CHAIR DIEP
VICE CHAIR JUDEH
COMMISSIONER CARVER
COMMISSIONER DAVIS
COMMISSIONER PATINO

Monday, May 18, 2026, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

** Revised **

PLANNING COMMISSION AGENDA

6:30 p.m.

1. GENERAL

1.A. CALL TO ORDER

1.B. ROLL CALL

1.C. PLEDGE OF ALLEGIANCE

2. PRESENTATION

2.A. PRESENTATION RECOGNIZING CHAIR DEBORAH DIEP AS A 34TH DISTRICT 2026 WOMEN OF DISTINCTION HONOREE

3. ORAL COMMUNICATIONS

3.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the Planning Commission. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber.

3.B. ELECTION OF CHAIR AND VICE CHAIR

4. CONSENT CALENDAR

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

4.A. APPROVAL OF MINUTES

5. PUBLIC HEARING

5.A. 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

A request to implement a series of discretionary actions that would ultimately allow for the demolition of the existing Amway Nutrilite Center Campus consisting of two connected buildings totaling 370,031 square feet, to change the General Plan Land Use Designation from Light Industrial to High-Density Residential, change the existing zoning of ML (Light Industrial) to RM-20 (Medium Density Multi-Family Residential), subdivide the existing three parcels into two parcels for condominium purposes, allow for the development of a 281-unit three-story semi-attached residential development (Project), and certifying the associated Initial Study/Mitigated Negative Declaration (IS/MND) 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)

The property owner is 5600 Beach Blvd BP Owner, LLC, . The applicant is Scott DiCesare of Shopoff Realty Investments, 18565 Jamboree Road, Suite 200, Irvine, CA 92612.

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 Resolution, Staff recommends that the Planning Commission recommend to the City Council approval of 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 at 5600 Beach Boulevard (APN: 066-572-08, 066-163-26, and 066-164-24).

6. STAFF REPORT

6.A. STAFF REPORT

7. AGENDA FORECAST

7.A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

8. COMMISSION REPORTS

8.A. COMMISSION REPORTS

9. ADJOURNMENT

9.A. 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 Planning Commission 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 Planning Division Office. Video streaming of the meeting is available on the City's website. 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.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **Planning Division at (714) 562-3620 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스패니쉬, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

I, Ruth Santos, 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.

Ruth Santos
Sr. Administrative Assistant

Date Posted: May 14, 2026

May 18, 2026
CONSENT CALENDAR
Item No. 4A.

Planning Commission Agenda Report

APPROVAL OF MINUTES

PREPARED BY	PRESENTED BY
Ruth Santos, Senior Administrative Assistant	Ruth Santos, Senior Administrative Assistant
REVIEWED AND APPROVED BY	**DIRECTOR APPROVAL**
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

Attachments

2025-11-18 PC Special M Draft.pdf

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION SPECIAL MEETING
November 18, 2025

The special meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on November 18, 2025, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Diep presiding.

PRESENT: COMMISSIONERS: Davis, Judeh, Patiño, Schoales, and Diep

Matt Foulkes, Community and Economic Development Director
Harald Luna, Planning Manager
Ian McAleese, Senior Planner
Chris Cardinale, City Attorney
Deepthi Arabolu, P.E., T.E., Assistant City Engineer
Ray Tae, Senior Office Assistant
Ruth Santos, Senior Administrative Assistant

1. GENERAL

1A. CALL TO ORDER
1B. ROLL CALL
1C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

None

3. CONSENT CALENDAR

3A. APPROVAL OF MINUTES – October 8, 2025 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Judeh moved and Commissioner Schoales seconded the motion to approve the minutes of the October 8, 2025 Planning Commission meeting.

The motion passed with the following votes:

AYES:	4	COMMISSIONERS:	Judeh, Schoales, Patiño, and Diep
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAINED:	1	COMMISSIONER:	Davis

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3B. COVENANTS, CONDITIONS, AND RESTRICTIONS NO. CCR-25-1

A request for the review of the Covenants, Conditions, and Restrictions (CCRs) for a 93-unit townhome development at 8030 Dale Street.

The property owner is TPG AG EHC III (LEN) CA 4, LP, a Delaware Limited Partnership, 2000 Five Point, 3rd Floor, Irvine, CA 92618. The applicant is Richard Knowland, 38 Nighthawk, Irvine, CA 92604.

RECOMMENDED ACTION: Approve

Vice Chair Judeh moved and Commissioner Schoales seconded the motion to approve CCR-25-1.

The motion passed carried unanimously.

AYES:	5	COMMISSIONERS:	Judeh, Schoales, Davis, Patiño, and Diep
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAINED:	0	COMMISSIONER:	

4. PUBLIC HEARING

4A. CONDITIONAL USE PERMIT NO. CU-25-10

A request to allow the conversion of an existing 101-room motel into a 104-unit permanent affordable multi-family housing facility at 7039 Orangethorpe Avenue.

The property owner is MK Buena Park LLC, 19375 Countrywood Drive, Yorba Linda, CA 92886. The applicant is Haifa Habbal, Prosper Architects, 134 S. Glasswell Street, Unit K, Orange, CA 92866, on behalf of Hector Garcia, Passive Partners Capital Group, 36068 Hidden Springs Road, Suite C118, Wildomar, CA 92595.

Mr. McAleese presented the staff report, including an opposition letter from the owner of the adjacent industrial building, and staff's response to the letter. (Both were included in the staff report within the agenda packet.)

Chair Diep opened the public hearing.

Hector Garcia, applicant, discussed the proposed project and answered questions from the Planning Commissioners regarding the model of the proposed project (60% HUD-assisted veterans and 40% market rate), the total number of units, and number of assigned parking spaces. He stated that not every unit will have an assigned parking space because about half of the veteran occupants do not own cars and will avail of transportation vouchers.

Elaine Nishizu, property owner of the adjacent industrial building, spoke about concerns regarding inadequate parking and circulation. She said that the eight parking spaces that

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they currently have are being used by occupants of the motel and that they had to resort to having illegally parked cars towed.

As recommended by Vice Chair Judeh, Mr. Garcia stated that their lease agreement will include the stipulation of a maximum of one car per unit. He added that the assigned parking spaces will be numbered.

In response to Chair Diep, Mr. Garcia said that the average number of persons per house is one to a maximum of two. He also stated that in cases of parking overflow, they will provide the contact number of their 24/7 on-site management company to the neighboring business.

Staff confirmed that there are 104 units and 78 parking spaces, with one parking space per unit for veterans with cars, while those without cars will have subsidized rideshare/transportation vouchers.

Commissioner Davis asked if there will be clear signage for parking spaces not assigned to the hotel.

Staff stated that a condition of approval will be added regarding signage, paid for by the applicant, identifying the eight spaces and stating that the violator's vehicle will be towed at the vehicle owner's expense.

Chair Diep stated and Mr. Cardinale and staff confirmed that the proposed project meets parking standards mandated by State Law. Staff added that the current motel is one of three identified in the Housing Element for Hotel/Motel Conversion.

There being no other speakers and no other written communication, Chair Diep closed the public hearing.

Commissioner Davis moved and Commissioner Patiño seconded the motion to approve the resolution recommending the approval of Conditional Use Permit No. CU-25-10, with the following added conditions of approval: 1) that the lease agreement includes the required one-car maximum parking space per unit; 2) posting of No Parking/Towing Penalty signage on the eight parking spaces; and 3) posting of No Residential Overnight Parking on the adjacent property.

The motion passed with the following votes:

AYES:	5	COMMISSIONERS:	Davis, Patiño, Judeh, Schoales, and Diep
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAINED:	0	COMMISSIONER:	

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RESOLUTION NO. 6398
CONDITIONAL USE PERMIT NO. CU-25-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CU-25-10 TO ALLOW THE CONVERSION OF AN EXISTING 101 ROOM MOTEL INTO A 104-UNIT PERMANENT AFFORDABLE MULTI-FAMILY HOUSING FACILITY LOCATED AT 7039 ORANGETHORPE AVENUE (APN: 276-381-09), AND MAKING FINDINGS IN SUPPORT THEREOF

5. STAFF REPORT:

Mr. Foulkes informed the Planning Commissioners that City Council adopted last week an ordinance prohibiting the sale of Kratom products and another ordinance regulating retail sale and distribution of nitrous oxide for recreational use. The ordinances will take effect on December 12, 2025.

6. AGENDA FORECAST:

Mr. Luna announced that there are no items scheduled for the December 10, 2025 Planning Commission meeting.

7. COMMISSION REPORTS:

None

8. ADJOURNMENT:

At 7:19 p.m., Chair Diep adjourned the Planning Commission meeting.

_____
Deborah Diep
Chair

ATTEST:

_____
Harald Luna
Planning Manager

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May 18, 2026
PUBLIC HEARING
Item No. 5A.

Planning Commission Agenda Report

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

PREPARED BY	PRESENTED BY
Ian McAleese, Senior Planner	Ian McAleese, Senior Planner
REVIEWED AND APPROVED BY	**DIRECTOR APPROVAL**
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

Staff recommends that the Planning Commission adopt the attached Resolutions recommending that the City Council adopt the Final Draft Mitigated Negative Declaration (MND-25-1), General Plan Amendment (GP-25-1), Zone Change (Z-25-1), Tentative Tract Map (TT-25-2), and Conditional Use Permit (CU-25-5) based on the facts and findings provided therein.

PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	5600 Beach Boulevard / 066-572-08, 066-164-24, and 066-163-26
Lot Area:	13.754 acres
Street Frontage:	954.1 feet
Zoning District:	ML (Light Industrial)
General Plan Designation:	Light Industrial
Existing Development:	Approximately 370,031 square-foot Amway Nutrilite Health Institute Center Campus

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND
North	Light Industrial	ML (Light Industrial)	Rail corridor follo
South	Central Buena Park Mixed-Use, and Low Density Residential	CO (Office) with Mixed-Use Overlay-60, and RS-6 (One-Family Residential)	Brea Creek Char tenant commerci residential dwelli
East	Light Industrial. And Medium Density Residential	ML (Light Industrial), and RM-10 (Low-Density Multi-Family Residential	Rail corridor follo (townhomes) res
West	Office Professional, and Open Space	CO (Office) with Mixed-Use Overlay-60, and RS-6 (One-Family Residential)	Across Beach Bc commercial and

BACKGROUND:

Entitlement Number	Date of Action	Description
N/A	Pre-City Incorporation	Nutrilite campus was established.
SP-283	April 1, 1964	Addition to an existing warehouse.
CU-159	May 3, 1965	Expansion of industrial uses, and addition to an existing warehouse.
CU-159 Mod 1	July 28,1965	Establishment of a master plan for the property.
SP-735	August 22, 1979	Construction of a new packaging building.
CU-159 Mod 2 V-857	October 3, 1979	Modification to the master plan for addition of a 20,000 square-foot p reduction in building and landscape setback requirements.
PM80-329	February 6, 1980	Consolidation of 12 parcels into three lots.
CU-159 Mod 3	October 7, 1981	Addition of off-street parking areas and use of a residential structure
SP-779	January 5, 1983	Installation of exhaust and drive motor systems on existing buildings
PM86-255	August 27, 1986	Combination of two excess railroad parcels with adjacent properties, parcels.
CU-159 Mod 4	December 10, 1986	Expansion of the facility with a 33,500 square-foot warehouse.
CU-947 Mod 1	February 8, 1989	Establish a bridge over the rail corridor to connect 5600 Beach Blvd
CU-159 Mod 5	February 22, 1989	Addition of a mezzanine to an existing industrial building.
V-1173	April 8, 1992	Allow for parking encroachment onto an adjacent street for access a
DA-10	July 6, 1992	Construction of a 108,440 square-foot three-story multi-use addition
DA-10 Amendment 1	February 17, 1995	Demolition and reconstruction of office and production space.
DA-10 Amendment 2	July 21, 1997	Addition of 14,750 square feet to an existing manufacturing building.
DA-10 Amendment 3	June 23, 1998	Construction of a two-story 71,210 square-foot quality control lab/adı demolish two structures.
IDR-104	September 17, 2001	Removal of the existing drive approach and fence to install motorize fence.
IDR-139	June 26, 2003	Installation of two storage units.
CU04-035	October 27, 2004	Extension of time for DA-10 Mod 3 to construct an approximately 39 building.
ID11-002	February 16, 2011	Increase in height of an existing structure.
PM11-001	February 23, 2011	Consolidation of three lots into one lot.
CU12-006	August 8, 2012	Demolition of an existing 23,375 square-foot R&D building and const square-foot three-story R&D and manufacturing building.
ID17-24524	March 28, 2017	Installation of three freestanding solar carport arrays, rooftop solar p chargers.

APPLICATION ANALYSIS:

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. Eight buildings (Buildings 1, 12, 13, 48 through 51, and the affordable senior apartments) have frontage along Beach Boulevard, with the remaining buildings located internal to the site. Each townhome building will contain between four (4) and six (6) units, and the duets will contain up to two (2) units per building. The townhouse and duet units will each include attached two-car garages at the ground level and two floors of living space above the ground level. In addition to the garage spaces, there will be 105 open parking spaces for guests, for a total of 567 on-site parking spaces. The project will provide 18 percent of the units as deed-restricted affordable, for-rent, senior housing (total of 50 units).

Each townhome and duet unit will provide private open space within recessed balconies located on the upper floors, totaling 9,547 square feet. The affordable senior apartment building will provide an approximately 700 square-foot private roof deck on the 4th floor. Approximately 162,400 square feet of common usable open space is provided throughout the project site and will include: landscaping, walking paths, dog relief areas, open lawn recreation areas, pool with a spa, lounge seating, tables, seating areas, built-in barbeques, and decorative boulders. Enhanced landscaping with mature trees will be planted throughout the site. Other project features include decorative fencing and site lighting. Special design features such as clerestory placed windows have been provided along the south facing elevations along the site periphery to protect the privacy of the existing single-family homes south of the project site across the Brea Creek flood control channel.

Access/Site Design/Parking:

Vehicular access to the project will be provided from two (2) 25-foot-wide driveways located on the west side of the property along Beach Boulevard and one (1) 25-foot 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) requiring to be covered, and for two (2) bedroom units to provide 2.5 parking spaces with one (1) requiring 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.

Floor Plans:

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

Architecture:

The proposed townhome and duet development has been designed in the modern Spanish architectural style and farmhouse architectural design 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.

The proposed exterior materials consist of a combination of brown and tan painted stucco, off-white decorative stucco window trims, brick veneer, decorative corbels, wood composite rafter tails, wall accent details, awnings, faux chimneys, bay windows, window shutters, and under eave gable accents. The balconies will feature a decorative iron guardrail design consistent with modern Spanish style. To maximize privacy for the surrounding 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. Additionally, each townhome and duet unit will feature either a decorative recessed porch or a curved awning cover with decorative tile surrounds over the main entries.

The second architectural style within the proposed townhomes and duets is the modern farmhouse architectural style. Buildings with this architectural style will consist 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.

The proposed exterior materials consist of a combination of gray, tan, and off-white painted stucco, off-white, tan, and green board and batten, blue vertical siding, off-white decorative stucco window trims, wood composite rafter tails, wall accent details, awnings with wood composite kickers, wood composite bracing, bay windows, and decorative window shelves. The balconies will feature a metal guardrail design consistent with modern farmhouse architecture. To maximize privacy for the surrounding 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. Additionally, each townhome and duet unit will feature either a decorative recessed porch or an awning cover with kickers over the main entries.

The design of the proposed senior affordable apartment development has been designed to reflect the modern Spanish architectural style to complement the townhomes and duets, that consist of flat rooflines and parapets. 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.

Landscaping/Fencing:

The project will provide approximately 112,215 square feet of landscaping throughout the site. The landscaped areas along the north and east property line will feature a majority of vertical accent trees that are 15-gallon in size, and will include a variety of other accent tree species ranging in size from 15-gallon minimum up to 48-inch box size. The southern portion of the parcel, as conditioned, consists of screening trees ranging from 24-inch to 36-inch box to provide privacy and visual buffer from the single-family detached residential properties 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 feature three separate larger recreational areas that will feature shade trees, tables, lounge chairs, seating areas, built-in barbeques, decorative boulders, along with a pool and spa.

New decorative slump stone 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 of the existing single-family dwellings 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.

DISCUSSION:

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

To allow the proposed 50-unit affordable senior apartments and 231-unit townhome/duet multi-family residential 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 30 dwelling units per acre. The RM-20 zone is an established zoning classification under the City's Zoning Ordinance that allows for the development of medium density apartments, condominiums, and group quarters in locations convenient to community centers, recreational, and cultural activities.

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 proposed project is 20.4 dwelling units per acre, which is compliant with the permissible 30 dwelling units per acre mentioned above. 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 project supports multiple goals and policies of the City's General Plan, including the aesthetics and visual character envisioned in the General Plan, specifically:

- 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.
- 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.

The proposed project implements the above General Plan Goals and Policies 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 includes 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 (3) 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 to 10 feet from the required 20 feet when windows are facing each other on both structures along with setbacks of 14 feet from the requirement of 30 feet when doorways face another building. 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 Attachment 7. 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 as Attachment 9.

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 as Attachment 9, the environmental analysis concluded that the project will not have a significant impact on the environment.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at City Hall, the Buena Park website, Buena Park Library, and Ehlers Event Center on April 3, 2026; 337 public hearing notices were mailed to property owners located within a 300-foot radius of the subject property, and beyond, upon staff's request on April 3, 2026, and newspaper notice was published on May 8, 2026. As of the publication of this report, no correspondence has been received regarding the proposed project.

Attachments

Att 1 - Proposed Planning Commission Resolution GP-25-1 (General Plan Amendment).pdf

Att 2 -Proposed Planning Commission Resolution Z-25-1 (Zone Change).pdf

Att 3 - Proposed Planning Commission Resolution TT-25-2 and CU-25-5.pdf

Att 4 - Proposed Planning Commission Resolution MND-25-1 (Mitigated Negative Declaration).pdf

Att 5 - CU-25-5 Development Plans dated RECEIVED MAY 6 2026 PLANNING DIV 1.pdf

Att 6 - CU-25-5 Development Plans dated RECEIVED MAY 6 2026 PLANNING DIV 2.pdf

Att 7 - TT-25-2 Vesting Tentative Tract Map No. 19419 Plans dated RECEIVED MAY 6 2026 PLANNING DIV.pdf

Att 8 - Project Narrative Letter dated RECEIVED MAR 23 2026 PLANNING DIV.pdf

Att 9 - Initial Study Mitigated Negative Declaration Mitigation Monitoring and Reporting Program web link.pdf

Att 10 - CAAP Checklist.pdf

Att 11 - Vicinity Map.pdf

RESOLUTION NO.
GENERAL PLAN AMENDMENT NO. GP-25-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT GP-25-1 FOR THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD, AMENDING THE LAND USE MAP OF THE GENERAL PLAN FROM LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION 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, in the City of Buena Park, California.

(iii) The Planning Commission of the City of Buena Park has heretofore 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 of the General Plan changing the land use of the subject property from Light Industrial land use designation to High Density Residential land use designation.

(iv) The Planning Commission has reviewed and considered all components of the proposed General Plan Amendment No. GP-25-1, amending the General Plan Land Use Map of the Land Use and Community Design Element of the General Plan.

(v) All legal prerequisites to the adoption of the Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK does hereby finds, determines, resolves, and recommends the City Council find as follows:

1. The proposed General Plan Amendment will be 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.
- 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.

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- 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.

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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 Planning Commission finds that facts supporting the above-specified finding are contained in the staff report and exhibits, and information provided to this Planning Commission during the public hearing conducted on May 18, 2026 with respect to the project.

7. The Planning Commission has reviewed and considered all components of the requested General Plan Amendment and has adopted a separate Resolution certifying Mitigated Negative Declaration (MND-25-1) pertaining to this project including adopted mitigation requirements.

8. The Planning Commission hereby recommends that the City Council approve and adopt 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 Secretary of the Planning Commission shall:

(a) Certify to the adoption of this Resolution.

(b) Forthwith transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to General Plan Amendment GP-25-1, amending the General Plan Land Use Map of the Land Use and Community Design Element of the General Plan, attached hereto as Exhibit "A", and transcripts of any and all hearings conducted with respect to the application recommended for approval herein.

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PASSED AND ADOPTED this 18th day of May 2026, by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

Mirvette Judeh
Chair

ATTEST:

Harald Luna
Planning Manager

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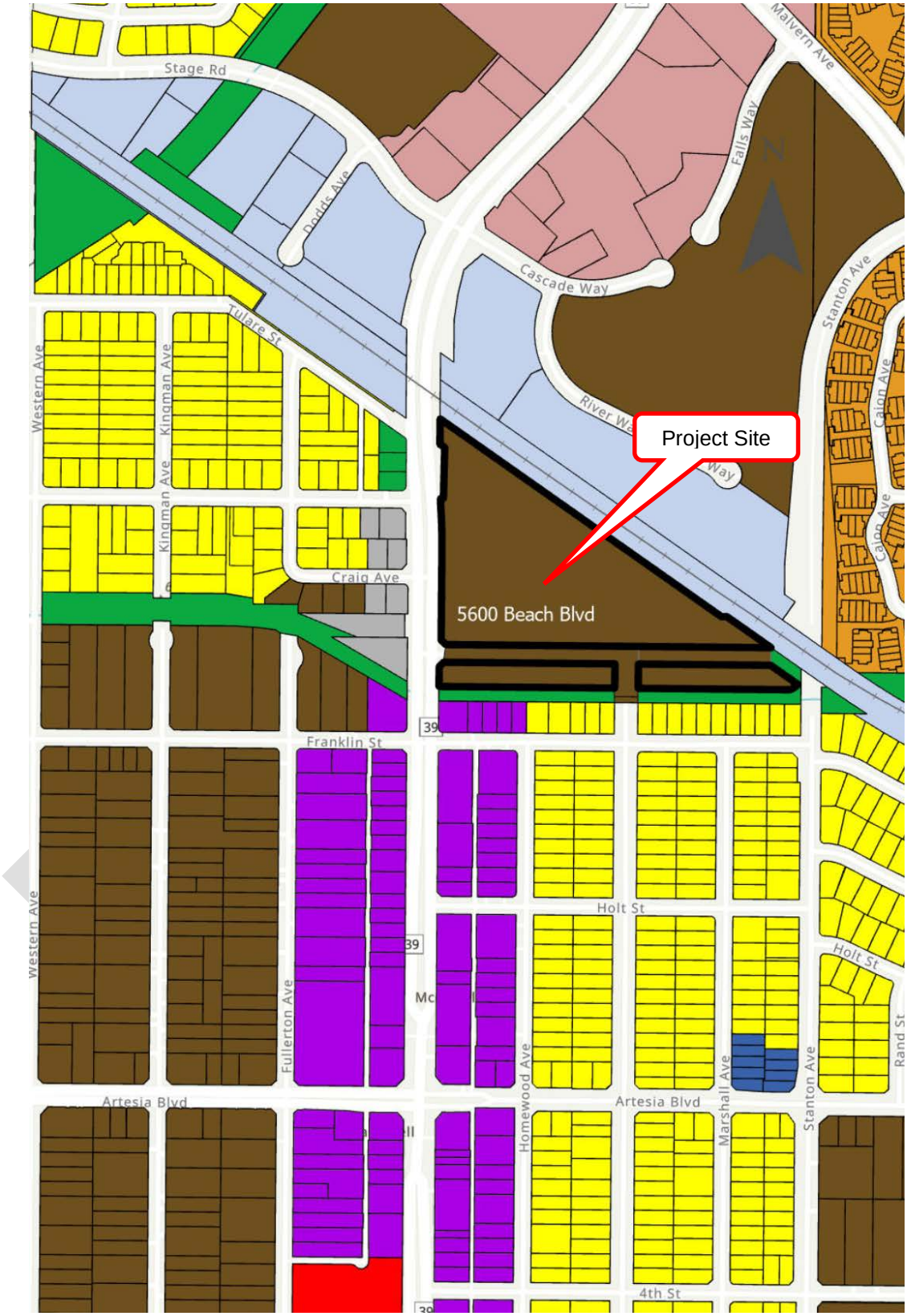
EXHIBIT A

Existing General Plan Land Use Map: Light Industrial Land Use Designation

Proposed General Plan Land Use Map: High-Density Residential Designation



RESOLUTION NO.
ZONE CHANGE NO. Z-25-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE Z-25-1 TO CHANGE THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD (APNS: 066-572-08, 066-164-24, AND 066-163-26) FROM ML (LIGHT INDUSTRIAL) TO RM-20 (MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL)

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 district 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 231-unit townhome and 50-unit affordable senior apartment residential community, 567 parking spaces, open space and associated on- and off-site improvements ("Project"). The Applicant has also submitted applications to amend the General Plan (GP-25-1) land use designation, 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 (RM-20, Medium-Density Multi-Family Residential Zone) 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 in an Initial Study and Mitigated Negative Declaration (MND-25-1).

(iv) On May 18, 2026, the Planning Commission conducted a duly noticed public hearing on the application, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(v) The Planning Commission has reviewed and considered all components of the proposed Zone Change Z-25-1 from ML (Light Industrial) to RM-20 (Medium-Density Multi-Family Residential) including the Mitigated Negative Declaration (MND-25-1) and concluded its public hearing prior to adoption of this Resolution.

(vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK

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does hereby finds, determines, resolves, and recommends the City Council find as follows:

1. In all respects, all the facts as set forth in the Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, verbal testimony, and Conditional Use Permit CU-25-5 Development Plans and Tentative Tract Map TT-25-2 Plans stamped "RECEIVED MAY 6 2026 PLANNING DIV." the Planning Commission hereby specifically finds as follows:

a. The proposed Zone Change will be in conformance with the City's General Plan, as amended, and will facilitate a townhome and apartment multi-family residential development resulting in additional housing to enhance the viability of the City's residential development. The Project conforms to the General Plan goals and policies for the reasons set forth in Part B of the General Plan Amendment Resolution GP-25-1, which findings are incorporated herein by reference.

b. The proposed Zone Change will have a positive effect on land available for housing within the City and the region. The project will provide added multi-family housing opportunities including affordable housing units to expand the City's housing supply by providing additional land available for viable residential development within the City but will not create substantial demands for new infrastructure. Adequate infrastructure and utilities are available in the area to serve the Site and no substantial new infrastructure is required.

3. The proposed project has been reviewed pursuant to CEQA through the preparation of a Mitigated Negative Declaration (MND-25-1). By separate Resolution adopted with consideration of this Resolution, the Planning Commission has determined that the Mitigated Negative Declaration 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 by the mitigation measures included therein.

4. The Planning Commission finds that facts supporting the above specified findings are contained in the staff report and exhibits, and information provided to the Planning Commission during the public hearing conducted on May 18, 2026, with respect to the Project.

5. The Planning Commission hereby recommends that the City Council adopt an Ordinance, attached hereto as Exhibit "1," approving Zone Change Z-25-1, amending the City of Buena Park Zoning Map changing the existing zoning district of the subject property from ML (Light Industrial) to RM-20 (Medium-Density Multi-Family Residential) attached hereto as Exhibit "A" in the Ordinance.

6. The Secretary of the Planning Commission shall:

a. Certify to the adoption of this Resolution.

b. Forthwith transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to Zone Change Z-25-1, amending the Zoning Map,

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attached hereto as Exhibit “A” in the Ordinance, including the proposed General Plan Amendment GP-25-1, and Mitigated Negative Declaration MND-25-1, and transcripts of any and all hearings conducted with respect to the applications recommended for approval therein.

PASSED AND ADOPTED this 18th day of May 2026, by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

_____
Mirvette Judeh
Chair

ATTEST:

_____
Harald Luna
Planning Manager

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Resolution No.
Zone Change No. Z-25-1
May 18, 2026

EXHIBIT 1

Draft City Council Ordinance Approving Zone Change (Z-25-1)

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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 231-unit townhomes and duets, and a 50-unit affordable senior apartment residential community ("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. ____ 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 on this item was noticed and scheduled for the regularly scheduled City Council meeting of June 9, 2026.

(vii) On June 9, 2026 the City Council 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.

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(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 9th day of June 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAINED: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Jimenez, City Clerk of the City of Buena Park, California, do 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 9th day of June 2026.

_____
City Clerk

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Exhibit A

Existing Zoning District Map: ML (Light Industrial)

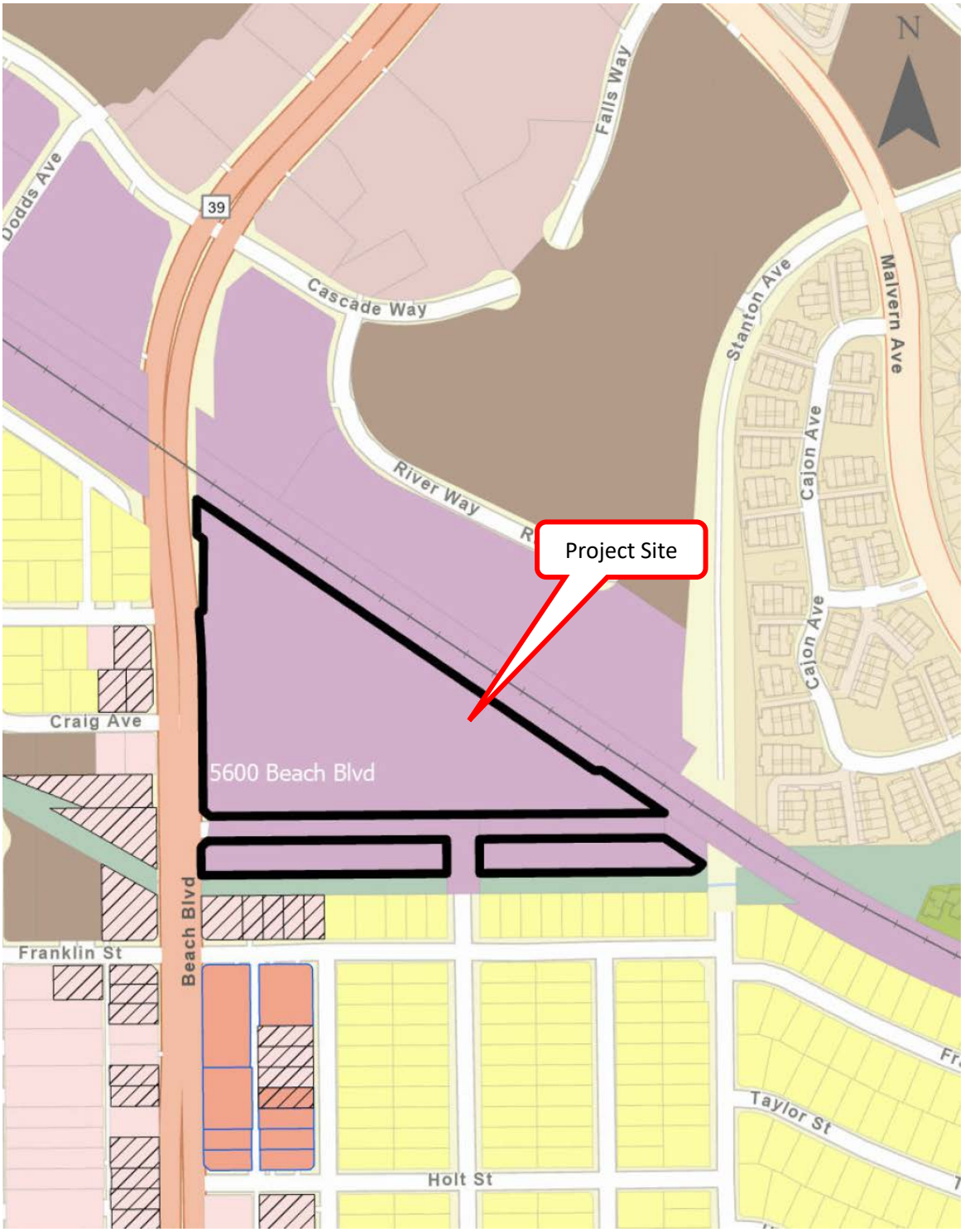

Exhibit A

Proposed Zoning District Map: RM-20 (Medium-Density Multifamily Residential)

RESOLUTION NO.
TENTATIVE TRACT MAP NO. TT-25-2
CONDITIONAL USE PERMIT NO. CU-25-5

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A 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 ITS 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, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) The Planning Commission has reviewed and considered all components of the proposed Tentative Tract Map No. TT-25-2 and Conditional Use Permit No. 25-1 and concluded its public hearing prior to adoption of this Resolution.

(iv) The Project's potential environmental impacts were analyzed through an Initial Study/Mitigated Negative Declaration (IS/MND).

(v) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, does hereby finds, determines and resolves, and recommends the City Council of the City of Buena Park find as follows:

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1. The Commission 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 Planning Commission 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 Commission 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.

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-

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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.

f. **FINDING:** Any criteria set forth elsewhere in this Title for the approval the specific use and development will be satisfied.

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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 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-

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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 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 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.

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

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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 Planning Commission 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.

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

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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.

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.

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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-25-2), 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.

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 Planning Commission recommends that the City Council of the City of Buena Park adopt 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 of Buena Park 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. The Secretary of the Planning Commission shall:

(a) Certify to the adoption of this Resolution.
(b) Forthwith transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to Tentative Tract Map No. TT-25-2, and Conditional Use Permit No. CU-25-5 for the development of a 50-unit affordable senior apartment and 231-unit townhome and duet residential community, and transcripts of any and all hearings conducted with respect to the application recommended for approval herein.

