Civil\PlanSets\FirePlan\20101-FMP-FP4-DETAILS.dwg – plotted by: spotton ON 2026-05-01 @ 11:31 – ctb:rec_ncs_v2.ctb – © 2025 Rick Engineering Company

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VESTING TENTATIVE MAP NO. 19419
FOR CONDOMINIUM PURPOSES

5600 BEACH BOULEVARD
BUENA PARK, CA 90621

GENERAL NOTES:

1. THIS VESTING TENTATIVE MAP ("VESTING MAP") IS FILED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66452.
2. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS (EACH A "PHASED FINAL MAP") PURSUANT TO GOVERNMENT CODE SECTION 66456.1.
3. THIS VESTING TENTATIVE MAP IS FILED CONCURRENT WITH AN APPLICATION TO CHANGE THE ZONING OF THE PROPERTY INCLUDED WITHIN THE PROPOSED SUBDIVISION TO MEDIUM DENSITY MULTIFAMILY RESIDENTIAL (ZONING APPLICATION Z-25-1). APPROVAL OF THIS VESTING TENTATIVE MAP SHALL CONFER A VESTED RIGHT TO PROCEED WITH DEVELOPMENT PURSUANT TO THE ZONING APPLICATION AS CONTEMPLATED BY GOVERNMENT CODE SECTION 66498.3(A) PROVIDED THAT THE ZONING APPLICATION IS APPROVED.
4. THIS VESTING TENTATIVE MAP IS FILED CONCURRENT WITH AN APPLICATION TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL (GENERAL PLAN AMENDMENT NO. GP-25-1).
5. THE DEVELOPMENT IS SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND WILL REQUIRE AN INITIAL STUDY, FOLLOWED BY A MITIGATED/NEGATIVE DECLARATION AS APPROPRIATE.
6. OPERATION AND MAINTENANCE OF COMMON AREAS AND OPEN SPACE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND THEN TRANSFERRED TO A HOMEOWNERS' ASSOCIATION.

CONTACT INFORMATION:

OWNER/DEVELOPER.....5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
BLAIR RUFFNER
(949)769-6713

SUBDIVIDER.....5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
BLAIR RUFFNER
(949)769-6713

CIVIL ENGINEER.....RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
CARSON EDGINGTON
(619)688-1407

SITE SUMMARY:

SITE ADDRESS..... 5600 BEACH BOULEVARD
BUENA PARK, CA 90621

APN.....066-163-26, 066-164-24, 066-572-08

LAND USE..... EXISTING: LIGHT INDUSTRIAL
PROPOSED: HIGH-DENSITY RESIDENTIAL

ZONING..... EXISTING: ML (LIGHT INDUSTRIAL)
PROPOSED: LOT 1: HIGH-DENSITY RESIDENTIAL
LOT 2: RM-20 (MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL)

NO. OF LOTS.....EXISTING: 1
PROPOSED: 2

SITE AREA..... LOT 1: 32,955 SQ.FT = 0.757 AC ±
LOT 2: 566,150 SQ.FT. = 12.997 AC ±
TOTAL: 599,105 SQ.FT. = 13.754 AC ±

PROPOSED DWELLING UNITS.....LOT 1: 50 APARTMENTS (AFFORDABLE HOUSING)
LOT 2: 231 TOWNHOMES/DUETS
TOTAL: 281 UNITS

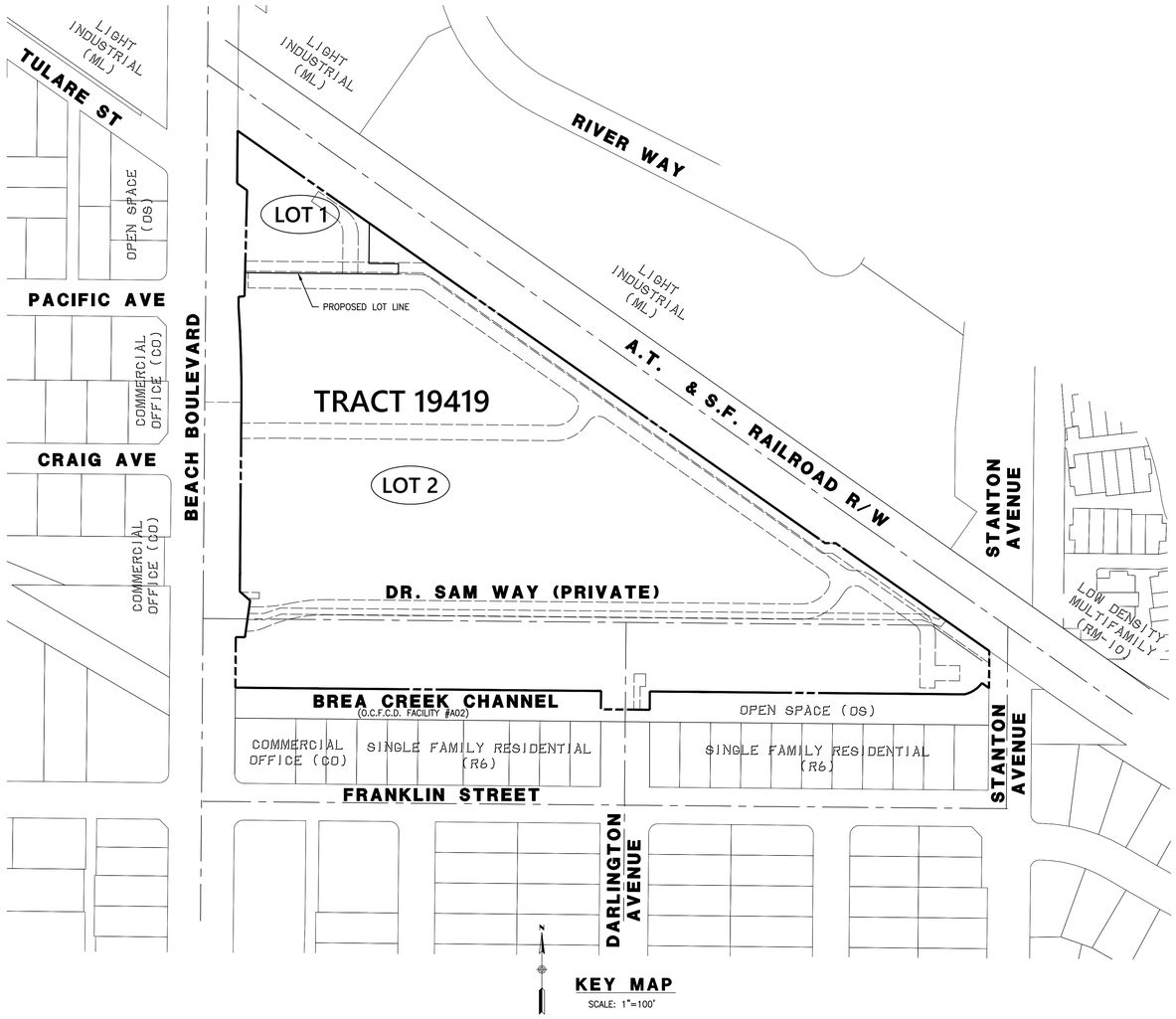
DENSITY..... LOT 1: 65.7 DU/ACRE
LOT 2: 17.7 DU/ACRE
SITE: 20.4 DU/ACRE

BUILDING SETBACKS:

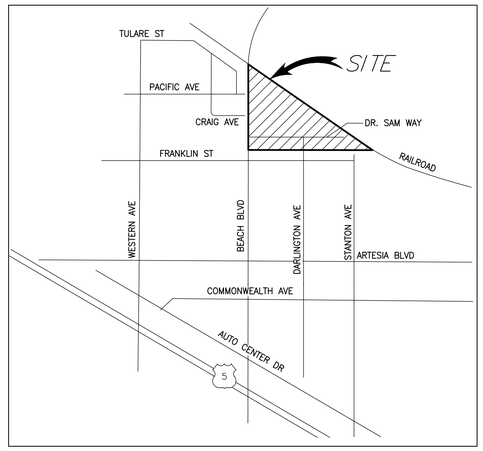
	REQ'D	PROPOSED
FRONT (BEACH BOULEVARD).....	19'	20'
STREET SIDE (BREA CREEK CHANNEL).....	10'	10'
REAR (RAILROAD).....	10'	13'

EARTHWORK QUANTITIES:

RAW EARTHWORK SUMMARY	CUT	FILL	IMPORT
RAW VOLUME.....	3,400 CY	36,000 CY	32,600 CY
MAXIMUN DEPTH.....	5.0'	5.0'	



KEY MAP
SCALE: 1"=100'



VICINITY MAP
NO SCALE

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BB	BROOKS BOX
CO	CLEANOUT
DG	DECOMPOSED GRANITE
DWG	DRAWING
DWY	DRIVEWAY
ELEC	ELECTRICAL
EX OR EXIST	EXISTING
FC	FACE OF CURB
FG	FINISH GRADE
FGBW	FINISH GRADE BACK OF WALL
FBFW	FINISH GRADE FACE OF WALL
FSFW	FINISH SURFACE FACE OF WALL
FL	FLOW LINE
FS	FINISH SURFACE/FIRE SERVICE
GB	GRADE BREAK
HORIZ	HORIZONTAL
IE	INVERT ELEVATION
JT	JOINT TRENCH
L/S	LANDSCAPE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD	MODIFIED
NTS	NOT TO SCALE
PA	PLANTER AREA
PIP	PROTECT IN PLACE
PL	PROPERTY LINE
PVT	PRIVATE
PROP	PROPOSED
ROW,R/W	RIGHT-OF-WAY
SWR	SEWER
SD	STORM DRAIN
TB	THRUST BLOCK
TC	TOP OF CURB
TCO	TOP OF CLEANOUT
TF	TOP OF FOOTING
TG	TOP OF GRATE
TP	TOP OF PIPE
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
WTR	WATER

LEGEND:

EXISTING	SYMBOL
RIGHT OF WAY.....	
CENTERLINE.....	
LOT LINE.....	
EASEMENT.....	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN.....	W
EXIST. WATER SERVICE.....	W
EXIST. PVC SEWER MAIN.....	S
EXIST. SEWER LATERAL.....	S
EX. STORM DRAIN.....	SD
EX. STORM DRAIN CLEANOUT.....	
EX. CATCH BASIN.....	

PROPOSED	
LOT LINE.....	
TRACT BOUNDARY.....	
RETAINING WALL (PVT.).....	
PCC PAVEMENT (PVT.).....	
AC PAVEMENT (PVT).....	
STORM DRAIN (PVT.).....	
ROUND AREA DRAIN (PVT.).....	
TYPE I CATCH BASIN.....	
TYPE A-4 C.O. (PVT.).....	
TYPE B CURB INLET (PVT.).....	
SEWER (PVT.).....	S
POTABLE WATER SERVICE (PVT.).....	W
FIRE SERVICE (PVT.).....	FS
JOINT TRENCH.....	JT
BUILDING NUMBER/TYPE.....	42 C (BLDG NUMBER / BLDG TYPE)
UNIT NUMBER.....	153

BENCHMARK:

ORANGE COUNTY PUBLIC WORKS- OC SURVEY
DESIGNATION: 1A-121-68
ELEVATION: NAVD 88 (FT) = 79.643

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP 2010-139, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 380, PAGES 17 TO 20 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORD OF SAID COUNTY.

FLOODPLAIN DESIGNATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND "AO", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0038 MAP NUMBER 06073C0038J, WHICH BEARS AN EFFECTIVE DATE OF 12/3/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINED THIS ZONE.

UTILITY INFORMATION:

UTILITY	SERVICE BY	TELEPHONE NO.
POWER	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
WATER	CITY OF BUENA PARK	(714) 562-3670
TELEPHONE	AT&T CALIFORNIA	(949) 362-9978
GAS	SOUTHERN CALIFORNIA GAS	(800) 427-2200
STORM DRAIN	CITY OF BUENA PARK	(714) 562-3670
SEWER	CITY OF BUENA PARK	(714) 562-3670

SHEET INDEX

	SHEET NO.
TITLE SHEET.....	1
EXISTING SITE MAPPING.....	2
EXISTING TOPOGRAPHY & UTILITY.....	3
PROPOSED SITE MAPPING.....	4
GRADING PLAN SHEET MAP.....	5
GRADING SHEETS.....	6 - 11
SITE SECTIONS.....	12

RECEIVED
MAY 6 2026
PLANNING DIV
CU-25-5

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV.	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
TITLE SHEET

PERMIT NO.

SHEET 1 OF 12

C:\RICK\Projects\C20000\20101_Amway Site-Buena Park\Civil\PlanSets\TM\20101-TM-C001-TITLE.dwg, 5/1/2026 11:33 AM

DATE: 5/1/2026

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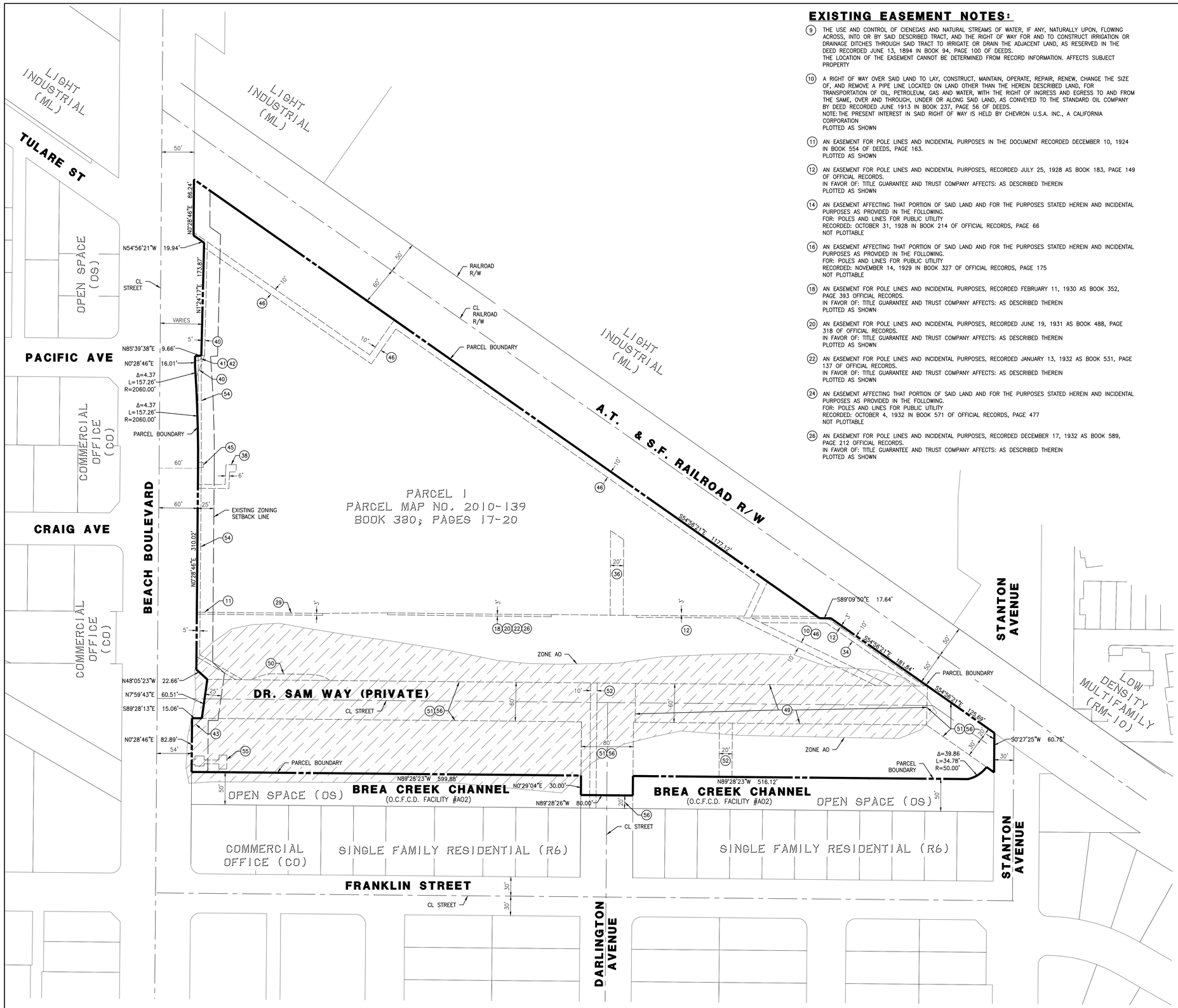

EXISTING EASEMENT NOTES:

(9) THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID DESCRIBED TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN THE DEED RECORDED JUNE 13, 1894 IN BOOK 94, PAGE 100 OF DEEDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. AFFECTS SUBJECT PROPERTY

(10) A RIGHT OF WAY OVER SAID LAND TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF, AND REMOVE A PIPE LINE LOCATED ON LAND OTHER THAN THE HEREIN DESCRIBED LAND, FOR TRANSPORTATION OF OIL, PETROLEUM, GAS AND WATER, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER AND THROUGH, UNDER OR ALONG SAID LAND, AS CONVEYED TO THE STANDARD OIL COMPANY BY DEED RECORDED JUNE 1913 IN BOOK 237, PAGE 56 OF DEEDS.
NOTE: THE PRESENT INTEREST IN SAID RIGHT OF WAY IS HELD BY CHEVRON U.S.A. INC., A CALIFORNIA CORPORATION
PLOTTED AS SHOWN

(11) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 10, 1924 IN BOOK 554 OF DEEDS, PAGE 163.
PLOTTED AS SHOWN

(12) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1928 AS BOOK 183, PAGE 149 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(14) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: POLES AND LINES FOR PUBLIC UTILITY
RECORDED: OCTOBER 31, 1928 IN BOOK 214 OF OFFICIAL RECORDS, PAGE 66
NOT PLOTTABLE

(16) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: POLES AND LINES FOR PUBLIC UTILITY
RECORDED: NOVEMBER 14, 1929 IN BOOK 327 OF OFFICIAL RECORDS, PAGE 175
NOT PLOTTABLE

(18) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 11, 1930 AS BOOK 352, PAGE 393 OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(20) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 19, 1931 AS BOOK 488, PAGE 318 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(22) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 13, 1932 AS BOOK 531, PAGE 137 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(24) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: POLES AND LINES FOR PUBLIC UTILITY
RECORDED: OCTOBER 4, 1932 IN BOOK 571 OF OFFICIAL RECORDS, PAGE 477
NOT PLOTTABLE

(26) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1932 AS BOOK 589, PAGE 212 OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(29) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 2, 1934 AS BOOK 659, PAGE, 439 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(34) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1948 AS BOOK 1603, PAGE 516 OFFICIAL RECORDS.
IN FAVOR OF: STANDARD OIL COMPANY AND STANDARD GASOLINE COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(36) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1957 AS BOOK 3999, PAGE 340 OF OFFICIAL RECORDS.
IN FAVOR OF: STANDARD OIL COMPANY OF CALIFORNIA, A DELAWARE CORPORATION AFFECTS: AS DESCRIBED THEREIN
NOTE: THE PRESENT INTEREST IN SAID RIGHT OF WAY IS HELD BY CHEVRON U.S.A INC., A CALIFORNIA CORPORATION
PLOTTED AS SHOWN

(38) AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 28, 1979 AS BOOK 13288 PAGE 1180 AND RE-RECORDED MARCH 20, 1980 IN BOOK 13542, PAGE 510 AND AGAIN RERECORDED JANUARY 14, 1 IN BOOK 13913, PAGE 41, ALL OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT TO ENCROACHMENT AGREEMENT RECORDED JANUARY 03, 2018 AS INSTRUMENT NO. 2018000002239 OF OFFICIAL RECORDS.
PLOTTED AS SHOWN

(40) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 5, 1981 AS BOOK 13970, PAGE 172 OF OFFICIAL RECORDS.
IN FAVOR OF: CHEVRON U.S.A. INC., A CORPORATION, AND STANDARD GASOLINE COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(41) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED MARCH 5, 1981 AS BOOK 13970, PAGE 176 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF BUENA PARK AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(42) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP 80-326 RECORDED APRIL 23, 1981 AND ON FILE IN BOOK 156, PAGE(S) 30-32, OF PARCEL MAPS.
FOR: STORM DRAIN AND INCIDENTAL PURPOSES.
PLOTTED AS SHOWN

(43) AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 1982 AS INSTRUMENT NO. 82-009119 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF BUENA PARK, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(45) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 2, 1985 AS INSTRUMENT NO. 85- 116035 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(46) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1988 AS INSTRUMENT NO. 88-043110 OF OFFICIAL RECORDS.
IN FAVOR OF: CHEVRON U.S.A., INC. AND STANDARD GASOLINE COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(49) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PORTION OF EMERY STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED MAY 24, 2000 AS INSTRUMENT NO. 20000271820 OF OFFICIAL RECORDS.
PLOTTED AS SHOWN

(50) AN EASEMENT FOR RIGHT OF WAY FOR STREET AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 2006 AS INSTRUMENT NO. 2006000657306 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF BUENA PARK AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(51) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PORTIONS OF DARLINGTON AVENUE, BREA CREEK CHANNEL AND EMERY STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED AUGUST 20, 2007 AS INSTRUMENT NO. 2007000517632 OF OFFICIAL RECORDS.
THE ABOVE DOCUMENT WAS RE-RECORDED JUNE 24, 2013 IN/AS INSTRUMENT NO. 2013000379287 OF OFFICIAL RECORDS.
PLOTTED AS SHOWN

(52) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 1, 2008 AS INSTRUMENT NO. 2008000458662 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(54) AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 2012 AS INSTRUMENT NO. 2012000629728 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(55) AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 2013 AS INSTRUMENT NO. 2013000228163 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(56) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: PUBLIC UTILITY WITH THE RIGHT OF INGRESS AND EGRESS; ACCESS EASEMENT
RIGHTS FOR THE ORANGE COUNTY FLOOD CONTROL DISTRICT AND THE BURLINGTON NORTHERN AND SANTA FE RAILWAY AND CHEVRON USA/STANDARD OIL COMPANY
RECORDED: SEPTEMBER 3, 2013 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2013000514919 AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(57) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE FILED MAP.
FOR : DR. SAM WAY (PRIVATE STREET)
NOT PLOTTABLE

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

CITY OF BUENA PARK
VESTING TENTATIVE TRACT MAP NO. 19419
EXISTING SITE MAPPING

PERMIT NO.
SHEET 2 OF 12

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DATE: 5/1/2026

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PACIFIC AVE

CRAIG AVE

BEACH BOULEVARD

CL STREET

VARIES

50'

5'

10'

60'

RAILROAD R/W

CL RAILROAD R/W

PARCEL BOUNDARY

10" WTR LINES TO COOLING TOWERS

A.T. & S.F. RAILROAD R/W

CONCRETE

4" WTR

PARCEL BOUNDARY

36" SD

EXISTING ZONING SETBACK LINE

4" WTR

BUILDING 2
3-STORY CONCRETE BUILDING
FOOTPRINT AREA = 190,293 SQ FT
HEIGHT = 49' +/-
(TO BE DEMOLISHED)

12" SD

8" SWR

4" W.M.

6'

3" WTR

8" SWR

12" SD

25'

2" GAS

PIV

8" OIL

EXISTING CHEVRON GAS, ABANDONED

RIM 77.20
IE 75.62
L=319' TO IE 68.9

6" SD

12" SD

RIM 77.40
IE 68.9

8" SWR

3" W.M.

BUILDING 1
2-STORY CONCRETE BUILDING
FOOTPRINT AREA = 33,290 SQ FT
HEIGHT = 32' +/-
(TO BE DEMOLISHED)

12" SD

3'

20'

CB
IE 77.14

CB
IE 75.65

8" WTR

6" WTR

6" SWR

1.5" WTR

18" SD

8" FIRE

PARCEL BOUNDARY

8" WTR

8" SWR

5'

8" FIRE

CB
IE 73.99

FDC &PIV

SD C.O.

WTR VAULT

12" SD

36" SD PER AS-BUILT GP-1525 SHEET C-4

SWR MH (PUBLIC)

CURB INLET
IE 71.15

4" WTR (ABANDONED)

8" SWR

SD OUTLET
IE 75.18

18" SD

8" SWR (PUBLIC)

SWR MH (PUBLIC)

4" WTR (ABANDONED)

DR. SAM WAY (PRIVATE)

25'

8" WTR

CL STREET

ASPHALT

CONCRETE

60'

10'

18" SD

10" SWR

4" GAS

CURB INLET
IE 74.15

18" SD

CB
IE 73.15

CURB INLET
IE 76.21

12" SD

CO
IE 74.14

18" SD

3" GAS

CURB INLET
IE 76.28

18" SD

CO
IE 73.70

EXISTING CHEVRON GAS, ABANDONED

6" WTR

54'

PARCEL BOUNDARY

PARCEL BOUNDARY

30'

50'

BREA CREEK CHANNEL
(O.C.F.C.D. FACILITY #A02)

SD OUTLET
IE 73.29

20'

SD OUTLET
IE 70.10

BREA CREEK CHANNEL
(O.C.F.C.D. FACILITY #A02)

50'

STANTON AVENUE

4" WTR (PUBLIC)

CL STREET

4" WTR (PUBLIC)

6" WTR (PUBLIC)

FRANKLIN STREET

30'

CL STREET

10" WTR (PUBLIC)

8" SWR (PUBLIC)

DARLINGTON AVENUE

N

60 30 0 60 120 180

GRAPHIC SCALE: 1"=60'

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APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

RCE NO. EXP.

DATE

CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
EXISTING TOPOGRAPHY & UTILITY

PERMIT NO.

SHEET 3 OF 12

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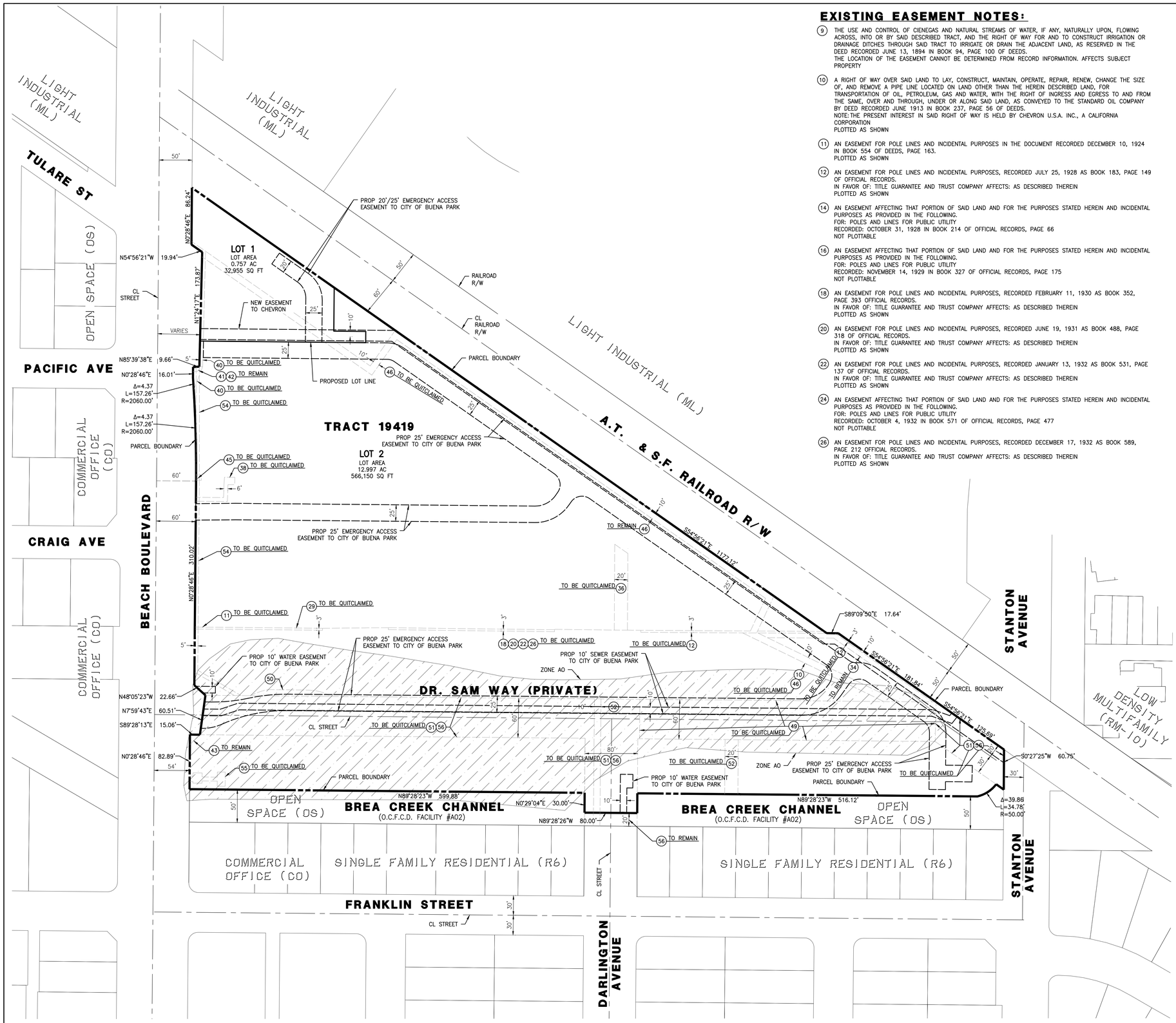

EXISTING EASEMENT NOTES:

(9) THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID DESCRIBED TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN THE DEED RECORDED JUNE 13, 1894 IN BOOK 94, PAGE 100 OF DEEDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. AFFECTS SUBJECT PROPERTY

(10) A RIGHT OF WAY OVER SAID LAND TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF, AND REMOVE A PIPE LINE LOCATED ON LAND OTHER THAN THE HEREIN DESCRIBED LAND, FOR TRANSPORTATION OF OIL, PETROLEUM, GAS AND WATER, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER AND THROUGH, UNDER OR ALONG SAID LAND, AS CONVEYED TO THE STANDARD OIL COMPANY BY DEED RECORDED JUNE 1913 IN BOOK 237, PAGE 56 OF DEEDS.
NOTE: THE PRESENT INTEREST IN SAID RIGHT OF WAY IS HELD BY CHEVRON U.S.A. INC., A CALIFORNIA CORPORATION
PLOTTED AS SHOWN

(11) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 10, 1924 IN BOOK 554 OF DEEDS, PAGE 163.
PLOTTED AS SHOWN

(12) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1928 AS BOOK 183, PAGE 149 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(14) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: POLES AND LINES FOR PUBLIC UTILITY
RECORDED: OCTOBER 31, 1928 IN BOOK 214 OF OFFICIAL RECORDS, PAGE 66
NOT PLOTTABLE

(16) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: POLES AND LINES FOR PUBLIC UTILITY
RECORDED: NOVEMBER 14, 1929 IN BOOK 327 OF OFFICIAL RECORDS, PAGE 175
NOT PLOTTABLE

(18) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 11, 1930 AS BOOK 352, PAGE 393 OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(20) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 19, 1931 AS BOOK 488, PAGE 318 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(22) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 13, 1932 AS BOOK 531, PAGE 137 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(24) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: POLES AND LINES FOR PUBLIC UTILITY
RECORDED: OCTOBER 4, 1932 IN BOOK 571 OF OFFICIAL RECORDS, PAGE 477
NOT PLOTTABLE

(26) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1932 AS BOOK 589, PAGE 212 OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(29) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 2, 1934 AS BOOK 659, PAGE, 439 OF OFFICIAL RECORDS.
IN FAVOR OF: TITLE GUARANTEE AND TRUST COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(34) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1948 AS BOOK 1603, PAGE 516 OFFICIAL RECORDS.
IN FAVOR OF: STANDARD OIL COMPANY AND STANDARD GASOLINE COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(36) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1957 AS BOOK 3999, PAGE 340 OF OFFICIAL RECORDS.
IN FAVOR OF: STANDARD OIL COMPANY OF CALIFORNIA, A DELAWARE CORPORATION AFFECTS: AS DESCRIBED THEREIN
NOTE: THE PRESENT INTEREST IN SAID RIGHT OF WAY IS HELD BY CHEVRON U.S.A INC., A CALIFORNIA CORPORATION
PLOTTED AS SHOWN

(38) AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 28, 1979 AS BOOK 13288 PAGE 1180 AND RE-RECORDED MARCH 20, 1980 IN BOOK 13542, PAGE 510 AND AGAIN RERECORDED JANUARY 14, 1 IN BOOK 13913, PAGE 41, ALL OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT TO ENCROACHMENT AGREEMENT RECORDED JANUARY 03, 2018 AS INSTRUMENT NO. 2018000002239 OF OFFICIAL RECORDS.
PLOTTED AS SHOWN

(40) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 5, 1981 AS BOOK 13970, PAGE 172 OF OFFICIAL RECORDS.
IN FAVOR OF: CHEVRON U.S.A. INC., A CORPORATION, AND STANDARD GASOLINE COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(41) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED MARCH 5, 1981 AS BOOK 13970, PAGE 176 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF BUENA PARK AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(42) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP 80-326 RECORDED APRIL 23, 1981 AND ON FILE IN BOOK 156, PAGE(S) 30-32, OF PARCEL MAPS.
FOR: STORM DRAIN AND INCIDENTAL PURPOSES.
PLOTTED AS SHOWN

(43) AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 1982 AS INSTRUMENT NO. 82-009119 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF BUENA PARK, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(45) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 2, 1985 AS INSTRUMENT NO. 85- 116035 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(46) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1988 AS INSTRUMENT NO. 88-043110 OF OFFICIAL RECORDS.
IN FAVOR OF: CHEVRON U.S.A., INC. AND STANDARD GASOLINE COMPANY AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(49) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PORTION OF EMERY STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED MAY 24, 2000 AS INSTRUMENT NO. 20000271820 OF OFFICIAL RECORDS.
PLOTTED AS SHOWN

(50) AN EASEMENT FOR RIGHT OF WAY FOR STREET AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 2006 AS INSTRUMENT NO. 2006000657306 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF BUENA PARK AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(51) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PORTIONS OF DARLINGTON AVENUE, BREA CREEK CHANNEL AND EMERY STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED AUGUST 20, 2007 AS INSTRUMENT NO. 2007000517632 OF OFFICIAL RECORDS.
THE ABOVE DOCUMENT WAS RE-RECORDED JUNE 24, 2013 IN/AS INSTRUMENT NO. 2013000379287 OF OFFICIAL RECORDS.
PLOTTED AS SHOWN

(52) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 1, 2008 AS INSTRUMENT NO. 2008000458662 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(54) AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 2012 AS INSTRUMENT NO. 2012000629728 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(55) AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 2013 AS INSTRUMENT NO. 2013000228163 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
PLOTTED AS SHOWN

(56) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING.
FOR: PUBLIC UTILITY WITH THE RIGHT OF INGRESS AND EGRESS; ACCESS EASEMENT
RIGHTS FOR THE ORANGE COUNTY FLOOD CONTROL DISTRICT AND THE BURLINGTON NORTHERN AND SANTA FE RAILWAY AND CHEVRON USA/STANDARD OIL COMPANY
RECORDED: SEPTEMBER 3, 2013 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2013000514919 AFFECTS: AS DESCRIBED THEREIN
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(57) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE FILED MAP.
FOR : DR. SAM WAY (PRIVATE STREET)
NOT PLOTTABLE

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Call at least 2 working days prior to excavating.