8. Based upon the findings and conclusions set forth in the above paragraphs, the Planning Commission hereby recommends that the City Council of the City of Buena Park approve 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.

9. 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.

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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.
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.

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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.
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.
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.

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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.
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,

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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.
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.

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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 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

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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.
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

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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 Planning Commission 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 Planning Commission 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

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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.

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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 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

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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 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

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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:

    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

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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.

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.

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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 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 18th day of May 2026 by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

_____
Mirvette Judeh
Chair

ATTEST:

_____
Harald Luna
Planning Manager

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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 PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE COMPLETION OF 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; and

(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

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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 associated Mitigated Negative Declaration No. MND-25-1. Said public hearing was concluded prior to adoption of this Resolution.

(vii) All legal prerequisites to the adoption of this resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK 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 Planning Commission 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 Planning Commission 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 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 Planning Commission recommends the City Council adopt 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.

6. The Planning Commission recommends the City Council certifies the completion of Mitigated Negative Declaration No. MND-25-1 and associated Mitigation Monitoring and Reporting Program. The City of Buena Park 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.

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PASSED, APPROVED, AND ADOPTED this 18th day of May 2026 by the following called vote:

AYES:	COMMISSIONER:
NOES:	COMMISSIONER:
ABSENT:	COMMISSIONER:
ABSTAINED:	COMMISSIONER:

_____
Mirvette Judeh
Chair

ATTEST:

_____
Harald Luna
Planning Manager

DRAFT

RECEIVED
MAY 6 2026
PLANNING DIV

CU-25-5

AMWAY

BUENA PARK, CA

OWNER

SHOPOFF REALTY INVESTMENTS
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Irvine, CA 92612
(949)-417-1396
Contact: Scott Di Cesare

ARCHITECTURE

KTGY ARCHITECTURE + PLANNING
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Irvine, CA 92614
Phone: 949-851-2133
Contact: Bryan Sevy, Architect

TRAFFIC CONSULTANT

LINSCOTT, LAW & GREENSPAN, ENGINEER
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Irvine, CA 92614
Phone: 949-825-6175 x234
Contact: Trissa de Jesus Allen, PE, RSP

CIVIL

RICK ENGINEERING
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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

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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
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AA3	ELEVATIONS
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AB11	BUILDING PLANS
AB12	UNIT PLANS
AB13	UNIT PLANS
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A5.4	MATERIAL BOARDS

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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	

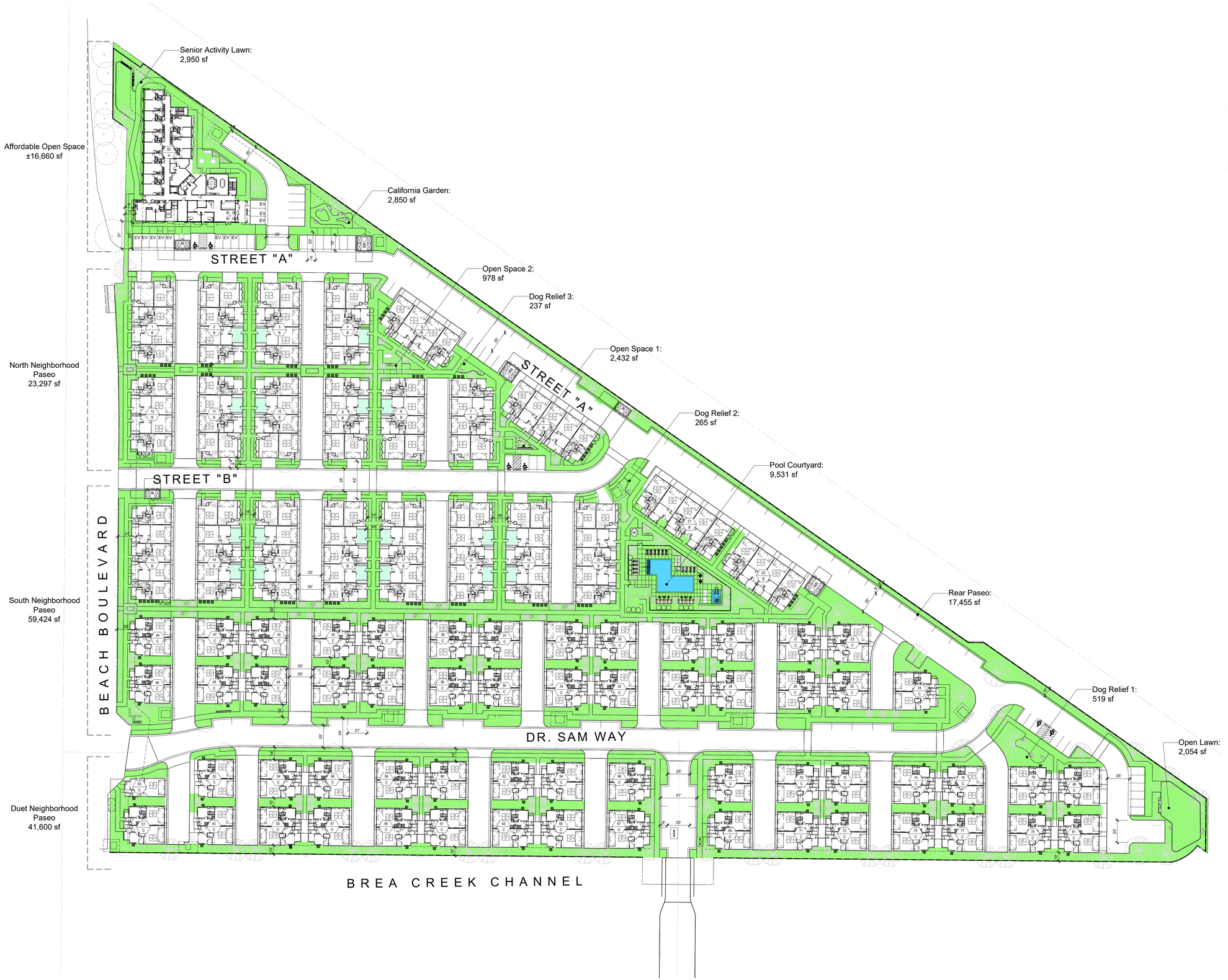
Overall Building Summary				
Building Type	Quantity	Bldg Footprint Area	Gross Bldg Area	Total Area
Building A3 - Affordable	1	10,490 sf	42,390 sf	42,390 sf
Product B - 4 Plex | Bldg A	3	3,179 sf	9,598 sf	28,794 sf
Product B - 5 Plex | Bldg B	9	3,758 sf	11,618 sf	104,562 sf
Product B - 5 Plex | Bldg C	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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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

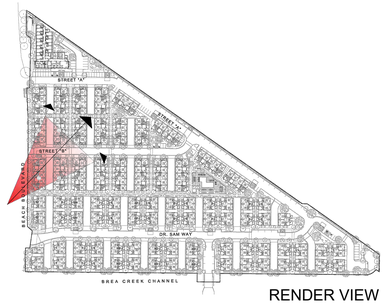
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE [a, f]

	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

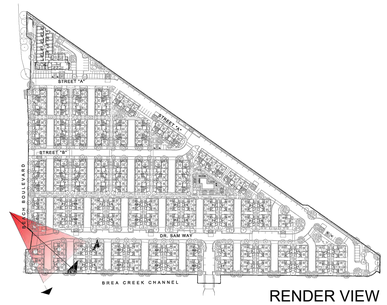
TABLE 504.4

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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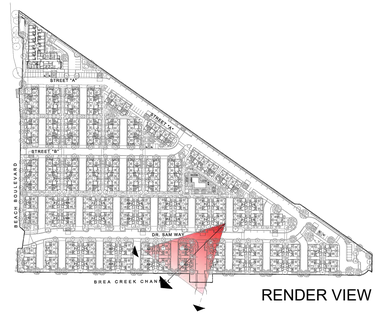
STREET "A"
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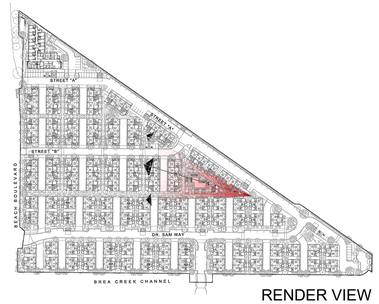
BEACH BOULEVARD
DR. SAN MAR
BREA CREEK CHAN
RENDER VIEW


STREET "A"
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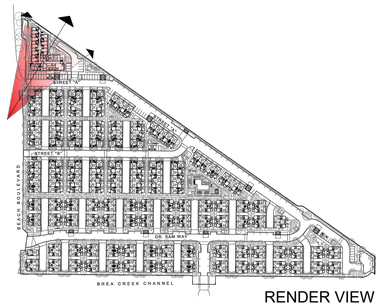
DR. SAM HAY
BREA CREEK CHANNEL

RENDER VIEW

FRONT



RENDER VIEW

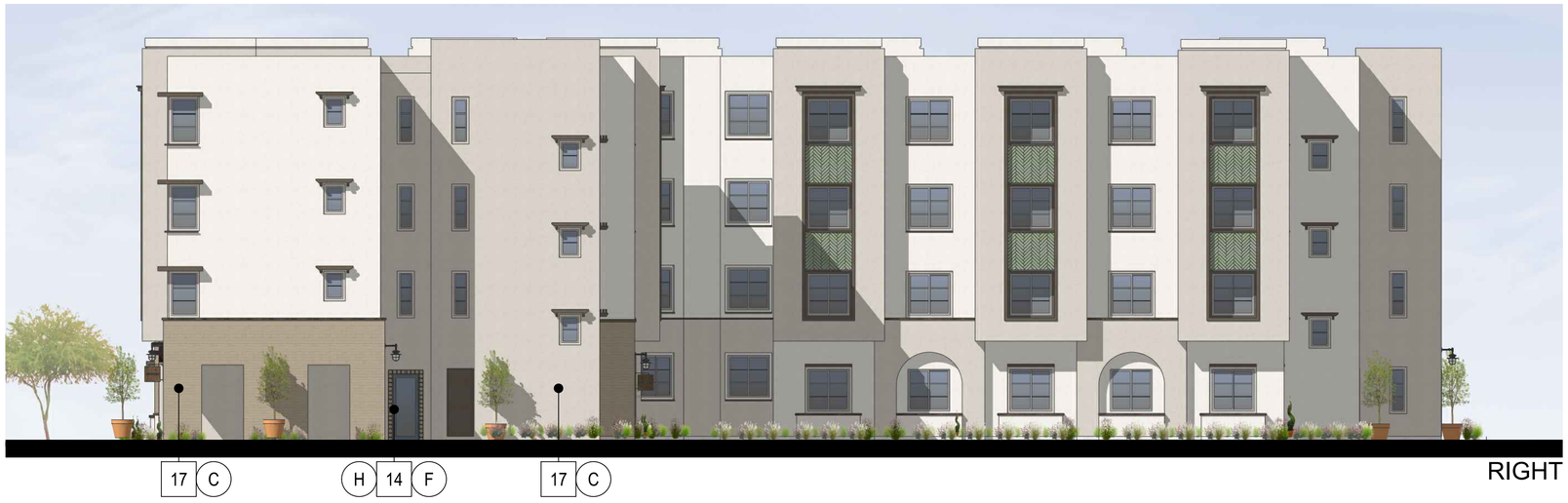
MATERIAL LEGEND

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



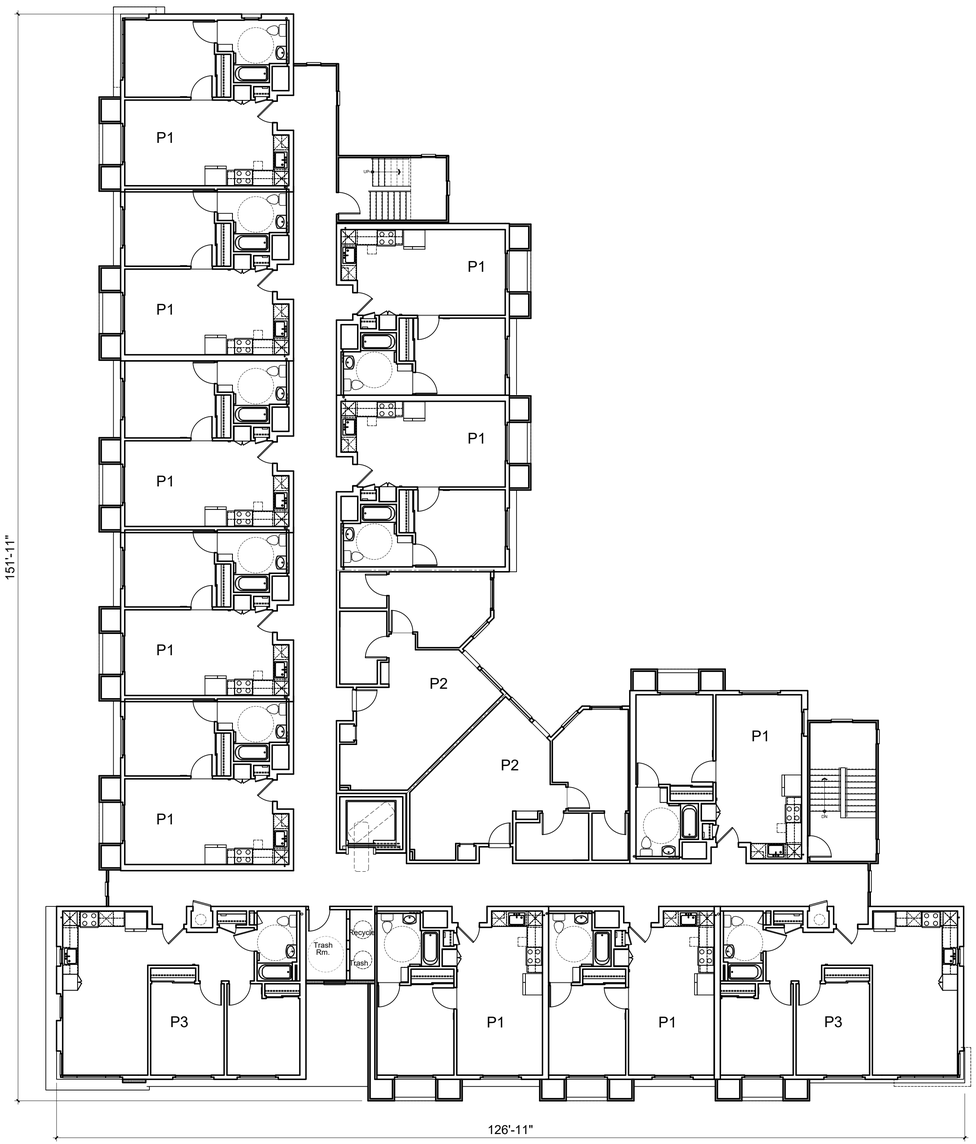
RIGHT

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

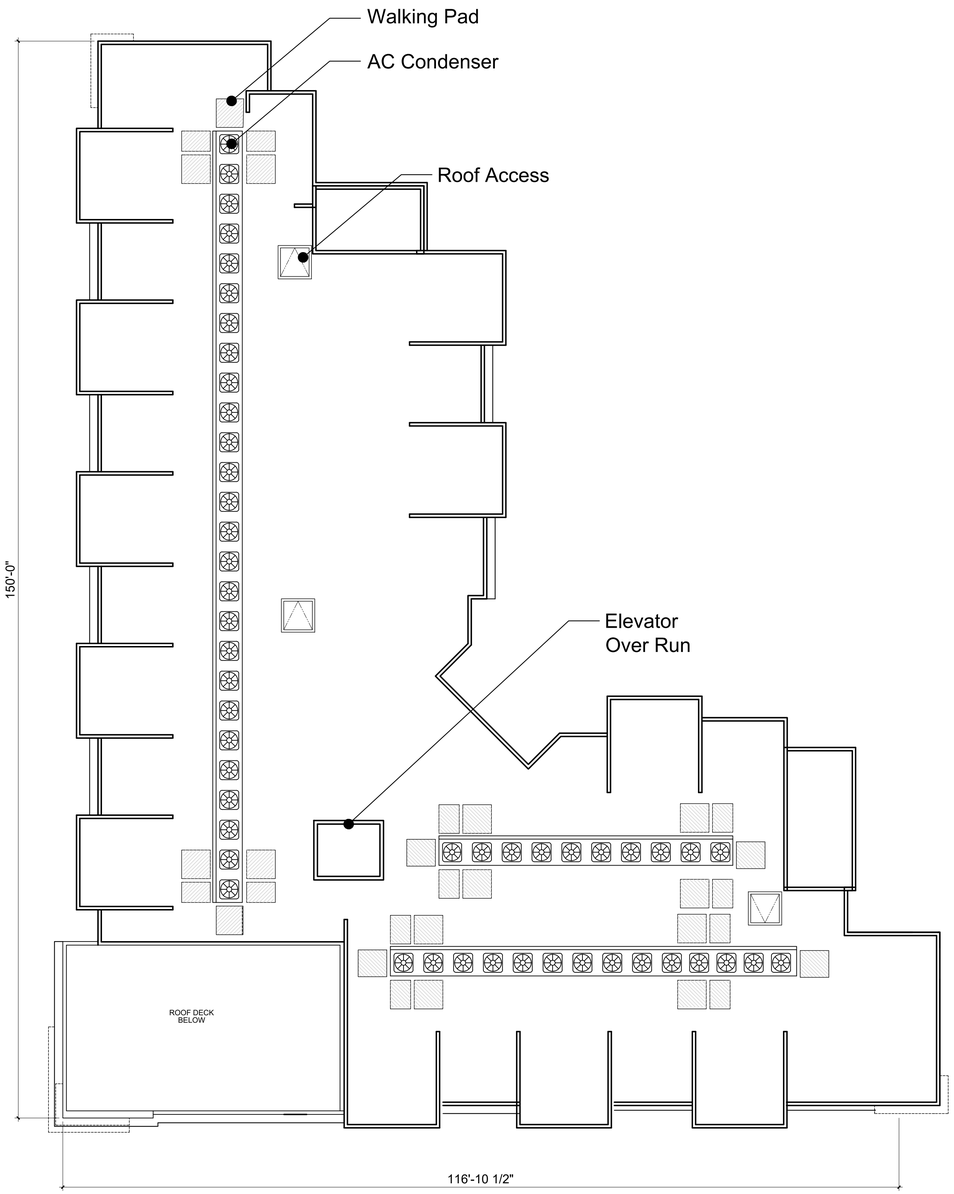
COLOR SCHEDULE

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

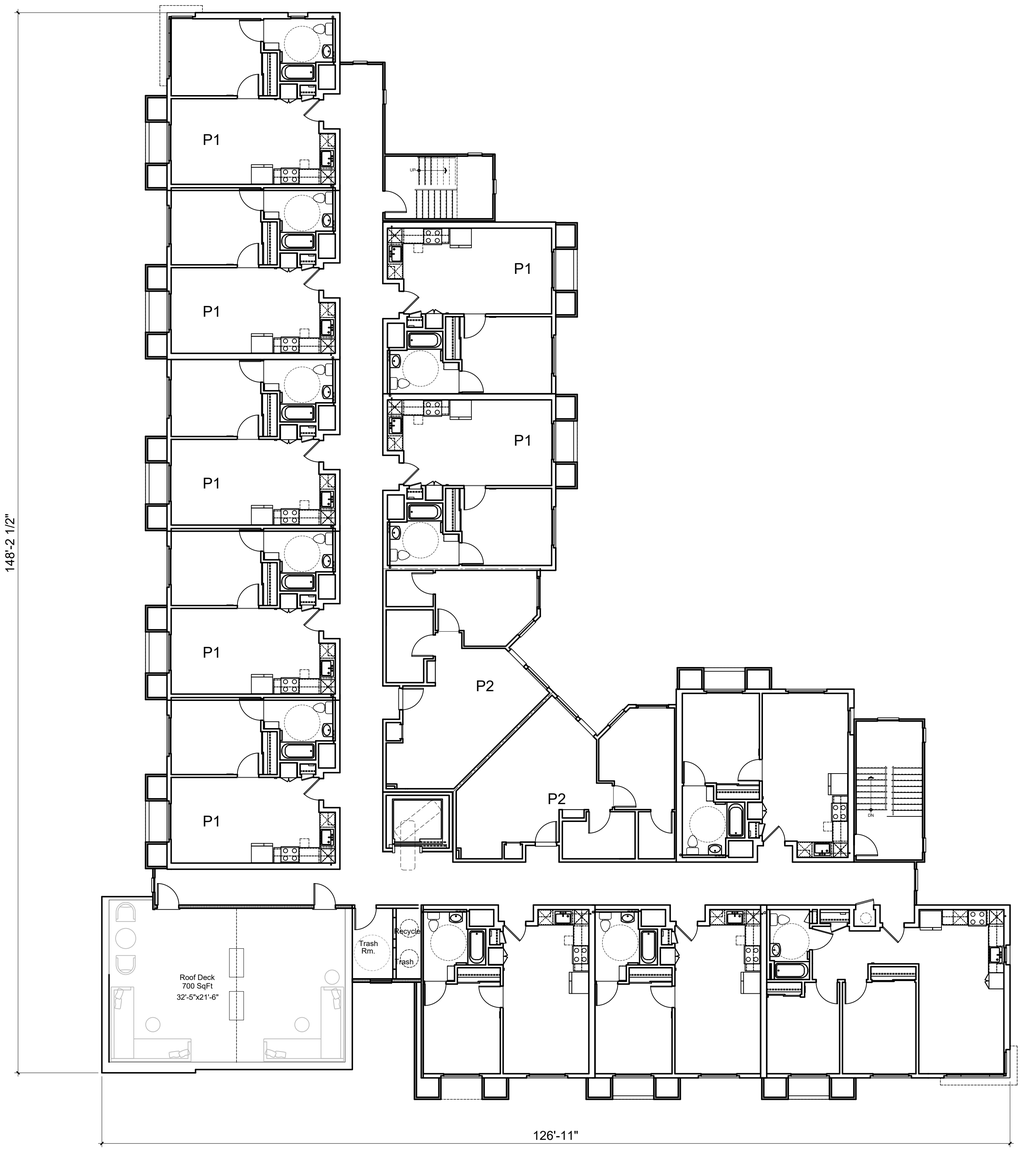


LEVEL 2 & 3

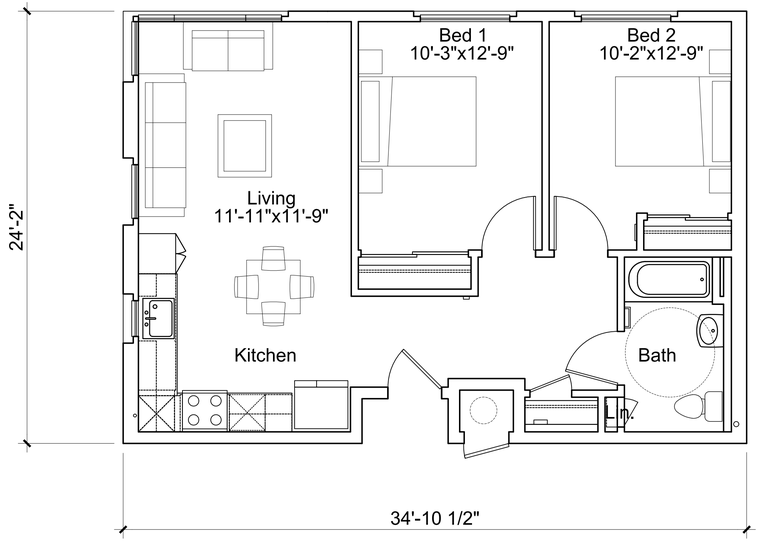
LEVEL 1



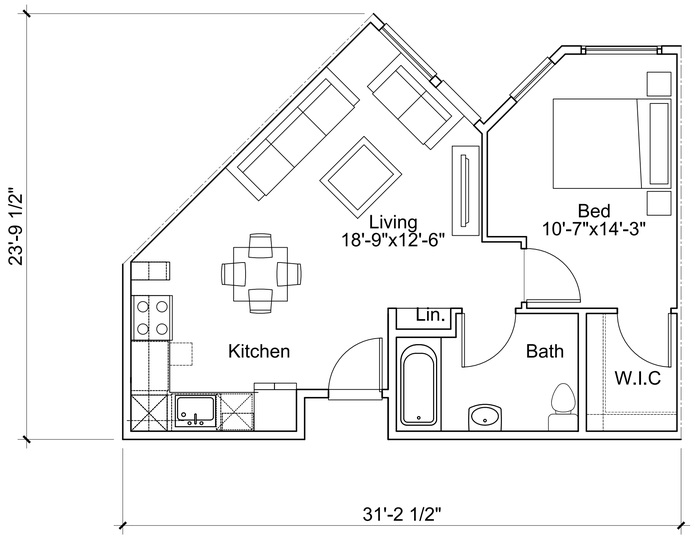
ROOF PLAN



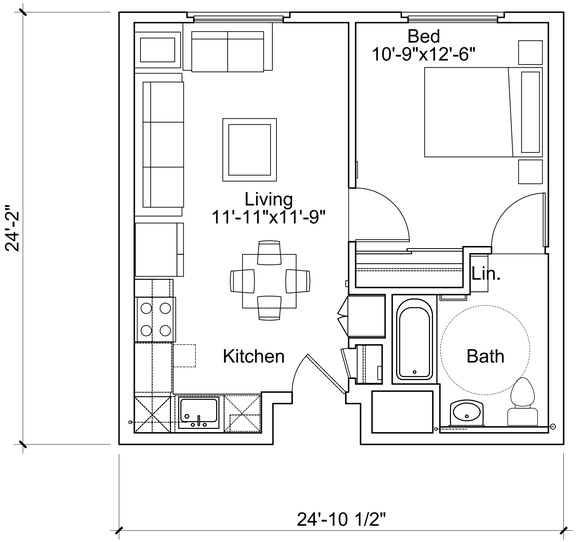
LEVEL 4



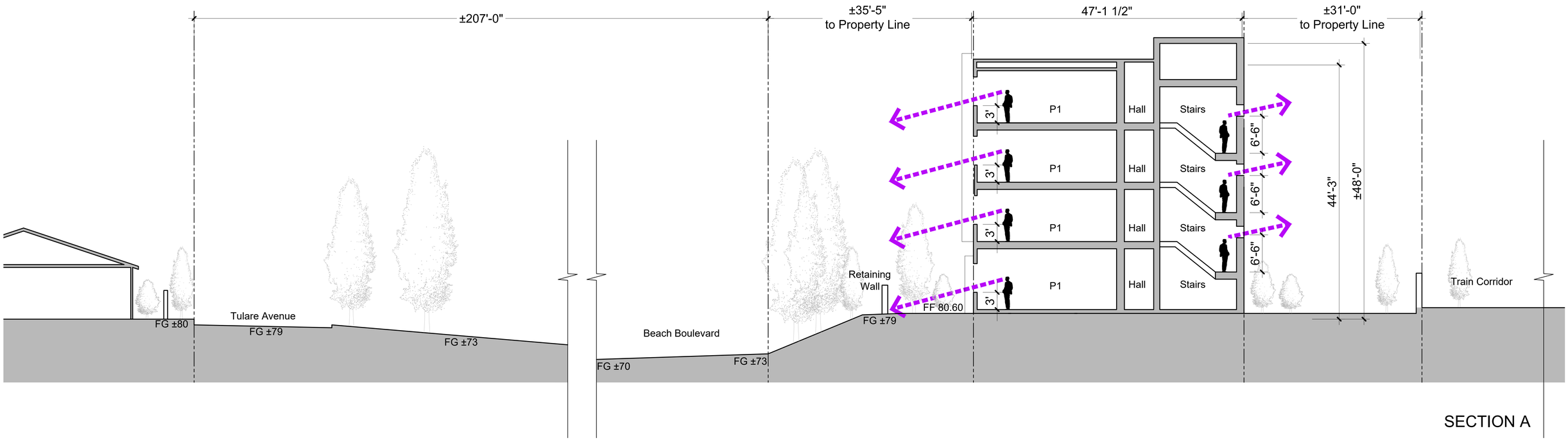
PLAN 3
2 Bedroom
1Bath
733 Net SF



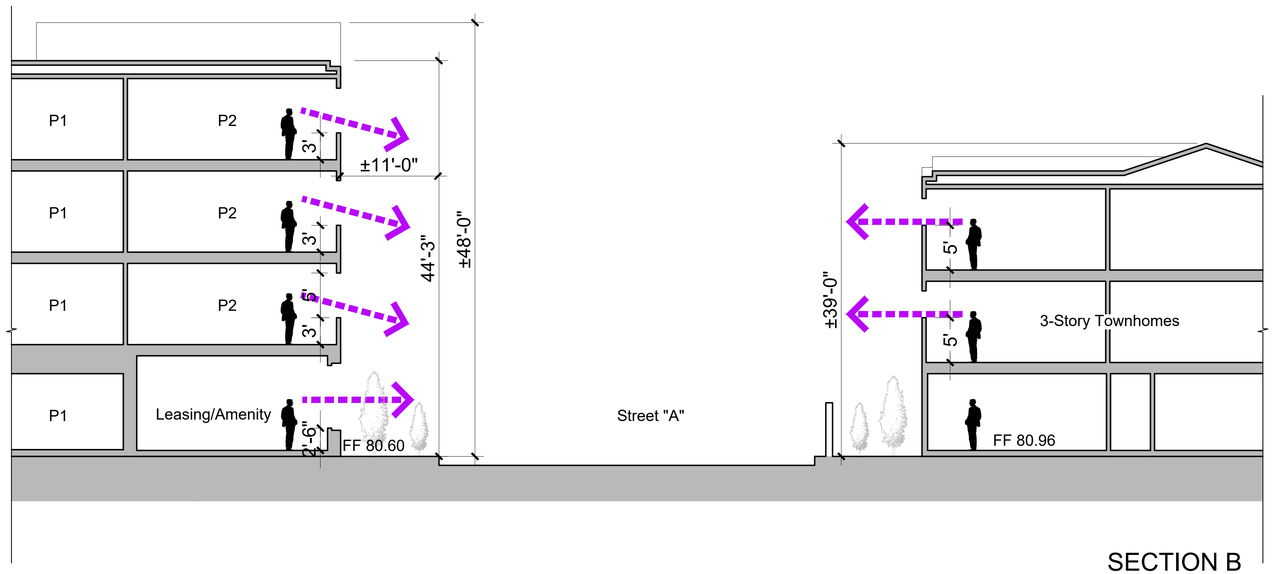
PLAN 2
1 Bedroom
1Bath
546 Net SF



PLAN 1
1 Bedroom
1Bath
505 Net SF



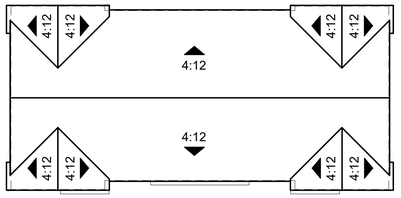
SECTION A



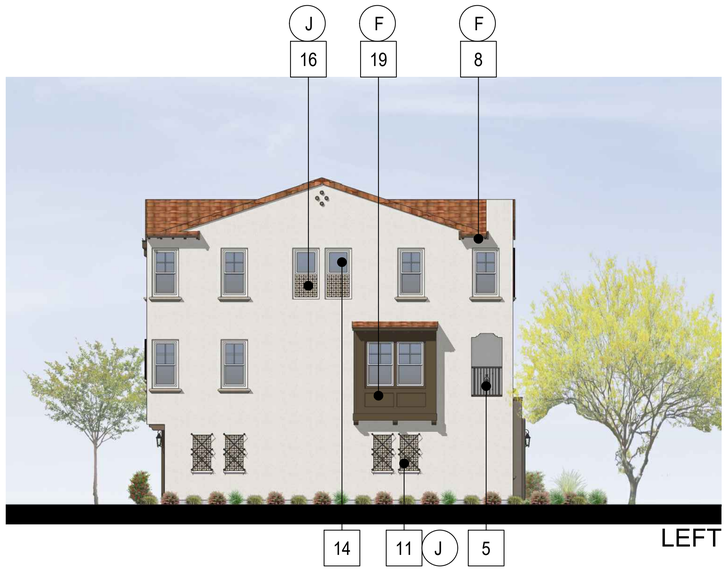
SECTION B

STYLE A

STYLE B



ROOF PLAN
SCALE: 1/16"=1'-0"