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CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
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CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
PROPOSED SITE MAPPING

PERMIT NO.
SHEET 4 OF 12

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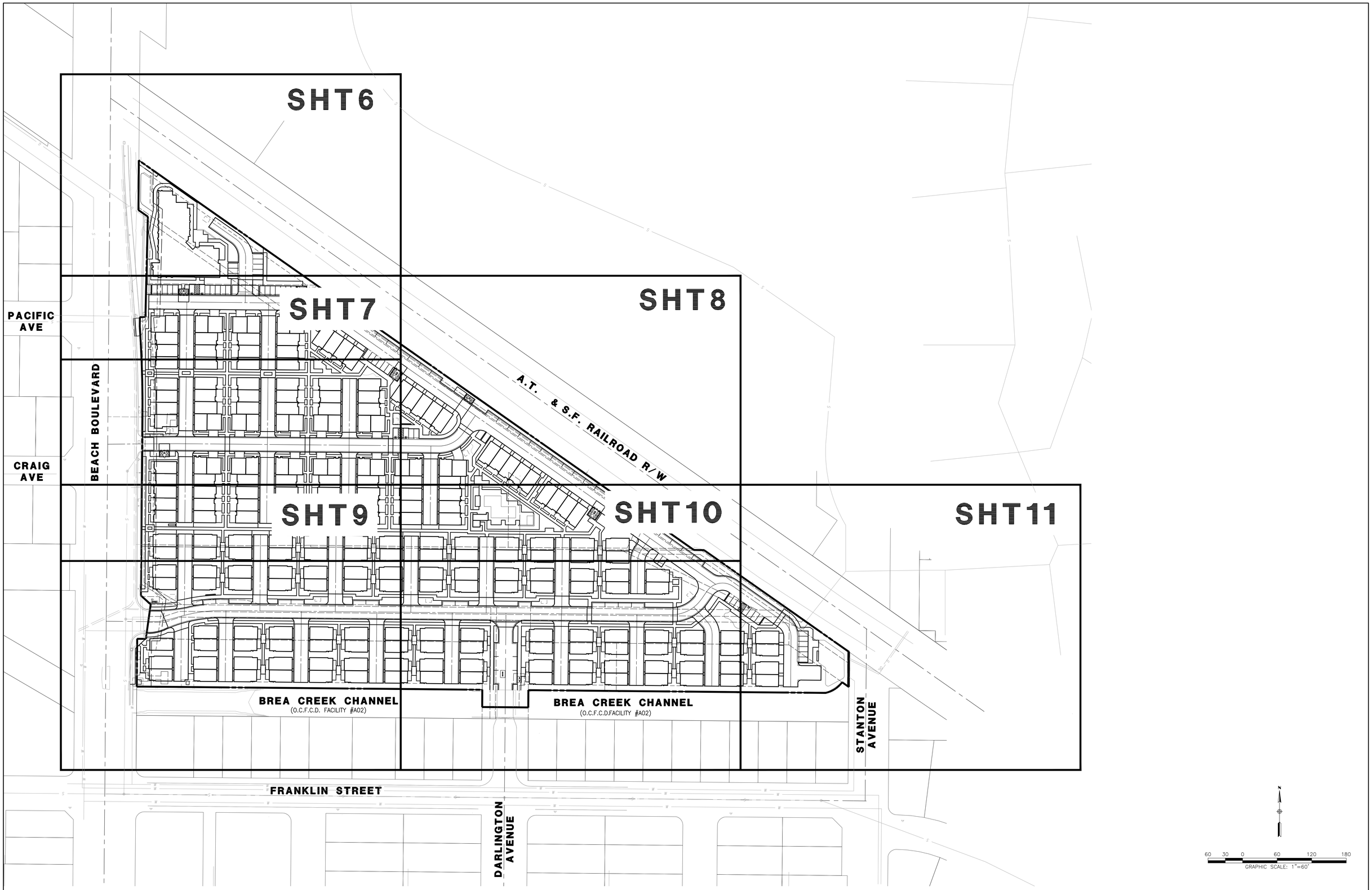

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CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
GRADING PLAN SHEET MAP

PERMIT NO.

SHEET 5 OF 12

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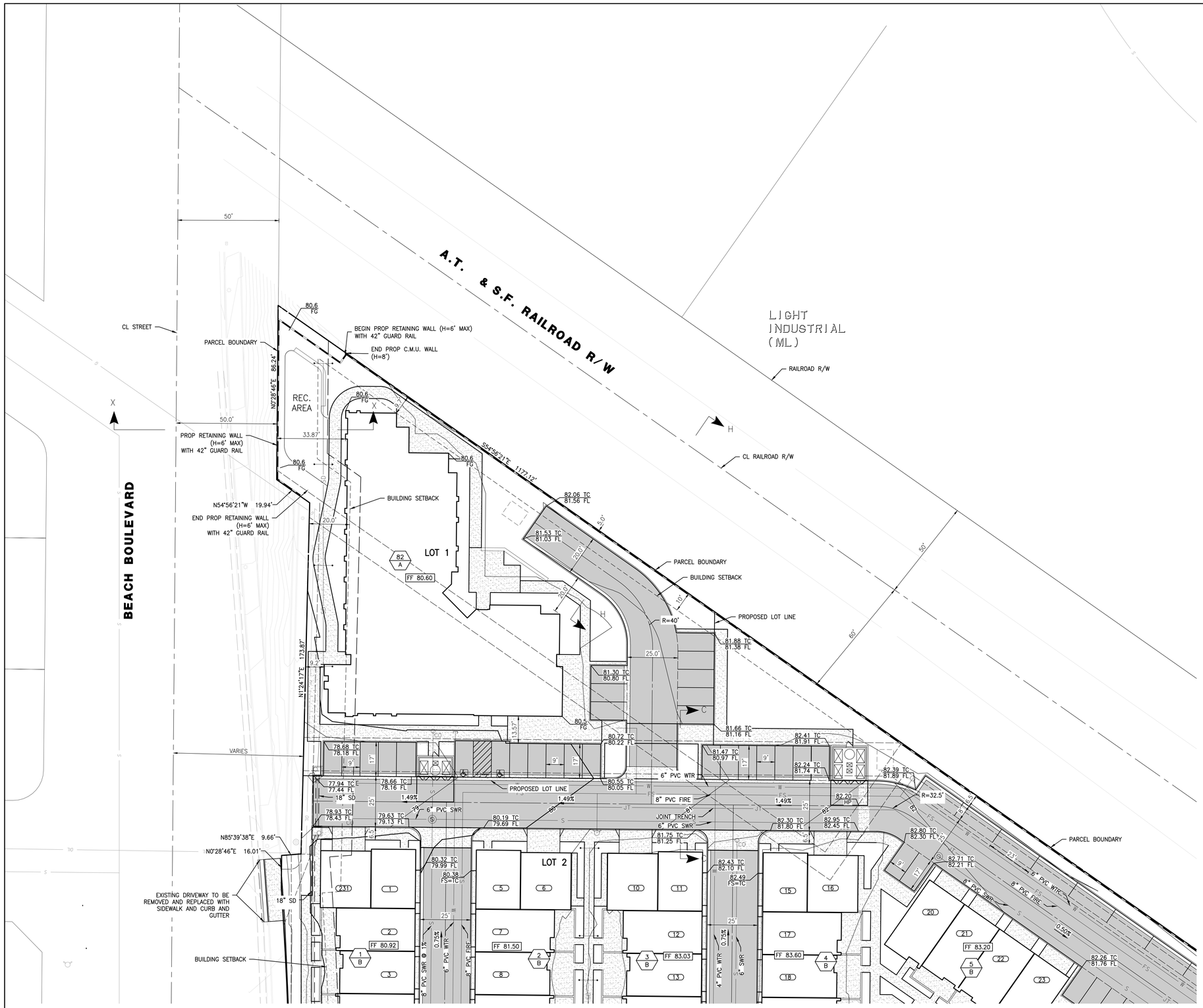

LEGEND:

EXISTING	SYMBOL
RIGHT OF WAY	
CENTERLINE	
LOT LINE	
EASEMENT	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN	W
EXIST. WATER SERVICE	W
EXIST. PVC SEWER MAIN	S
EXIST. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	

PROPOSED	
LOT LINE	
TRACT BOUNDARY	
EASEMENT	
RETAINING WALL (PVT.)	
PCC PAVEMENT 4" THICK (TYP)	
AC PAVEMENT (PVT)	
STORM DRAIN (PVT.)	
ROUND AREA DRAIN (PVT.)	
TYPE I CATCH BASIN	
TYPE A-4 C.O. (PVT.)	
TYPE B CURB INLET (PVT.)	
SEWER (PVT.)	S
POTABLE WATER SERVICE (PVT.)	W
FIRE SERVICE (PVT.)	FS
JOINT TRENCH	JT
BUILDING NUMBER/TYPE	42 C — BLDG NUMBER, BLDG TYPE
UNIT NUMBER	153

20 10 0 20 40 60
GRAPHIC SCALE: 1"=20'

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VESTING TENTATIVE TRACT MAP NO. 19419
GRADING SHEET

PERMIT NO.
SHEET 6 OF 12

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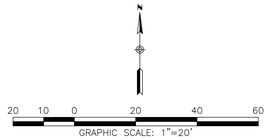

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EXISTING	SYMBOL
RIGHT OF WAY	
CENTERLINE	
LOT LINE	
EASEMENT	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN	W
EXIST. WATER SERVICE	W
EXIST. PVC SEWER MAIN	S
EXIST. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	

PROPOSED	
LOT LINE	
TRACT BOUNDARY	
EASEMENT	
RETAINING WALL (PVT.)	
PCC PAVEMENT 4" THICK (TYP)	
AC PAVEMENT (PVT)	
STORM DRAIN (PVT.)	
ROUND AREA DRAIN (PVT.)	
TYPE I CATCH BASIN	
TYPE A-4 C.O. (PVT.)	
TYPE B CURB INLET (PVT.)	
SEWER (PVT.)	S
POTABLE WATER SERVICE (PVT.)	W
FIRE SERVICE (PVT.)	FS
JOINT TRENCH	JT
BUILDING NUMBER/TYPE	42 C — BLDG NUMBER, BLDG TYPE
UNIT NUMBER	153

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CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
GRADING SHEET

PERMIT NO.
SHEET 7 OF 12

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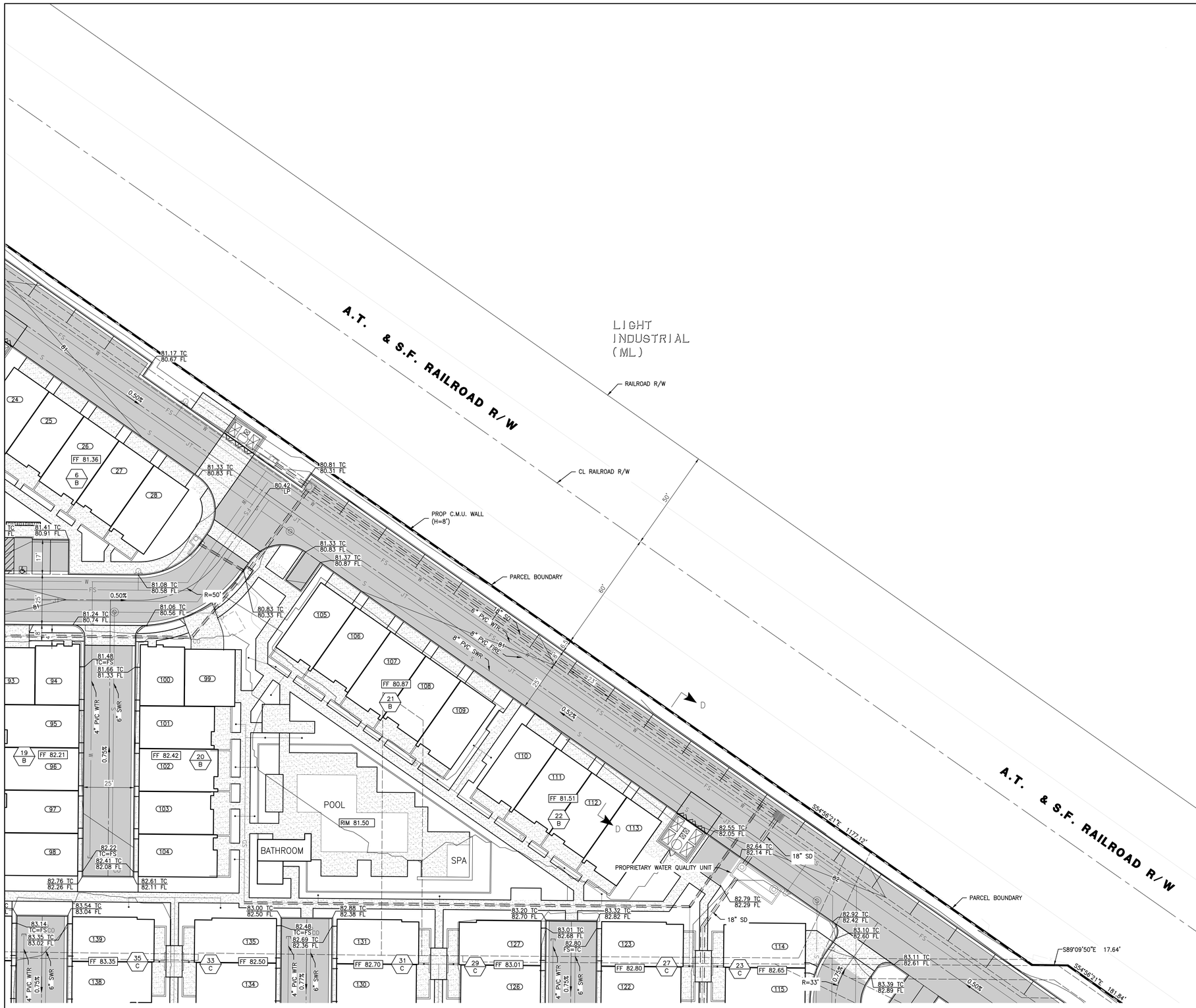

LEGEND:

EXISTING	SYMBOL
RIGHT OF WAY	
CENTERLINE	
LOT LINE	
EASEMENT	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN	W
EXIST. WATER SERVICE	W
EXIST. PVC SEWER MAIN	S
EXIST. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	

PROPOSED	
LOT LINE	
TRACT BOUNDARY	
EASEMENT	
RETAINING WALL (PVT.)	
PCC PAVEMENT 4" THICK (TYP)	
AC PAVEMENT (PVT)	
STORM DRAIN (PVT.)	
ROUND AREA DRAIN (PVT.)	
TYPE I CATCH BASIN	
TYPE A-4 C.O. (PVT.)	
TYPE B CURB INLET (PVT.)	
SEWER (PVT.)	S
POTABLE WATER SERVICE (PVT.)	W
FIRE SERVICE (PVT.)	FS
JOINT TRENCH	JT
BUILDING NUMBER/TYPE	42 C — BLDG NUMBER, BLDG TYPE
UNIT NUMBER	153

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ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

PLANS PREPARED FOR/OWNER:
5600 BEACH BLVD BP OWNER, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

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RCE NO. _____ EXP. _____
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CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
GRADING SHEET

PERMIT NO.

SHEET 8 OF 12

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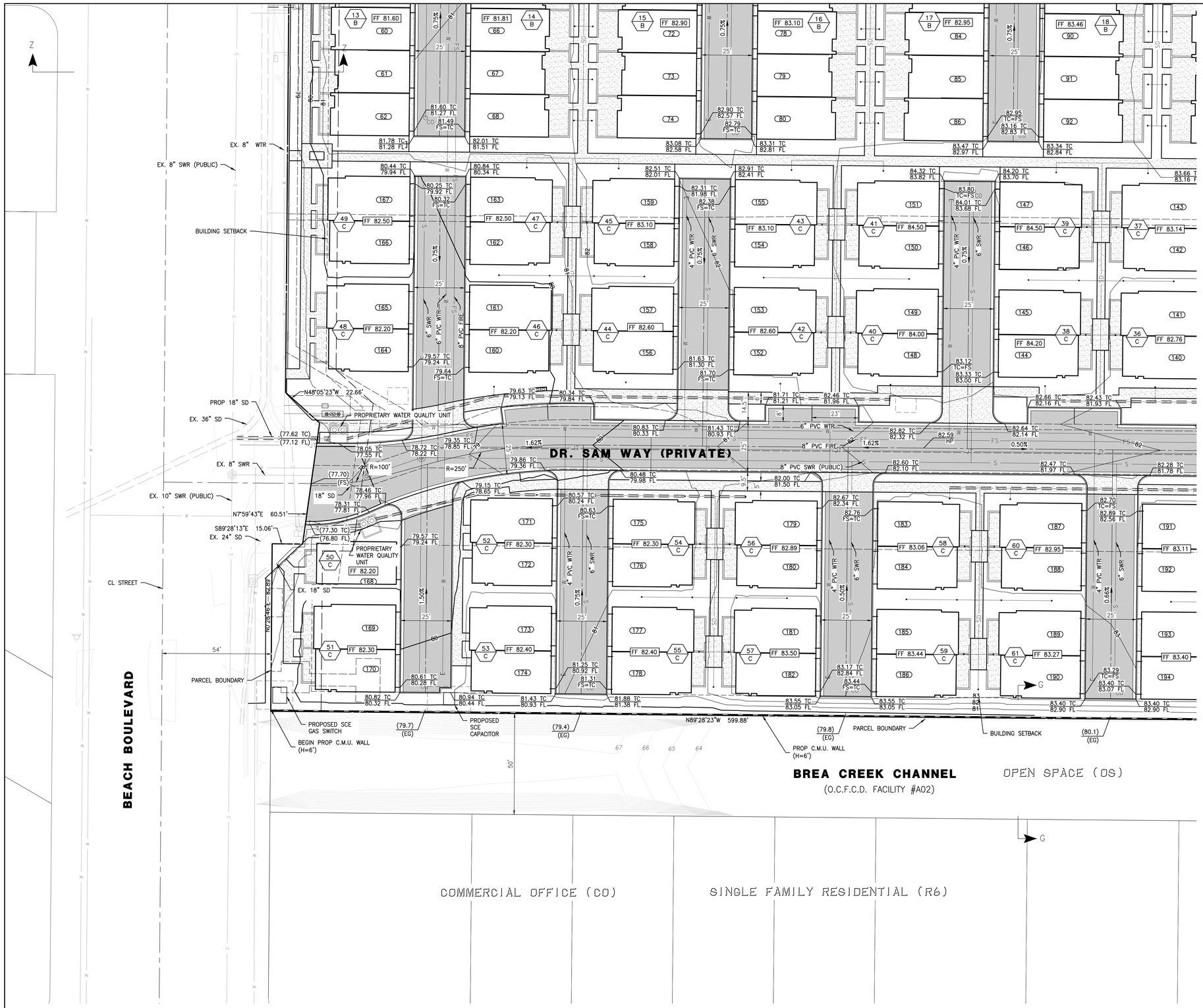

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UNIT NUMBER	153

20 10 0 20 40 60
GRAPHIC SCALE: 1"=20'