LEFT

FRONT

RIGHT

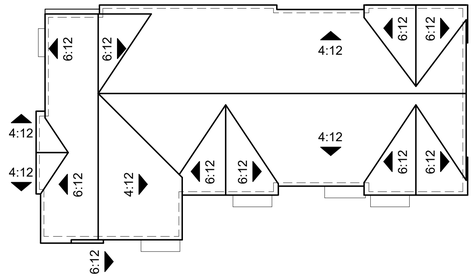
REAR

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

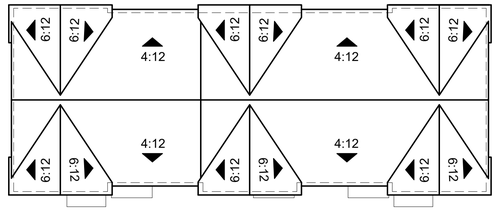
REAR

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

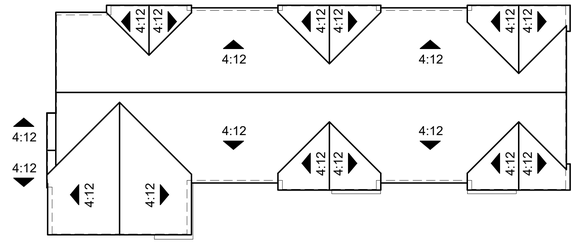
1. Concrete Flat Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Shed Roof w/ Composite Kickers
9. Board & Batten
10. Entry Door
11. Vertical Siding
12. Wood Composite/Foam Decorative Shelf
13. Downspout/Gutter
14. Wood Composite Bracing
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

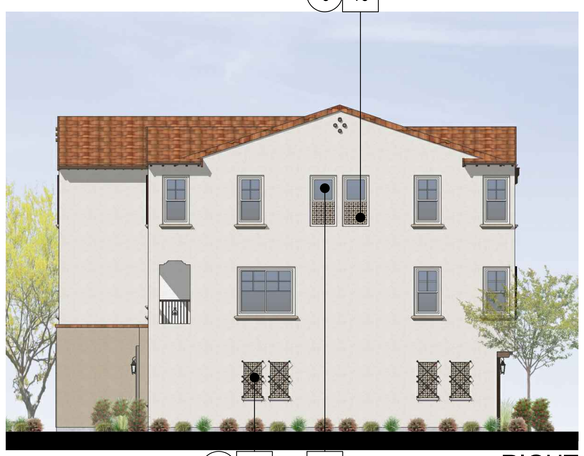
1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Stucco Over Foam Corbels
13. Iron Window Detail
14. Accent Windows
15. Downspout / 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

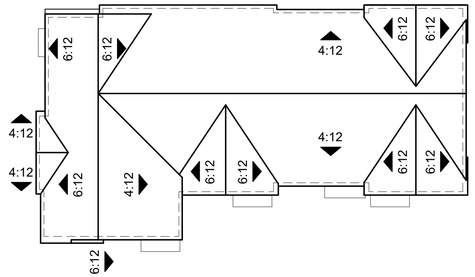
LEFT

FRONT



RIGHT

REAR



ROOF PLAN
SCALE: 1/16"=1'-0"

LEFT

FRONT

RIGHT

REAR

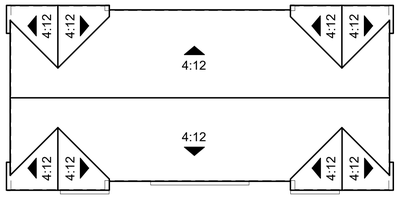
H 10
5
6
10 I
3 E
8 F

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

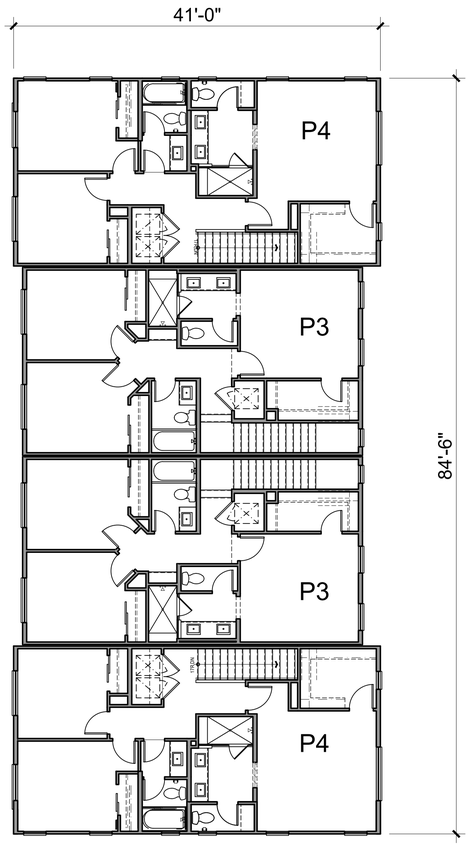
REAR

MATERIAL LEGEND

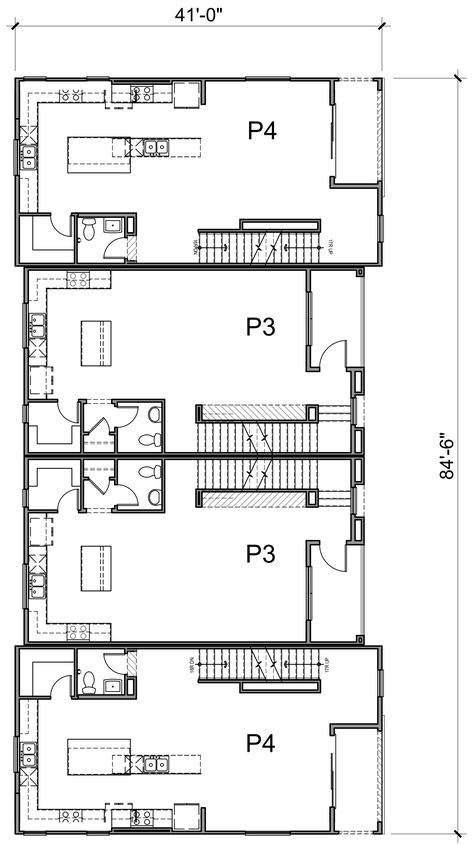
1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Stucco Over Foam Corbels
13. Iron Window Detail
14. Accent Windows
15. Downspouts
16. Tile Surround
17. Shutters - Wood Composite
18. Enhanced Elevations Bay Window
19. Enhanced Elevations Faux Chimney
20. Garage Door 2

COLOR SCHEDULE

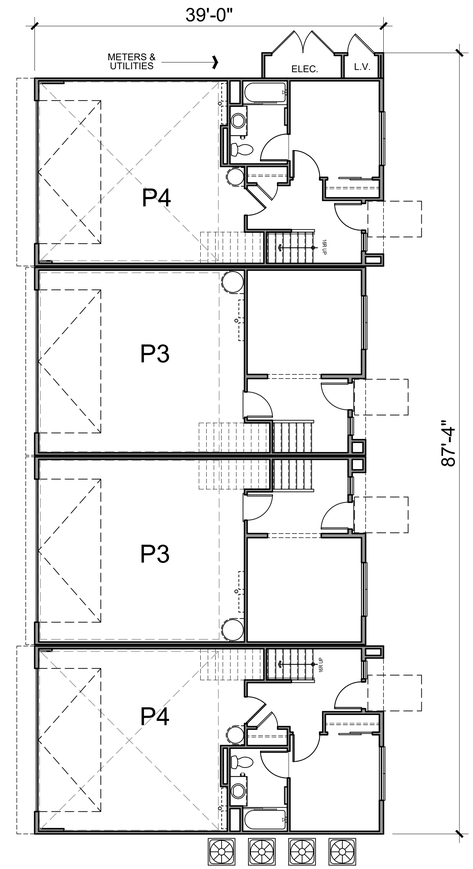
A - Stucco 1
B - Stucco 2
C - Stucco 3
D - Roof Tile
E - Trim 1
F - Trim 2 / Accent
G - Garage 1
H - Entry Door 1 / Shutters
I - Entry Door 2
J - Tile 1
K - Tile 2
L - Garage 2



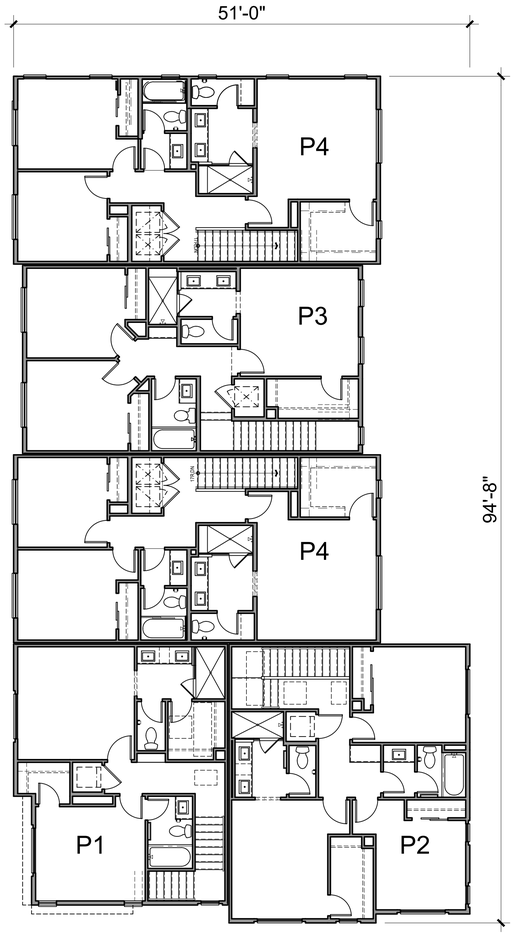
THIRD FLOOR
3337 SQ. FT.



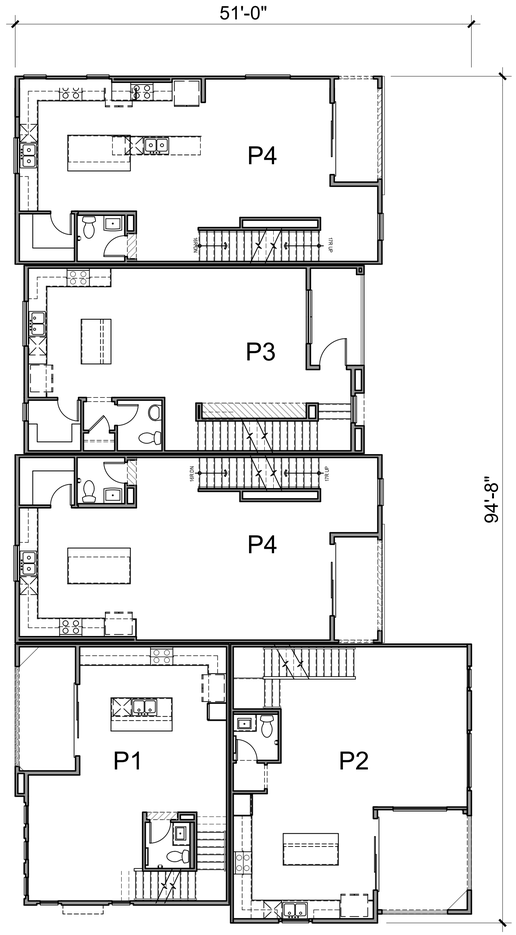
SECOND FLOOR
3082 SQ. FT.



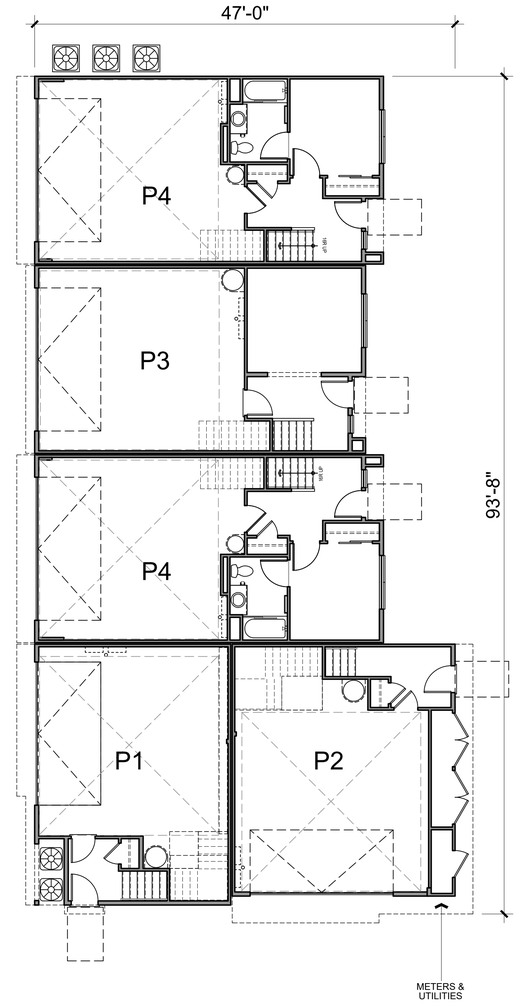
FIRST FLOOR
3179 SQ. FT.



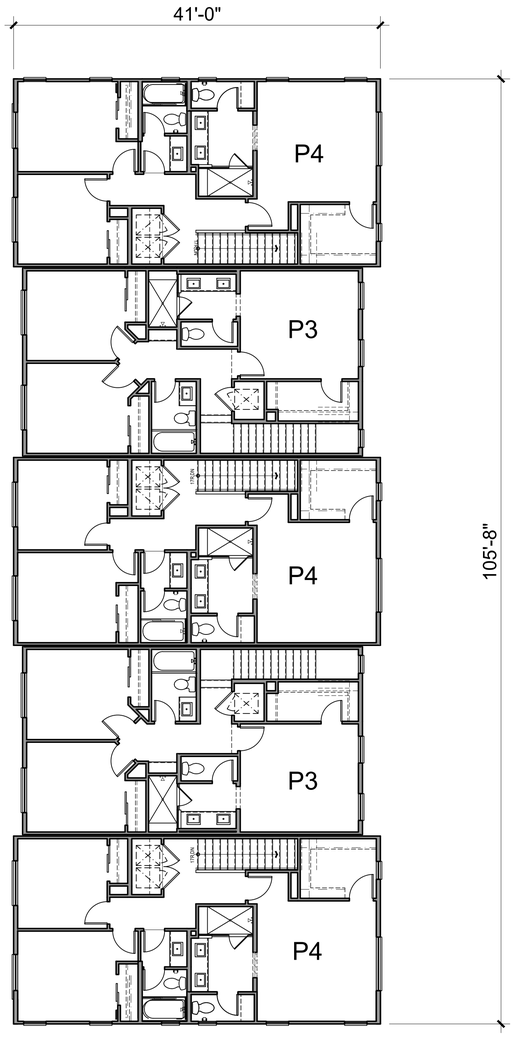
THIRD FLOOR
4047 SQ. FT.



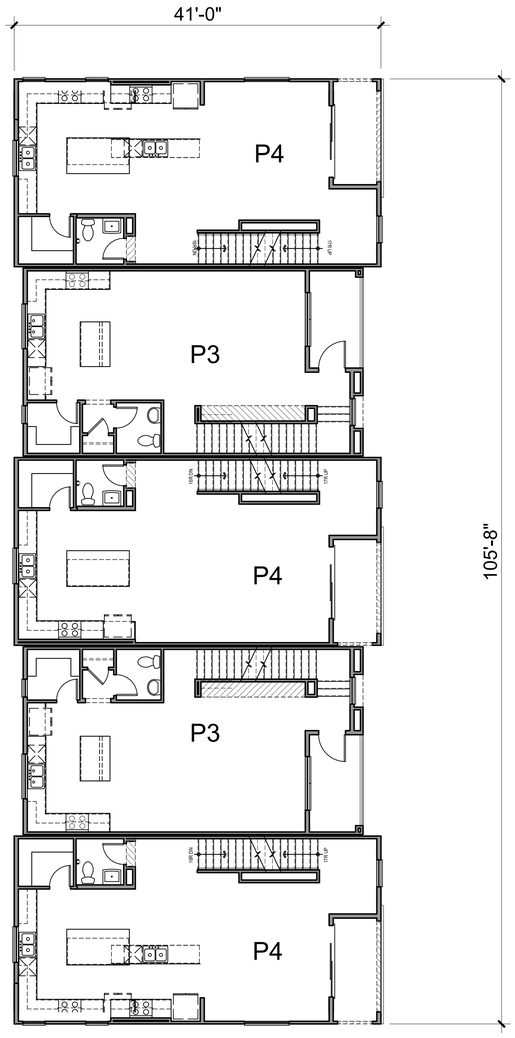
SECOND FLOOR
3814 SQ. FT.



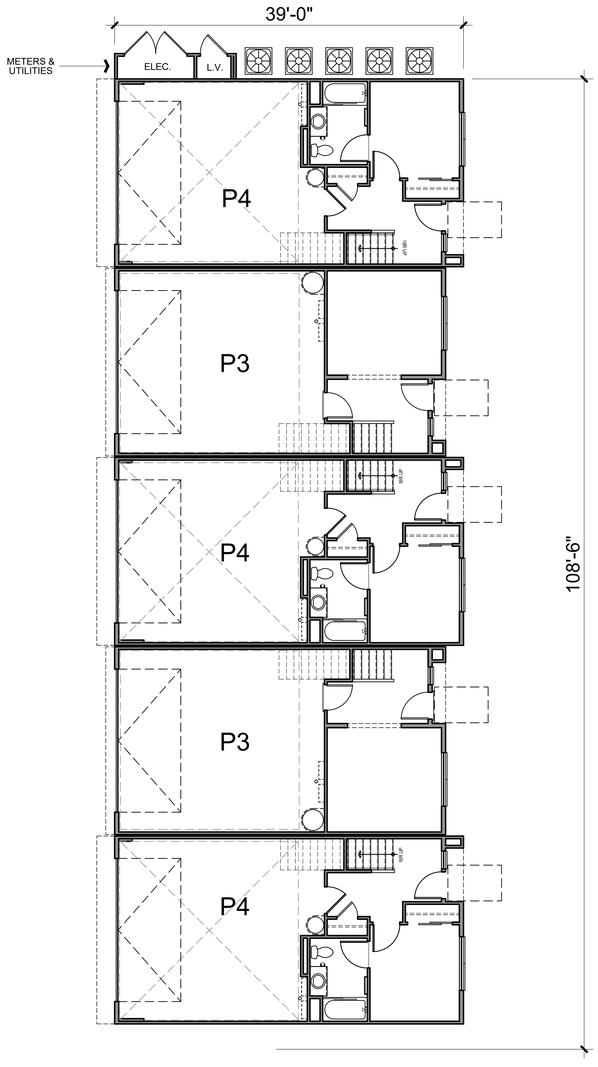
FIRST FLOOR
3758 SQ. FT.



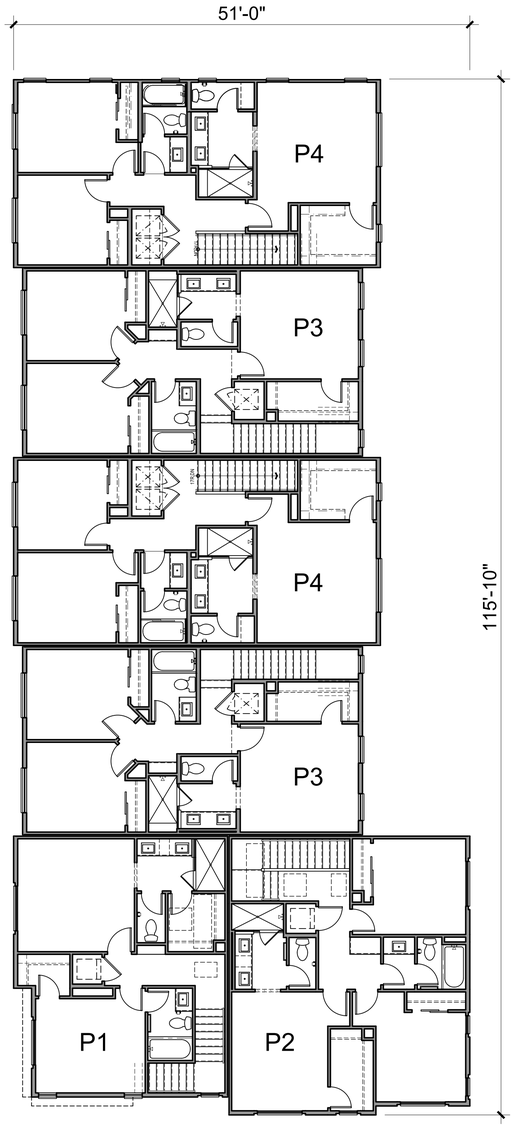
THIRD FLOOR
4204 SQ. FT.



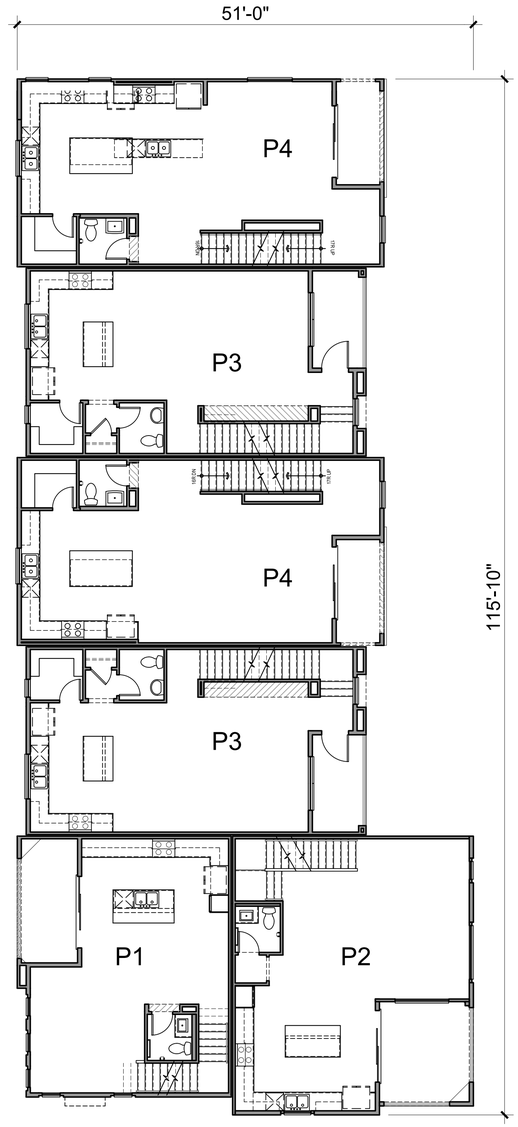
SECOND FLOOR
3881 SQ. FT.



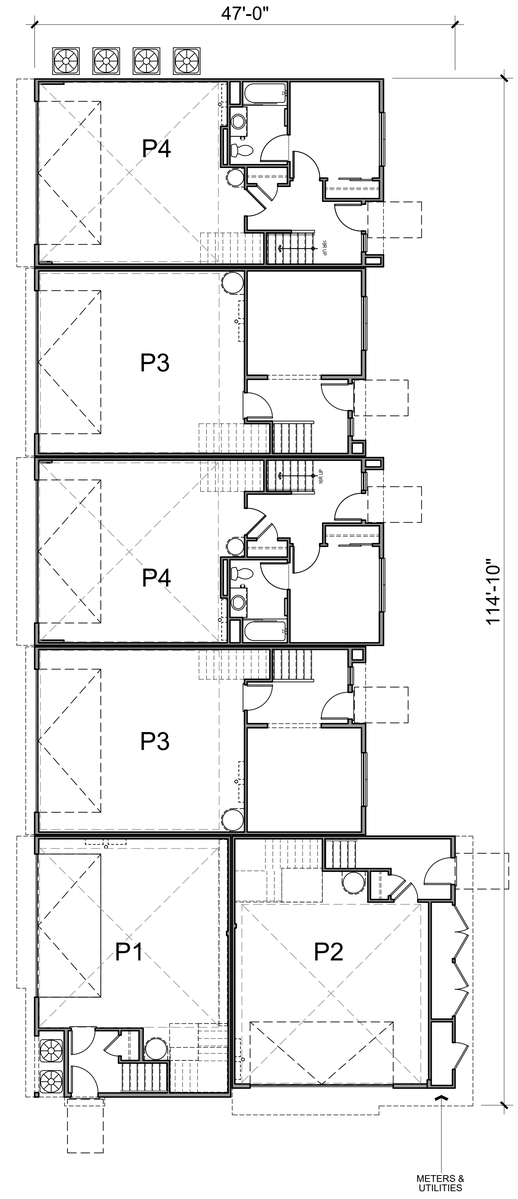
FIRST FLOOR
3978 SQ. FT.



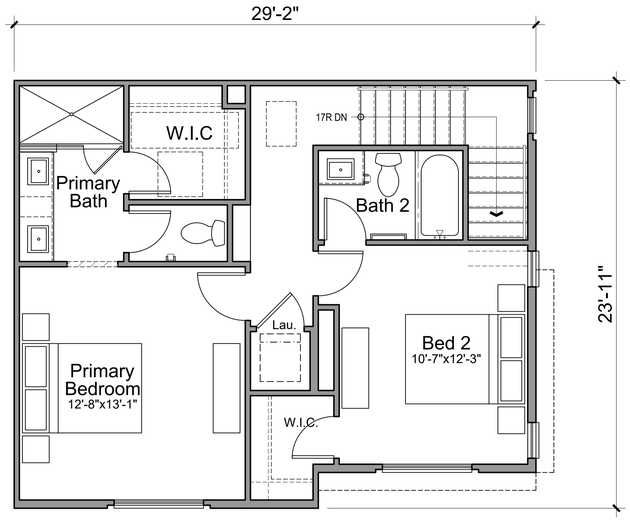
THIRD FLOOR
4853 SQ. FT.



SECOND FLOOR
4606 SQ. FT.



FIRST FLOOR
4527 SQ. FT.



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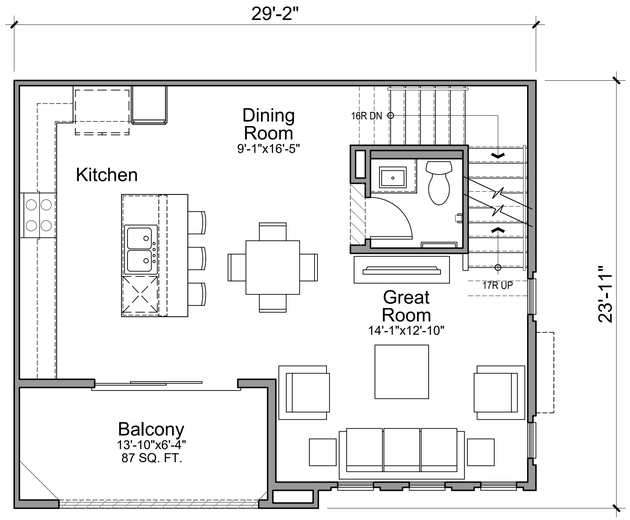
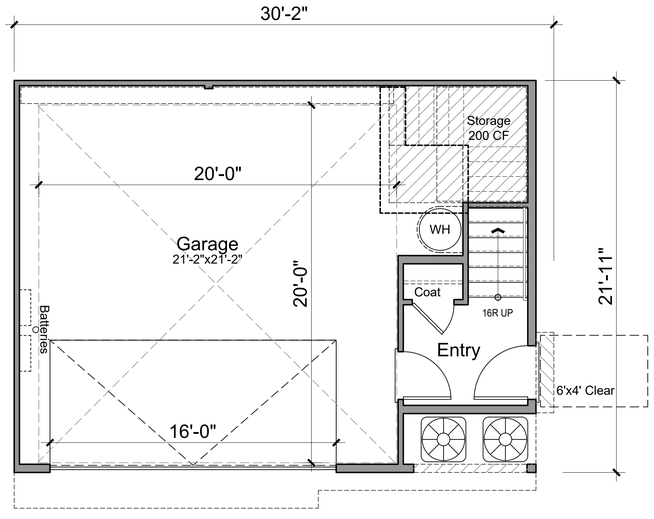


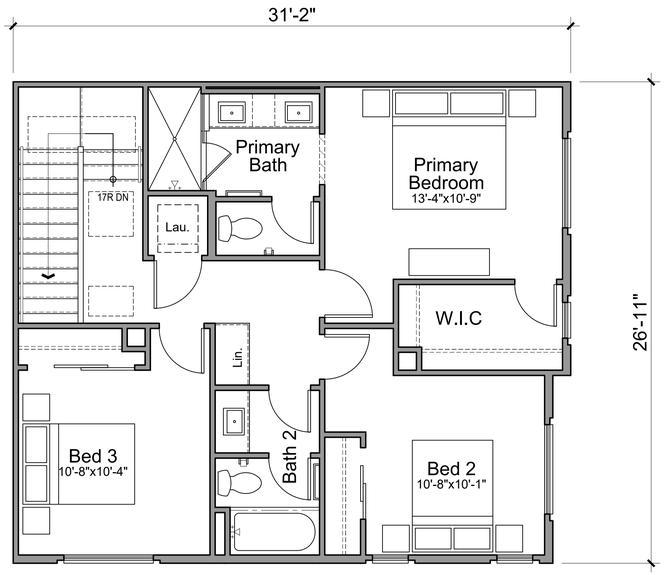
SECOND FLOOR



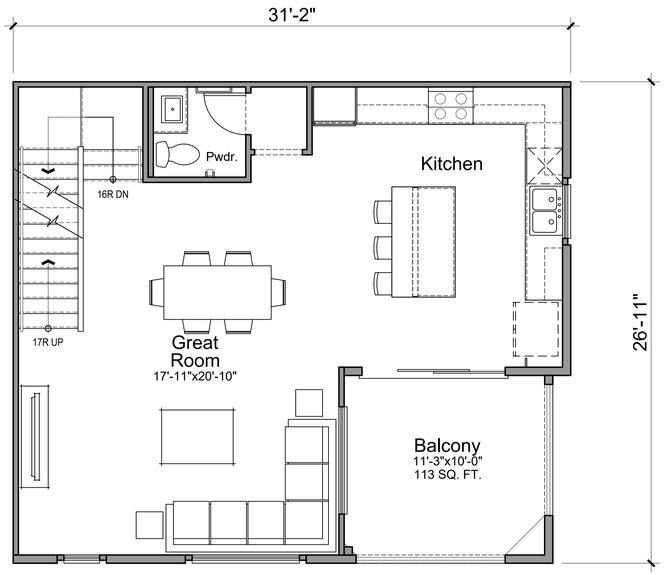
FIRST FLOOR

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.

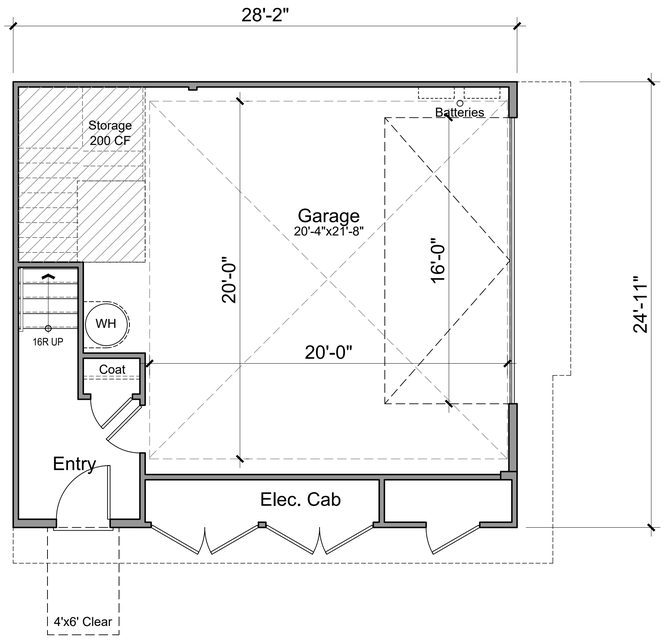
PLAN 1 GROSS S.F.	
2 BR/2.5 BA	
1ST FLOOR	119 SQ. FT.
2ND FLOOR	587 SQ. FT.
3RD FLOOR	617 SQ. FT.
TOTAL LIVING	1323 SQ. FT.
GARAGE	506 SQ. FT.



THIRD FLOOR



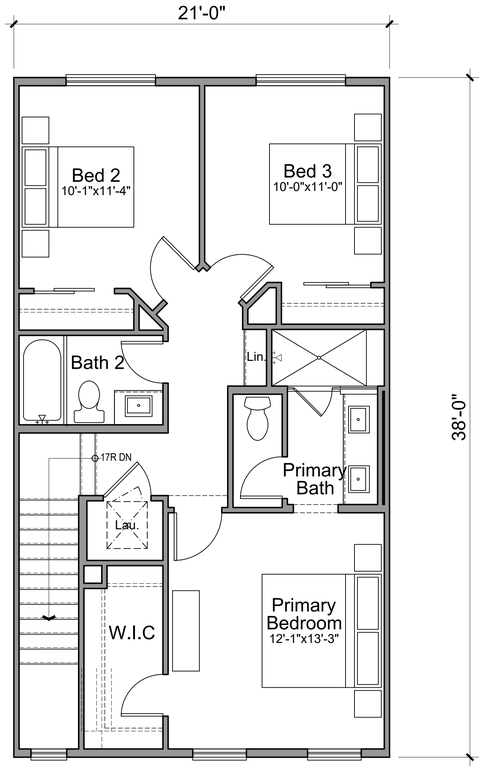
SECOND FLOOR



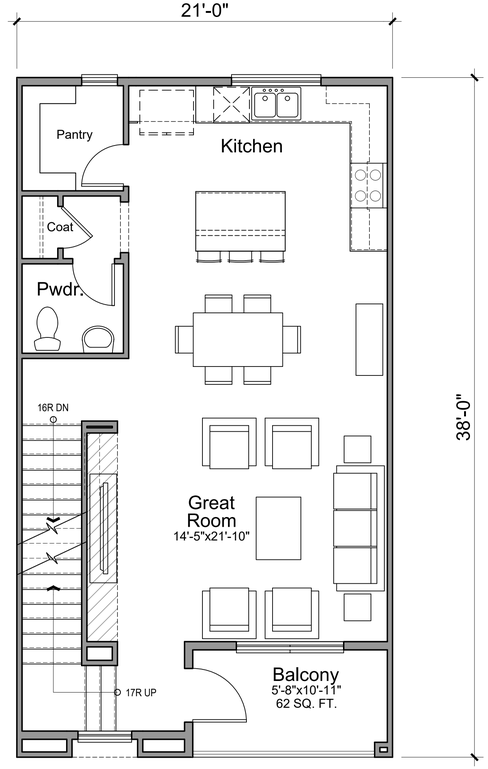
FIRST FLOOR

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.