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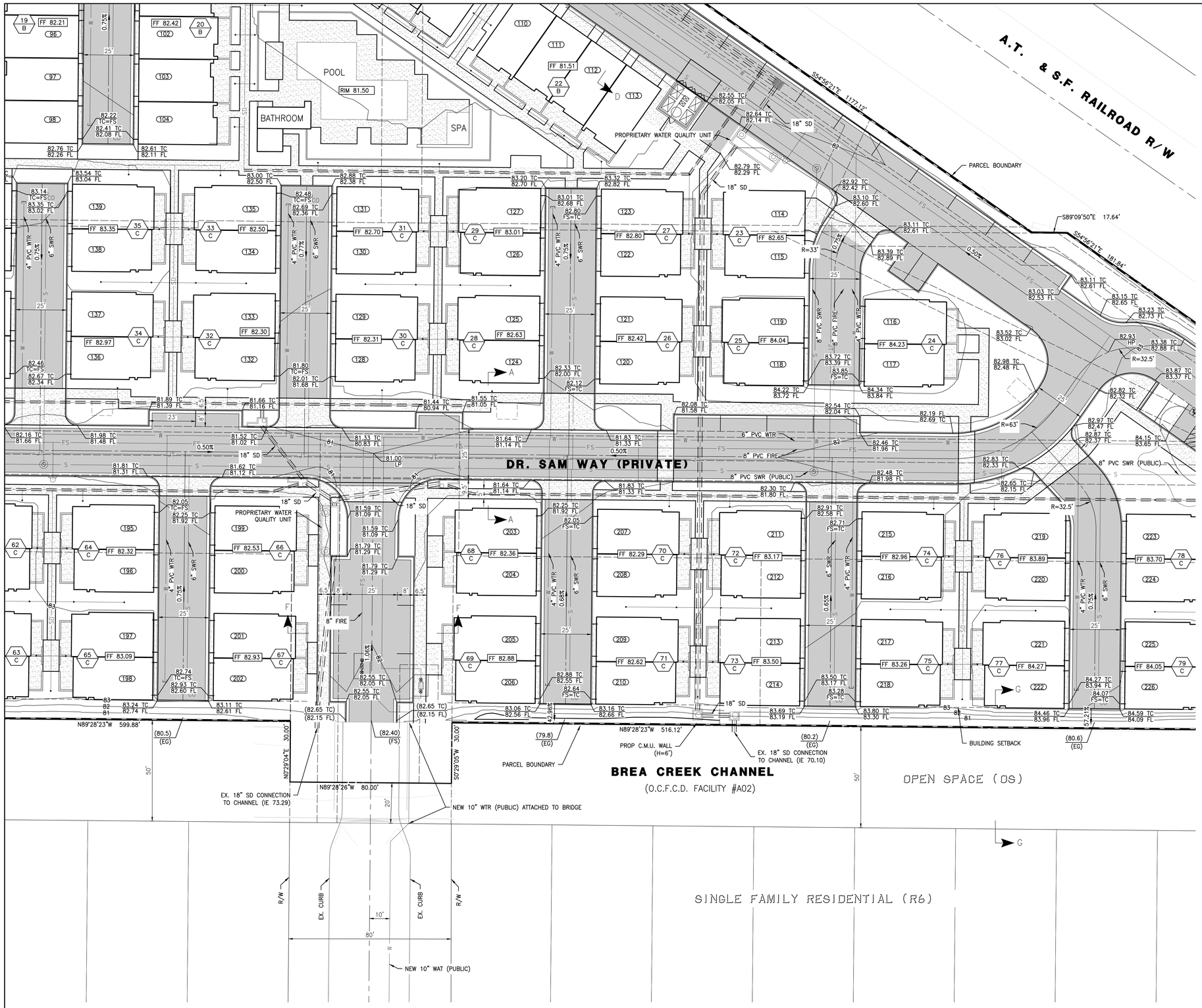

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GRAPHIC SCALE: 1"=20'

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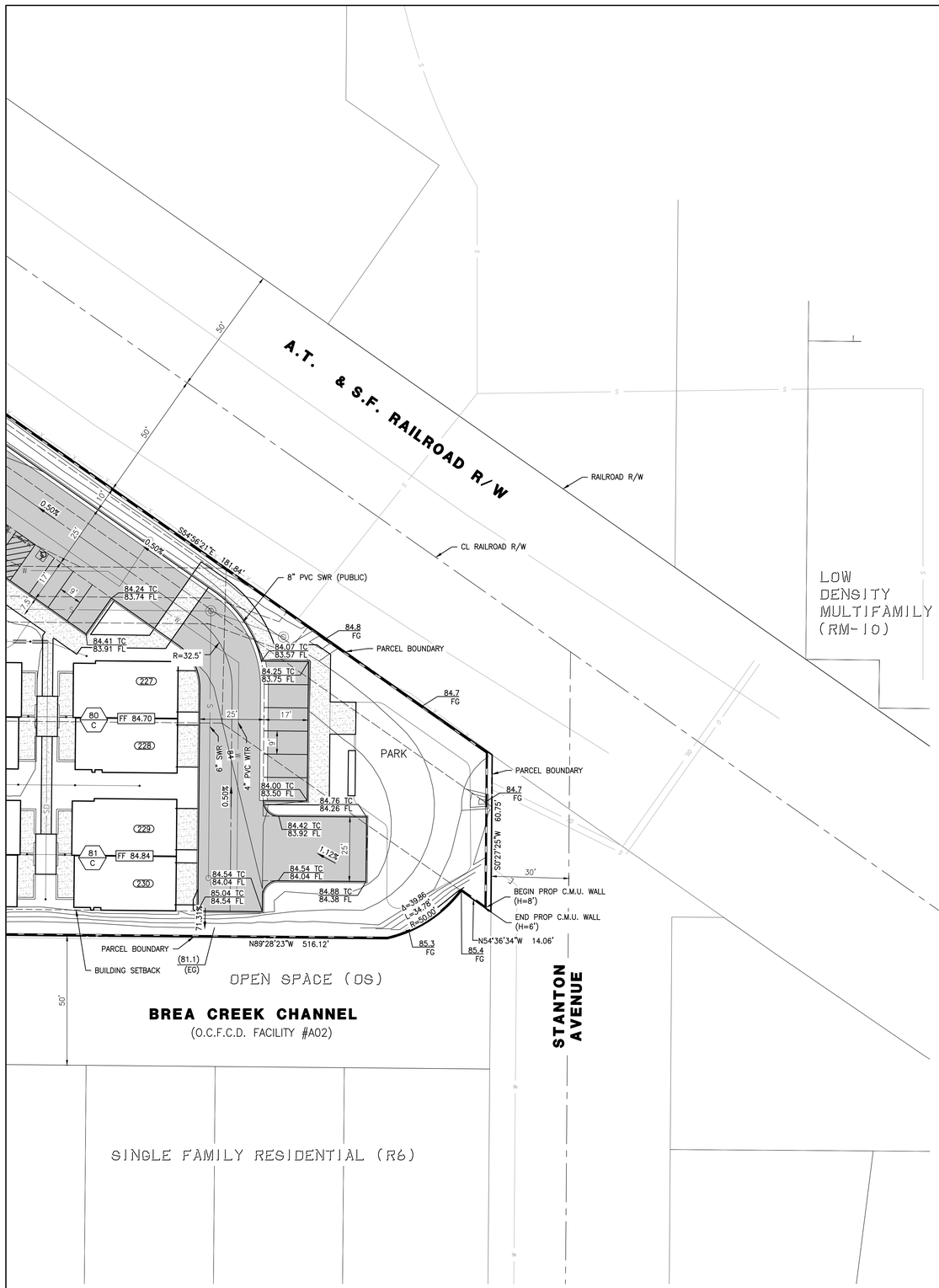

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JOINT TRENCH	JT
BUILDING NUMBER/TYPE	42 C (BLDG NUMBER / BLDG TYPE)
UNIT NUMBER	153

N

20 10 0 20 40 60

GRAPHIC SCALE: 1"=20'

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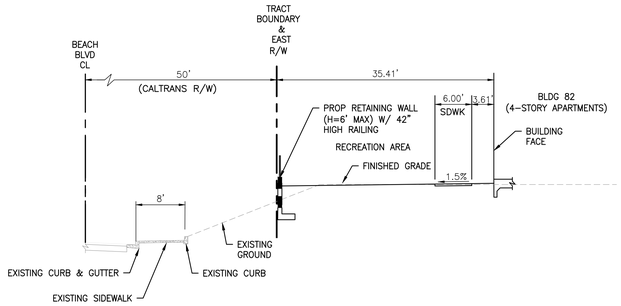

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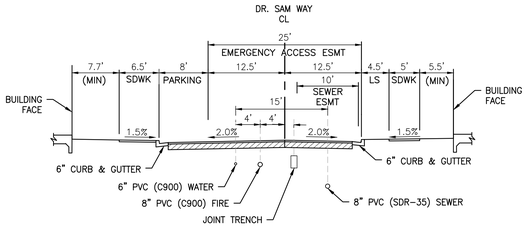

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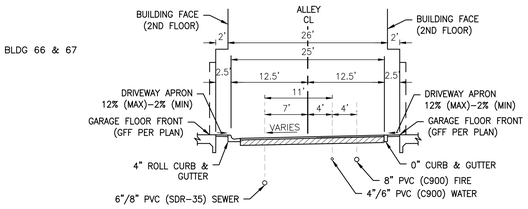

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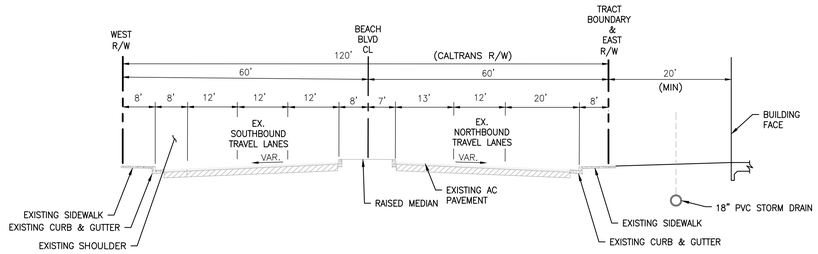

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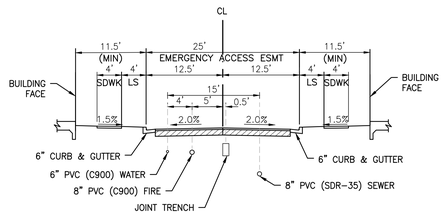

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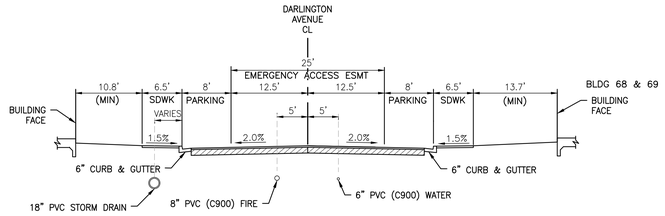

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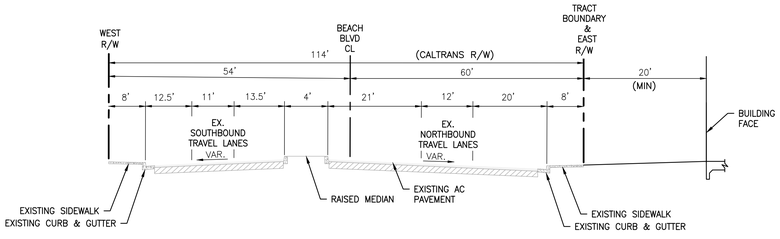

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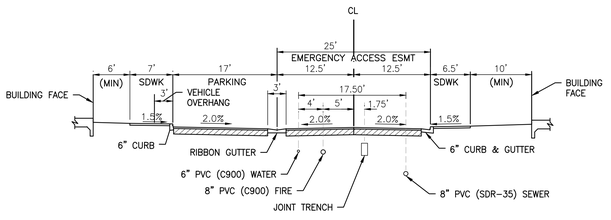

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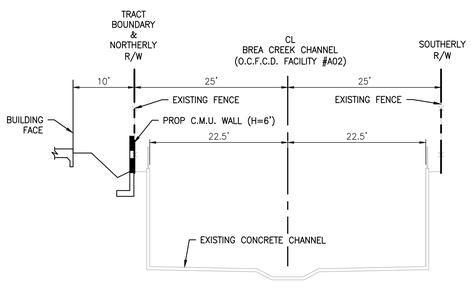

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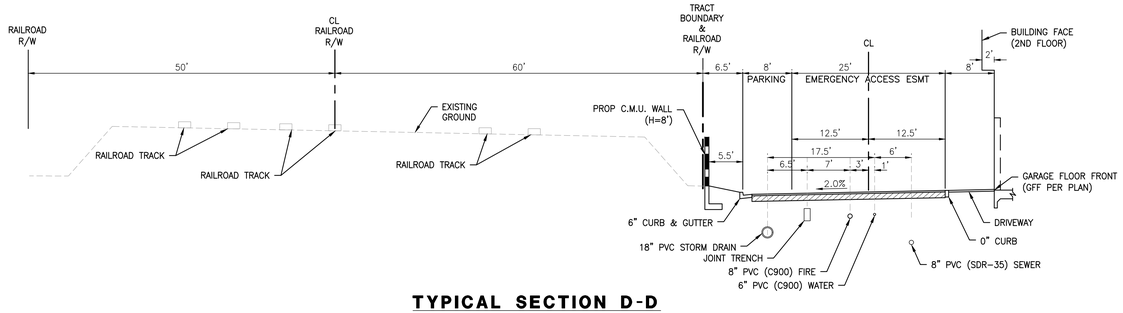

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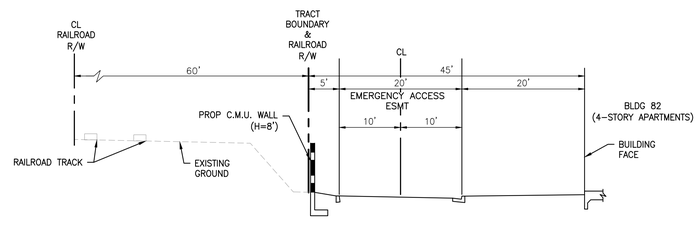

TYPICAL SECTION H-H

NOT TO SCALE

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ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

PLANS PREPARED BY:
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5620 FRIARS ROAD
SAN DIEGO, CA 92110
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JN 20101-A

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TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. EXP.
DATE

CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
SITE SECTIONS

PERMIT NO.
SHEET 12 OF 12

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MAR 23 2026
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Project Description

Shopoff Amway South Campus

5600 Beach Blvd, Buena Park, CA

3/12/2026

Applicant/Owner: 5600 Beach Blvd BP Owner, LLC

Applicant/Owner Contact: Scott DiCesare – sdicesare@shopoff.com – (949) 417-1396

Applicant/Owner Address: 18565 Jamboree Road, Suite 200, Irvine, CA. 92612

1 PROJECT DESCRIPTION

1.1 PROJECT LOCATION

The Property is located at the northeast corner of Beach Blvd and Dr Sam Way, half a mile west of the Buena Park Metrolink Station, 3/4 miles north of the I-5 freeway and 1.5 miles north of the 91 freeway along CA-39. The site APNs are 066-572-08, 066-163-26, and 066-164-24

1.2 EXISTING LAND USES AND LAND USE DESIGNATIONS

The Property is a triangular-shaped parcel bounded by Brea Creek Channel, Beach Boulevard, and Metrolink rail line. A diverse mix of land uses surrounds the Property. Residential uses are located south of the Property. A mix of residential and commercial uses are located west of the Property along Beach Boulevard. Amway's North Campus and multi-family apartment buildings are located to the north and east of the Property, across the Metrolink rail line.

The Property is designated Light Industrial under Buena Park's 2035 General Plan. A strip of the Property located on the southern portion of the site that includes existing Dr. Sam Way, a private street, is designated Open Space. The Property is also located within the Civic Center Focus Area under the General Plan. The Property is zoned Light Industrial under the City's Zoning Code. The southern portion of the site that includes Dr. Sam Way is zoned Open Space.

1.3 PROJECT OVERVIEW

5600 Beach Blvd BP Owner, LLC ("Shopoff") intends to redevelop approximately 13.75-acres of real property located at 5600 Beach Boulevard in the City of Buena Park ("Property"). The Property currently includes a manufacturing facility that consists of two connected buildings totaling approximately 370,031 square feet. Shopoff intends to demolish the existing buildings and develop the site with 231 townhomes and duets and 50 affordable units, for a total of 281 residential units (with the application of a Site Area Bonus and State Density Bonus as further described below), a total of approximately 567 parking spaces, and common open space and private open space ("Project").

The development of the Project will require an amendment to the General Plan Land Use designation applicable to the Property and a Zoning Map amendment to rezone the Property. As further detailed below, the Project and the proposed amendments to the General Plan and Zoning Map, are consistent with the General Plan Goals and Policies and compatible with the surrounding neighborhood. By this application, Shopoff also requests to use the State Density Bonus Law in connection with the proposed Project.
A summary of the product types is shown below:

Proposed Land Use	Proposed Zoning	Type	Acreage	Units	SF Range	Stories
Apartments	RM-20	Affordable Housing	0.76	50	520 – 745	4
Duets	RM-20	For Sale	7.054	117	1,694 – 1,947	3
Townhomes	RM-20	For Sale	5.94	114	1,238 – 1862	3
Total			**13.754**	**281**		

1.4 PROJECT BENEFITS

This project intends to help the City of Buena Park provide much needed new housing supply to its residents to enhance quality of life and reduce out migration to cities further out from job centers. The Project will transform the existing Amway Corporate Campus to a residential community with a variety of housing options and amenities that will drive new residents to the City of Buena Park.

In addition, the Project proposes to provide much needed affordable housing to the community. The Project will provide 50 affordable apartment units, which is 18% percent of the total residential units.

1.5 GENERAL PLAN AMENDMENT

Shopoff is proposing to amend the General Plan land use designation applicable to the Property from Light Industrial to High-Density Residential.

The High-Density Residential designation under the General Plan is characterized by condominium and apartment development. The General Plan states that development "requires consideration of internal and external circulation, the relationship of buildings and units to each other, and the provision of common open and private outdoor living areas."
The base density under the High-Density Residential designation is 20 dwelling units per acre (du/ac). The density standard may increase to 24 du/ac with the application of the Site Area Bonus. The Affordable Housing Area Bonus may further increase the density to 30 du/ac and the Affordable Housing Area Bonus may increase the density to 48 du/ac.
The Project proposes multifamily apartments and townhomes consistent with the character of the High-Density Residential Use. The cumulative density of the Project is 20.4 du/ac. As further detailed below, the Project's density is consistent with the allowable density with the

application of the Site Area Bonus (which increases the base density to 24 du/ac) and State Density Bonus.

The Project also includes an internal street network that connects to Beach Boulevard at different entry points and provides residents of the Project ingress and egress access. The Project also proposes significant common and private open space. A total of approximately 181,226 square feet of open space will be provided, including 13,000 square feet of open space and a dog run within the affordable housing component of the Project. The townhomes and duplexes also include significant private open space and common open space areas, including dog parks and a pool courtyard.

Application of Site Area Bonus

The base density under the High-Density Residential designation is 20 du/ac. Under the base density, a maximum of 275 dwelling units is permitted on the approximately 13.76-acre Project site. Under the General Plan, areas designated High Density Residential may be granted four (4) additional units per acre, providing for an overall density of 24 du/ac. The Project, which has a density of 20.4 du/ac, is within the permissible density of the High-Density Residential land use designation with the application of the Site Area Bonus.[1]

General Plan Consistency Findings

The Project and proposed General Plan amendment advances the following General Plan Goals and Policies in the Land Use and Community Design Element and the Housing Element of the Buena Park General Plan:

Goal LU-1: A complementary balance of land uses throughout the community.
Goal LU-4: Higher-density and intensity of development in designated focus areas.
Consistency Finding (Goal LU-1 and Goal LU -4): The Project is consistent with and implements Goals LU-1, LU-4, and applicable policies. The Project, which provides approximately 281 residential units and associated open space, complements the diverse mix of land uses that surrounds the Project. Redesignating the Property from Light Industrial to High-Density Residential Land Use designation is compatible with the land uses in the surrounding area which includes a diverse mix of commercial and residential uses, including single-family and multi-family apartment buildings. Consistent with Policies LU-1.2 and 1.3, the Project delivers much needed housing to the City of Buena Park, including affordable housing across various affordability levels – from extremely low (15 – 30% AMI) to low (50 – 80% AMI). The Project is also consistent with Policy LU-1.4 as it will provide open space uses for future residents of the Project. The development of the Project will also support the surrounding community and further advance the development of the Civic Center Focus

[1] Pursuant to Section 19.408.020 of the City's Zoning Code, "[b]efore any other density bonuses are applied, the maximum dwelling unit density allowed on a site" may be increased pursuant to the Site Area Bonus, provided the overall density cannot exceed 24 du/ac. The Site Area Bonus is calculated as follows: U = (20 + A) x A, where U = maximum number of dwelling units permitted and A = net site area in acres, which is 13.76 acres.

Area as a local gathering face that provides a mix of commercial uses for local residents and community members that can help stimulate greater economic activity.
The Property, which is located within the Civic Center Focus Area, is an area that the City has identified for higher-density development. Redesignating the site from Light Industrial to High-Density Residential advances the goals of the focus area and

Goal LU-5: Compliance with state and regional housing mandates.
Goal LU-6: A housing stock that meets the diverse needs of Buena Park's existing and future residents.
Goal LU-7: Preserve and enhance single-family residential uses.
Goal LU-8: Affordable housing supply in the City is maintained.
Consistency Finding (Goals LU-5, LU-6, LU-7, and LU-8). The City has a total Regional Housing Needs Allocation (RHNA) of 8,919 housing units distributed across income categories for the 2021 – 2029 Housing Element update. The Project provides market-rate and affordable housing units across various income levels. Consistent with Goal LU-5, the Project will help the City meet its RHNA goal as the Project proposes to provide 50 affordable units, with the units allocated as follows: 6 units to extremely low; 6 units to very low; and 38 units to low income. The 231 market-rate townhomes and duplex will help the City meet its RHNA target for moderate and/or above-moderate income levels. The Project, including the robust affordable housing component, furthers the City's ability to meet its RHNA targets while advancing the City's goal of providing a housing stock that meets the diverse needs of the City's existing and future residents consistent with Goal LU-6. Consistent with Goal LU-7 and Goal LU-8, the Project does not propose to eliminate any existing residential uses. Rather, the Project will complement the adjacent single-family residential uses and enhance the City's affordable housing supply.

Goal LU-15: Land uses that are connected and coordinated with existing and future transportation facilities.
Consistency Finding (LU-15). The Project is consistent with Goal LU-15 and applicable policies as the Project proposes building and maintain a network of internal streets that will connect with public streets – Beach Boulevard – to promote safe and convenient access to and from the Project site. The Project includes internal streets that will provide convenient vehicular and pedestrian access across and along streets. The Project is also located within close proximity to the Buena Park Metrolink station, which may serve as a transportation option for residents of the Project, reducing the demand for automobile use.

Goal LU-19: A focused development strategy that emphases specialized Focus Area land use policies.
Goal LU-22: New development and redevelopment that contributes to a positive visual image of the City.
Consistency Finding (LU-19, LU-22): The Project is consistent with Goal LU-19 and Policies LU-19.33 – 19.36 applicable to the Civic Center Focus Area. The Project advances the development of the Civic Center Focus Area as a mixed-use environment by providing

additional residential uses that are compatible with the surrounding commercial and residential uses. The Project also provides internal streets that connect the Project to Beach Boulevard, while providing common open space and private open space throughout the development in a manner that enhances the urban and design image of the area.

Housing Element Goal 1.0: Maintain and enhance the existing viable housing stock and neighborhoods with Buena Park.
Housing Element Goal 2.0: Assist in the provision of housing that meets the needs of economic segments of the community.
Housing Element Goal 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.
Consistency Findings (Goals 1.0 – 3.0): The Project is consistent with Goals 1.0 – 3.0 as the Project will provide much needed housing to help the reach its RHNA goal of 8,919 housing units. The Project provides market-rate and affordable housing units across various income levels and proposes to provide 50 affordable units, with the units allocated as follows: 6 units to extremely low; 6 units to very low; and 38 units to low income. The 231 market-rate townhomes and duplex will help the City meet its RHNA target for moderate and/or above-moderate income levels. The Project, including the robust affordable housing component, furthers the City's ability to meet its RHNA targets while advancing the City's goal of providing a housing stock that meets the diverse needs of the City's existing and future residents consistent with Goals 1.0 – 3.0.

1.6 ZONING MAP AMENDMENT

Shopoff is proposing to amend the zoning applicable to the Property from Light Industrial to RM-20 (Medium-Density Multifamily Residential Zone). As set forth in Table LU-6 of the General Plan, the RM-20 zoning district is consistent with the High-Density Residential land use designation under the General Plan.

The general purpose of the RM-20 zone is for the development and preservation of medium-density apartments, condominiums, and group quarters in locations convenient to community commercial, recreational, and cultural activities. The proposed Project, which contemplates the development of apartments and townhomes, is consistent with the purpose and intent of the RM-20 zone. In addition, rezoning the Property from Light Industrial to RM-20 to facilitate the development of the Project is compatible with the surrounding land uses. The Property is surrounded by a mix of residential and commercial uses, including single-family and multi-family residential uses. Amway's North Campus and multi-family apartment buildings are located to the north and east of the Property, across the Metrolink rail line. The residential uses proposed to be developed on the Project site will complement and enhance the surrounding community consistent with the General Plan and the purpose of the RM-20 zone.

The proposed Project will also deliver much needed housing to the City. The City has a total RHNA goal of 8,919 housing units distributed across income categories for the 2021 – 2029 Housing Element update as follows: 2,119 units to very-low; 1,343 units to low; 1,573 units to moderate; and 3,884 units to above-moderate. The Project will provide market-rate and affordable housing units across various income levels. The Project will provide 50 affordable units, with the units allocated as follows: 6 units to extremely low; 6 units to very low; and 38 units to low income. The 231 market-rate townhomes and duplex will help the City meet its RHNA target for moderate and/or above-moderate income levels. The Project, including the robust affordable housing component, furthers the City's ability to meet its RHNA targets while advancing the City's goal of providing a housing stock that meets the diverse needs of the City's existing and future residents consistent with the General Plan and Housing Element as further described above.

The proposed Project will not adversely impact the public service needs of City residents and the City's fiscal and environmental resources. The Project will provide adequate access for fire service vehicles and personnel and consistent with City standards, land development and building permit applications for the Project will be submitted to OCFA for review and comment. Police protection service to the Project site also will not be adversely impacted by the Project. The Buena Park Police Station is located approximately 1.5 miles south of the Project site. In addition, the Project will incorporate basic safety design concepts and measures.

1.7 PROJECT FEATURES

Development Summary

The site consists of 281 total dwelling units with three residential housing types including 3-story duet homes, 3-story townhomes, and 4-story affordable apartments. The townhome and duet homes include 2, 3, and 4 bedrooms ranging from 1,238 sf to 1,947 sf. All the townhomes and duet homes have 2-car garages. Guest parking is provided onsite with additional open parking distributed throughout the site. Amenities include a community pool, spa, BBQ/seating area, and dog parks.

The affordable apartments will be located on a separate parcel in the northwest corner of the site and will have 27 off-street parking spaces with direct access to the affordable building.. Pedestrian and vehicular access to the site is from 2 access points on Beach Blvd, and one access point from the south off Darlington Avenue that crosses the Brea Creek Channel. A proposed 8-foot-high CMU block wall with terraced landscaping, parking and dedicated landscaped open space areas act as a buffer against the railroad tracks at the northeast edge of the site. Active amenities for the affordable site include a top lot and BBQ/seating areas.

Parking

Under State Density Bonus Law, no parking requirements may be imposed for a senior citizen housing development project that is located within 0.5 miles of an accessible major transit stop with unobstructed access to the major transit stop. The affordable building will provide 100% affordable senior housing, and the Project site is located within 0.4 miles of the Buena Park Metrolink Station, a "major transit stop" as contemplated under State Density Bonus Law.

As further detailed below, the Project also satisfies the requirements under Assembly Bill 2097 since the Buena Park Metrolink Station is a "major transit stop" as contemplated under AB 2097 and is located 0.4 miles to the east of the Project.

Parking Summary (per State Density Bonus Law)			
Parking Required	Quantity	Ratio Req'd	Spaces Req'd
Affordable - P1	44	*AB 2097*	0
Affordable - P2	6	*AB 2097*	0
2 Bed	16	*1.50 Spaces/Unit*	24
3 Bed	110	*1.50 Spaces/Unit*	165
4 Bed	105	*2.50 Spaces/Unit*	263
Total Residential Parking Req'd		1.61 Spaces/Unit	452
Parking Provided		Ratio Provided	Spaces Provided
Garage Spaces		1.64	462
On Site / Guest Spaces Townhomes/Duets		0.28	*78*
On Site / Guest Spaces Affordable		0.10	*27*
Total Residential Parking Provided		2.02	567
Accessible Parking Required		Ratio Req'd	Spaces Req'd
Resident Open Spaces	78	5%	4

Architectural Styles Proposed

<u>Townhomes</u>
Style A (Elevation Sheets AB3 & 4):
Reflects a mixture of modern farmhouse style which emphasizes siding, concrete flat roof, board and batten, gable ends and shed roofs with kickers over entries. The style includes the use of wood textured composite shutters, kickers, shelves, rafter tails, and thicker trim windows to represent the style.

Style B (Elevation Sheets AB2 & 5):
Emulates a modern Spanish style with clean lines, arched entries, tile surrounds, S-tile roof, and wall accents with stucco foam shelfs. The style also incorporates gable accent details, shutters, iron window details, and corbels. The warm white, cream and tan stucco colors help to accentuate entries and imitates a familiar Spanish style.

Duplex (Duets)
Style A (Elevation Sheets AC2):
Reflects a mixture of modern farmhouse style which incorporates board and battens, concrete flat roof, gable ends and shed roofs with kickers. The style includes the use of wood textured composite shutters, shelves, rafter tails, and thicker trim windows to represent the style.

Style B (Elevation Sheets AC3 & 4):
Emulates a modern Spanish style with clean lines, awnings, and S-tile roof. The style also incorporates gable accent details, shutters, and bay window details. The brick helps to highlight the entry.

Civil Engineering Site Evaluation Narrative
The site utilities including the surrounding areas were compiled from various sources. The resources include City of Buena Park as-built plans and the 2021 ALTA/ NSPS Land Title Survey prepared by PARTNER Company, herein called the ALTA. In addition to the documents, a site visit was also conducted on June 26, 2024, to the following information for sewer, water, storm drain, and fire suppression.

Water
Existing 8-inch and 4-inch water lines are present in Dr. Sam Way and Beach Blvd adjacent to the site. Based on the city record drawings (GP-1443), the existing 4-inch water line in Dr. Sam Way is abandoned. Several water laterals with meters extend to the site in multiple locations along Beach Blvd and Dr. Sam Way. Based on the city record drawings (ST. 325 and ST-639), the existing 8-inch water line in Dr. Sam Way turns south at the easterly end of the private alley and dips under the Brea Creek Channel and connects to the 10” water line in Franklin Street. The existing 8-inch water line in Dr. Sam Way is connected to an existing 24-inch water main in Beach Blvd.

The existing water main in Beach Blvd is the most optimal facility for direct points of connection for future private site water facility improvements. The proposed potable water system will be supplied through two new points of connection. One connection will be at

the existing 8" main in Dr. Sam Way and the other connection to the existing 10" main in Franklin Street. The connection in Franklin Street will be made along Darlington Avenue and require the main to cross over the Brea Creek Channel attached to the existing bridge. The proposed onsite water system will be private and looped internally.

The existing 8-inch public water line in Dr. Sam Way will be removed within the property boundary. The existing 8" public water will be cut and plugged in Stanton Avenue outside property boundary.

Fire Service

The site has an existing 8-inch fire service line that connects to an 8-inch water main in Dr. Sam Way. Existing fire hydrants are located along Dr. Sam Way and Beach Blvd.
The proposed fire line will be supplied through connections to the existing water main in Beach Blvd and Darlington Avenue to develop a looped fire suppression system with two points of connection, like the proposed water main line. Each point of connection will require a backflow check detector assembly. There are two existing fire hydrants located on the eastern side of Beach Blvd which can be used in servicing the property. Pursuant to the California Building Code, construction of an additional seven (7) fire hydrants are proposed to be installed inside the property. We anticipate the removal of the existing fire line loop and a new private fire line loop constructed as noted.

Recycled Water

There are no documented recycled water service mains existing in this portion of Beach Blvd. There are potable water meters existing on both sites, and it is our understanding, based on site observation, that some meters are currently being used for irrigation. Additional studies and/or coordination with the public utility agency may be needed to confirm.

Sewer

Existing 8-inch City gravity sanitary sewer lines are present in Dr. Sam Way and Beach Blvd adjacent to the site. The 8-inch sewer line in Dr. Sam Way flows westerly, which continues south to Beach Blvd. This line ties into the 10-inch main sewer line at Beach Blvd intersection and continues east under the railroad tracks. The 8-inch sewer line in Beach Blvd flows southerly connect to 10-inch at Beach Blvd and Dr. Sam Way intersection. laterals extend to the site in multiple locations along these two main sewer lines. There is an existing grease interceptor facility by the loading dock that will need to be removed.
The proposed uses will be served by a gravity system, The existing connection points to the sewer main in Beach Blvd and Dr. Sam Way are the most optimal facilities for a direct point of connection. The existing 8-inch public sewer line in Dr. Sam Way will reroute between two existing sewer manholes at east and west side of the alley. This line will remain public and will require a public utility easement.

Storm Drain

The site will have two distinct water shed areas, based on our revised grading plan, one watershed will drain to the west to Beach Blvd and the other will drain to the southeast toward the Brea Creek Channel. Site drainage will be accommodated using a series of storm drain lines and structures. The drainage will direct to proprietary water quality devices before discharging into the existing 36-inch City's storm drain along the Beach Blvd and Brea Creek Channel by utilizing the existing storm drain discharge points of connections.

Dry Utilities
Utility meters will be provided for the project per City and utility provider requirements. All existing dry utility facilities will be removed and a total of 11 transformers and one switch will be installed per Murow Development Consultant electrical plan and Entitlement plan set- utility sheets.

Flood zone
The south portion of site near the Brea Creek Channel is in the FEMA floodplain Zone AO (depth one feet) based on FIRMette map and provided ALTA. When a proposed project in development exceeds the 50% cost/value threshold in this zone, FEMA requires one of two measures to be implemented for compliance, provided that the proposed building finished floors are at or above the Base Flood Elevation (BFE). All buildings on site can either be raised one foot over the BFE or building flood proof measures can be implemented to comply with FEMA. We proposed raising the building pad elevation to remove the facilities out of flood zone.

Chevron gas line
The site has an existing 8-inch abandoned oil line that is owned by Chevron. The line is located along the property line on the east and north sides of the property. Please see sheet 3 of Tentative Map plan for an existing oil line location. Based on coordination with Chevron the existing oil line will be removed, and the easement will be vacated, and the new easement will be dedicated to Chevron for any future development.

Existing and proposed easements
According to the provided ALTA, there are multiple existing easements inside and along the site. We anticipate that most of the easements will be vacated. However, the 60-foot existing utility easement located on the south side of the property is for public use. We proposed to relocate and/or eliminate these utilities in this corridor and reduce it to a 30-foot easement for the existing 8-inch public sewer line and proposed the water line along Dr. Sam Way. Based on coordination with Chevron, the existing 10 feet oil line easement will be remained along the east side of property and new 10 feet easement from west to east side of property will be dedicated to Chevron. Refer to ALTA for physical locations of documented easements on site and sheet 4 of Tentative Map plan.

Site grading

According to the provided ALTA, there is a grade difference of 4-feet (+/-) from east side of Dr. Sam Way to the intersection with the Beach Blvd and about 4-feet (+/-) between the south and north side of the property. Based on our revised grading plan, we proposed the ridge line from south to the north of property to accommodate the minimum earth work, minimum storm drain slope, and ensured the proposed building finish floor that are in flood zone AO are above the based flood elevation.

Project Traffic Generation

Enclosed is LLG's proposed TIA and Scoping Agreement letter dated 02/05/2026.

3.3 Existing Public Transportation Setting and AB 2097

Figure 7 illustrates the existing multimodal infrastructure in the Project vicinity. Figure 8 illustrates public transit services, Transit Priority Areas (TPAs), major transit stops, and High Quality Transportation Corridors (HQTCs) within the study area. Figure 9 illustrates the TPAs for the North Orange County Cities based on the NOCC+ (North Orange County Collaborative) VMT Traffic Study Screening Tool.