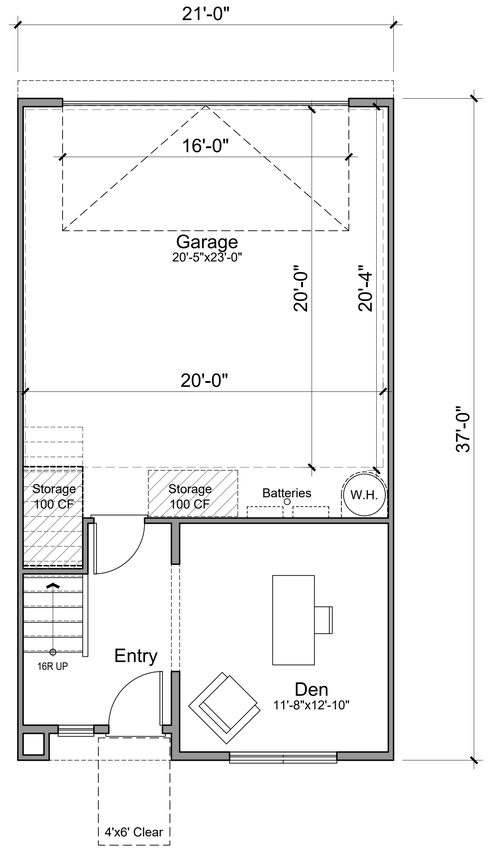
PLAN 2 GROSS S.F.	
3 BR/2.5 BA	
1ST FLOOR	149 SQ. FT.
2ND FLOOR	706 SQ. FT.
3RD FLOOR	759 SQ. FT.
TOTAL LIVING	1614 SQ. FT.
GARAGE	528 SQ. FT.



THIRD FLOOR



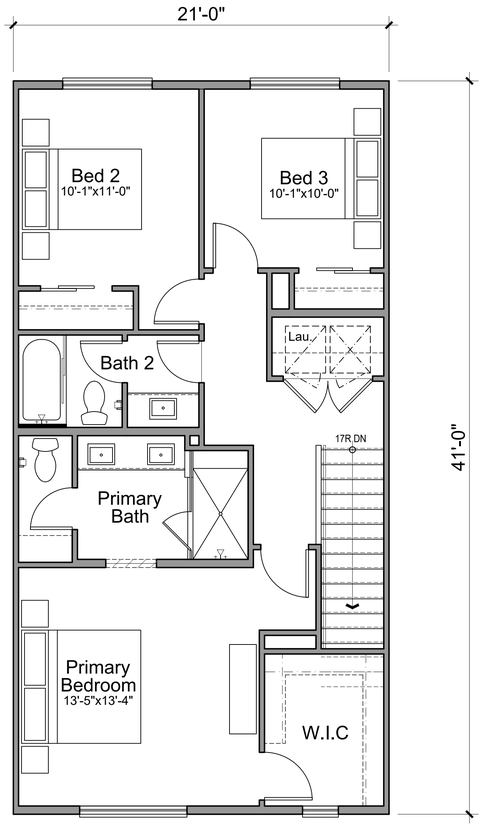
SECOND FLOOR



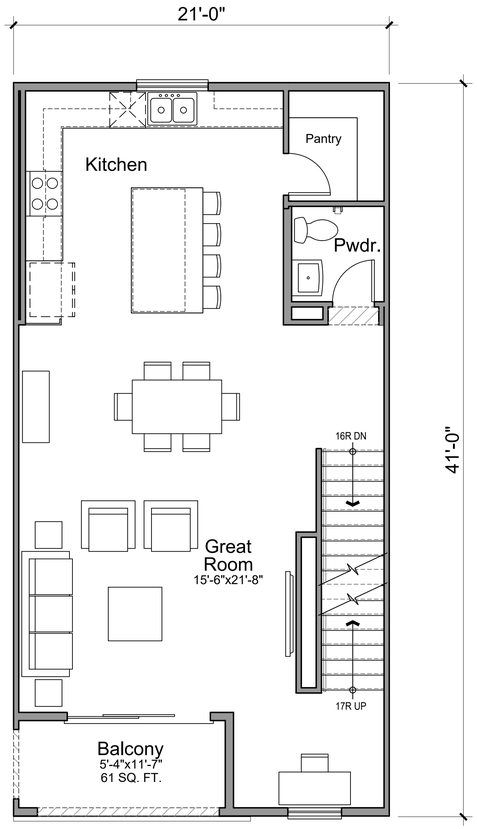
FIRST FLOOR

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.

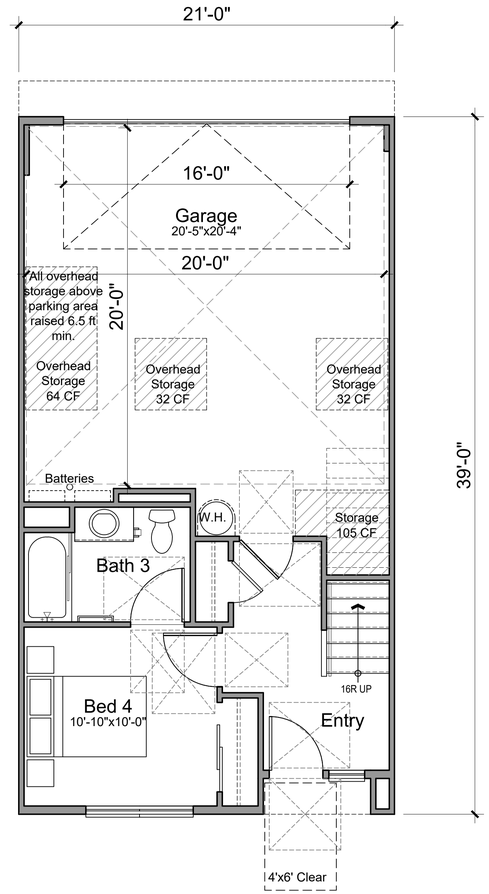
PLAN 3 GROSS S.F.	
3 BR/2.5 BA	
1ST FLOOR	290 SQ. FT.
2ND FLOOR	721 SQ. FT.
3RD FLOOR	729 SQ. FT.
TOTAL LIVING	1740 SQ. FT.
GARAGE	479 SQ. FT.



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.

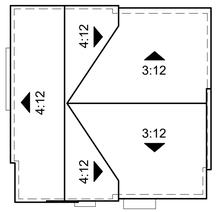
PLAN 4 GROSS S.F.	
4 BR/3.5 BA	
1ST FLOOR	349 SQ. FT.
2ND FLOOR	797 SQ. FT.
3RD FLOOR	819 SQ. FT.
TOTAL LIVING	1965 SQ. FT.
GARAGE	459 SQ. FT.

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

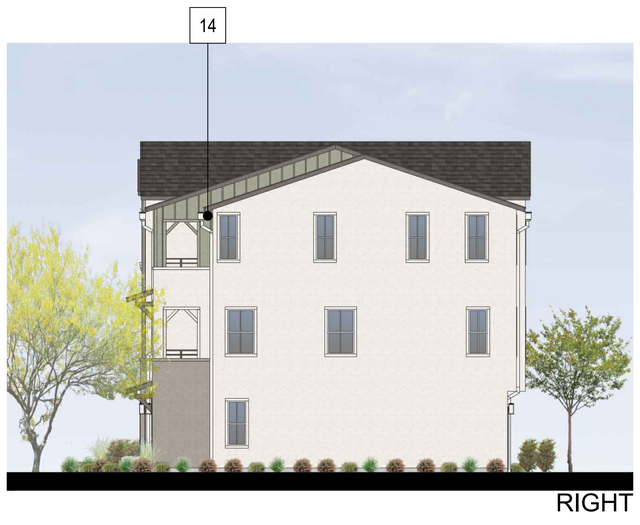
MATERIAL LEGEND

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

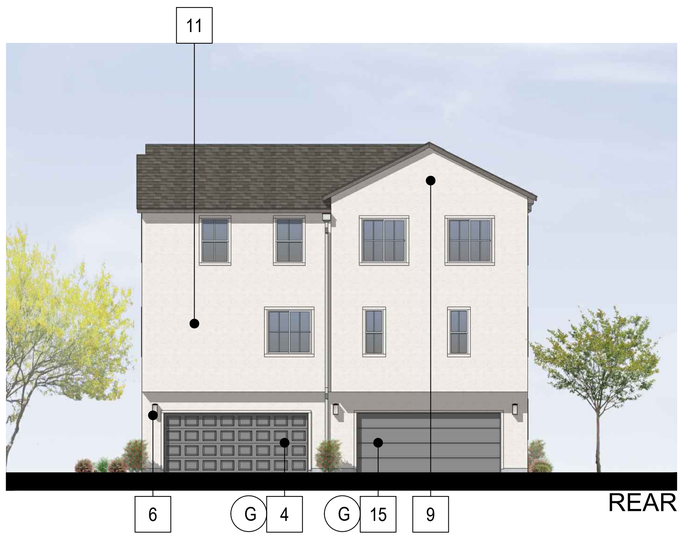
RIGHT ENHANCED

Enhanced Right Elevations on Dr. Sam Way
street edge for buildings: 24, 26, 30, 34, 38, 42, 46

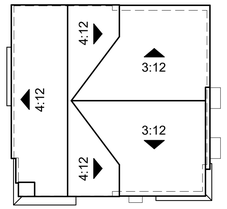


RIGHT

Elevations for buildings adjacent to
another buildings not in public view



REAR



ROOF PLAN
SCALE: 1/16"=1'-0"

COLOR SCHEDULE

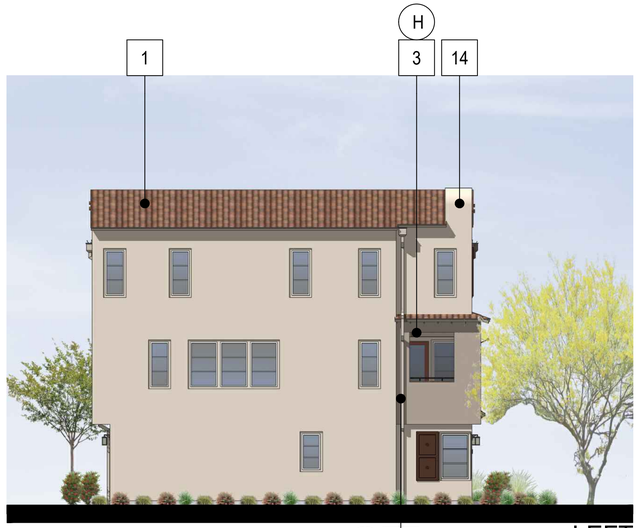
A - Stucco 1
B - Stucco 2
C - Accent
D - Roof Tile
E - Entry Door 1
F - Entry Door 2
G - Garage Door
H - Trim / Bay Window
I - Brick
J - Tile 1
K - Tile 2

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

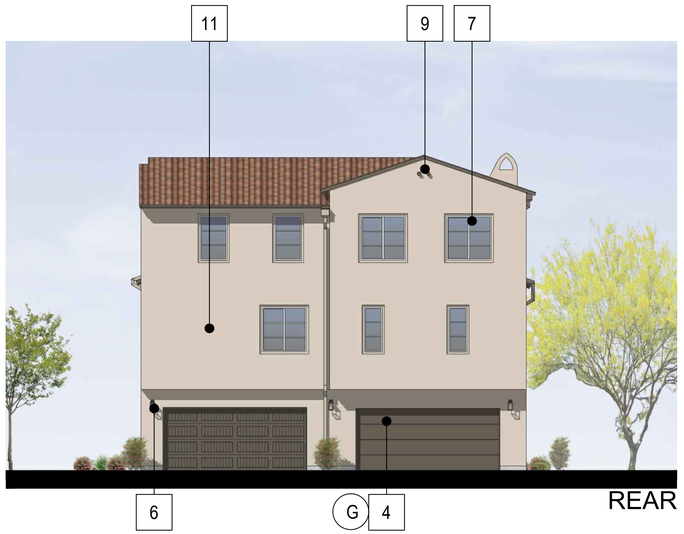
FRONT

RIGHT ENHANCED

Enhanced Right Elevations on Dr. Sam Way street edge for buildings: 25, 28, 32, 36, 38, 42, 46

RIGHT

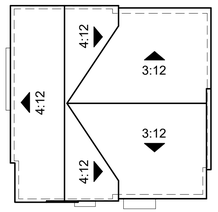
Elevations for buildings adjacent to another buildings not in public view



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

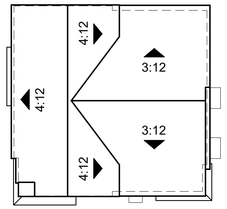
RIGHT ENHANCED

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

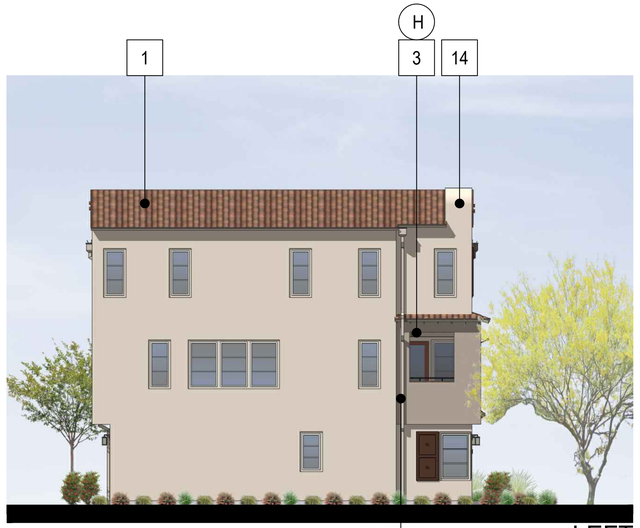
A - Stucco 1
B - Stucco 2
C - Accent
D - Roof Tile
E - Entry Door 1
F - Entry Door 2
G - Garage Door
H - Trim / Bay Window
I - Brick
J - Tile 1
K - Tile 2

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

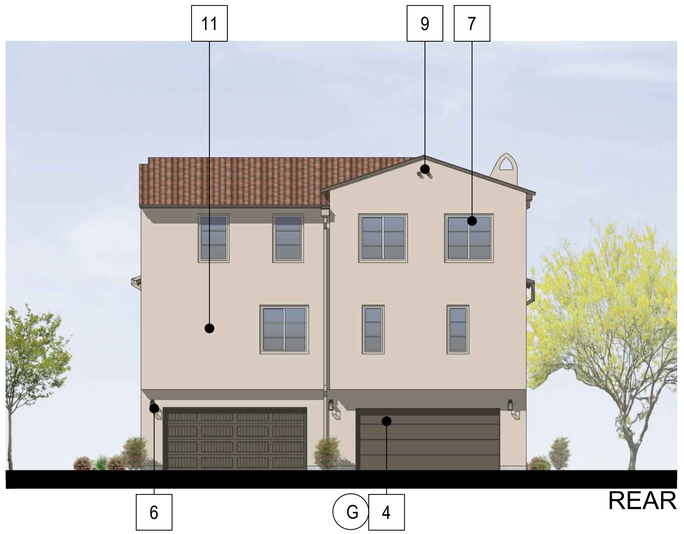
FRONT

RIGHT ENHANCED

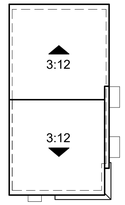
Enhanced Right Elevations on Dr. Sam Way street edge for buildings: 25, 28, 32, 36, 38, 42, 46

RIGHT

Elevations for buildings adjacent to another buildings not in public view



REAR



ROOF PLAN
SCALE: 1/16"=1'-0"

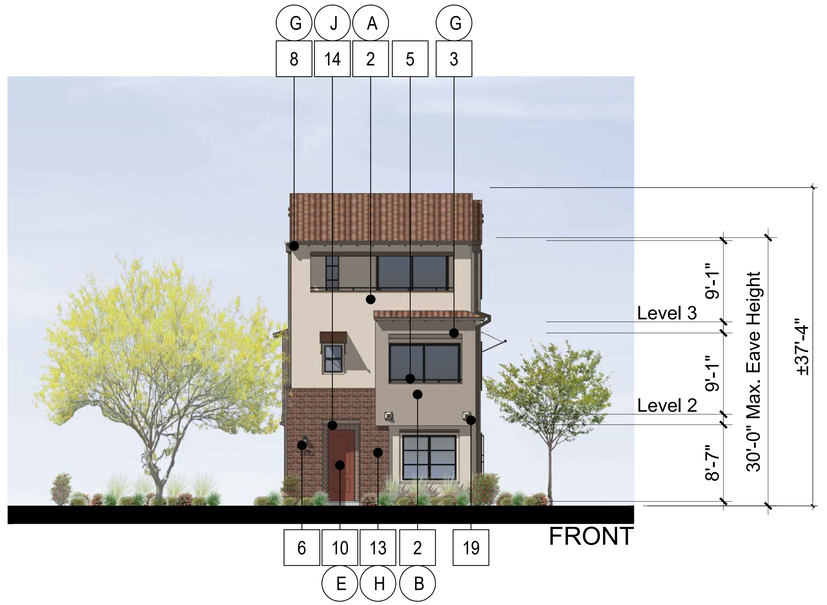
COLOR SCHEDULE

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

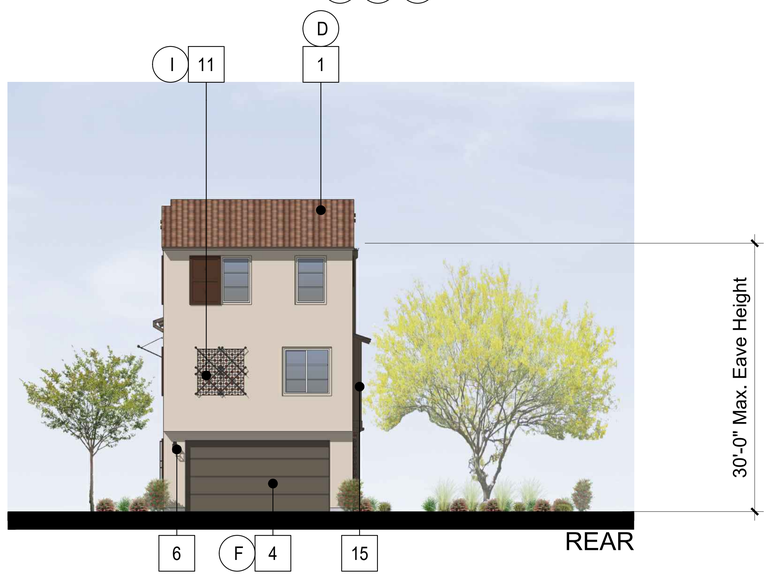
1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Awning
13. Brick Veneer
14. Tile
15. Bay Window
16. Wood Composite Shutters
17. Downspouts
18. Transom Windows
19. Decorative Scuppers

LEFT



FRONT

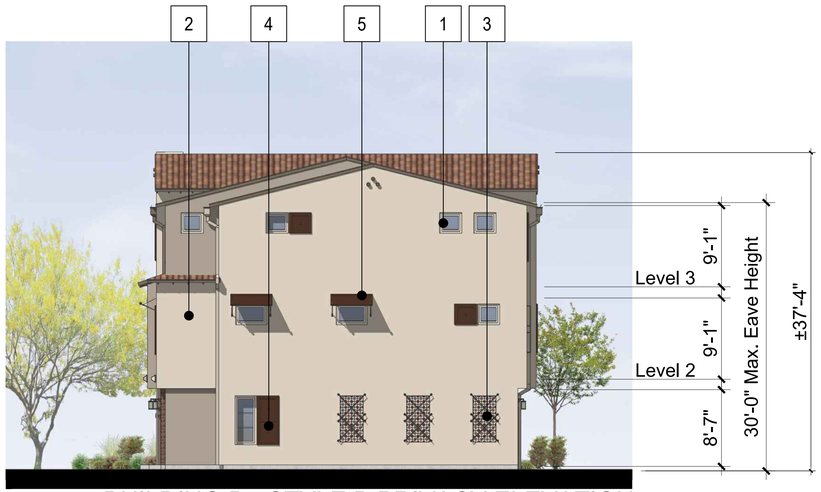
RIGHT



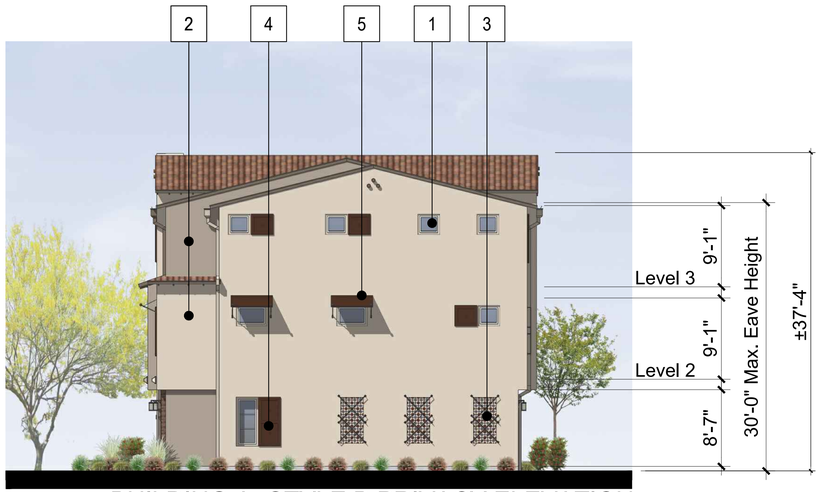
REAR

MATERIAL LEGEND

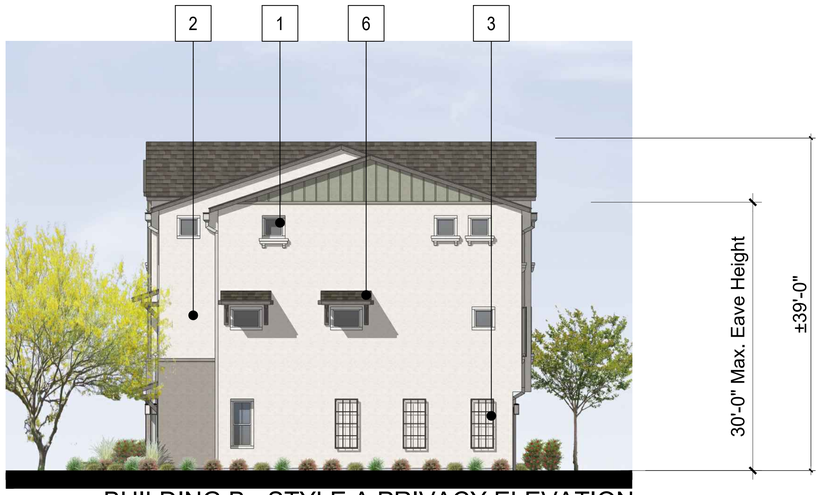
1. Transom Windows
2. Privacy Wall
3. Wall Accent Details
4. Wood Composite Shutters
5. Awning
6. Shed Roof Detail



BUILDING B - STYLE B PRIVACY ELEVATION

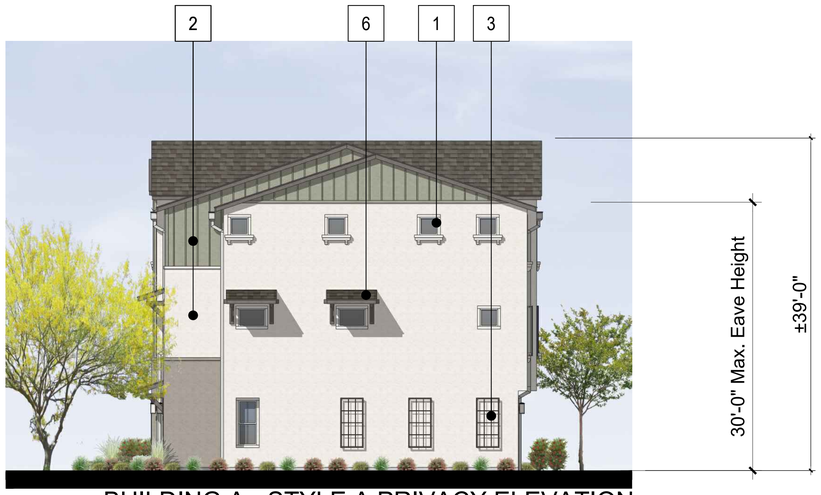


BUILDING A -STYLE B PRIVACY ELEVATION



BUILDING B - STYLE A PRIVACY ELEVATION

Building B Privacy Elevations on Brea Creek Channel
for units: 178, 190,198, 206, 222 & 230

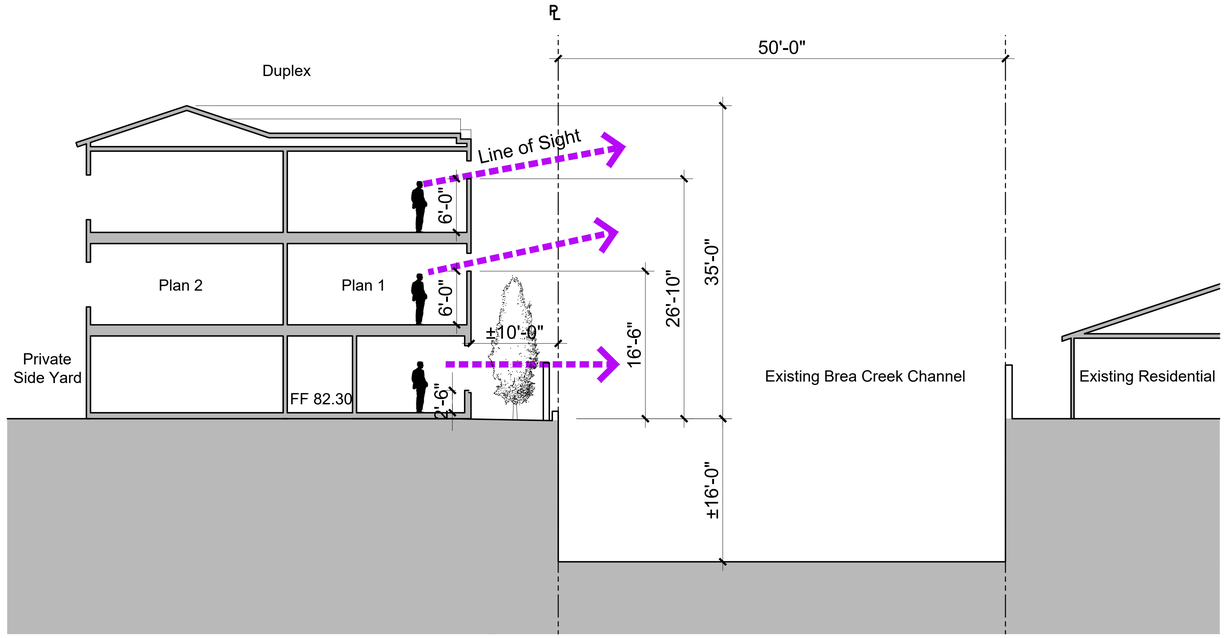


BUILDING A - STYLE A PRIVACY ELEVATION

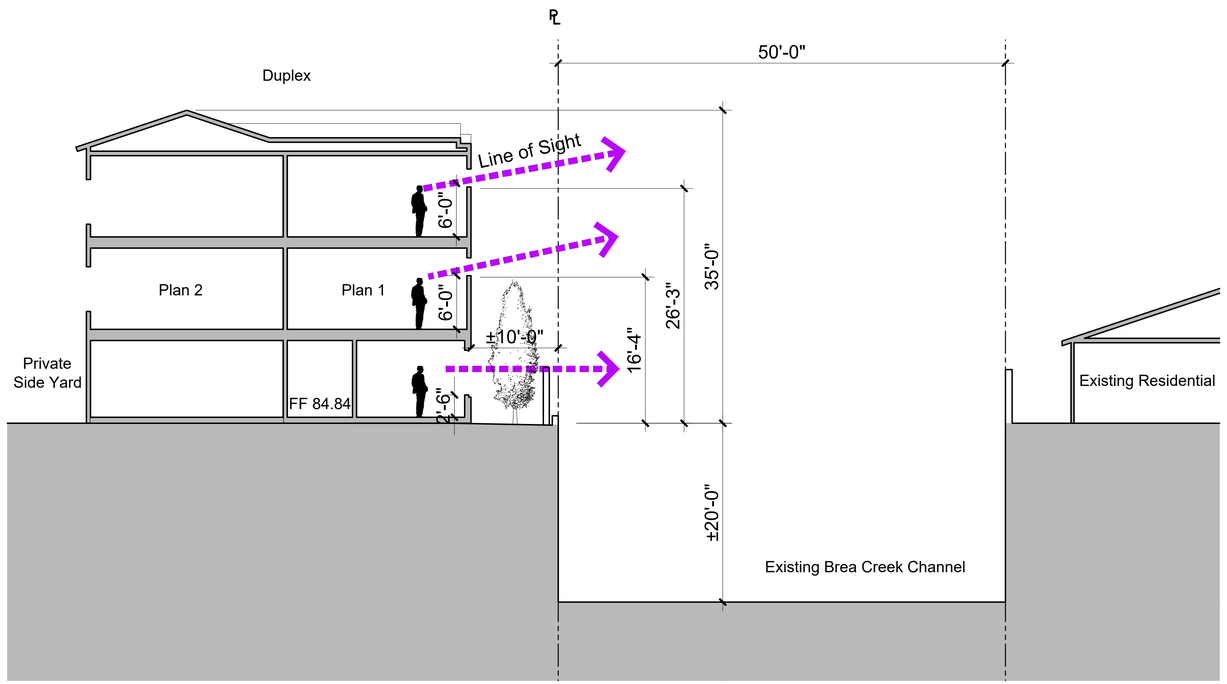
Building A Privacy Elevations on Brea Creek Channel
for units: 170, 174, 182, 186, 194,
202, 210, 214, 218 & 226

KEY MAP

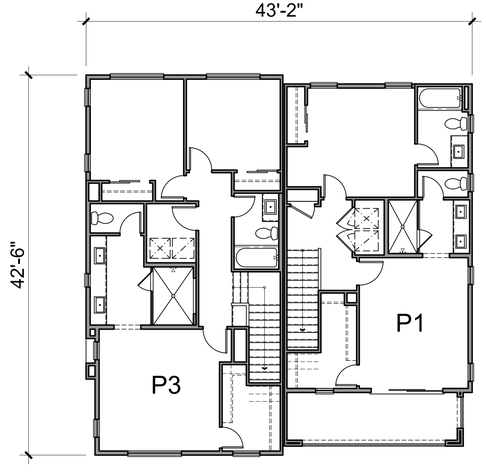
Scale: 1" = 100'



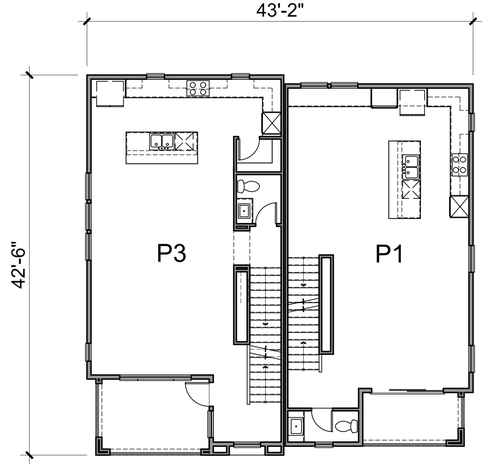
SECTION A



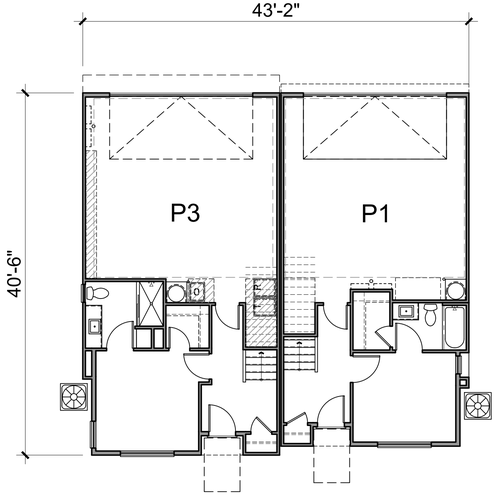
SECTION B



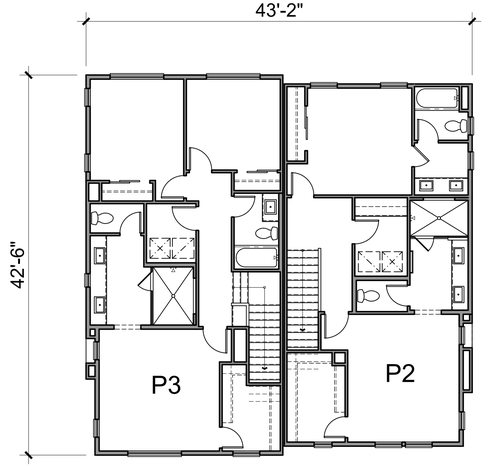
THIRD FLOOR
1778 SQ. FT.