Public transit bus service is provided in the Project area by OCTA and Los Angeles County Metro. Three OCTA bus routes and one Metro bus route serve the Project site via Beach Boulevard and Artesia Boulevard. The bus routes are described below:

1. OCTA Route 29: provides service from Buena Park to Huntington Beach along Beach Boulevard within the study area.

2. OCTA Route 123: provides service from Anaheim to Huntington Beach along Artesia Boulevard within the study area.

3. OCTA Route 129: provides service from Buena Park to Brea along Beach Boulevard within the study area.

4. Metro Route 460: provides service from Anaheim to Downtown Los Angeles along Beach Boulevard within the study area.

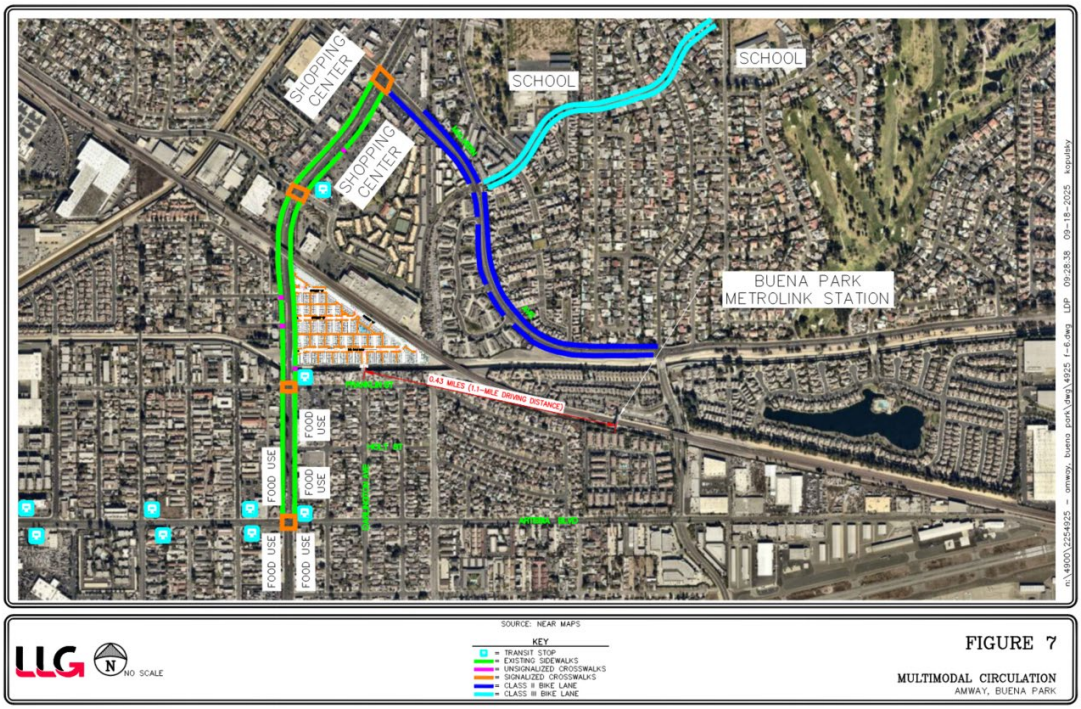
Assembly Bill (AB) 2097

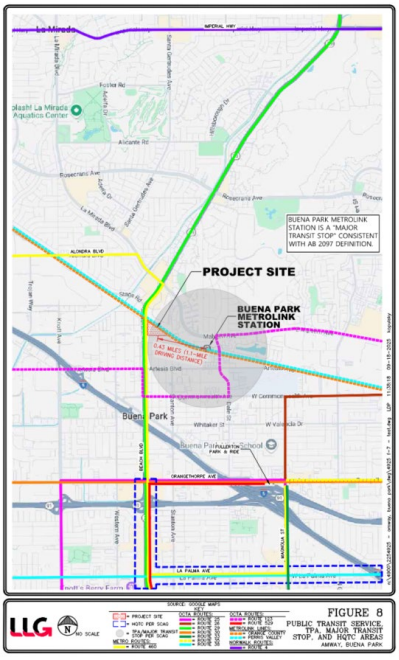
Based on Figures 7 through 9 that demonstrate the availability of alternate forms of transportation near the Project site, the Project would meet the criteria set forth in California Assembly Bill (AB) 2097, which prohibits public agencies from requiring minimum parking requirements for residential, commercial, or other development projects within 0.5 miles of a "major transit stop" or "high-quality transit corridor". For purposes of AB 2097, the 0.5-mile distance should be measured in a straight, direct line from the nearest edge of the parcel containing the project site to any point on the parcel(s) that make up the property on which a major transit stop is located. (See Department of Housing and Community

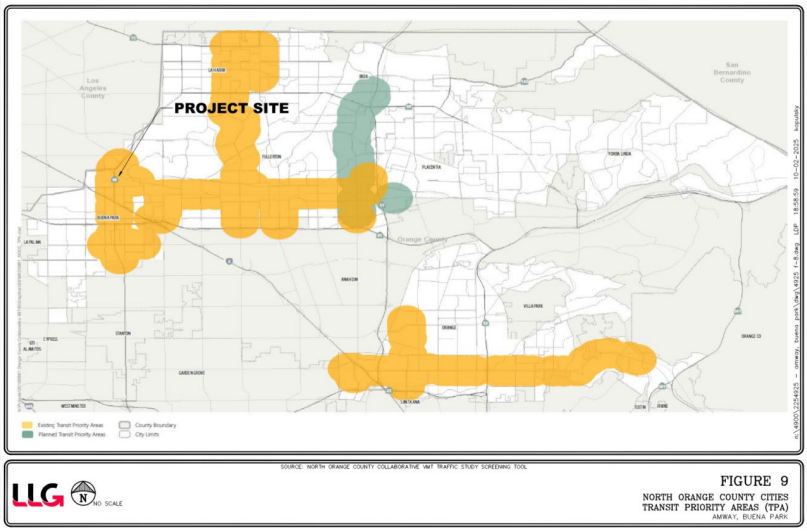
Development Technical Assistance letter dated November 17, 2023 regarding "AB 2097 Transit Distance Criteria".) This Statewide law, effective since January 1, 2023, aims to lower housing costs, increase housing affordability, and reduce greenhouse gas emissions by removing expensive and unnecessary parking mandates near transit.

The Buena Park Metrolink Station is a "major transit stop" as contemplated under AB 2097 as it is an existing rail transit station that is located 0.4 miles to the east of the Project and provides service to the Orange County Line that connects Oceanside to Los Angeles Union Station, and the 91/Perris Valley Line that connects South Perris to Los Angeles Union Station.

As described and shown on Figures 8 and 9 of the Traffic Impact Analysis, the Project site is located 0.4 miles from the Buena Park Metrolink Station measured in a straight, direct line from the Project site to a parcel containing the station. The Project site is also located within a TPA, as defined by SCAG within the City Limits. Although the Project site is not located along an HQTC, it is only 1.3 miles from the HQTC's northern boundary along Beach Boulevard at Orangethorpe Avenue.







1.8 DENSITY BONUS APPLICATION

At full buildout, the Project will include 281 residential units consisting of 231 townhomes/duets and 50 affordable units located in multifamily residential apartments with associated open space and parking. The 50 affordable units will be set aside for households at 80% of AMI or below, distributed among the following affordability levels as summarized in the table below:

Affordability Level	**Number of Affordable Units**
Extremely Low (15 – 30% of AMI)	6
Very Low (30 – 50% of AMI)	6
Low (50 – 80% of AMI)	38
Total	**50 units**

18% of the Project units will therefore be affordable to low-income, very-low, and extremely low households. Under Government Code section 65915(b)(1)(A), the Project qualifies for benefits under the Density Bonus Law because the Project constitutes a "housing development" and the Project will provide 18 percent of the total units for rent to lower-income households.

As expressly authorized by Government Code section 65915(f), the Project applicant requests no increase in density over the otherwise maximum allowable gross residential density since the Project complies with the density limitations imposed by the City's General Plan for areas designated High-Density Residential and RM-20 zoning district with the application of the Site Area Bonus. The Project, therefore, requires no increase in density under the Density Bonus Law.

"Incentives or concessions" are available to qualifying projects under the Density Bonus Law on a sliding scale based on the percentage of affordable units provided and their level of affordability. The Project is eligible for two incentives/concessions, as at least 17 percent of the units in the Project are for lower-income households or lower. (Gov't Code § 65915(d)(2)(B).)

Specifically, Government Code section 65915(b)(1)(A) provides that, consistent with applicable provisions of the Density Bonus Law, a city shall grant requested incentives or concessions as described in section 65915(d) and waivers or reductions in development standards as described in section 65915(e).

Here, the Project qualifies as a "housing development" that is eligible for two (2) incentives/concessions. As further described in the attached table outlining the requested incentives/concessions and waivers, Shopoff has identified one incentive/concession at this time, but hereby reserves the right to identify additional incentive/concession through the City's application review and approval process.

In addition to providing applicants with incentives/concessions, Density Bonus Law prevents a city from applying any development standard that would have the effect of physically precluding development of a project that otherwise qualifies for a density bonus. (Gov't Code § 65915(e)(1).) A "development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio, or other local condition, law, policy, resolution, or regulation that is adopted by the local government. (Gov't Code § 65915(o)(2).) Waivers are unlimited and separate from and in addition to incentives/concessions.

Shopoff requests the incentives/concessions and waivers detailed in the following table. Shopoff further reserves the right to identify any further necessary waivers through the City's application review and approval process:

State Density Bonus
Incentive/Concession and Waiver Request Form

Development Standard	Buena Park Zoning Code	Requirement	Proposed	Request (Incentive/Concession or Waiver)	Gov. Code Section	Rationale for the Request
Maximum Building Height	19.416.090	The maximum height of any building or structure more than fifty feet from the RS zone is 35 feet, except a greater height may be authorized by conditional use permit.	The Project proposes that the townhomes will be approximately 39 feet, and the height of the affordable housing buildings will be approximately 48 feet.	Incentive/Concession	§65915(d)(2)(B)	The Project applicant requests this incentive/concession to enable current plans to include additional townhome units and multifamily units within the affordable housing component of the Project. Without the requested building height increase, the number of residential units would be significantly decreased as Shopoff would need to remove units from the site, precluding construction of the Project at the permitted density. Shopoff therefore requests an increase in the building height to facilitate the development of the Project at the proposed density, rather than an overall reduction of the residential units.
Minimum Front Yard Setback	19.420.050	The minimum front yard setback shall be 15 feet. In addition, each building or structure shall be set back an additional distance equal to one-half the amount by which the height of the building or structure exceeds 30 feet.	The requirement that each building or structure be set back an additional distance equal to one-half the amount by which the height of the building or structure exceeds 30 feet would result in minimum front yard setbacks of 20 feet to 24 feet. The Project proposes a minimum front yard setback of 19 feet.	Waiver	§65915(e)(1)	The Project applicant requests this waiver to enable the development of the Project at the permitted density. Increasing the minimum front yard setback by an additional distance equal to one-half the amount by which the height of the building or structure exceeds 30 feet would result in the loss of significant square feet of building space, thereby reducing the Project's density. This requirement therefore must be waived, rather than an overall reduction in the number of residential units. .
Open Area	19.420.010	At least 40% of the net area of each developed lot shall be open area which is landscaped or arranged for outdoor recreation or pedestrian use. Not more than 15 percent of the minimum required open area shall be located above the ground level.	Request reducing the requirement of the open area from 40% to 30%.	Waiver	§65915(e)(1)	The Project applicant requests this waiver to enable the development of the Project at the permitted density. The requirement to provide a minimum of 40% of the net area of each developed lot as open area significantly reduces the amount of buildable area square footage, which would reduce the number of residential units that can be built. Reducing the minimum net area required to be open area from 40% to 30% maintains the applicant's ability to develop the Project at the permitted density while still providing residents significant open space area.

Parking Stall Size	19.436.070	Standard car parking space requirements for angle parking requires a width of 10 feet and length of 20 feet.	Request reducing the requirements for parking stall size to a width of 9 feet and length of 20 feet.	Waiver	§65915(e)(1)	Complying with this requirement would result in the loss of Project density and reduction of residential units because it would require that parking spaces take up space that is proposed for residential units. The Project applicant therefore requests this waiver to enable the development of the Project as proposed rather than a reduction in the overall number of residential units.
Garage Door Size	19.416.060	Each parking space shall have a vehicular door or access opening of a minimum 9-foot width. Two parking spaces may be combined with a vehicular door or access opening of a minimum 18-foot width.	Request reduction in width to a minimum of 8 feet or 16-foot width for two parking spaces.	Waiver	§65915(e)(1)	Complying with this requirement would result in the loss of Project density and reduction of residential units because it would require that parking spaces take up space that is proposed for residential units. The Project applicant therefore requests this waiver to enable the development of the Project as proposed rather than a reduction in the overall number of residential units.
Building to Building	19.416.080	Requires minimum of 20 feet between buildings for windows in both facing walls and 30 feet for doorways in one or both facing walls.	Reduce standards to provide 14 feet building to building at townhomes, 10 feet building to building for duplex, and 16 feet building to building at some entry doorways.	Waiver	§65915(e)(1)	The Project seeks a waiver from this standard because it would result in the loss of building square footage and a reduction in the overall number of residential units.
Vision Clearance Area	19.436.030.A.3	At any driveway entrance from or exit to a street: triangular areas on each side of the driveway measuring fifteen feet along the street property line and fifteen feet along the edge of the driveway from the point of intersection of the edge of the driveway with the street property line.	Under the Code, there is a vision clearance area between 2 and 7 feet above the established street grade. In order to meet this 2 to 7 feet height clearance, a reduction in the vision clearance requirement under Section 19.436.030.A.3 from 15-feet to 12-feet along the street property line and 12-feet along the edge of the driveway from the point of intersection of the edge of the driveway with the street property line, is required.	Waiver	§65915(e)(1)	The Project seeks a waiver from this standard because it would result in the loss of building square footage which would reduce the number of residential units that can be built. The Project applicant therefore requests this waiver to enable the development of the Project as proposed rather than a reduction in the overall number of residential units.

Final Initial Study/Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program

https://cms7.revize.com/revize/buenaparkca/city_departments/community_development/planning_division/shopoff_development.php

Table 1. Project Information

Contact Information		
Project Name	**Shopoff Amway - 5600 Beach Blvd.**	
Address	5600 Beach Blvd, Buena Park, CA	
APN	066-572-08, 066-163-26, 066-164-24	
Applicant Name	**5600 Beach Blvd BP Owner, LLC**	
Company	5600 Beach Blvd BP Owner, LLC	
Phone Number	949-417-1396	
Email Address	sdicesare@shopoff.com	
Consultant Name (if applicable)		
Company		
Phone Number		
Email Address		
Project Details		
Project Size (acres)		
Existing Land Use(s)	*Land Use Type (select all that apply)*	*Size (sq. ft. or dwelling units)*
	☒ Single-Family Residential	1,238 sq.ft. to 1,947 sq.ft (231 total units)
	☒ Multifamily Residential	Affordable - 50 units
	☐ Commercial	
	☐ Industrial	
	☐ Other (describe)	
Proposed Land Use(s)	*Land Use Type (select all that apply)*	*Size (sq. ft. or dwelling units)*
	☒ Single-Family Residential	RM-20
	☒ Multifamily Residential	RM-20
	☐ Commercial	
	☐ Industrial	
	☐ Other (describe)	

Project Description. Provide a brief description of the project below:

The 13.75-acre site at 5600 Beach Boulevard, currently zoned Light Industrial (ML), has been occupied by Amway Corporation since 1948 as a 370,031-square-foot manufacturing, distribution, and office campus. The project proposes to transform this long-established industrial use into a new High-Density Residential (RM-20) community through a General Plan Amendment and Zone Change, introducing 281 homes across townhomes, duets, and 50 senior affordable apartments. The redevelopment envisions a vibrant residential neighborhood with a variety of unit types, garages, guest parking, and shared amenities including a pool, spa, BBQ areas, dog parks, and dedicated open space, while the senior affordable component includes its own parking lot, and gathering spaces. This transition from industrial operations to housing will help Buena Park expand its residential supply, offer diverse living options, and re-purpose a centrally located site near transit and major corridors into a modern, amenity-rich community

Table 2. Land Use Consistency

Question 1. Are the proposed land uses consistent with the existing (2024) General Plan land use designation, and are the uses, densities, and intensities permitted under the existing (2024) zoning? • If "Yes," proceed to Table 3, *Required CAAP Measure Consistency*. • If "No," proceed to question 2 below.	☒ Yes ☐ No
Question 2. Does the proposed project include land uses and zoning designations that would result in greenhouse gas emissions equivalent to or lower than those under existing planned conditions (i.e., General Plan and zoning baseline)? • If "Yes," provide estimated project emissions under both the existing and proposed conditions[a] and proceed to Table 3, *Required CAAP Measure Consistency*. • If "No," the proposed project is not eligible to use this checklist for CEQA streamlining.	☒ Yes ☐ No

Notes:

[a] Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation using the California Emissions Estimator Model (CalEEMod), or other industry-standard emissions estimating tools.

Table 3. Required CAAP Measure Consistency

Project Requirement	Related Action	Project Consistency	Notes
On-Road Transportation			
1. EV Charging Infrastructure. All new development must ensure installation of CALGreen Tier 2 Standards or similar for EV charging infrastructure, as follows: a. New Single-Family Residential[a] development must install EV Ready Level 2 EVSE for each dwelling unit (A4.106.8.1) b. Multifamily Residential development must install Level 2 EVSE in 40% of the total number of parking spaces, including spaces in unassigned or common-use parking areas, and make them available for use by all residents or guests (A4.106.8.2.1) c. Hotels and Motels development must install Level 2 EVSE in 40% of the total number of parking spaces, and these chargers must be made available for use by all guests (A4.106.8.2.1) d. Non-Residential (Office, Retail, Commercial) development must comply with the Tier 2 voluntary measures for EV charging as specified in the 2022 CALGreen Code, Appendix A5 (A5.106.5s.3.3)	**T1d**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	
2. TRU and APU Electrification. All new development with loading docks must ensure electric plug-in capability for TRUs and APUs, or provide design features that enable future installation of electric infrastructure, which includes the following: a. New Warehouse or Distribution Facilities must install electric plug-in infrastructure at all loading docks where TRUs/APUs are expected to operate. b. Cold Storage Facilities must install electric plug-in infrastructure at all loading docks serving refrigerated transport vehicles. c. Other Non-Residential Facilities with loading docks must ensure that loading docks are designed to accommodate future electric plug-in installation (e.g., conduit, electrical capacity).	**T1g**	☐ Project is consistent ☐ Project is not consistent ☒ Not applicable ☐ Alternative measure	

Table 3. Required CAAP Measure Consistency

Project Requirement	Related Action	Project Consistency	Notes
3. Enhanced End-of-Trip Bicycle Facilities. Applicable land uses must ensure installation of end-of-trip bicycle facilities consistent with the following: a. Non-Residential (Office, Retail, Commercial) development must provide the following facilities: ▪ Short-term bike racks for 10% of visitor parking spaces ▪ Long-term secure bike parking for 10% of employee parking spaces ▪ For developments with 50 or more employees, showers and changing facilities at a rate of the greater of one shower per 10,000 square feet of building area or one shower per 50 employees ▪ Lockers for at least 10% of employees b. Multifamily Residential development must provide one secure long-term storage space (i.e., bike storage room or locker) per unit.	**T2a**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Location to be inside the multifamily residential building on site.
4. Employer Transportation Demand Management. Employers with 200 or more employees must develop and maintain a program that facilitates ridesharing, carpooling, and vanpooling for employees. This program should include strategies such as designated carpool parking spaces, ride-matching services or platforms, and employer-sponsored vanpool subsidies. In addition, employers must provide a parking cash-out option, offering a cash payment to employees who choose not to use employer-provided parking at their place of employment.	**T3c and T3d**	☐ Project is consistent ☐ Project is not consistent ☒ Not applicable ☐ Alternative measure	
5. Unbundled Residential Parking Costs. New multifamily residential developments must separate cost of parking from the cost of housing units. Parking spaces shall be rented or sold as a distinct, optional cost rather than included in the base rent or purchase price of the unit.	**T3f**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	