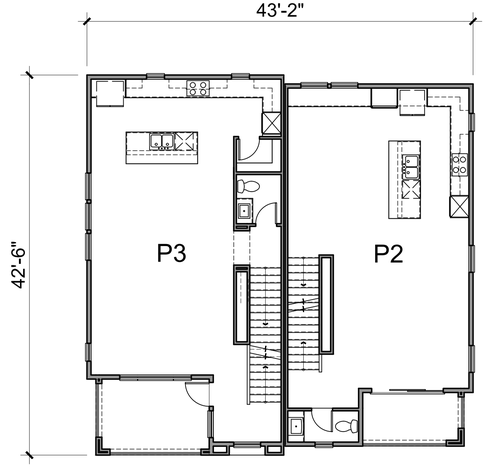
SECOND FLOOR
1602 SQ. FT.



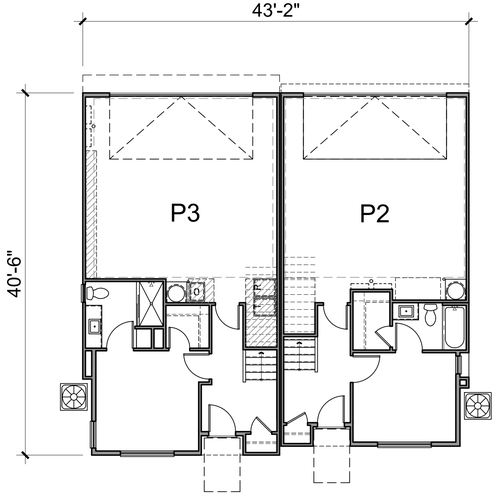
FIRST FLOOR
1689 SQ. FT.



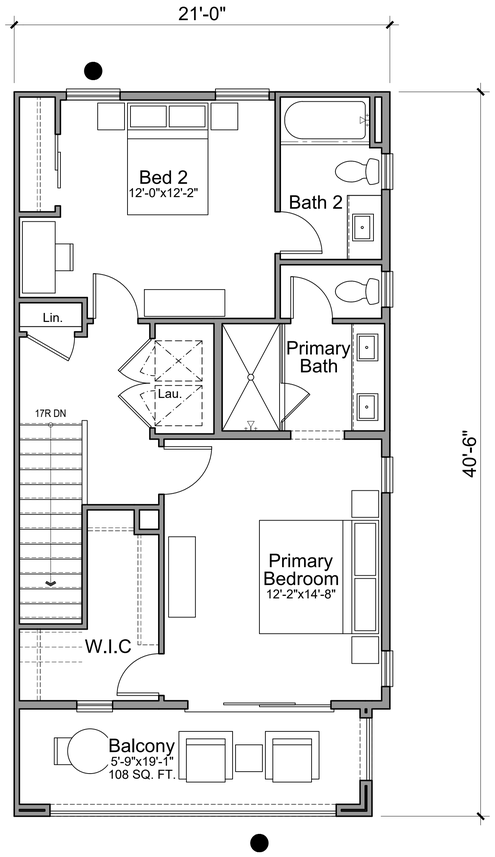
THIRD FLOOR
1778 SQ. FT.



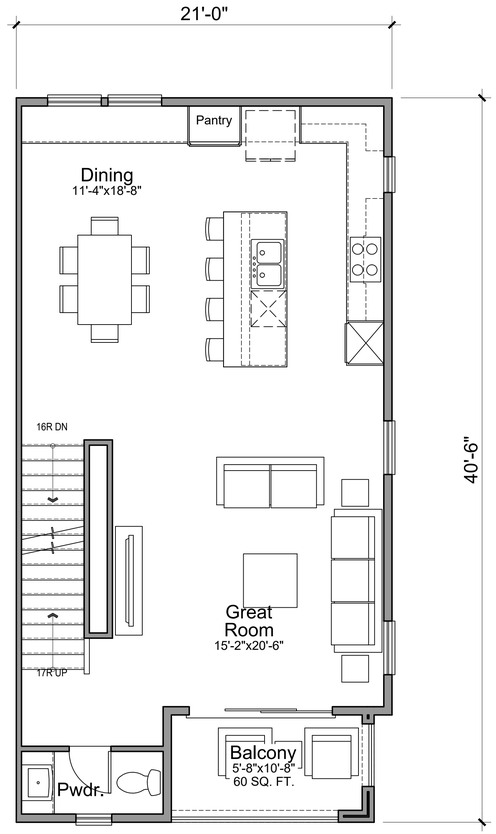
SECOND FLOOR
1602 SQ. FT.



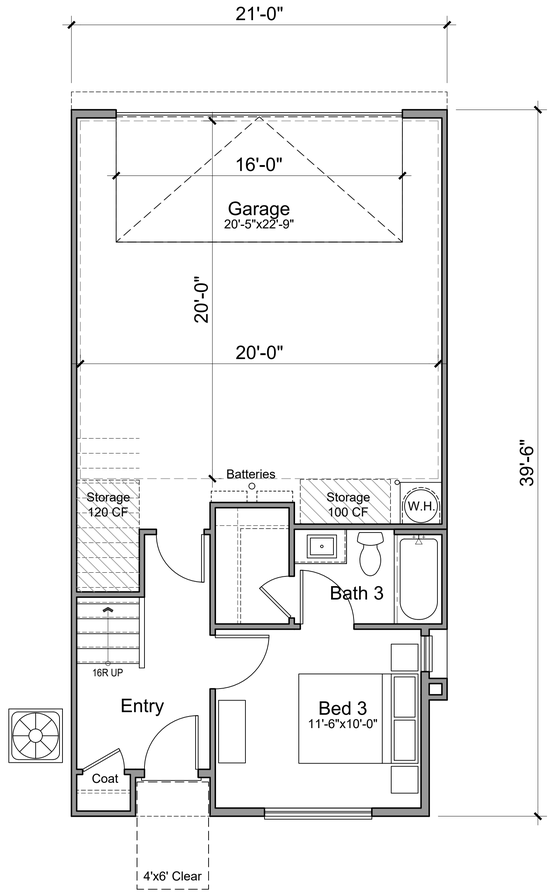
FIRST FLOOR
1689 SQ. FT.



THIRD FLOOR



SECOND FLOOR

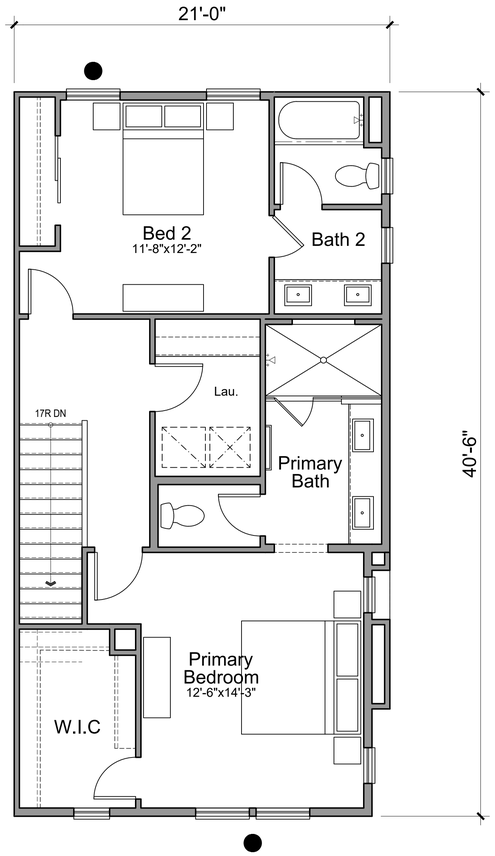


FIRST FLOOR

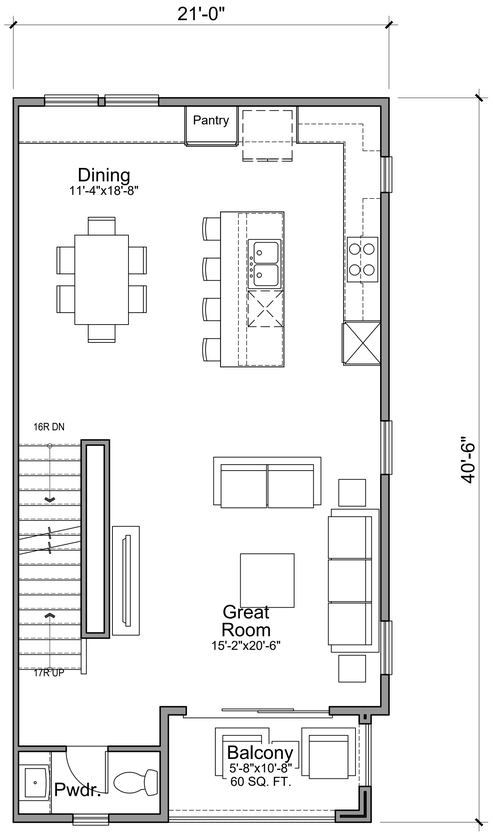
PLAN 1 NET S.F.	
3 BR/3.5 BA	
1ST FLOOR	324 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	643 SQ. FT.
TOTAL LIVING	1694 SQ. FT.
GARAGE	472 SQ. FT.

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.

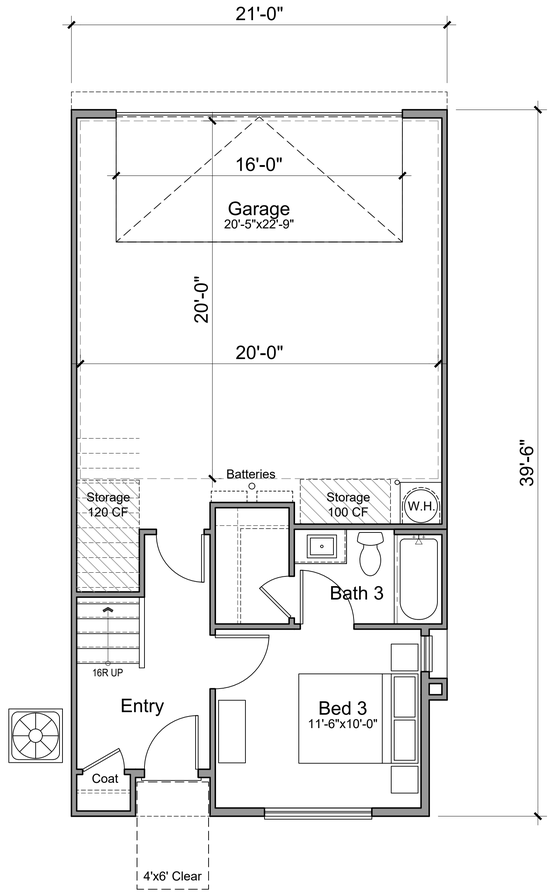
* SFD End Conditions on Building 50
*Transom Windows on Floor 2 & 3 for units: 170, 174, 178, 182, 186, 190, 494, 498, 202, 206, 210, 214, 218, 222, 226, & 230 - see AC5



THIRD FLOOR



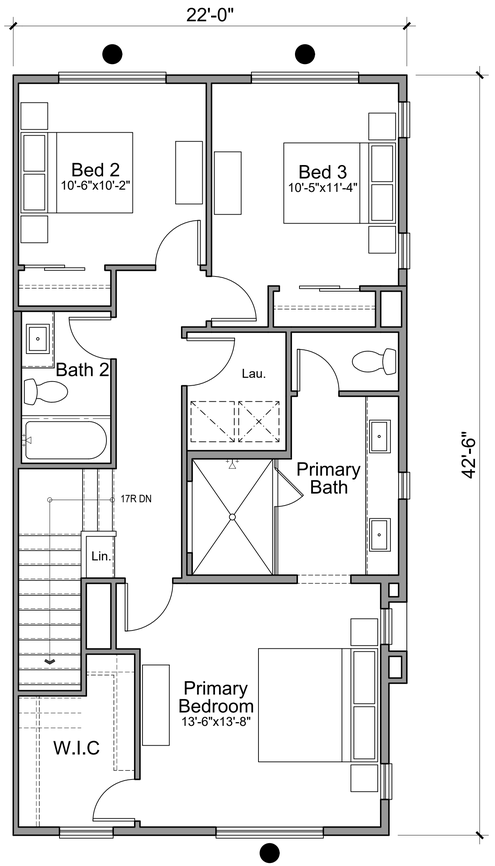
SECOND FLOOR



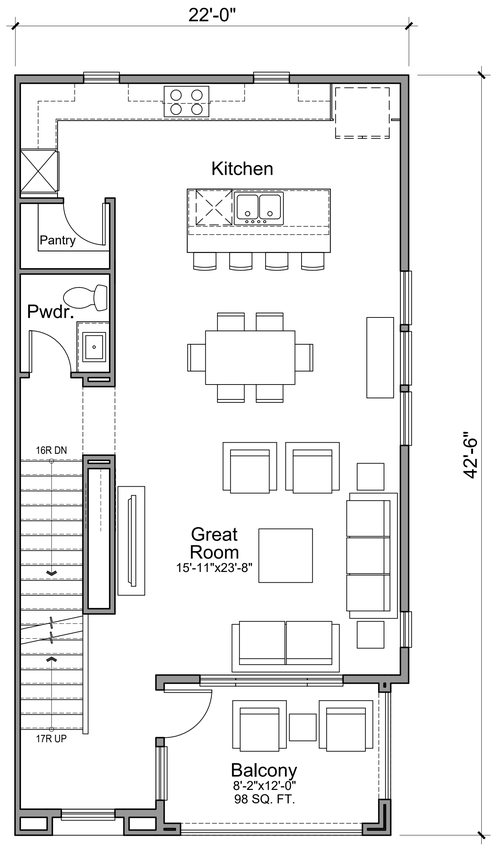
FIRST FLOOR

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.

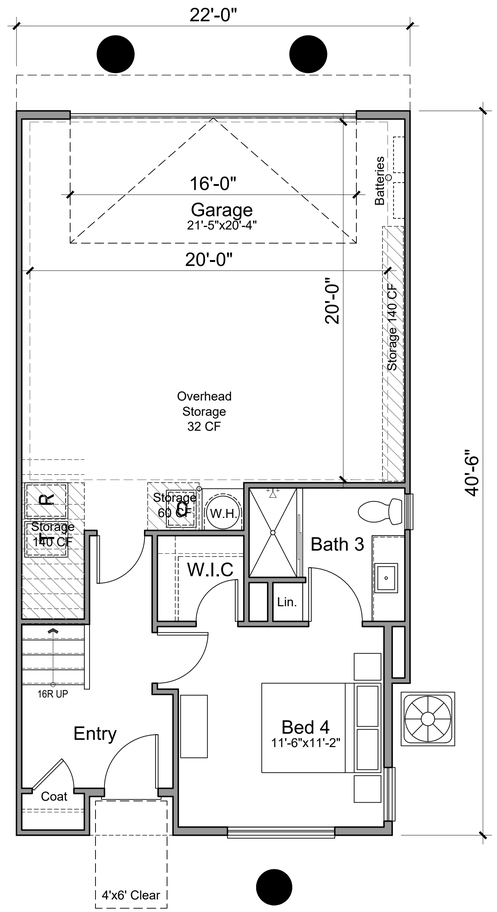
PLAN 2 GROSS S.F.	
3 BR/3.5 BA	
1ST FLOOR	346 SQ. FT.
2ND FLOOR	777 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	1925 SQ. FT.
GARAGE	472 SQ. FT.



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.

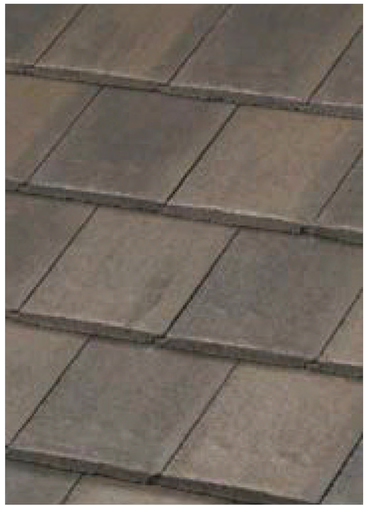
PLAN 3 GROSS S.F.	
4 BR/3.5 BA	
1ST FLOOR	393 SQ. FT.
2ND FLOOR	811 SQ. FT.
3RD FLOOR	867 SQ. FT.
TOTAL LIVING	2071 SQ. FT.
GARAGE	486 SQ. FT.

Stucco 1
SW 9582 White Sand

Stucco 2
SW 6073 Perfect Greige

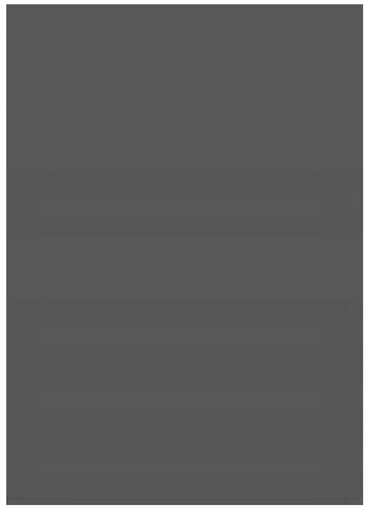
Trim 1 / Board & Batten 1
SW 7666 Fleur de Sel

Trim 2 / Board & Batten 2 / Accent
SW 7504 Keystone Gray



Roof Tile - Westlake
Saxony 600 Slate - Cobblestone

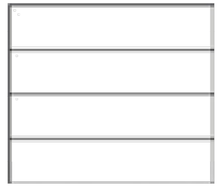
Entry Door 1
SW 6642 Rhumba Orange



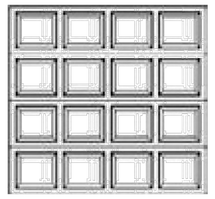
Entry Door 2
SW 7674 Peppercorn

Garage 2
Amarr - Terratone

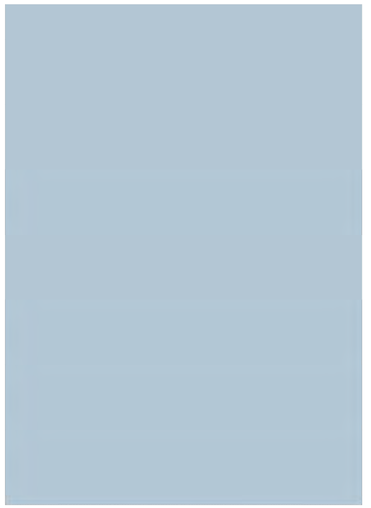
Garage 1
Amarr - Sandstone



Garage Door 2 - Wayne Dalton
Model 9100 - Flush Panel



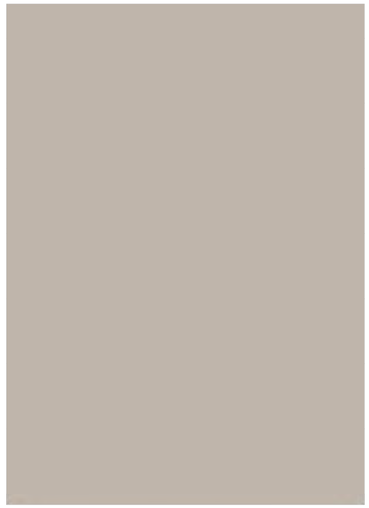
Garage Door 1 - Wayne Dalton
Model 9100 - Short Panel



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

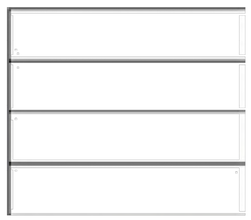
Trim 2 / Accent
SW 9091 Half-Caff

Entry Door 1 / Shutters
SW 7584 Red Theatre

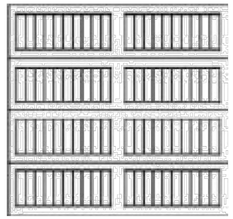
Entry Door 2
SW 6439 Greenfield

Garage 2
Amarr - Terratone

Garage 1
Amarr - Wicker Tan



Garage Door 2 - Wayne Dalton
Model 9100 - Flush Panel



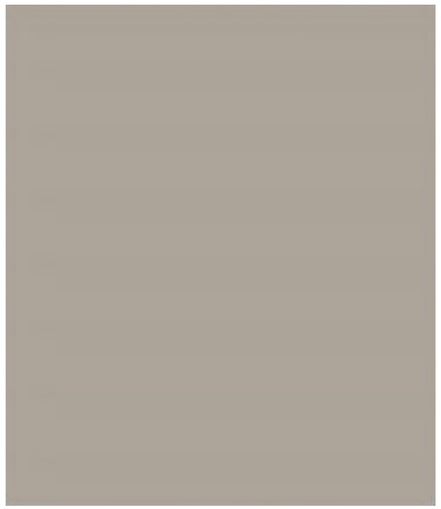
Garage Door 1- Wayne Dalton
Model 9100 - Vertical Long Panel

Roof Tile - Westlake
Barcelona - Terra Cotta Flashed

Tile 1
Tierra Y Fuego 20034

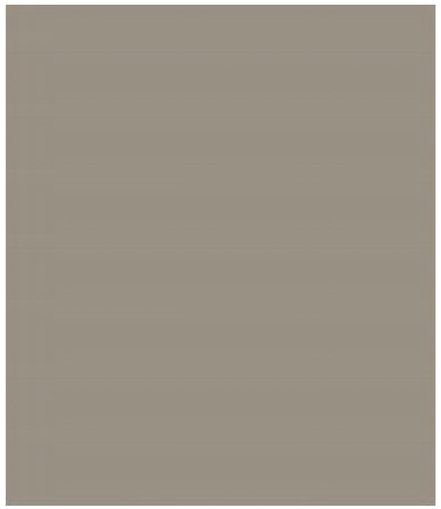
Tile 2
Tierra Y Fuego 10106

Stucco 1
SW 9582 White Sand

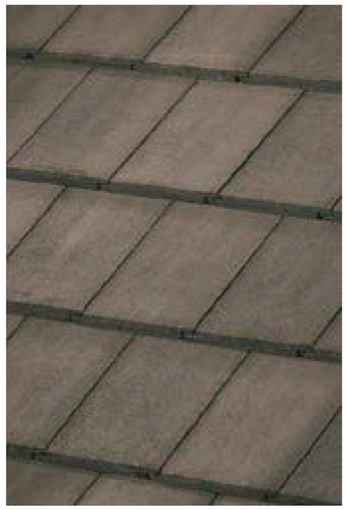


Stucco 2
SW 7024 Functional Gray

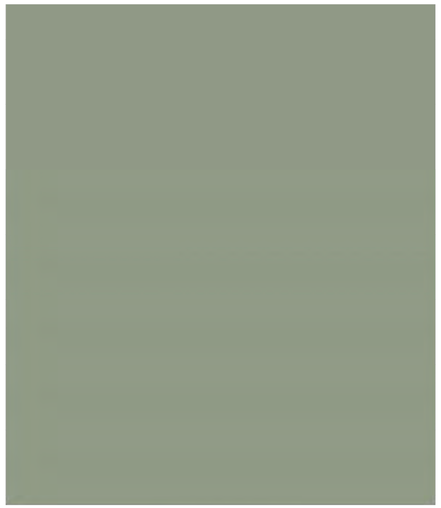
Trim 1
SW 6196 Frosty White



Trim 2 / Accent
SW 9168 Elephant Ear



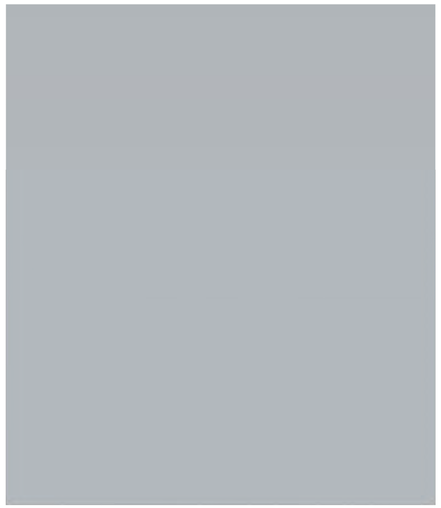
Roof Tile - Westlake
Saxony 600 Slate - Charcoal Brown Blend



Board & Batten
SW 9129 Jade Dragon

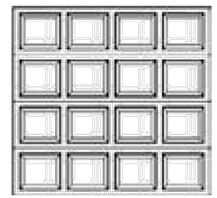
Entry Door 1
SW 6026 River Rouge

Entry Door 2
SW 7602 Indigo Batik



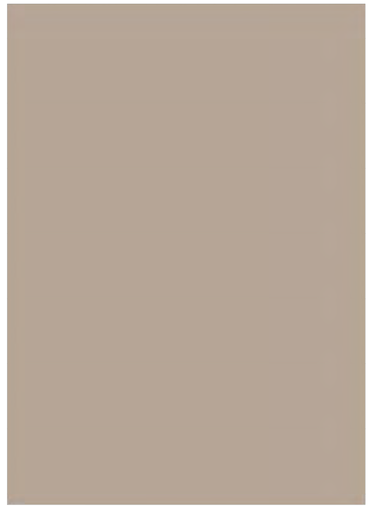
Garage Door
Amarr - Gray

Garage Door 2 - Wayne Dalton
Model 9100 - Flush Panel



Garage Door 1 - Wayne Dalton
Model 9100 - Short Panel

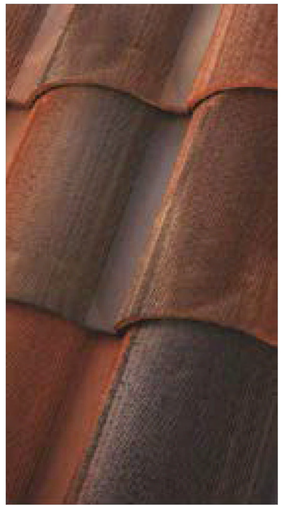
Stucco 1
SW 7000 Ibis White



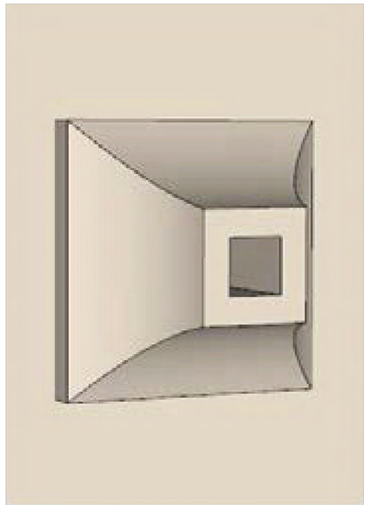
Stucco 2
SW 6080 Utterly Beige

Accent
SW 7027 Well-Bred Brown

Trim / Bay Window
SW 6153 Protege Brown

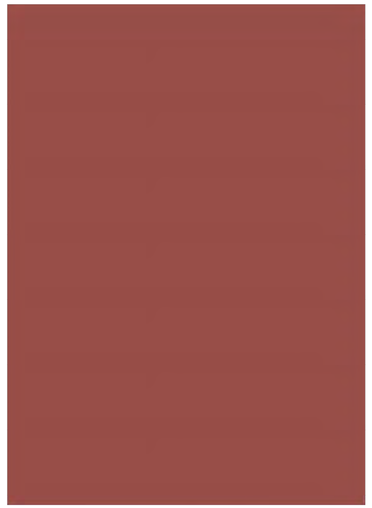


Roof Tile - Westlake
Barcelona - California Mission Blend



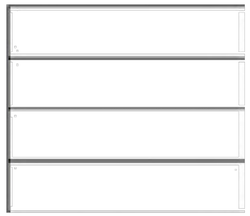
Decorative Scupper

Entry Door 1
SW 6487 Cloudburst

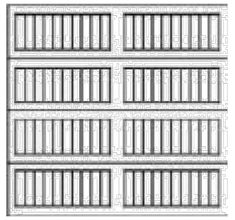


Entry Door 2
SW 0033 Rembrandt Ruby

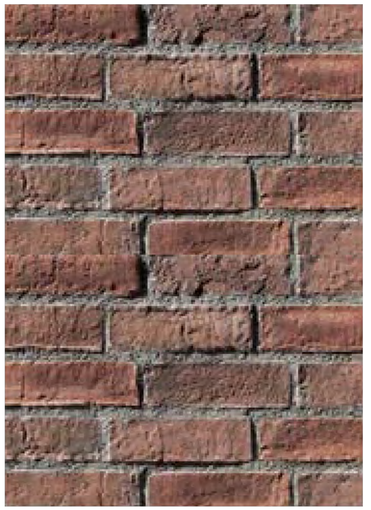
Garage Door
Amarr - Terratone



Garage Door 2 - Wayne Dalton
Model 9100 - Flush Panel



Garage Door 1- Wayne Dalton
Model 9100 - Vertical Long Panel

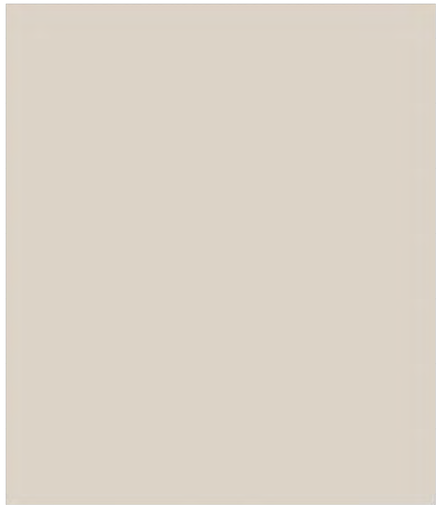


Brick
Coronado - Sicilian Brick
Marsala Blend

Tile 1
Tierra Y Fuego 20034

Tile 2
Tierra Y Fuego 10124

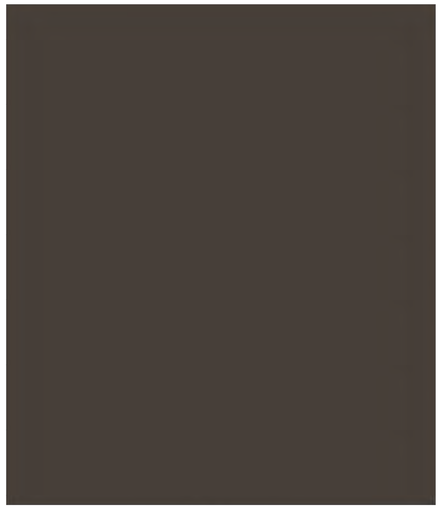
Stucco 1
SW 7100 Arcade White



Stucco 2
SW 9590 Taupe of the Morning

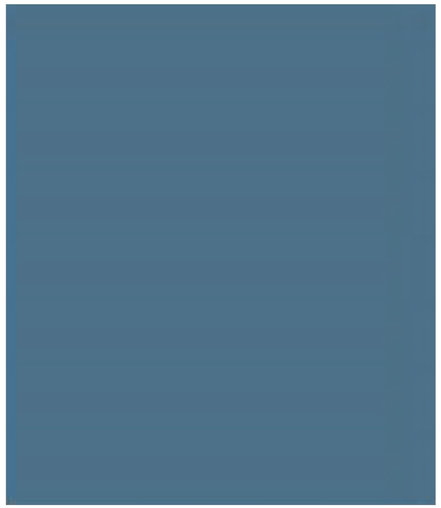
Brick
Glen-Gery - Sioux City
Cool Gray Wirecut