Table 3. Required CAAP Measure Consistency

Project Requirement	Related Action	Project Consistency	Notes
Energy and the Built Environment			
6. Energy Performance. All new buildings must demonstrate achievement of a Total Source Energy value at least 10% lower than that of the Standard Design Building, as defined by the 2025 California Energy Code for the applicable building type.	**E2a**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Will be addressed during construction documents. Condition of approval. Noted on SP-A1.0.
7. On-Site Zero-GHG and Renewable Energy Generation and Storage. New buildings must include on-site renewable energy generation and energy storage systems consistent with the current Title 24 Building Energy Efficiency Standards. These systems must be designed to offset a portion of the building's energy use and meet all applicable code specifications. Applicants must specify the percentage of annual building energy needs that will be accommodated by the on-site renewable energy system and the storage capacity provided.	**E3a**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Will be addressed during construction documents. Condition of approval. Alternative measures may be used. Noted on SP-A1.0
Off-Road Equipment			
8. Electric and Zero-Emission Landscaping Equipment. All new development projects with landscaped areas must provide at least one dedicated 120-volt outdoor electrical outlet per 500 square feet of landscaped area, located in accessible exterior locations (e.g., patios, yards, or common landscaped spaces). Outlets must be weatherproof and GFCI-protected, be on a circuit capable of supporting electric landscaping equipment (minimum 20 amperes), and be clearly identified for landscaping equipment use.	**OR1a**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Will be addressed during construction documents. Condition of approval. Noted on L.1
9. Electric and Zero-Emission Off-Road Equipment. Projects must demonstrate efforts to use zero-emission or near-zero-emission off-road equipment (e.g., electric or alternative-fuel construction equipment) where commercially available and feasible, per the following: ▪ Identify all off-road equipment anticipated for project construction and operation	**OR1b and OR1c**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Will be addressed during construction documents. Condition of approval. Noted on L.1

Table 3. Required CAAP Measure Consistency

Project Requirement	Related Action	Project Consistency	Notes
▪ For each equipment type, indicate whether a zero-emission or near-zero-emission option is commercially available and feasible for the project ▪ Commit to using zero-emission or near-zero-emission equipment for all feasible equipment types ▪ If not feasible, provide justification (e.g., availability, site constraints, safety considerations)			
Water and Wastewater			
10. Indoor Water Use Efficiency. New buildings must install water-efficient fixtures and appliances consistent with CALGreen Tier 2 Standards per the following: a. Residential (A4.303) ▪ Kitchen faucets: Maximum flow rate must not exceed 1.5 gpm at 60 psi. ▪ One- and two-family dwellings must be equipped with a demand hot water recirculation system installed per the California Plumbing Code and manufacturer's instructions. ▪ At least one qualified ENERGY STAR-rated dishwasher or clothes washer must be installed. b. Non-Residential development must demonstrate that total indoor potable water use is reduced by at least 20% compared to the baseline calculated per the California Plumbing Code and CALGreen methodology. Compliance may be shown by using fixture flow rates that meet or exceed the values in **Table 5, Non-Residential Fixture Flow Rates** (≥20% reduction from baseline), adapted from 2025 CALGreen Tier 2 voluntary measures. (A5.303)	**W1a**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Will be addressed during construction documents. Condition of approval
11. Outdoor Water Use Efficiency. New buildings must incorporate water-efficient drip irrigation and smart controllers for all non-turf planting areas. Additionally, landscaping must be drought-tolerant per the following: a. Single-Family Residential	**W1a**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Will be addressed during construction documents. Condition of approval. Noted on L.1

Table 3. Required CAAP Measure Consistency

Project Requirement	Related Action	Project Consistency	Notes
▪ At least 80% of non-turf areas planted with native or low-water-use species b. Multifamily Residential ▪ At least 90% native or low-water-use species in common areas. c. Non-Residential ▪ 100% native or low-water-use species (except functional turf areas).			
12. On-Site Water Reuse. All new development must incorporate at least one on-site water reuse strategy that exceeds current building code and MWELO requirements. Acceptable strategies include the following: ▪ Rainwater Harvesting. Install rain barrels or cisterns sized to capture and store roof runoff for non-potable uses such as irrigation. Minimum storage capacity: ≥50 gallons per dwelling unit for residential or ≥500 gallons per acre for non-residential sites. ▪ Gray Water Systems. Install a gray water system that collects water from showers, bathtubs, and clothes washers for landscape irrigation or toilet flushing. System must be designed for permanent use in compliance with the California Plumbing Code. ▪ Recycled Water Infrastructure. Design and plumb the building to accept recycled water for irrigation and other non-potable uses where a recycled water supply is available or planned. This includes dual plumbing and purple pipe installation beyond current code requirements.	**W2**	☐ Project is consistent ☐ Project is not consistent ☐ Not applicable ☒ Alternative measure	The project will be Recycled Water Ready. Alternative measure to offset the GHG requirement in this section through additional EV chargers to be installed on site.
Solid Waste			
13. Deconstruction Plans. Any new construction or renovation project requiring demolition and/or removal of 500 square feet or more of building area must prioritize deconstruction over mechanical demolition. Applicants must submit a deconstruction plan demonstrating compliance with the following requirements:	**SW1a**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Will be addressed during demolition plans. Condition of approval

Table 3. Required CAAP Measure Consistency

Project Requirement	Related Action	Project Consistency	Notes
▪ Material Salvage and Reuse. Identify building components (e.g., lumber, doors, windows, fixtures, appliances) that will be carefully dismantled for reuse or donation. ▪ Diversion Target. Achieve a minimum of 80% diversion of reusable materials from landfill through salvage, resale, or recycling. ▪ Documentation. Provide a list of salvage destinations (e.g., reuse centers, donation facilities) and estimated quantities of materials to be recovered.			
Natural and Urban Lands			
14. Tree Replacement in New Development. All new development projects must limit tree removal where feasible. Projects that remove existing trees must replace them in alignment with the City's Urban Forest Management Plan goals. All replacement tree species must be selected from the City's approved tree list or other climate-appropriate, drought-tolerant species approved by the City. Replacement trees must meet one of the following standards: ▪ Provide total DBH equal to at least 2× the DBH removed OR ▪ Demonstrate that projected site canopy at 15 years is greater than or equal to 125% of canopy lost.	**NU1a**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Will be addressed during construction documents. Condition of approval. Noted on L.1
15. Nature-Based Climate Solutions. Applicable new development must incorporate nature-based climate solutions into project design as follows: a. Non-Residential and Mixed-Use development must include at least one nature-based climate solution at project sites adding greater than or equal to 10,000 square feet of impervious area. b. Multifamily Residential development must provide at least one nature-based climate solution for projects with greater than or equal to 10 units.	**NU1d**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable ☐ Alternative measure	Tree covered parking spaces. To be addressed in construction documents. Condition of approval.

Table 3. Required CAAP Measure Consistency

Project Requirement	Related Action	Project Consistency	Notes
Acceptable nature-based climate solutions strategies include but are not limited to those identified in the CNRA Climate Smart Strategy (2022) and Nature-Based Solutions Climate Targets (2024), such as bioswales, green roofs, rain gardens, and tree-shaded parking areas.			

Notes: CAAP = Climate Action and Adaptation Plan; CALGreen = California Green Building Standards; EV = electric vehicle; EVSE = electric vehicle supply equipment; TRU = Transport Refrigeration Unit; APU = auxiliary power unit; GHG = greenhouse gas; GFCI = Ground Fault Circuit Interrupter; gpm = gallons per minute; psi = pound per square inch; MWELO = Model Water Efficient Landscape Ordinance; City = City of Buena Park; DBH = diameter at breast height; CNRA = California Natural Resources Agency.

[a] Includes new one- and two-family dwellings and townhouses with attached private garages.

Table 4. CAAP Adaptation Measure Consistency

Project Item	Related Action	Project Consistency	Notes
1. Cooling Center Accessibility and Partnerships. For community-serving projects such as public facilities, recreation centers, or developments with shared spaces, applicants must evaluate opportunities to support cooling center accessibility and programming. This includes at least one of the following: ▪ Expanding amenities, hours, or locations for cooling centers within the project site or associated facilities ▪ Providing space or resources for cooling center operations during extreme heat events ▪ Coordinating with local organizations or businesses to offer cooling center services or related programming Applicants must document the selected approach and provide details on implementation, including any agreements or design features that enable cooling center use.	**PC2a**	☐ Project is consistent ☐ Project is not consistent ☒ Not applicable	
2. Zero-Emission Backup Power for Cooling Centers. For projects that include new City-operated cooling centers, applicants must ensure installation of zero-emission backup power systems where feasible. Acceptable technologies may include battery storage systems, solar-plus-storage configurations, or other zero-emission solutions that provide reliable backup power during outages or extreme heat events. Applicants must document the selected technology and provide details on feasibility analysis if zero-emission backup power is not implemented.	**PC2d**	☐ Project is consistent ☐ Project is not consistent ☒ Not applicable	
3. Property Owner and Manager Contact Database. For multifamily residential and non-residential rental projects (including commercial and mixed-use developments), applicants must provide property owner and manager contact information to support the City's effort to build a database that facilitates participation in climate programs. Contact details should include name, mailing address, email, and phone number for each property owner and manager associated with the project. This information will be used exclusively for climate-related outreach and program participation.	**PC3c**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable	Post CO condition

Table 4. CAAP Adaptation Measure Consistency

Project Item	Related Action	Project Consistency	Notes
4. Renter Resources for Climate-Related Improvements. For multifamily residential and non-residential rental projects (including commercial and mixed-use developments), applicants must offer resources to renters that facilitate communication with landlords regarding property improvements related to climate action or adaptation. These resources must include the following, at a minimum: ▪ A landlord approval sheet for proposed improvements ▪ A FAQs document or similar guidance to support renter–landlord interactions Resources should be provided in a format accessible to tenants (e.g., printed materials, digital copies, or inclusion in tenant welcome packets)	**PC3d**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable	Post CO condition
5. Rebates for Air Purifiers and Similar Programs. For multifamily residential and non-residential rental projects, applicants must provide information to tenants about available rebate programs for air purifiers or similar indoor air quality improvements. Coordination with programs offered by SCAQMD or other agencies is encouraged. Information should be included in tenant welcome packets or posted in common areas.	**PC3e**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable	Post CO condition
6. Information on Energy Cost Assistance Programs. For multifamily residential and non-residential rental projects, applicants must provide tenants with information about energy cost assistance programs offered by SCE, OCPA, or other utilities. Materials should be distributed in tenant welcome packets or posted in common areas.	**PC3f**	☒ Project is consistent ☐ Project is not consistent ☐ Not applicable	Post CO condition

Notes: CAAP = Climate Action and Adaptation Plan; City = City of Buena Park; FAQs = Frequently Asked Questions; SCAQMD = South Coast Air Quality Management District; SCE = Southern California Edison; OCPA = Orange County Power Authority.

Table 5. Non-Residential Fixture Flow Rates

Fixture Type	Baseline Flow Rate[a]	Maximum Flow Rate at ≥20% Reduction
Showerheads	1.8 gpm @ 80 psi	1.4 gpm @ 80 psi
Lavatory faucets (non-residential)[b]	0.5 gpm @ 60 psi	0.4 gpm @ 60 psi
Kitchen faucets[b]	1.8 gpm @ 60 psi	1.4 gpm @ 60 psi
Wash fountains	1.8 gallons/cycle/20 [rim space (in.) @ 60 psi]	1.4 gallons/cycle/20 [rim space (in.) @ 60 psi]
Metering faucets	0.20 gallons/cycle	0.16 gallons/cycle
Metering faucets for wash fountains	0.20 gallons/cycle/20 [rim space (in.) @ 60 psi]	0.16 gallons/cycle/20 [rim space (in.) @ 60 psi]
Gravity tank type water closets	1.28 gallons/flush	1.02 gallons/flush[c]
Flushometer tank water closets	1.28 gallons/flush	1.02 gallons/flush[c]
Flushometer valve water closets	1.28 gallons/flush	1.02 gallons/flush[c]
Electromechanical hydraulic water closets	1.28 gallons/flush	1.02 gallons/flush[c]
Urinals	0.5 or 0.125[d] gallons/flush	0.40 or 0.104 gallons/flush

Notes: gpm = gallons per minute, psi = pound per square inch.

Adapted from Table A5.303.2.3.1, Fixture Flow Rates (Prescriptive Method), in 2025 California Green Building Standards Code, Title 24, Part 11.

[a] See Table A5.303.2.2 of the 2025 California Green Building Standards Code, Title 24, Part 11 for additional notes and references.

[b] Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

[c] Includes water closets with an effective flush rate of 1.12 gallons or less when tested per ASME A112.19.2 and ASME A112.19.14.

[d] Floor-mounted urinals @ 0.5 gallons per flush or wall-mounted urinals @ 0.125 gallons per flush.

TECHNICAL MEMORANDUM

DATE	May 4, 2026
TO	Ian McAleese, Senior Planner
ADDRESS	City of Buena Park 6650 Beach Boulevard Buena Park, CA 90621
CONTACT	IMcAleese@buenapark.com
FROM	Malia Durand, PlaceWorks, Principal Alen Estrada-Rodas, PlaceWorks, Project Manager Lance Park, PlaceWorks, Senior Associate II Emily Parks, PlaceWorks, Associate II
SUBJECT	5600 Beach Boulevard Residential Development Project CAAP Equivalency Analysis
PROJECT NUMBER	CBP-06

This technical memorandum was prepared on behalf of the City of Buena Park (City) to evaluate the equivalency of an alternative compliance measure to demonstrate consistency with the City's Climate Action and Adaptation Plan (CAAP) compliance checklist. Specifically, this effort evaluates the greenhouse gas (GHG) reduction potential associated with the CAAP measure for on-site water reuse and compares it to an alternative compliance strategy involving electric vehicle (EV) charging infrastructure. This memorandum documents the methodology, assumptions, and results of the equivalency analysis conducted to determine whether the proposed alternative measure achieves comparable GHG reductions and maintains consistency with the CAAP. See Appendix A, *GHG Quantification*, for modeling sheets and supporting calculations.

CAAP MEASURE CONSISTENCY WITH MEASURE 12

The City's CAAP Measure Consistency Checklist requires consistency with the following measure:

» 12. On-Site Water Reuse. All new development must incorporate at least one on-site water reuse strategy that exceeds current building code and MWELO requirements. Acceptable strategies include the following:

- Rainwater Harvesting. Install rain barrels or cisterns sized to capture and store roof runoff for non-potable uses such as irrigation. Minimum storage capacity: ≥50 gallons per dwelling unit for residential or ≥500 gallons per acre for non-residential sites.
- Gray Water Systems. Install a gray water system that collects water from showers, bathtubs, and clothes washers for landscape irrigation or toilet flushing. System must be designed for permanent use in compliance with the California Plumbing Code.
- Recycled Water Infrastructure. Design and plumb the building to accept recycled water for irrigation and other non-potable uses where a recycled water supply is available or planned. This includes dual plumbing and purple pipe installation beyond current code requirements.

The City has identified that recycled water infrastructure is not yet available within the city. Therefore, this measure is not applicable. The Applicant team has identified that rainwater harvesting, and installation of grey water systems are not feasible for the multifamily residential development project and is seeking an alternative measure based on the GHG reduction equivalence of the GHG benefits provided by such a system. The Applicant team has identified the ability to install additional EV charging infrastructure as a potential replacement measure to substitute CAAP Measure 12.

Approach and Methodology

The equivalency analysis consists of two primary components:

1. Quantification of GHG reductions associated with the existing CAAP measure (on-site water reuse systems); and
2. Estimation of GHG reductions associated with EV charging infrastructure to identify an equivalent level of emissions reduction.

ON-SITE WATER REUSE GHG QUANTIFICATION

The Applicant provided the design criteria for a potential rainwater capture system on the project site. The analysis is based on 257,113 gallons, representing the maximum calculation of the design storm capture volume (DCV) for the proposed on-site water reuse system, as provided by the Applicant. In the absence of detailed annual yield modeling, the DCV was conservatively used as a proxy for projected annual water savings. Where specific data were unavailable, industry-standard assumptions and publicly available datasets were used to estimate these values.

The CAAP includes the water sector because energy used to treat water, convey water, and treat wastewater generates GHG emissions. PlaceWorks coordinated with Dudek, the City's CAAP consultant, to obtain water-to-energy intensity factors and associated GHG emissions factors used in the City's CAAP, which were as follows:

- Groundwater pumping: 6.3 kilowatt hours (kWh)/acre-feet (AF) per year
- Imported water: 1,419 kWh/AF
- Weighted average intensity: 107 kWh/AF
- 2030 carbon intensity: 263.5 pounds (lbs.) of carbon dioxide equivalent (CO_2e)/megawatt hours (MWh)

Based on the results of the modeling in Appendix A, a rainwater harvesting system for the project site would result in up to one metric ton of carbon dioxide equivalent ($MTCO_2e$) annually.

EV CHARGING INFRASTRUCTURE GHG SAVINGS

To estimate GHG reductions from EV charging infrastructure, PlaceWorks conducted research on vehicle electrification benefits and developed a set of assumptions consistent with regional and state guidance.

The analysis incorporates:

- Average power of and utilization rate for Level 2 Chargers:
  - The analysis assumes the United States Department of Transportation's median power output of 13 kilowatt (kW) for Level 2 chargers and an average utilization rate of 10 percent per charging position.
- EV energy consumption rates (kWh/mile):
  - The analysis uses the United States Environmental Protection Agency's Green Power Equivalency Calculator, which reports an average EV efficiency of 36.7 kWh per 100 miles to identify an average EV energy consumption rate of 2.72 miles per kWh.
- Avoided GHG emissions from gasoline vehicle travel:
  - The analysis uses EMFAC2025 on-road emission factors for gasoline-fueled plug-in hybrid passenger vehicles registered in San Bernardino County to identify an average 113.24 grams of CO2e per mile of avoided gasoline-fueled miles of travel.
- Grid emissions factors (kg CO_2e/kWh)
  - The analysis uses the 2030 carbon intensity factor of 263.5 lbs. of CO2e/MWh for Southern California Edison, consistent with the emission factors used for the 2030 inventory calculations in the City's CAAP.

GHG reductions were calculated based on the displacement of gasoline vehicle travel with EV travel enabled by the provision of EV charging infrastructure. Using these assumptions, PlaceWorks estimated the incremental GHG reductions associated with each additional EV charging position to be approximately 2 $MTCO_2e$ per year in 2030.

Results

Based on the quantified reductions and as illustrated in Table 1, *CAAP Measure 12 Replacement Emissions*, PlaceWorks calculated that the Applicant would be required to install one additional EV charger to achieve equivalent GHG reductions to the on-site water reuse CAAP measure. This comparison ensures that this alternative compliance strategy maintains consistency with the intent and performance objectives of the City's CAAP.