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

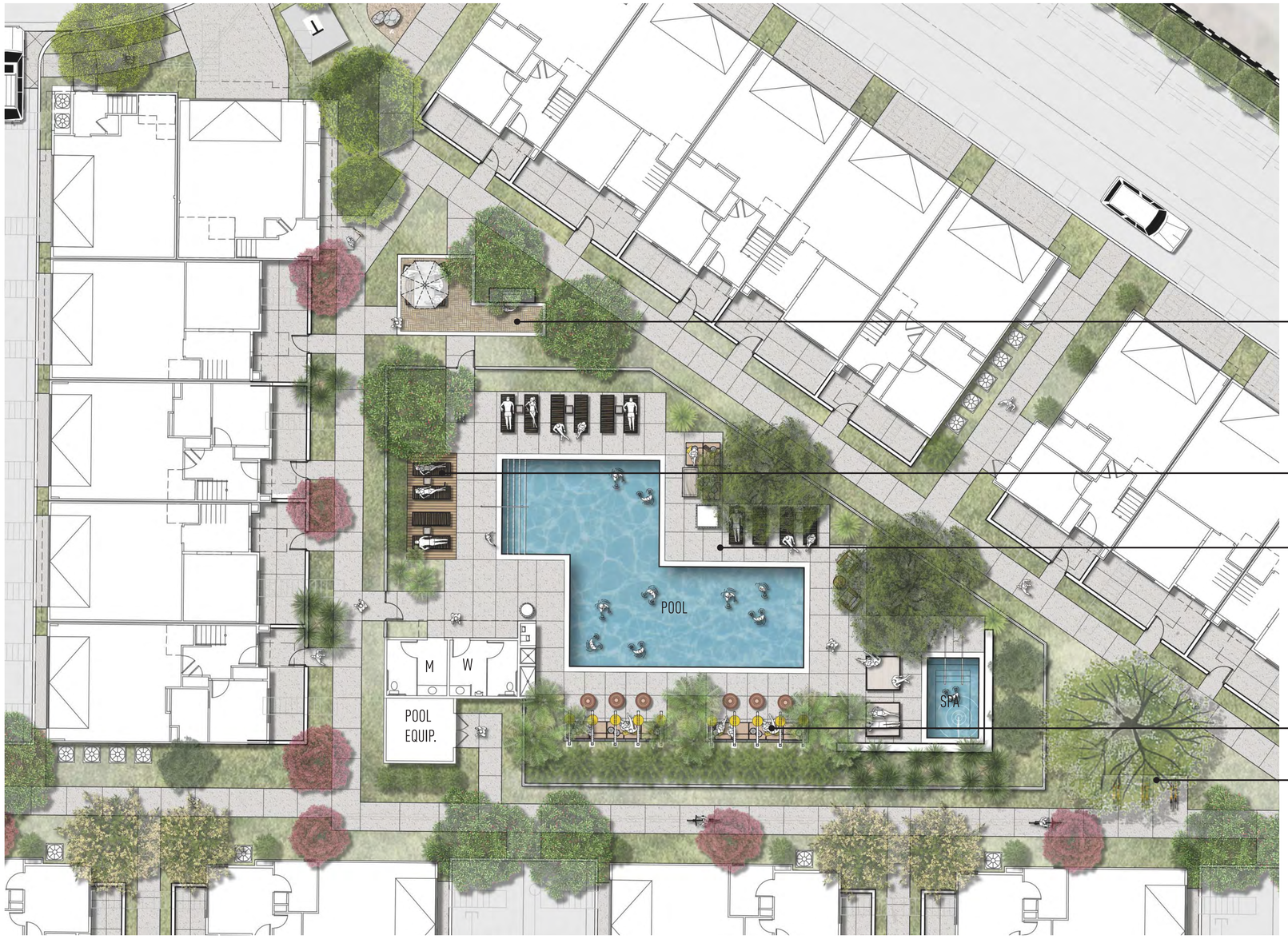
AMWAY - BUENA PARK
BUENA PARK , CA

SCHEMATIC DESIGN
May 1, 2026

0' 25' 50' 100'

OVERALL ILLUSTRATIVE SITE PLAN

L.1



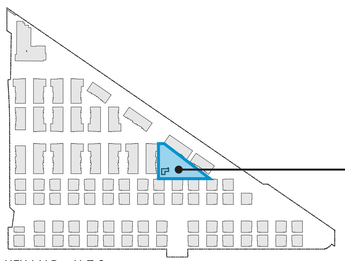
BBQ AREA
- gas bbq and countertop
- trash
- dining table

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

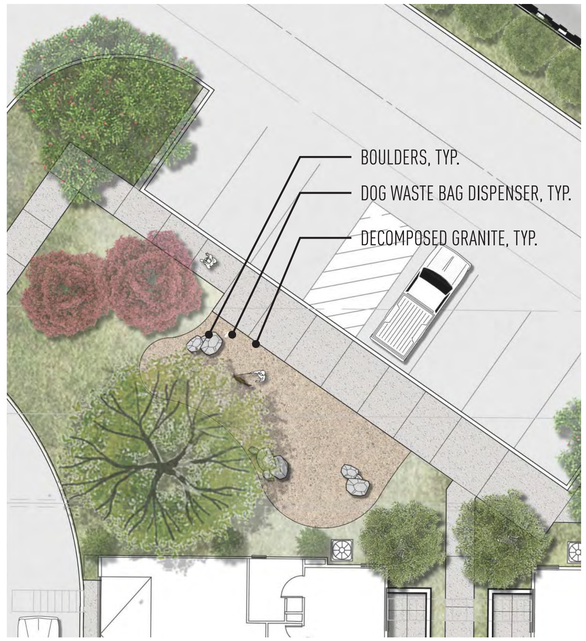
AMWAY - BUENA PARK
BUENA PARK , CA

SCHEMATIC DESIGN
May 1, 2026

0' 5' 10' 20'

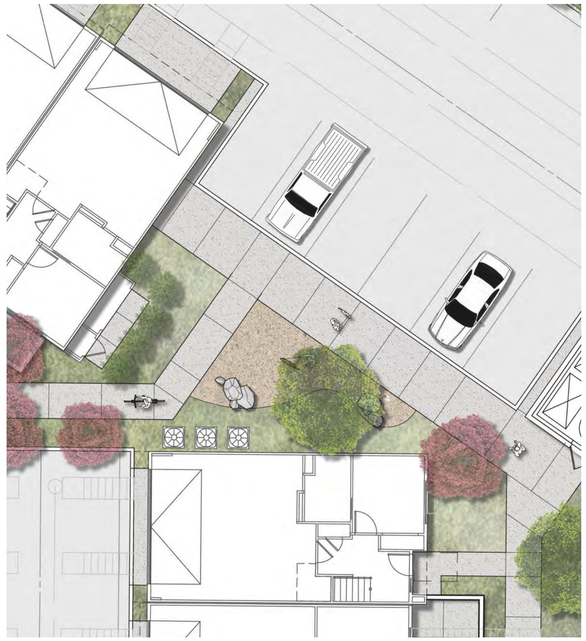
CONCEPTUAL POOL PLAN

L.2

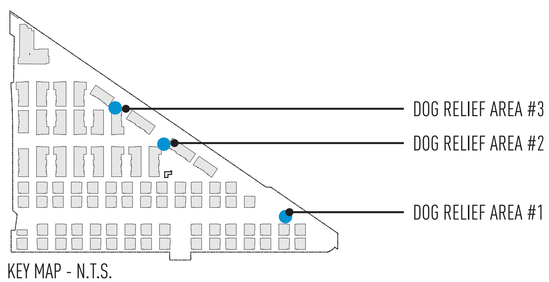


DOG RELIEF AREA 1

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

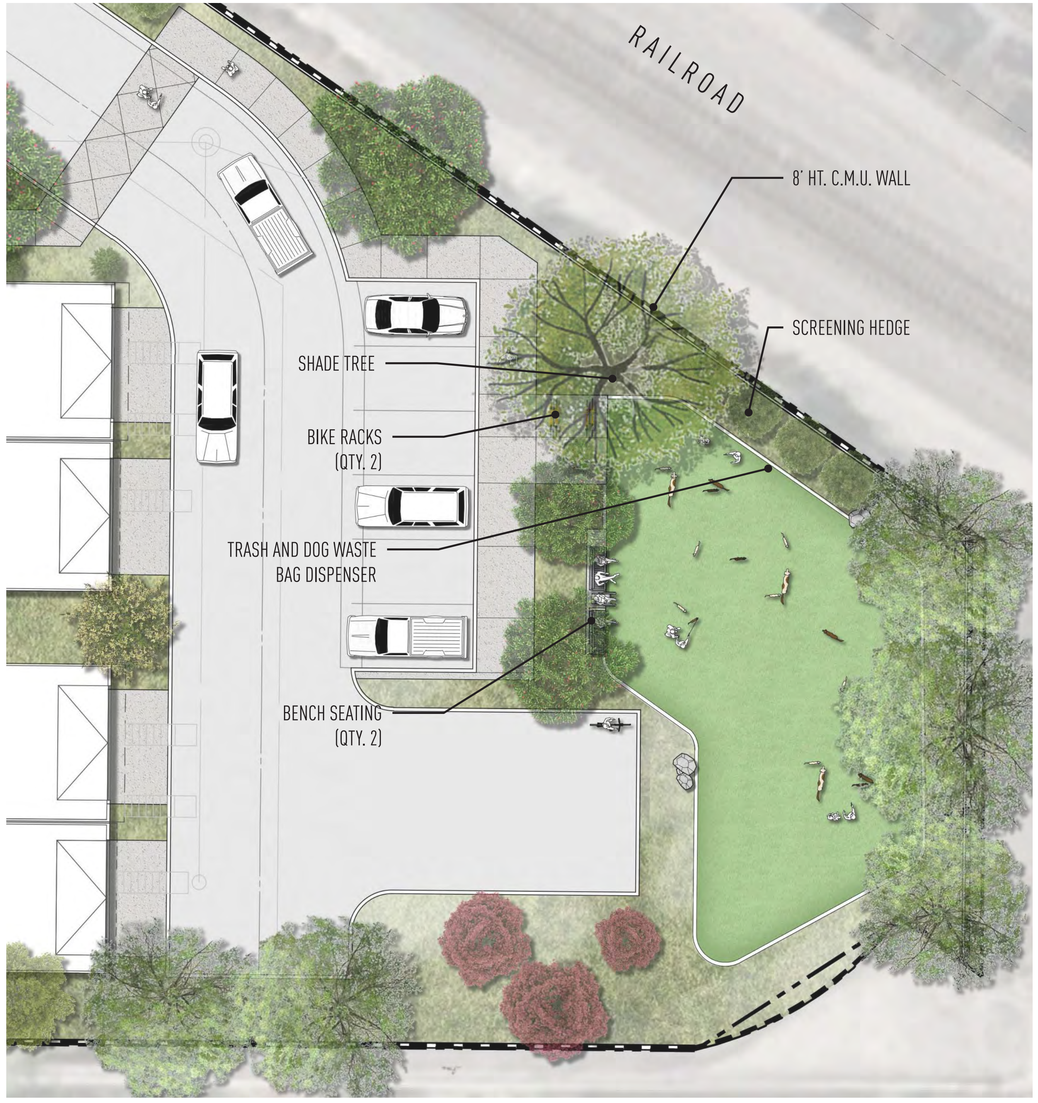
AMWAY - BUENA PARK
BUENA PARK , CA

SCHEMATIC DESIGN
May 1, 2026

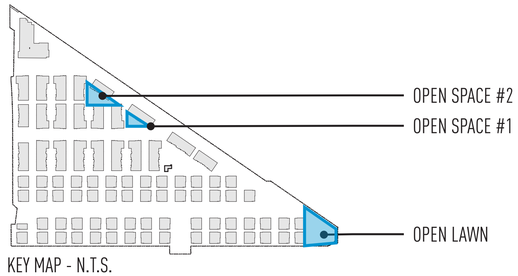
0' 5' 10' 20'

CONCEPTUAL DOG RELIEF SPACES

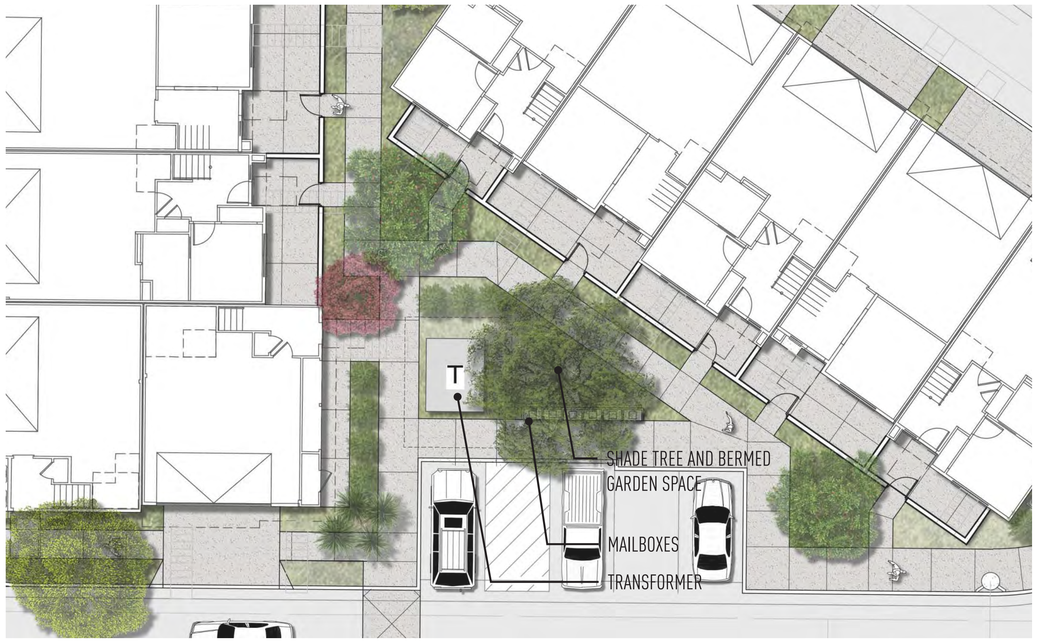
L.3



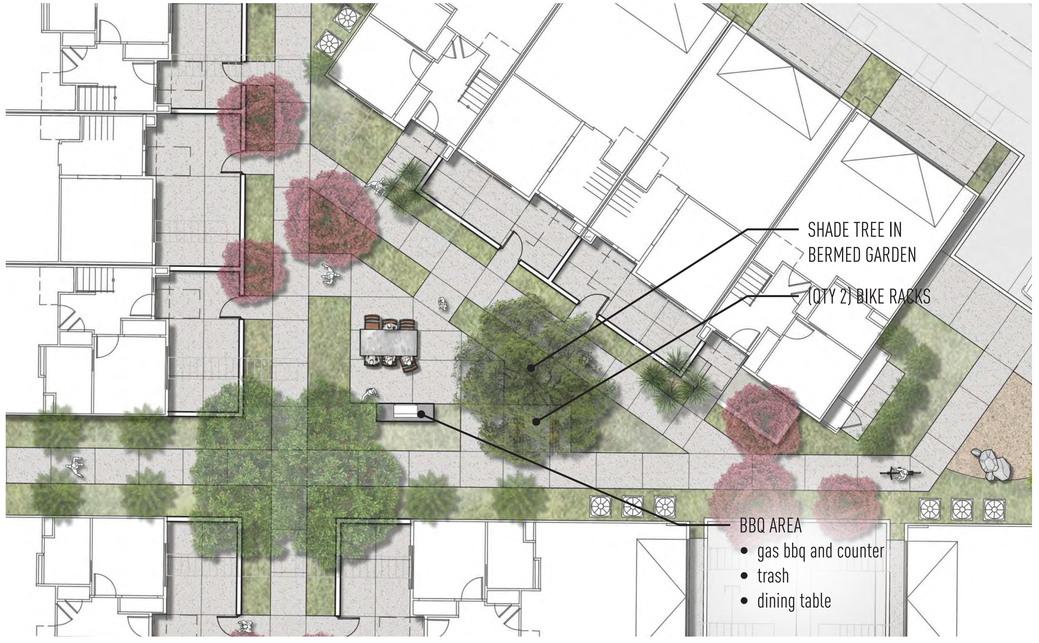
OPEN LAWN



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

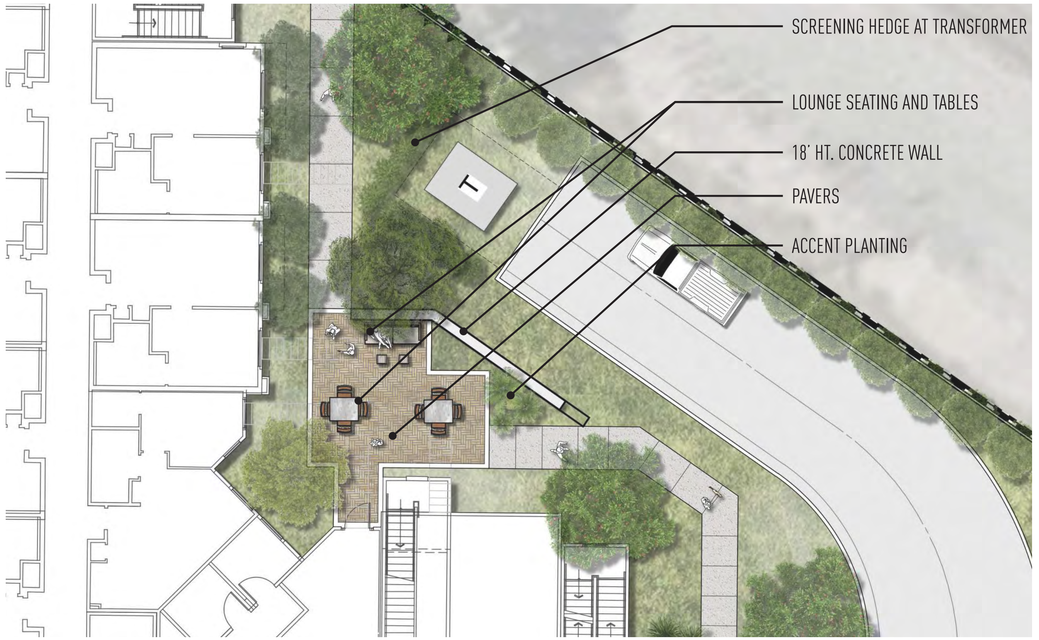
SCHEMATIC DESIGN
May 1, 2026

0' 5' 10' 20'

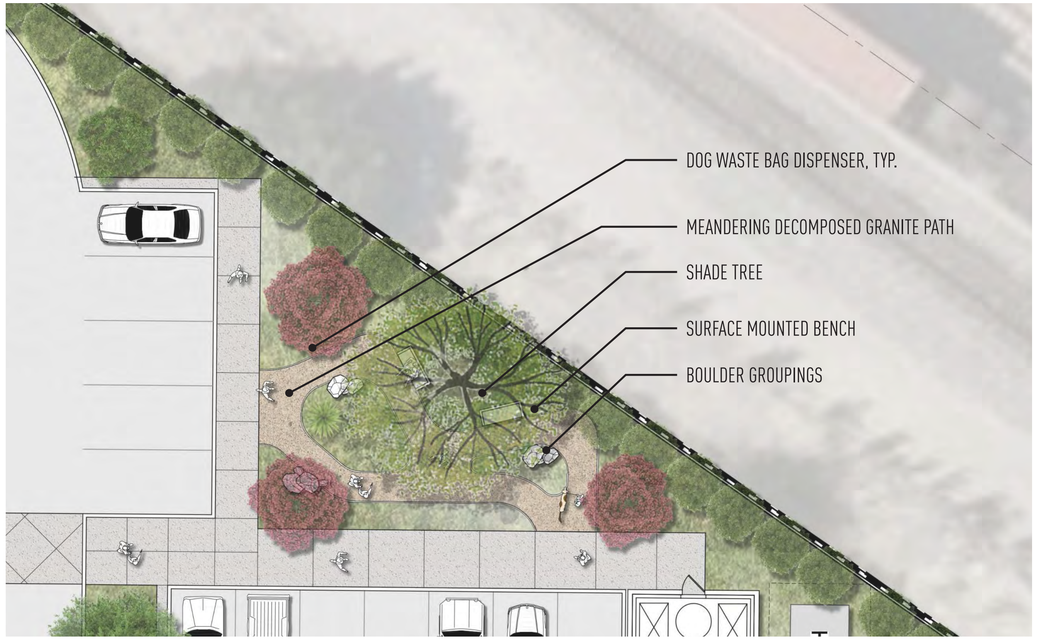
CONCEPTUAL OPEN SPACES

L.4

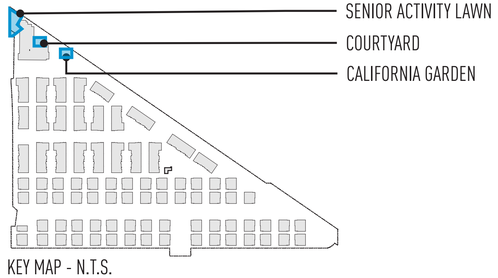
SENIOR ACTIVITY LAWN



COURTYARD



CALIFORNIA GARDEN



KEY MAP - N.T.S.

MJS LANDSCAPE ARCHITECTURE

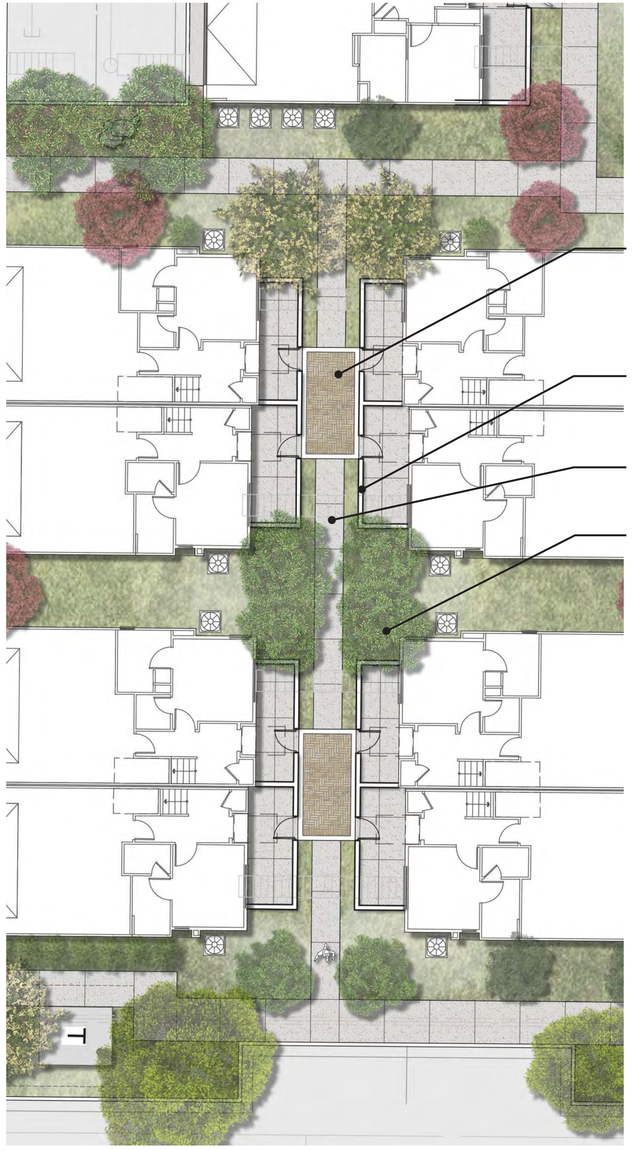
Shopoff Realty Investments
18565 Jamboree Rd, Suite 200
Irvine, CA 92612

AMWAY - BUENA PARK
BUENA PARK , CA

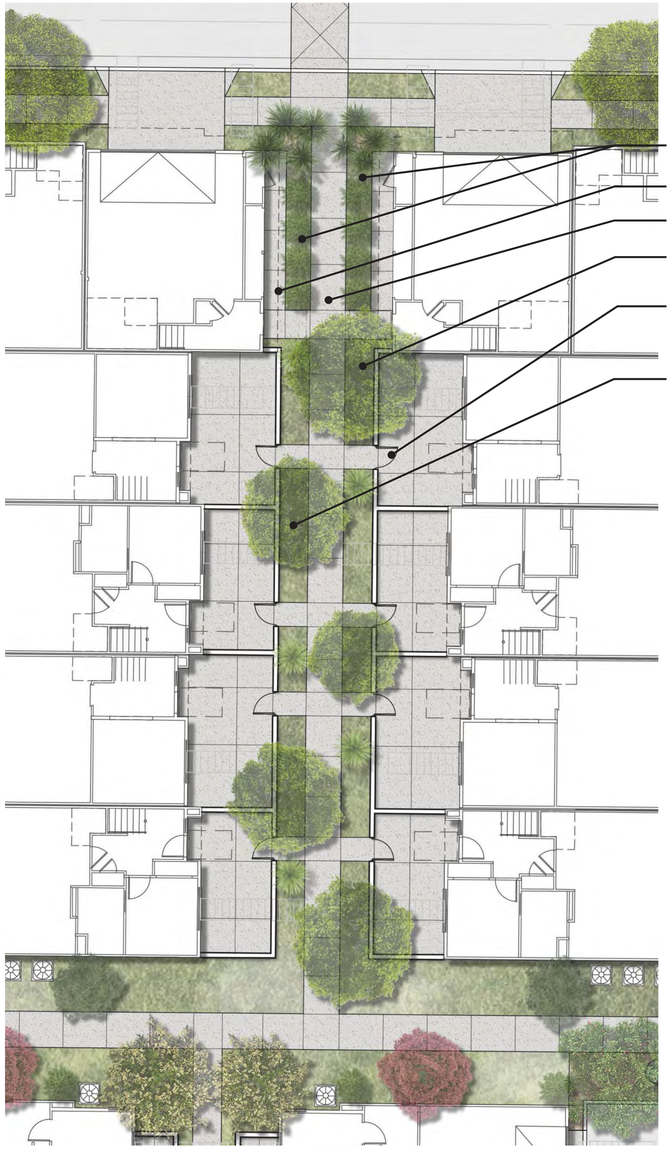
SCHEMATIC DESIGN
May 1, 2026

0' 5' 10' 20'

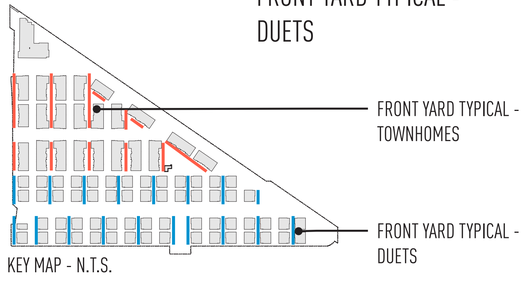
SENIOR AFFORDABLE OPEN SPACES



FRONT YARD TYPICAL -
DUETS



FRONT YARD TYPCIAL -
TOWNHOMES



KEY MAP - N.T.S.

MJS LANDSCAPE ARCHITECTURE

Shopoff Realty Investments
18565 Jamboree Rd, Suite 200
Irvine, CA 92612

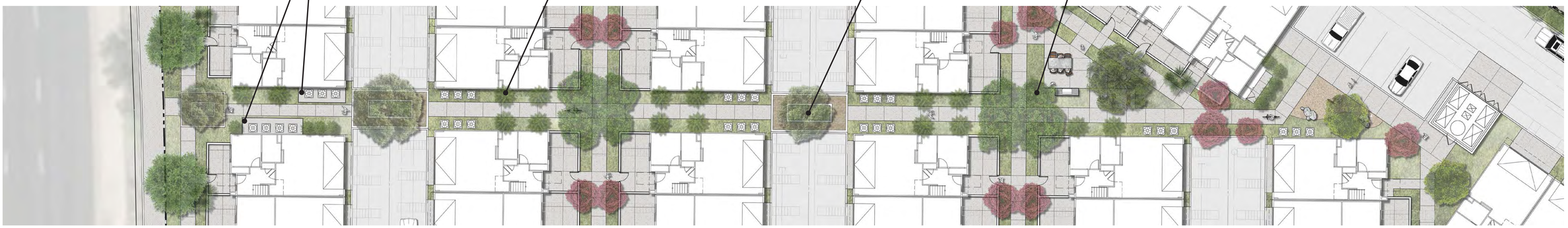
AMWAY - BUENA PARK
BUENA PARK , CA

SCHEMATIC DESIGN
May 1, 2026

0' 5' 10' 20'

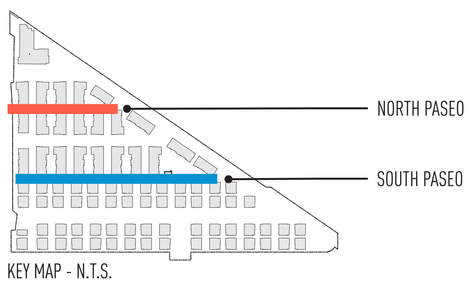
CONCEPTUAL FRONT YARD PLANS

L.6



NORTH PASEO

SOUTH PASEO



KEY MAP - N.T.S.

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BUENA PARK , CA

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.

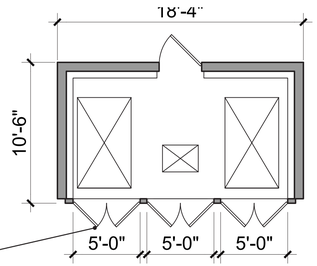
LEGEND

- TRASH ENCLOSURE, PLAN 1
- TRASH ENCLOSURE, PLAN 2
- BULKY ITEM DROP-OFF PAD
- PET STATION - DOG WASTE BAG DISPENSER / RECEPTACLE

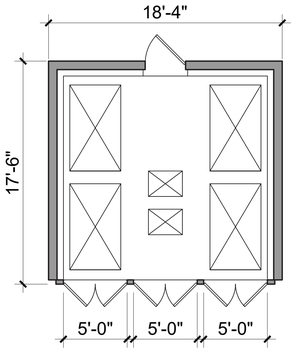
TRASH ENCLOSURE REFERENCE NOTE

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

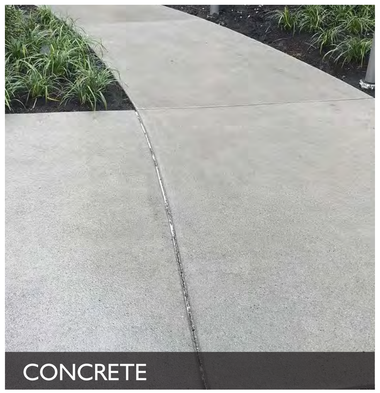
SCHEMATIC DESIGN
May 1, 2026

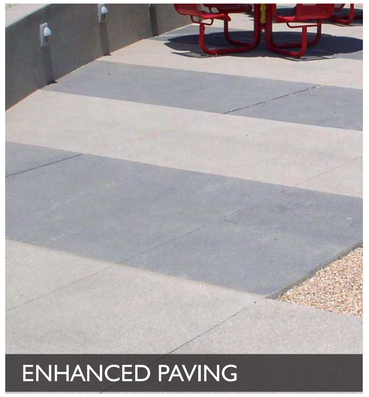
0' 25' 50' 100'

WALL, FENCE, AND FLATWORK PLAN

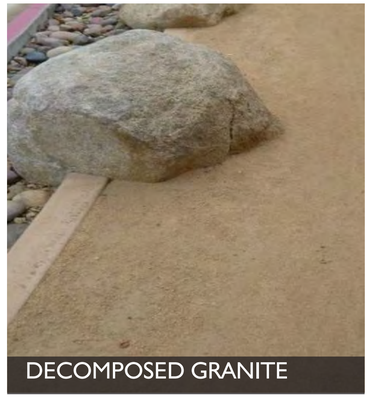
L.9

FLATWORK

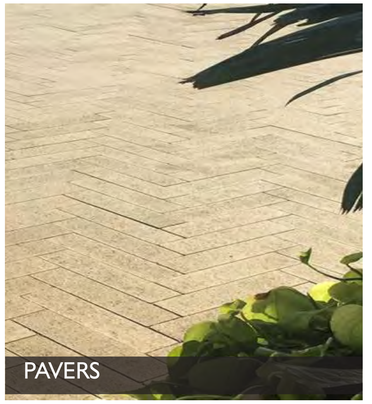

CONCRETE


ENHANCED PAVING

SYNTHETIC TURF


DECOMPOSED GRANITE

WOOD DECK


PAVERS

WALL AND FENCE

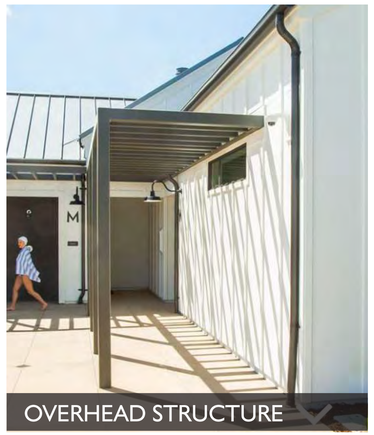
8’ AND 6’ C.M.U. WALL - SLUMP BLOCK

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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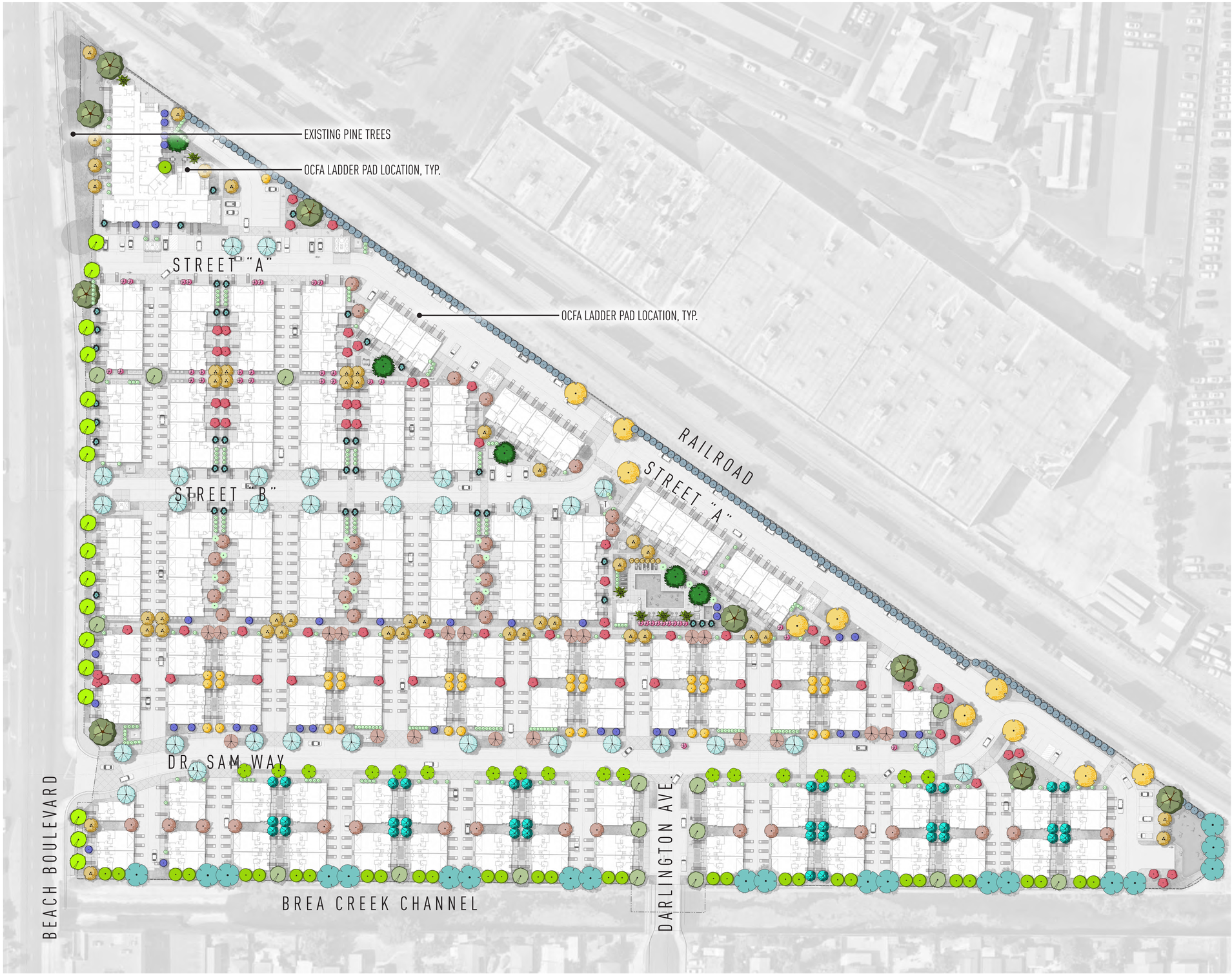
0' 25' 50' 100'

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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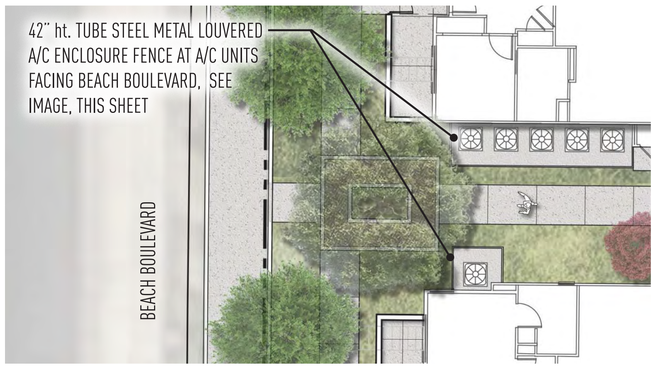
0' 25' 50' 100'

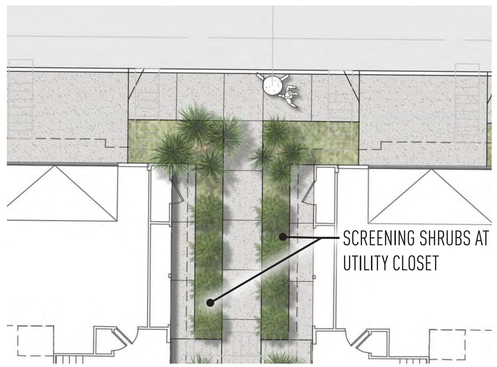
PLANTING PLAN

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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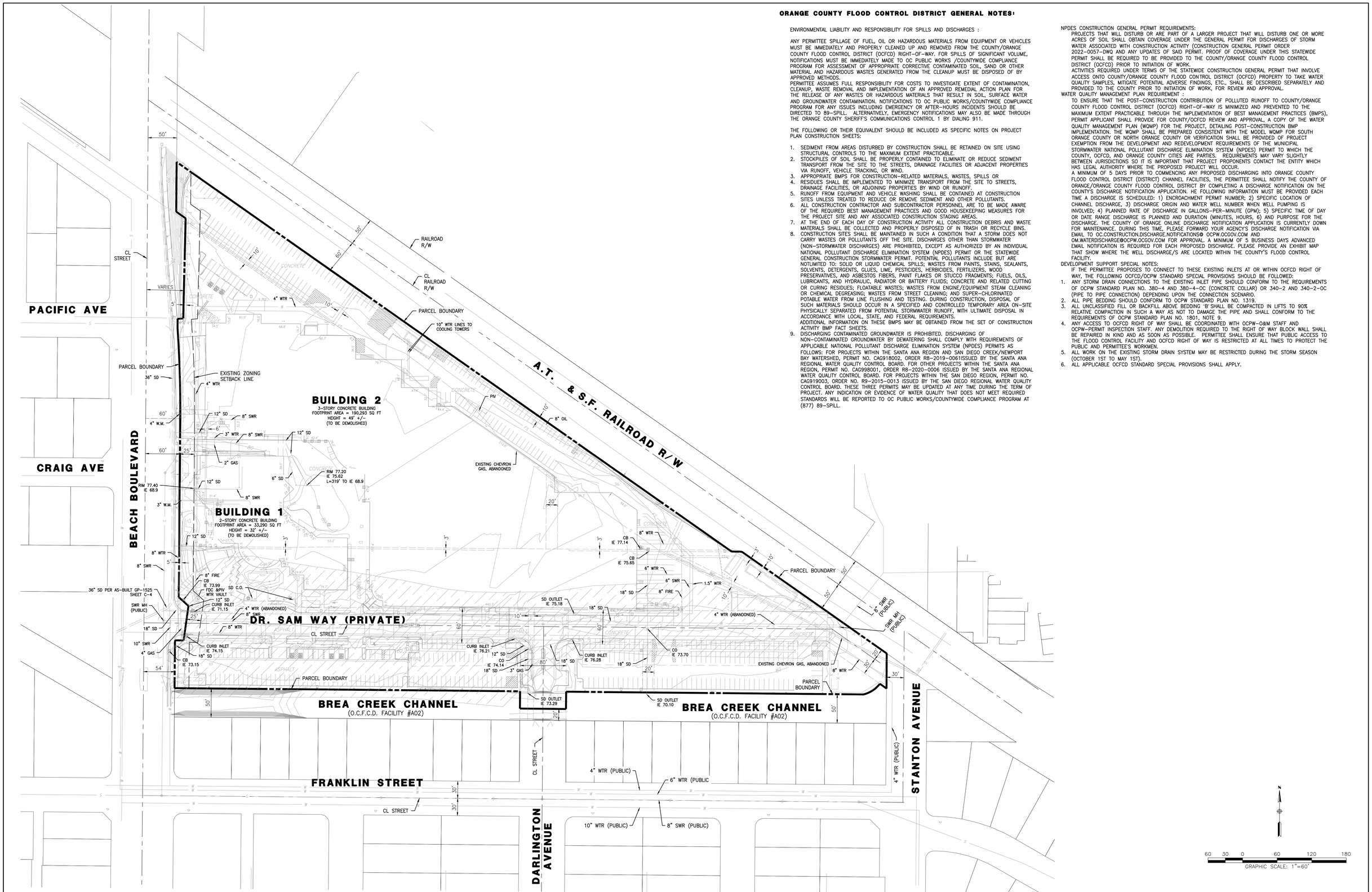

ORANGE COUNTY FLOOD CONTROL DISTRICT GENERAL NOTES:

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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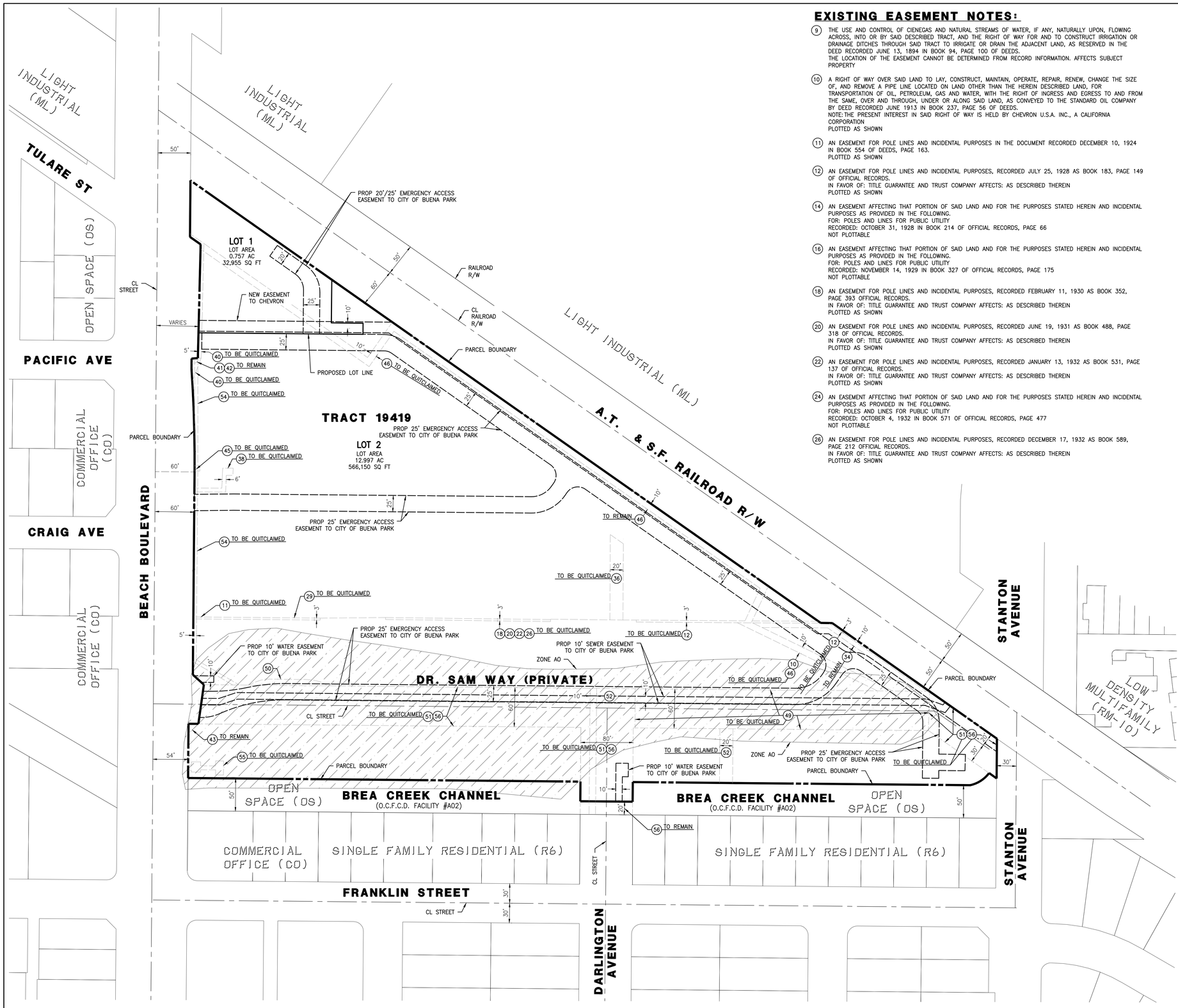

EXISTING EASEMENT NOTES:

(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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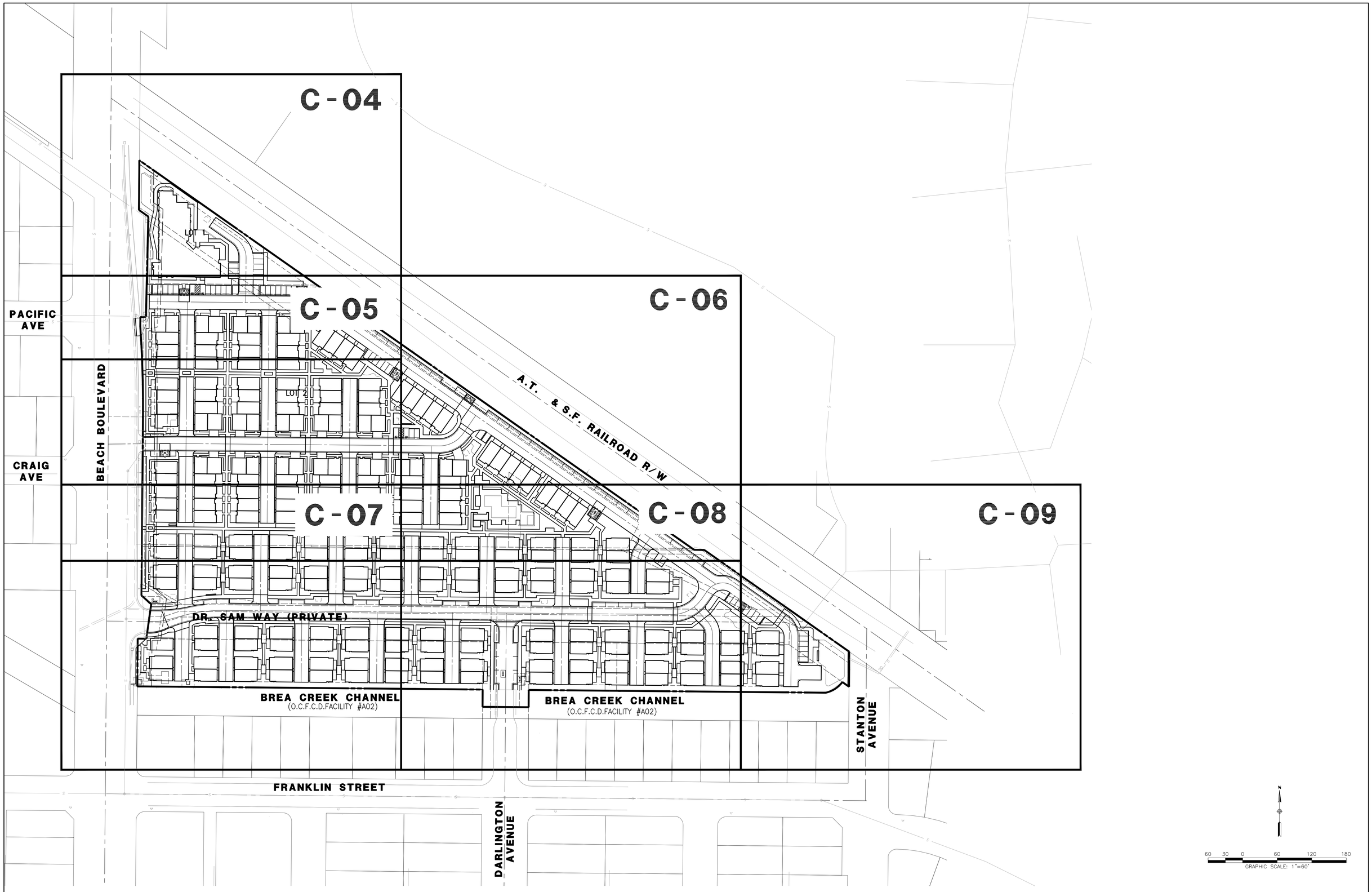

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CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

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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

ENTITLEMENT PLAN
GRADING PLAN SHEET MAP

PERMIT NO.
SHEET C-03 OF C-19

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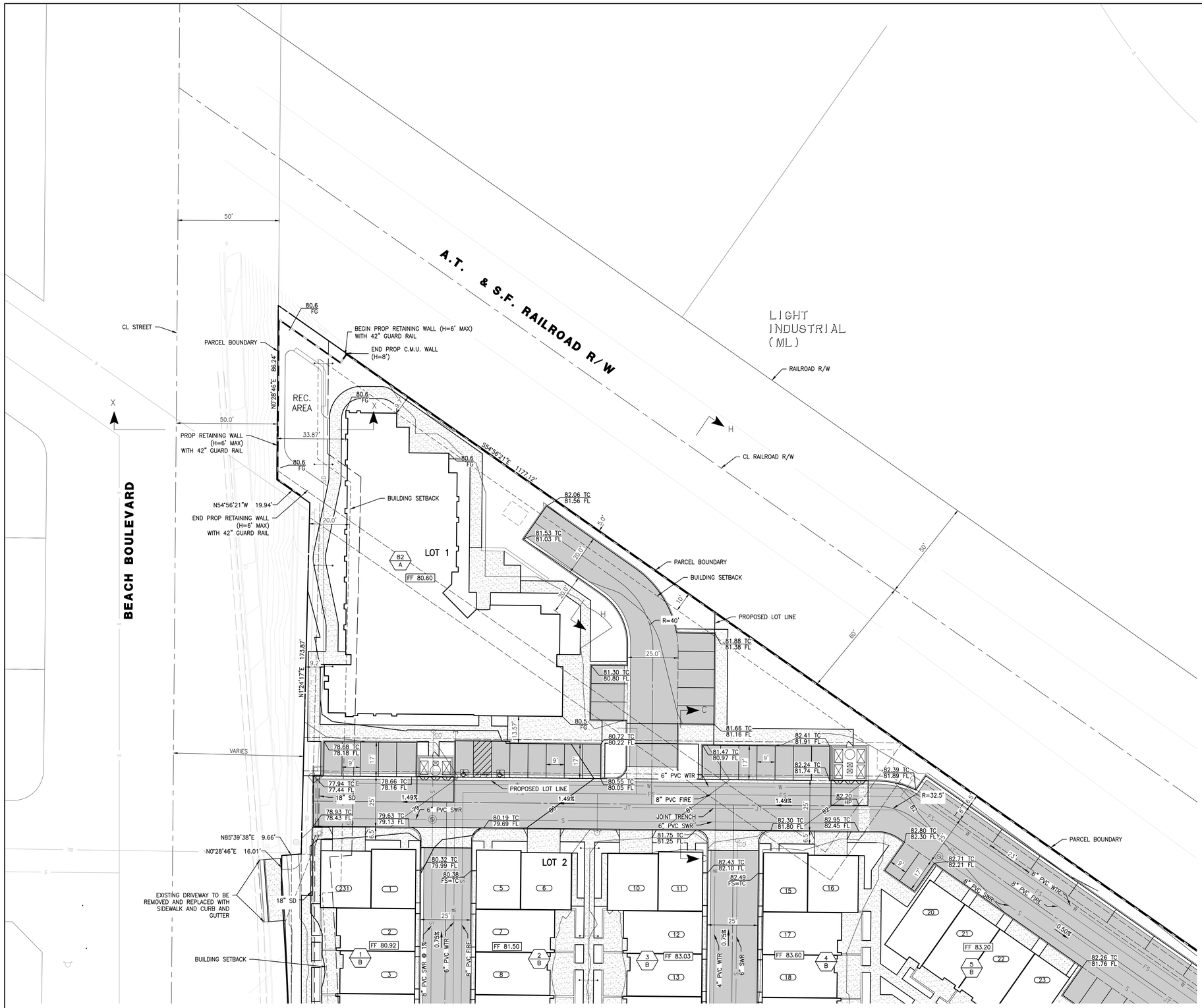

LEGEND:

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'

DIG ALERT
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UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

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

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-04 OF C-19

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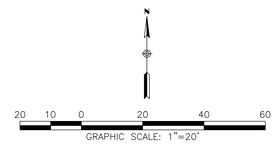

LEGEND:

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

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CITY OF BUENA PARK

ENTITLEMENT PLAN
GRADING SHEET

PERMIT NO.

SHEET C-05 OF C-19

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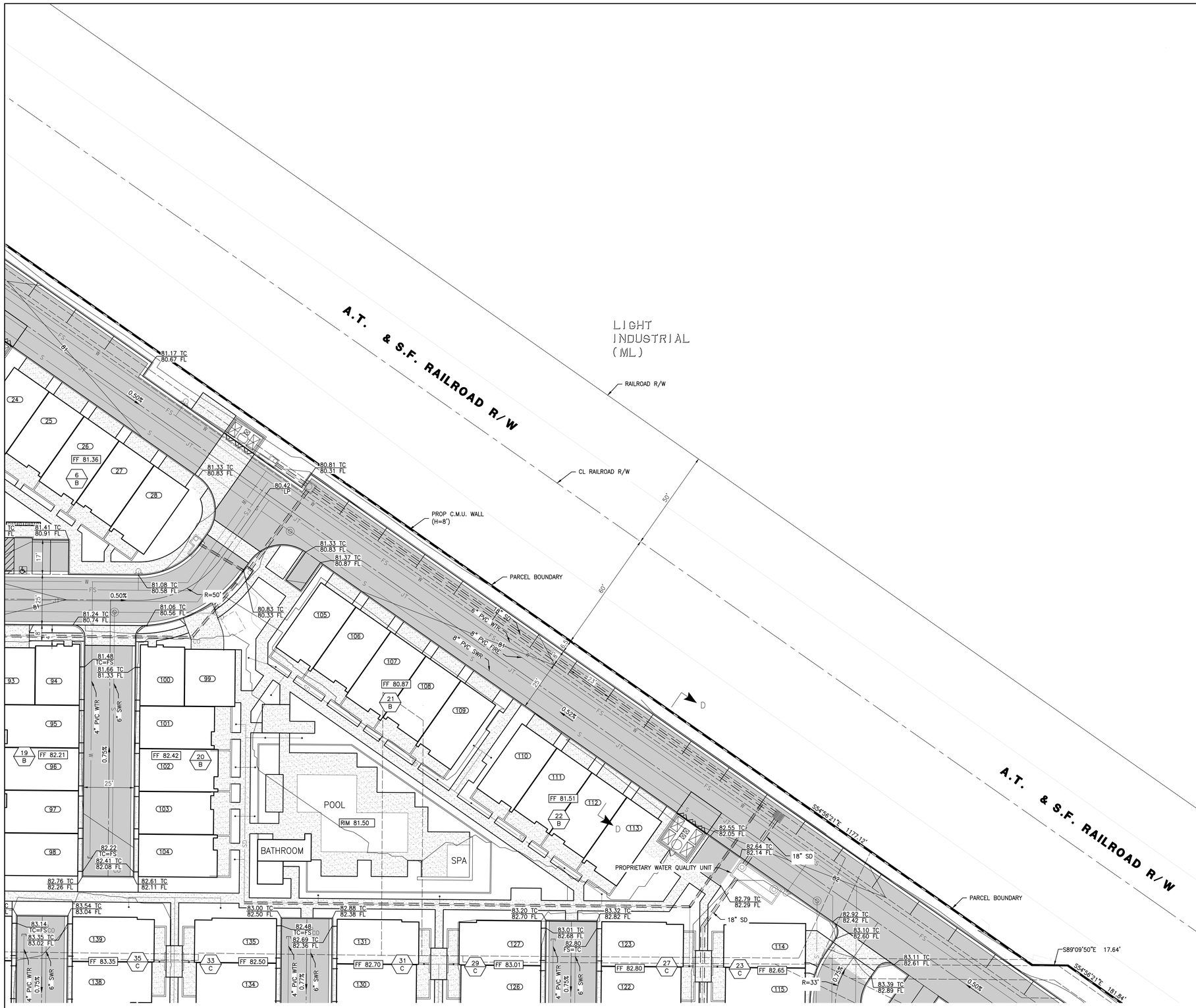

LEGEND:

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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DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

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5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
JN 20101-A

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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
GRADING SHEET

PERMIT NO.
SHEET C-06 OF C-19

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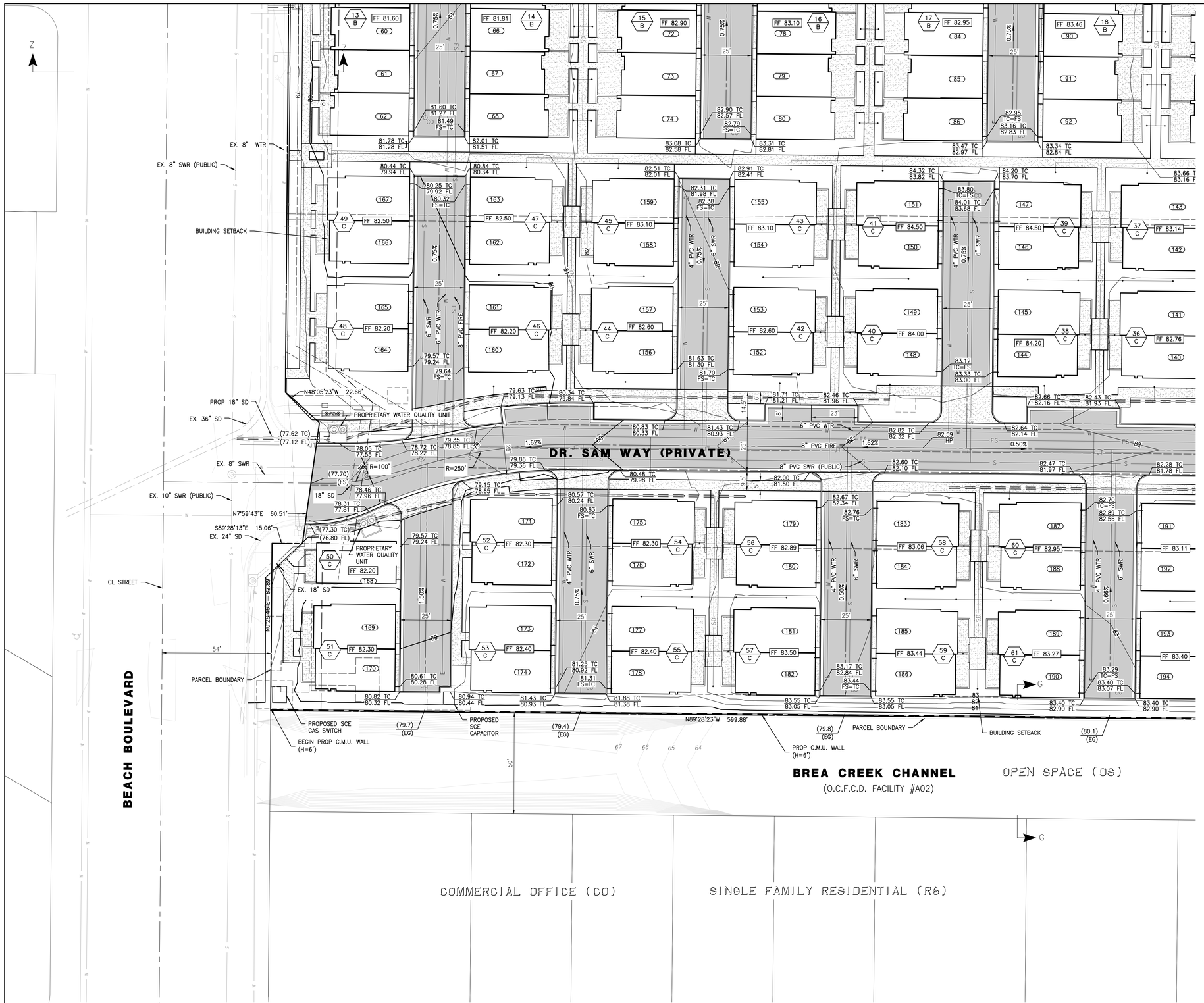
DR. SAM WAY (PRIVATE)
BEACH BOULEVARD
BREA CREEK CHANNEL
(O.C.F.C.D. FACILITY #A02)
OPEN SPACE (OS)
COMMERCIAL OFFICE (CO)
SINGLE FAMILY RESIDENTIAL (R6)
EX. 8" WTR
EX. 8" SWR (PUBLIC)
BUILDING SETBACK
PROP 18" SD
EX. 36" SD
EX. 8" SWR
EX. 10" SWR (PUBLIC)
EX. 24" SD
EX. 18" SD
CL STREET
PARCEL BOUNDARY
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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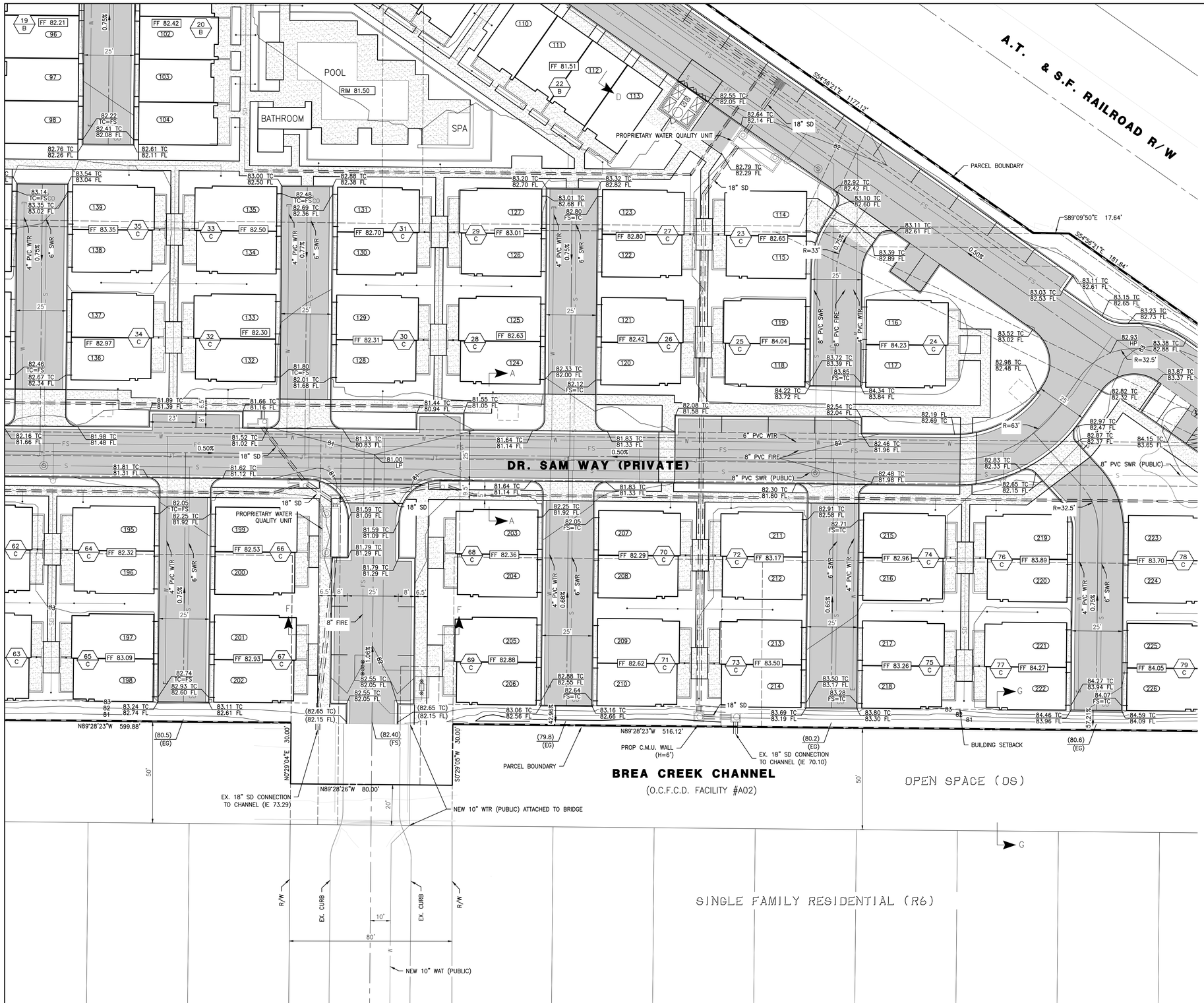

LEGEND:

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
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1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

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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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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. _____
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CITY OF BUENA PARK

ENTITLEMENT PLAN
GRADING SHEET

PERMIT NO.