Table 1 CAAP Measure 12 Replacement Emissions

Parameter	Annual $MTCO_2e$
Foregone Measure 12 Water Use Emissions Savings	0.01
Foregone Measure 12 Wastewater Emissions Savings	0.07
Total Foregone Measure 12 Emissions Savings	*0.08*
Avoided Emissions per Additional EV Charging Position	2.29
Net Avoided Emissions with One Additional EV Charging Position	**2.21**

Source: Appendix A

ATTACHMENTS

Appendix A GHG Quantification

Appendix A – GHG Quantification

GHG Emissions from Energy Associated with Water/Wastewater

GHG Emissions from Energy Associated with Water Use/Wastewater Generation	Annual $MTCO_2e$
TOTAL Water Use	0.01
TOTAL Wastewater Generation	0.07
Total Water/Wastewater	0.08

GHG Emissions Savings from EV Charging Positions

GHG Emissions from EV Charging	Annual $MTCO_2e$
GHG Emissions Savings per Charging Position	2.29
Number of Charging Positions Required	**1**

Onsite Water and Wastewater Quantification

Annual Water Demand associated with Proposed Project	
Water	**Project Demand**
Gallons Per Day (GPD)	704
Gallons Per Year (GPY)	257,113
Acre Feet Per Year (AFY)	0.79
Wastewater	**Project Demand**
Gallons Per Day (GPD)	704
Gallons Per Year (GPY)	257,113
Acre Feet Per Year (AFY)	0.79

Notes:

Annual water savings associated with existing CAAP measure for onsite water reuse system provided by Applicant.

Based on 257,113 gallons in accordance with maximum DCV (design capture volume).

Direct GHG Emissions from Wastewater Treatment

Wastewater Treatment Type	BIOGENIC CO_2 MT/Gallon	CH_4 MT/Gallon	N_2O MT/Gallon	Non-Biogenic CO_2e MT/Gallon
Aerobic	**3.90E-07**	**1.34E-09**	**8.52E-10**	**2.63E-07**
Anaerobic (Facultative Lagoons)	3.90E-07	4.01E-07	8.52E-10	1.15E-05
Septic	0.00E+00	2.50E-07	8.52E-10	7.23E-06

Source: California Air Pollution Control Officer's Association (CAPCOA). 2022, April.
California Emissions Estimator Model (CalEEMod) User's Guide Version 2022.1.
https://www.caleemod.com/user-guide. Table G-35, Annual Wastewater Treatment Direct Emission Factors (short ton per gallon)

Aerobic	Project Demand
Annual Non-Biogenic $MTCO_2e$ =	0.07

Energy for Water Conveyance, Treatment, Distribution, and Wastewater Treatment

Water Source	kWh/AF
Groundwater Pumping	6.3
Imported Water	1,419
Weighted Average Intensity	**107**

Source: Dudek. 2026, April 30. Email correspondence with Sarah Halterman.

Water Power Demand GHG Emissions

Annual kWh	Power Provider	Provider Carbon Intensity 2030 (lbs CO2e/MWh)	Annual MT CO2e
84	SCE	236.5	0.01

Source: Dudek. 2026, April 30. Email correspondence with Sarah Halterman.

Notes: Based on eGRID CO2e emission factors utilized in the CAAP for 2030.

Electric Vehicle Charging Stations and GHG Emissions Quantification

EV Charging Energy (Per Charging Position)

Average Power of Level 2 Charger (kW)	Utilization Rate	Hours per year	Annual kWh per Charging Position
13.0	10%	8,760	11,388

Source: US Department of Transportation. 2025, January 31 (last updated). Charger Types and Speeds. https://www.transportation.gov/rural/ev/toolkit/ev-basics/charging-speeds.

ECHELON Lighting Solutions. 2026, April 22 (accessed). How to Forecast Revenue for EV Charging Stations. https://echelonlightingsolutions.com/articles/how-to-forecast-revenue-for-ev-charging-stations.

Notes: Based on Level 2 Charger average power output of 7 kW - 19 kW and utilization rate of 10% for low-traffic location.

EV Charging GHG Emissions (Per Charging Position)

Annual kWh per Charging Position	Power Provider	Provider Carbon Intensity 2030 (lbs CO2e/MWh)	Annual MT CO2e per Charging Position
11,388	SCE	236.5	1

Source: Dudek. 2026, April 30. Email correspondence with Sarah Halterman.

Notes: Based on eGRID CO2e emission factors utilized in the CAAP for 2030.

Convert Electricity to EV Miles

Annual kWh per Charging Position	Miles per kWh	EV Miles per Charging Position
11,388	2.72	31,030

Source: US EPA. 2026, April 9 (last updated). Green Power Equivalency Calculator - Calculations and References. https://www.epa.gov/green-power-markets/green-power-equivalency-calculator-calculations-and-references.

Notes: Assumed EV efficiency of 2.72 miles per kWh derived from aggregate fuel economy data, which reports an average EV energy consumption of approximately 36.7 kWh per 100 miles.

Gasoline Vehicle Emisions Baseline (Per Charging Position)

Gasoline Vehicle Miles Traveled	EMFAC2025 CO_2e Emission Factor (g/mile)	GHG Emissions from Gasoline Vehicle Travel (g CO_2e)	GHG Emissions from Gasoline Vehicle Travel ($MTCO_2e$)
31,030	113.24	3,513,735	4

Source: EMFAC2025 Version 2.1.0. web database. Emission Rates. Orange County (SC) Sub-Area.

Notes: EV Miles were assumed to displace an equivalent number of gasoline-fueled Plug-In Hybrid vehicle miles traveled based on a 1:1 replacement. Displaced emissions were calculated based on EMFAC2025 running exhaust factors.

Final Net GHG Savings (Per Charging Position)

GHG Emissions from Gasoline Vehicle Travel ($MTCO_2e$)	EV Electricity Emissions ($MTCO_2e$)	Net GHG Reduction ($MTCO_2e$)
4	1	2

Source: EMFAC2025 (v2.1.0) Emission Rates
Region Type: Sub-Area
Region: Orange (SC)
Calendar Year: 2030, 2045
Season: Annual
Vehicle Classification: EMFAC202Y Categories
Units: miles/day for Combustion VMT and Electric VMT, trips/day for Trips, g/mile for RUNEX, PMBW and PMTW, g/trip for STREX, HOTSOAK and RUNLOSS, g/vehicle/day for IDLEX and DIURN.

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	Population	Pop %	Project Pop	Total VMT	Total VMT %	CO2_RUNEX	CH4_RUNEX	N2O_RUNEX
Orange (SC)	2030	LDA	Aggregate	Aggregate	Gasoline	771217.418	45%	189	22072459.28	40%	298.470463	0.006019529	0.00549152
Orange (SC)	2030	LDA	Aggregate	Aggregate	Diesel	1269.681764	0%	0	28463.42111	0%	264.8869209	0.001975295	0.041747416
Orange (SC)	2030	LDA	Aggregate	Aggregate	Electricity	150254.0508	9%	37	5426095.139	10%	0	0	0
Orange (SC)	2030	LDA	Aggregate	Aggregate	Plug-in Hybrid	109000.4812	6%	27	4184895.678	8%	104.1110318	0.000497867	0.00065231
Orange (SC)	2030	LDA	Aggregate	Aggregate	Fuel Cell Electric Vehicle	651.5113793	0%	0	27035.43692	0%	0	0	0
Orange (SC)	2030	LDT1	Aggregate	Aggregate	Gasoline	71131.40003	4%	17	1978956.587	4%	364.1851741	0.012653869	0.013534326
Orange (SC)	2030	LDT1	Aggregate	Aggregate	Diesel	0.454850927	0%	0	10.29645627	0%	591.1373761	0.004658151	0.093166012
Orange (SC)	2030	LDT1	Aggregate	Aggregate	Electricity	10474.72527	1%	3	444345.8841	1%	0	0	0
Orange (SC)	2030	LDT1	Aggregate	Aggregate	Plug-in Hybrid	7799.142829	0%	2	335762.2253	1%	123.1328385	0.00058873	0.000771359
Orange (SC)	2030	LDT1	Aggregate	Aggregate	Fuel Cell Electric Vehicle	32.82672529	0%	0	1658.000101	0%	0	0	0
Orange (SC)	2030	LDT2	Aggregate	Aggregate	Gasoline	521814.9697	30%	128	17727004.42	32%	353.2359948	0.00491825	0.005622329
Orange (SC)	2030	LDT2	Aggregate	Aggregate	Diesel	1039.500593	0%	0	33241.89643	0%	333.6080503	0.001185946	0.052578187
Orange (SC)	2030	LDT2	Aggregate	Aggregate	Electricity	8866.665501	1%	2	387244.3974	1%	0	0	0
Orange (SC)	2030	LDT2	Aggregate	Aggregate	Plug-in Hybrid	67589.23479	4%	17	2866175.133	5%	124.8793442	0.00059714	0.000782378
Orange (SC)	2030	LDT2	Aggregate	Aggregate	Fuel Cell Electric Vehicle	99.59537714	0%	0	4973.499086	0%	0	0	0

GWP Conversion Factors

Global Warming Potentials (GWP)	AR5
CO_2	1
CH_4	28
N_2O	265

Source: Intergovernmental Panel on Climate Change (IPCC). 2013. Fifth Assessment Report: Climate Change 2013 - a Summary for Policy Makers.

Source: GHG Protocol. Global Warming Potentials Values. https://www.ghgprotocol.org/sites/default/files/ghgp/Global-Warming-Potential-Values%20%28Feb%2016%202016%29_1.pdf

Weighted Plug-In Hybrid Fuel Economies (g/mile)

		CO2_RUNEX	CH4_RUNEX	N2O_RUNEX
LDA	57%	58.98249018	0.000282059	0.000369556
LDT1	5%	5.596898652	2.67602E-05	3.50615E-05
LDT2	39%	48.45460419	0.000231697	0.000303572
	100%	**113.033993**	**0.000540516**	**0.000708189**

	CO2e g/mile
Total Weighted Emission Factor	113.2367976

June 23, 2026
STUDY SESSION
Item No. 9A.

City Council Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING A NEW CITY SCHOLARSHIP PROGRAM

PREPARED BY	PRESENTED BY
Jessica Fewer, Senior Management Analyst	Jessica Fewer, Senior Management Analyst
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

DISCUSSION

On April 28, 2026, Council Members Ahn and Hoque co-calendared a discussion regarding creating additional scholarship opportunities for Buena Park students. Currently, the City offers up to $10,000 for the Myrna Holmquist Communications Scholarship. This scholarship program originated with the former Buena Park Cable Foundation. The intent of the scholarship is to provide financial assistance to students desiring to obtain a degree in the area of communications (e.g. journalism, digital media, broadcast, marketing, etc.). Typically, the scholarship fund is split between multiple students. Given that one of the requirements is for applicants to be a Communications major, the applicant pool is limited. In a few cases, students in other majors have applied, but have been unable to successfully show how their career goal is related to Communications.

Other southern California cities offer scholarships to high school students, college students, or adult continuing education. Each scholarship program has its own individual criteria with scholarships ranging from $300 to $5,000 per award. Some pay specifically for laptops or tablets while others have no stipulation on how the money is spent. Additionally, some require community service hours to be completed while others offer optional paid internship positions as part of the award. A list of surrounding city scholarships is included as Attachment 1.

As there is no available budget for this program, staff could reach out to the local business community to see if any businesses would be interested in contributing to a sponsorship fund. If there is interest, staff could work with the businesses to set up scholarship criteria and award amounts for future City Council consideration. Another option could be for City Council to revisit the program during the mid-year budget discussion in early 2027 when staff has a better sense of how revenues are trending.

Attachments

City Scholarships.pdf

SoCal Scholarships -- 05/07/2026

Anaheim Public Utilities	For high school seniors who are interested in pursuing a degree in STEM. Anaheim Public Utilities offers an opportunity for a $5,000 scholarship and an optional six-week paid internship. **Criteria:** ○ Student must submit an application and answer all 3 essay questions using correct spelling, punctuation, and grammar conventions. ○ Student must be pursuing post-secondary education or a degree in a STEM-related field. ○ Student must live in Anaheim and receive electric and/or water service from Anaheim Public Utilities. ○ Student must be enrolled as a high school senior at the time the student's application is submitted. ○ Student will be enrolled as a full-time student in a two or four-year accredited post-secondary institution or trade school in the upcoming academic year. ○ Students' parents or legal guardians cannot be employed by the City of Anaheim. ○ Optional paid six-week internship with Anaheim Public Utilities to take place during the months of June and July.
Anaheim Tech Scholar	Provides college-bound high school juniors and seniors with laptops and tablets for school. **Criteria:** ○ Student applicants must be college-bound and currently enrolled as a high school junior or senior. ○ The tech scholar program is designed to help students in our city. So you must live in Anaheim to be considered. If not, the Tech Scholarship Committee reserves the right to disqualify the applicant. ○ Have a minimum 2.0 grade point average ○ Financial need and community service will also be taken into consideration. ○ This is a competitive scholarship. Candidates may be invited to interviews at the discretion of the Tech Scholarship Committee.
Anaheim EMT Scholarship	Up to $1,700 for tuition, books, uniforms, and the National Registry Exam for EMT students. All funding is paid directly to the educational institution. Any unused funds will remain with the Anaheim Community Foundation and be allocated to future scholarship recipients. **Criteria:** ○ Applicants must be at least 18 years old. ○ Up to $1,700 for tuition, books, uniforms, and the National Registry Exam.

SoCal Scholarships -- 05/07/2026

	○ Funds are not disbursed directly to recipients. All funding is paid directly to the educational institution. Any unused funds will remain with the Anaheim Community Foundation and be allocated to future scholarship recipients. ○ Selected recipients need to provide a headshot and status updates on attaining EMT certification to assist in promoting the EMT Scholarship in the future.
Azusa Academic Scholarship Program	Provides opportunities to pursue an education or trade at an accredited institution. Up to four (4) scholarships will be awarded per year. Opportunity 1: High School Senior Awards - 1st Place: $2,000 | 2nd Place: $1,000 Opportunity 2: Adult Advancement Awards - 1st Place: $2,000 | 2nd Place: $1,000 **Criteria:** ○ Must be a resident of Azusa for a minimum of one (1) year; ○ Must be a high school senior/at least nineteen (19) years of age ○ A minimum cumulative GPA of 2.75; ○ Demonstrate leadership experience, school or community involvement ○ Provide evidence of acceptance to an accredited college, university or trade school ○ Proof of financial need
Huntington Park 2020 Avila Scholarship	This was a one-time $300 memorial scholarship. **Criteria:** ○ Student must live in the City of Huntington Park and be a high school senior. ○ Student must be enrolled at a 2-year or 4-year accredited college/university/trade school in the Fall of 2026
Garden Grove Teen Action Collaborative Educational Scholarship	The scholarship winner(s) will receive a monetary award of no less than a $250 scholarship, and up to a $1000 scholarship. **Criteria:** ○ Prior to receiving the scholarship, the recipient must have attended at least 4 monthly GGTAC program meetings in the current GGTAC year. ○ Prior to receiving the scholarship, the recipient must have participated in at least 2 volunteer opportunities set up by the GGTAC program in the current GGTAC year. ○ Demonstrate an overall positive and participatory attitude when attending monthly GGTAC meetings and at GGTAC volunteer opportunities.

SoCal Scholarships -- 05/07/2026

	○ Write a minimum of a 250, maximum 750 word essay, on “How do you define community leadership and what does it mean to you?
West Hollywood Youth Scholarship Program	The program awards $2,000 to graduating high school students pursuing post-secondary education at an accredited college, university, or trade/vocational school. Students must have completed at least 150 verified hours of community service to be considered. **Criteria:** ○ Residency – Applicant is a West Hollywood resident at the time the scholarship application is submitted and at the time of award. Please visit www.weho.org/city-government/contact-us/map-of-weho for a map of West Hollywood. Please visit www.weho.org/city-government/contact-us/map-of-weho for a map of West Hollywood. ○ Secondary Education – Applicant is a high school senior expected to graduate in 2026 or an individual receiving a GED. ○ Post-Secondary Education – Applicant is planning to attend a college, university, or trade/vocational school and has proof of acceptance to a post-secondary institution. ○ Community Service – Applicant has performed a minimum of 150 hours of community service and provided verification.
Newport Beach Ackerman Scholarship	Funds provided from an endowment fund are to be used for tuition, books, laboratory, and academic fees. $700 available for graduating high school students **Criteria:** ○ Be a student residing in Newport Beach, or be a child of a regular, full-time City of Newport Beach employee ○ Graduate from high school in 2026 ○ Be accepted for enrollment in Fall 2026 at an accredited two-year community college or four-year college/university, OR be transferring from an accredited two-year community college to an accredited four-year college/university ○ Cumulative GPA of 3.0 or higher
Alhambra Annual Environmental Scholarship Program	Annually, Republic Services awards five (5) $1,000 scholarships to five (5) City of Alhambra resident students for the Annual Environmental Scholarship Program. High School college-bound seniors living within the City of Alhambra. **Criteria:** ○ High school senior student residing in Alhambra

June 23, 2026
STUDY SESSION
Item No. 9B.

City Council Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING IMPROVING ELECTRIC BICYCLE (E-BIKE) SAFETY AND THE POTENTIAL OF A MUNICIPAL CODE AMENDMENT ESTABLISHING A 10 MPH SPEED LIMIT FOR ELECTRIC MOBILITY DEVICES ON CITY TRAILS AND/OR PUBLIC SIDEWALKS

PREPARED BY	PRESENTED BY
Roger Plumlee , Police Lieutenant	Roger Plumlee , Police Lieutenant
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Brad Geyer, Interim Police Chief	Aaron France, City Manager

DISCUSSION

Council Member Franco requested a staff report regarding a potential amendment to the Buena Park Municipal Code establishing a maximum speed limit of 10 miles per hour for electric mobility devices, including e-bikes and e-scooters, operating on sidewalks or walking pathways (i.e. Silverado Trails) within the City.

Chapter 10.56 of the Buena Park Municipal Code regulates electric mobility devices. The ordinance currently does not establish a specific speed limit for electric mobility devices operating on residential streets. However, Section 10.56.030(B) prohibits operation in an unsafe manner, including operating at a speed greater than what is reasonable or prudent under existing conditions.

Since January 1, 2024, the Buena Park Police Department has investigated eight reported collisions involving e-bikes or e-scooters. Most of these collisions occurred on major arterial roadways and commercial corridors rather than within residential neighborhoods. Most involved interactions between electric mobility device operators and motor vehicles.

A potential 10 mph speed limit on residential streets could provide additional guidance to riders, improve safety, and address resident concerns regarding excessive speeds. However, enforcement challenges exist, and the City currently possesses authority to address unsafe riding behavior under the existing Municipal Code.

This presentation is intended to provide an overview of the issue and obtain City Council direction regarding whether staff should further evaluate a Municipal Code amendment establishing a 10-mph speed limit for electric mobility devices operating on sidewalks or walking pathways and trails.