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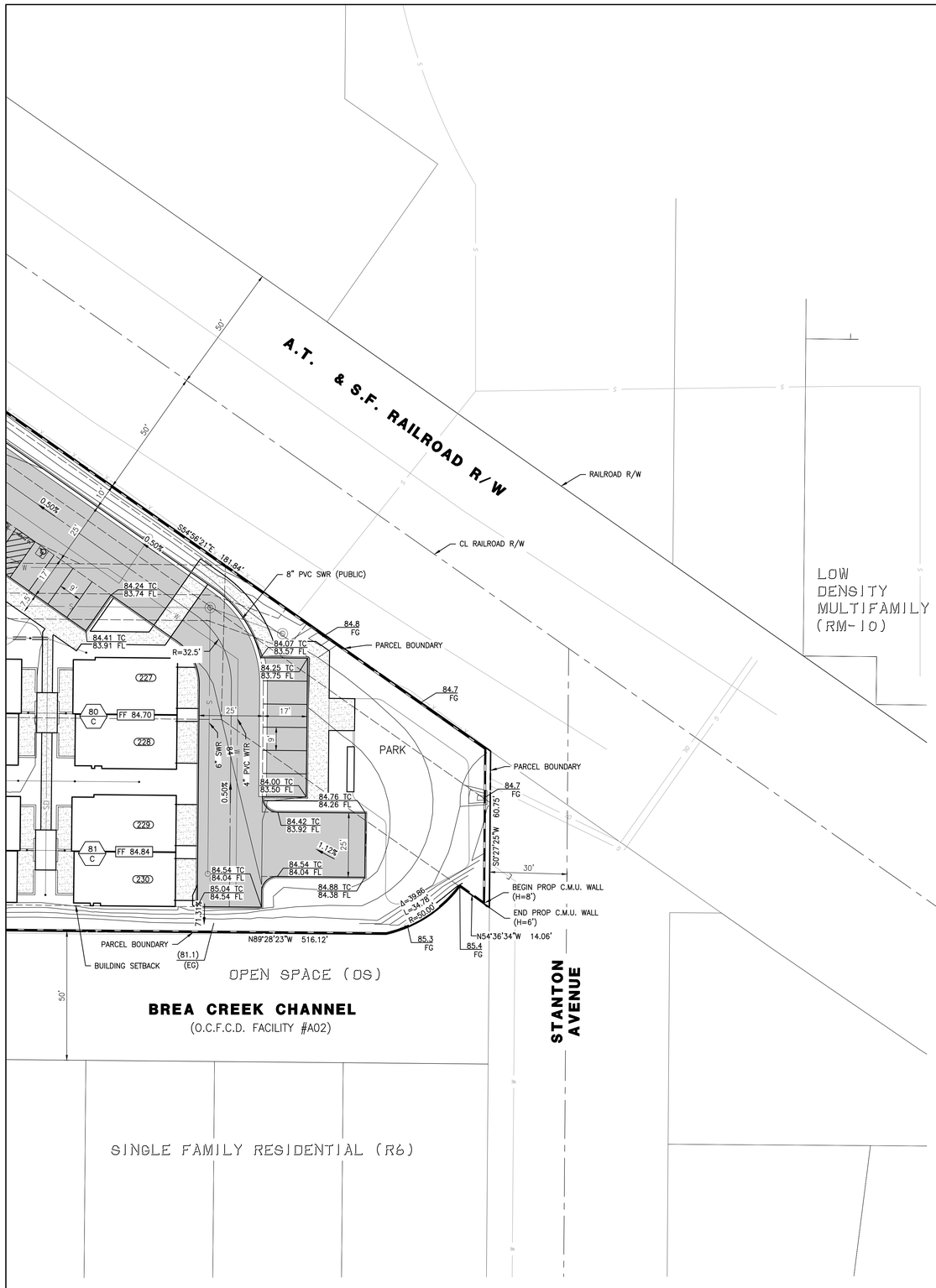

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EXISTING	SYMBOL
RIGHT OF WAY	
CENTERLINE	
LOT LINE	
EASEMENT	
EXIST. WATER MAIN SIZE AND TYPE PER PLAN	W
EXIST. WATER SERVICE	W
EXIST. PVC SEWER MAIN	S
EXIST. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	

PROPOSED	
LOT LINE	
TRACT BOUNDARY	
EASEMENT	
RETAINING WALL (PVT.)	
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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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CITY OF BUENA PARK

ENTITLEMENT PLAN
GRADING SHEET

PERMIT NO.

SHEET C-09 OF C-19

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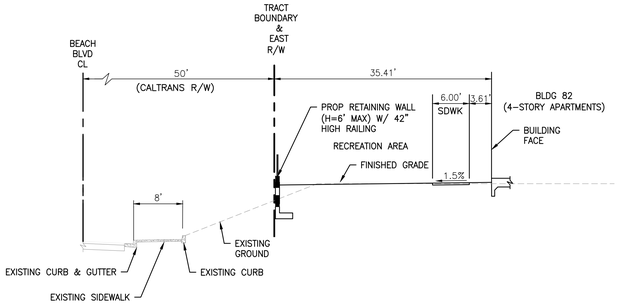
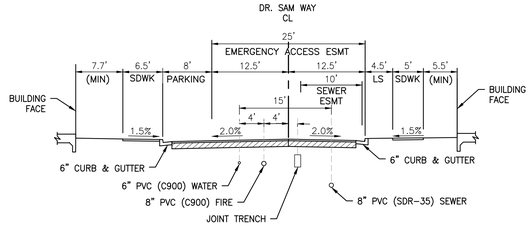


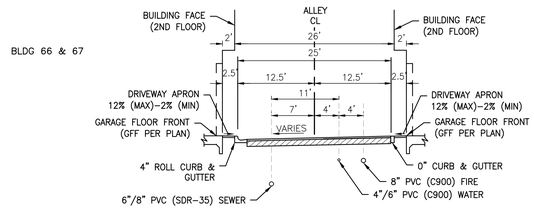
TYPICAL SECTION X-X

NOT TO SCALE



TYPICAL SECTION A-A

NOT TO SCALE



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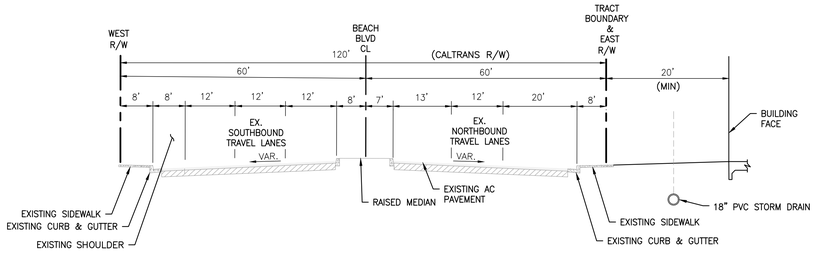
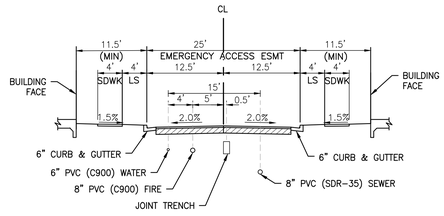


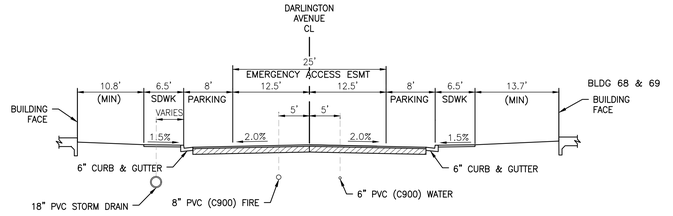
TYPICAL SECTION Y-Y: EXISTING BEACH BLVD

NOT TO SCALE



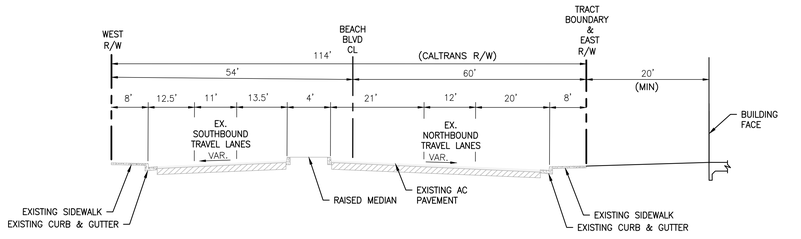
TYPICAL SECTION B-B

NOT TO SCALE



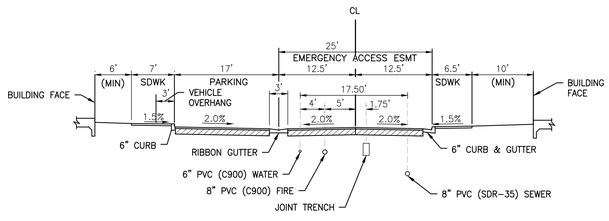
TYPICAL SECTION F-F

NOT TO SCALE



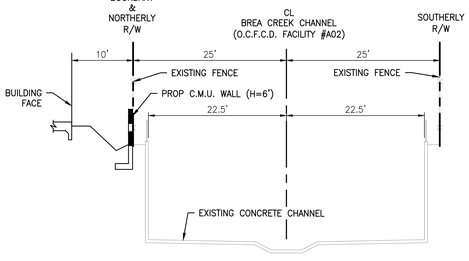
TYPICAL SECTION Z-Z: EXISTING BEACH BLVD

NOT TO SCALE



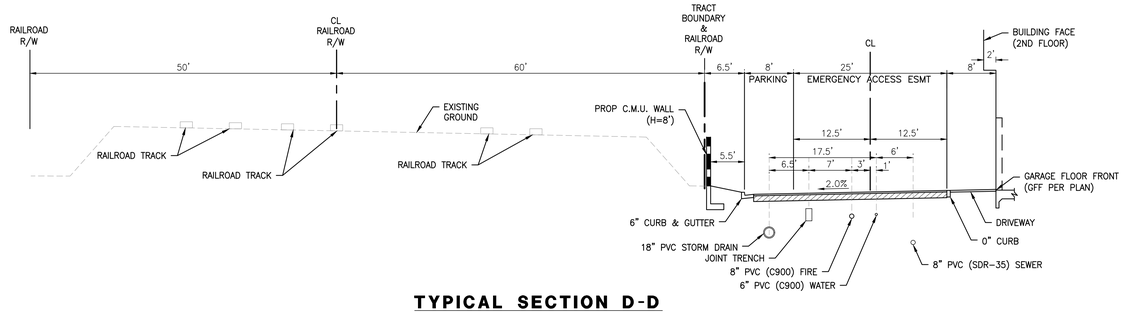
TYPICAL SECTION C-C

NOT TO SCALE



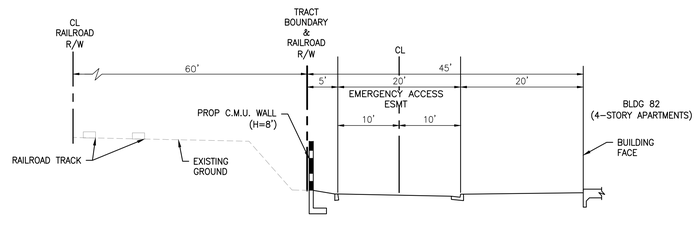
TYPICAL SECTION G-G

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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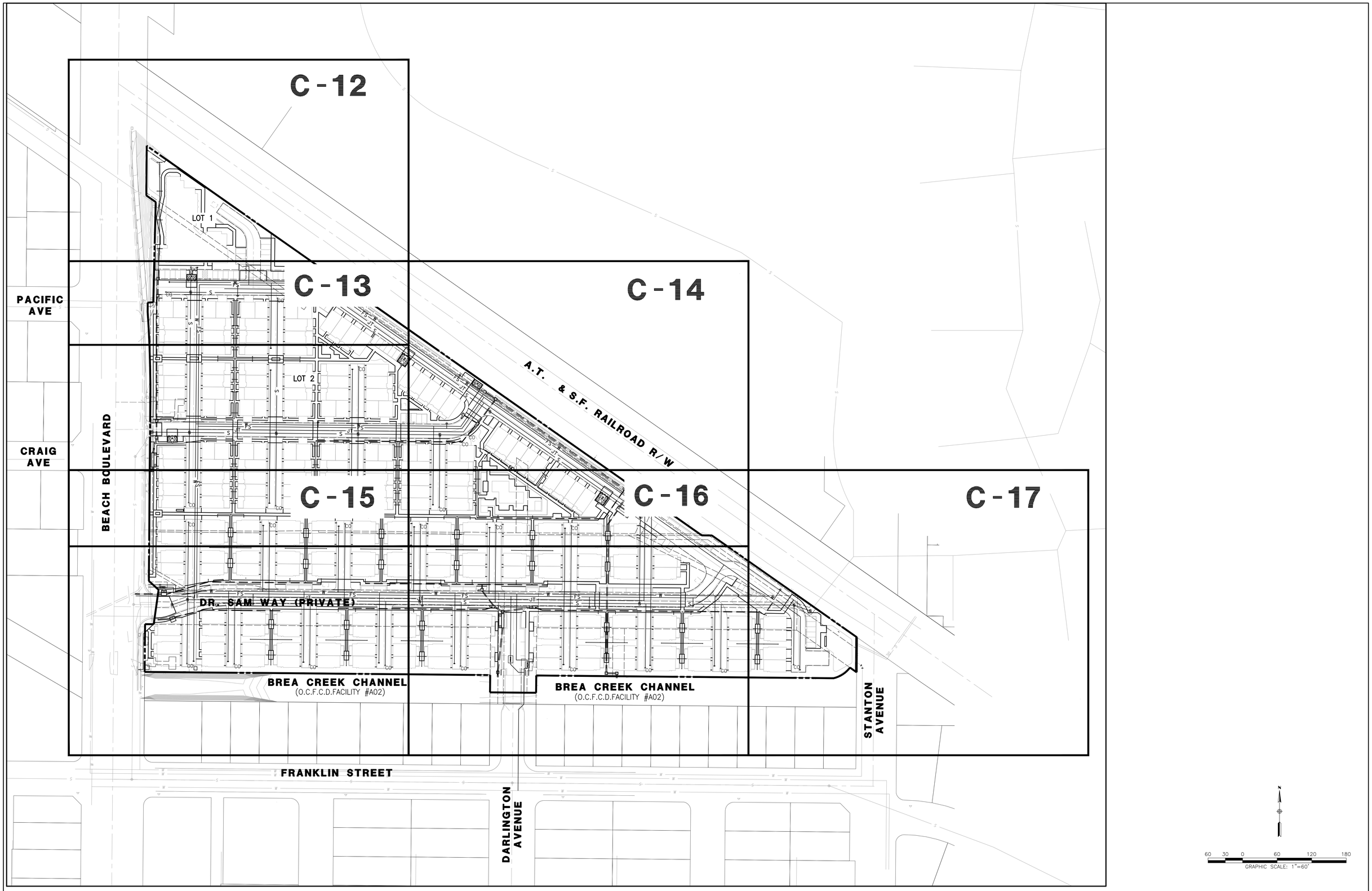

60 30 0 60 120 180
GRAPHIC SCALE: 1"=60'

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CITY OF BUENA PARK
ENTITLEMENT PLAN
UTILITY INDEX MAP

PERMIT NO.
SHEET C-11 OF C-19

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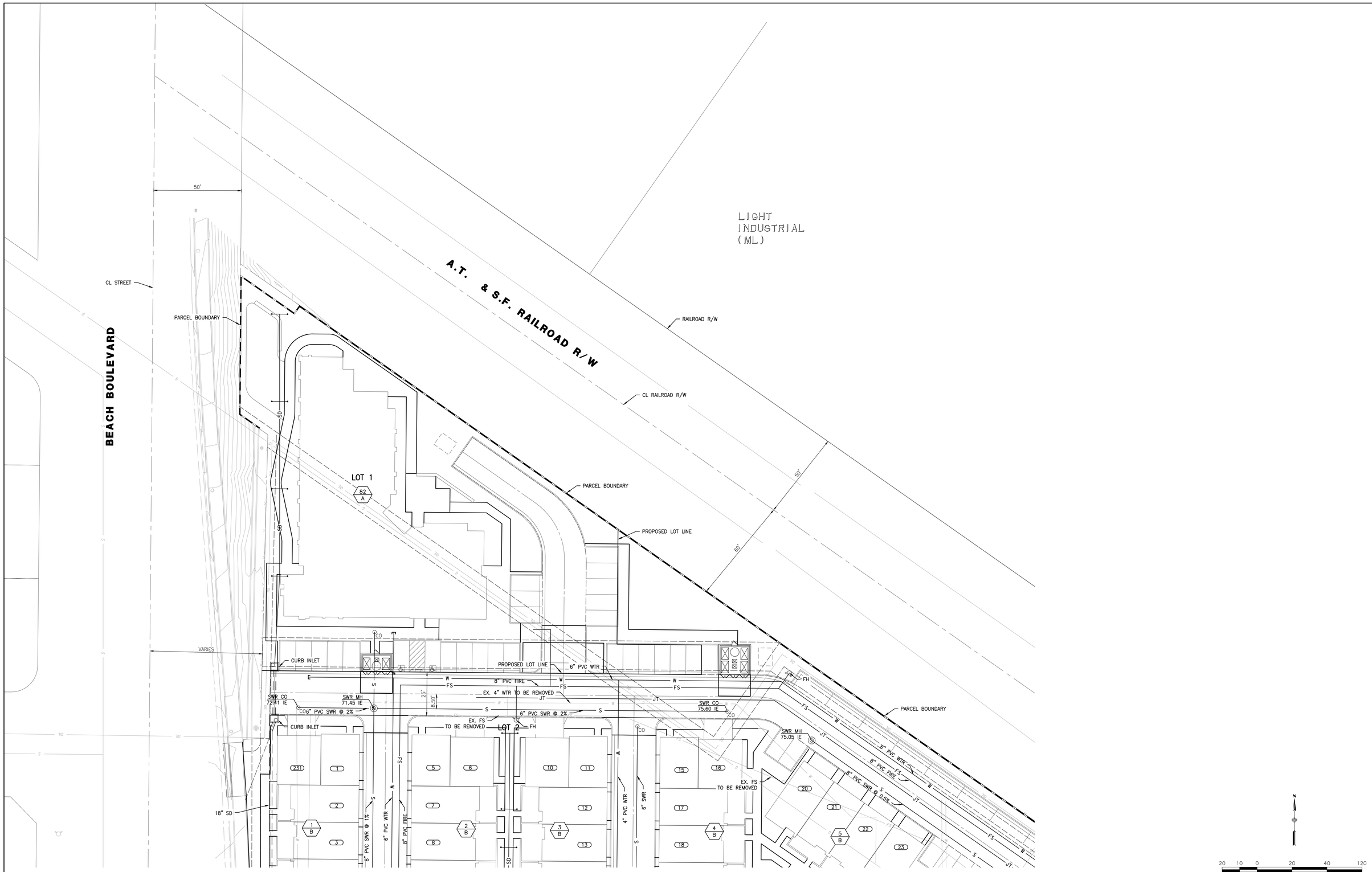

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CITY OF BUENA PARK
ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.
SHEET C-12 OF C-19

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20 10 0 20 40 120

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

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CITY OF BUENA PARK

ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.

SHEET C-13 OF C-19

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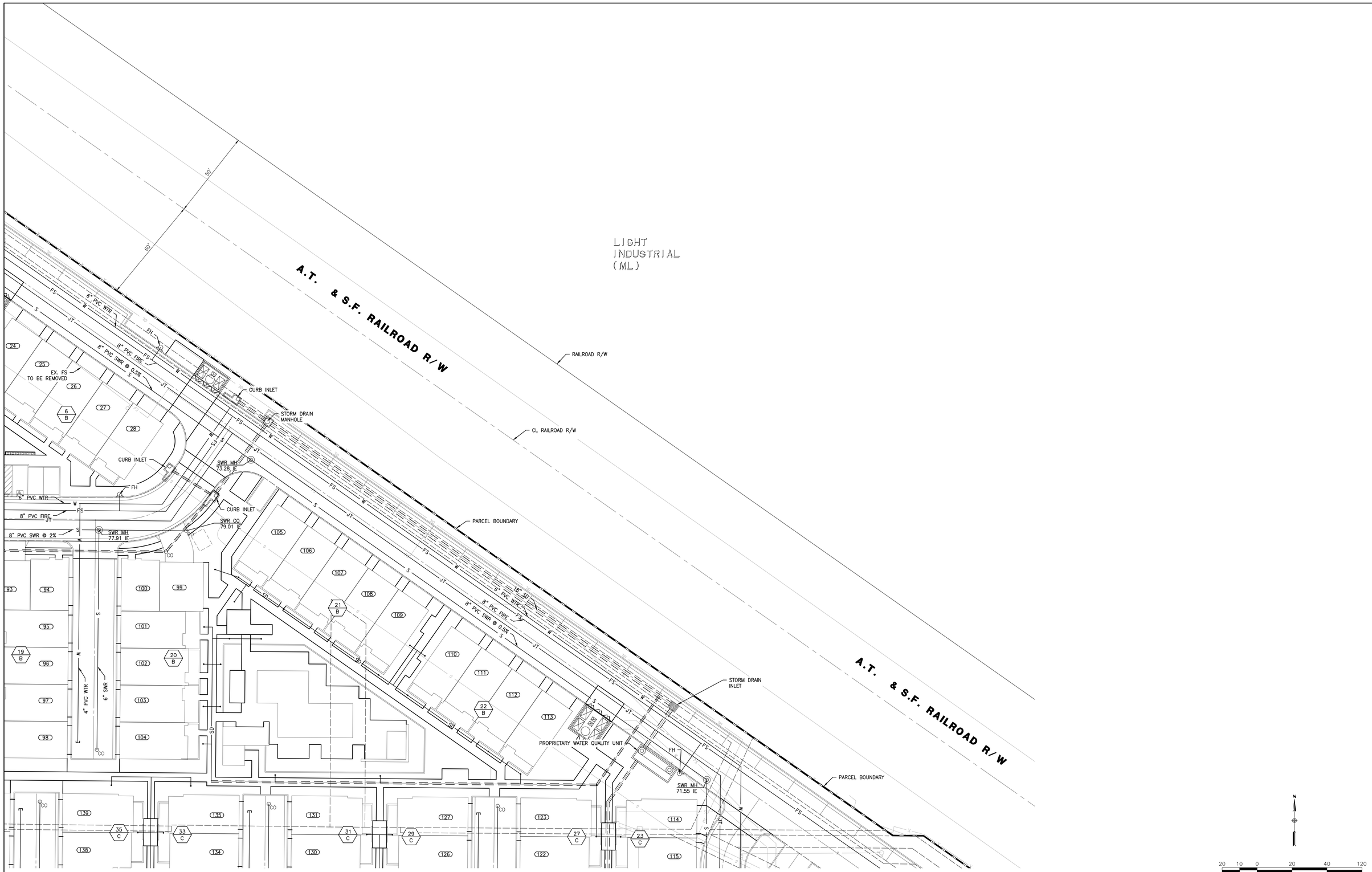

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DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: CARSON EDGINGTON, RCE 76519, EXP 6/30/26 DATE

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SAN DIEGO, CA 92110
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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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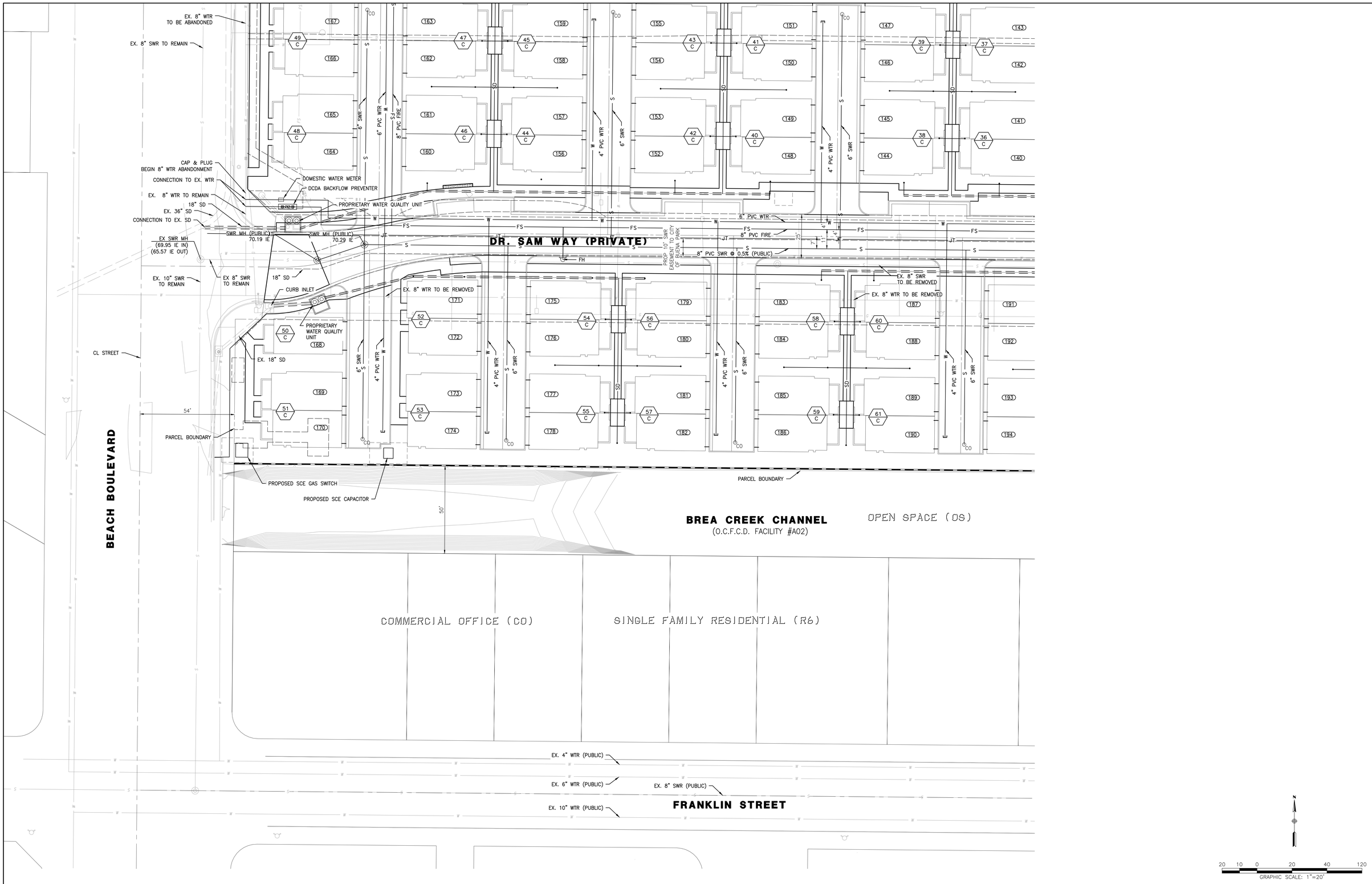

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CITY OF BUENA PARK

ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.

SHEET C-15 OF C-19

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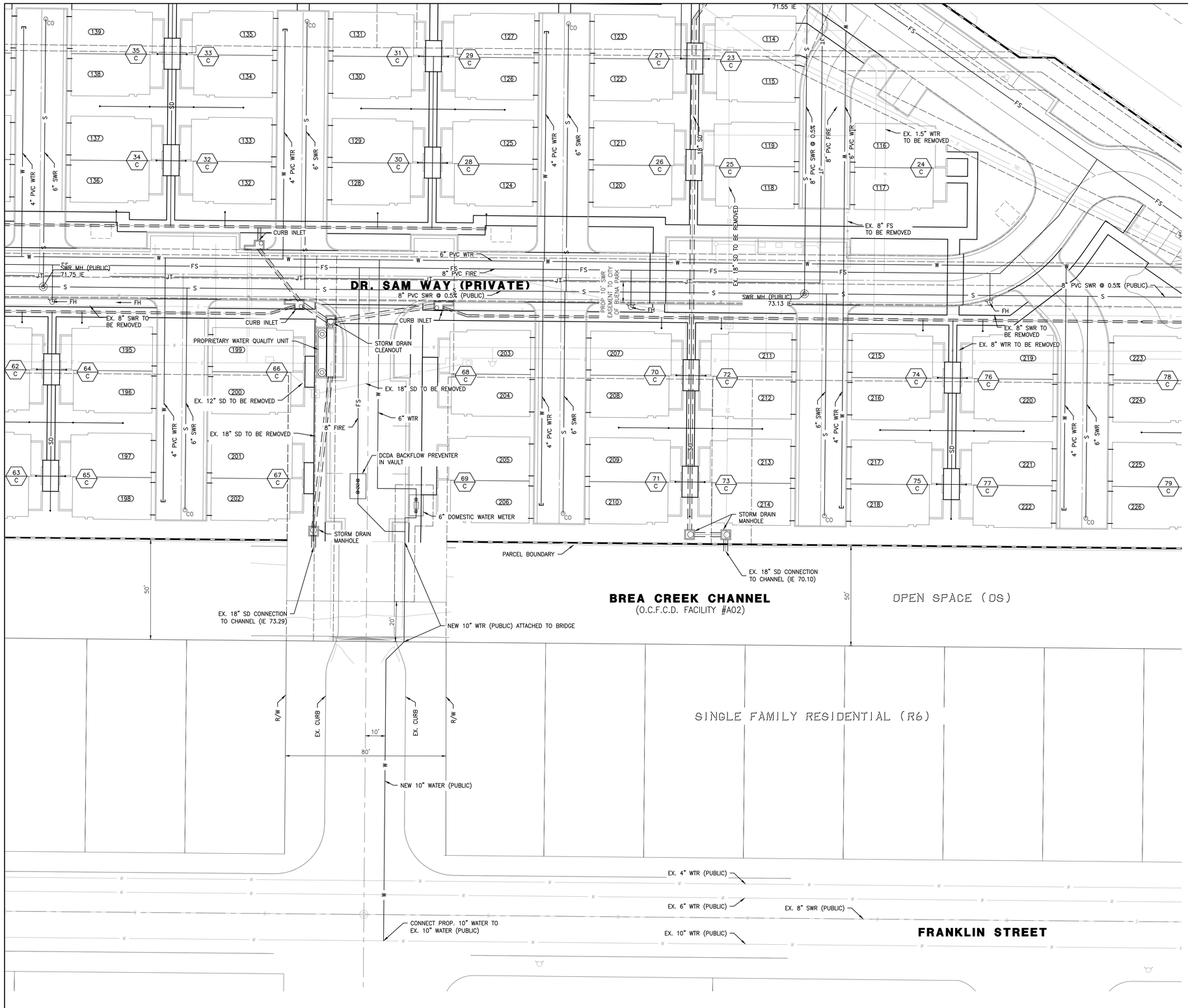

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UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

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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
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IRVINE, CA 92612
CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

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DATE _____

CITY OF BUENA PARK

ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.

SHEET C-16 C-19

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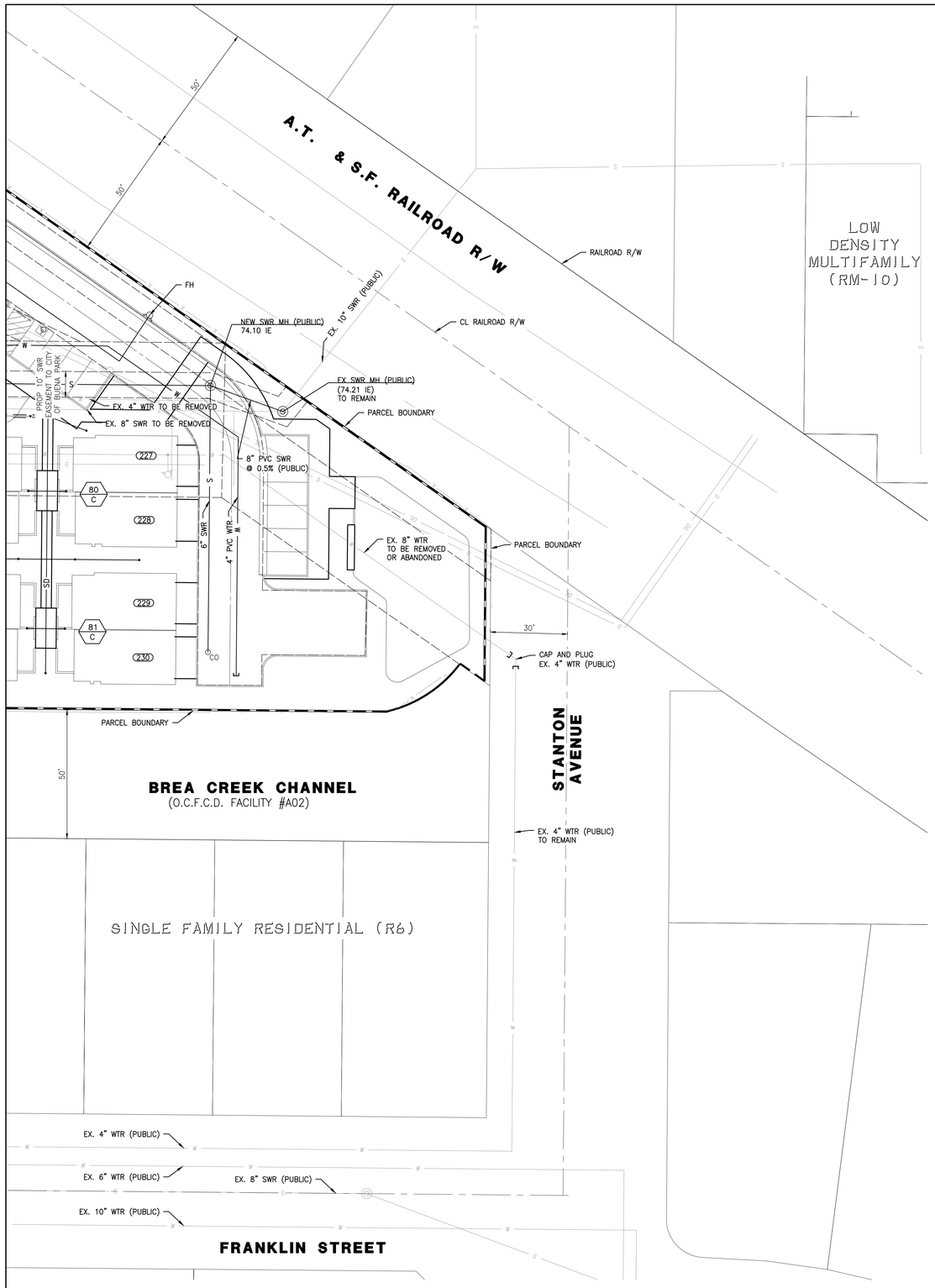

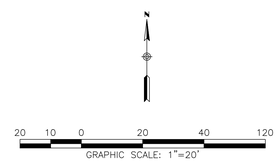

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1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

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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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SAN DIEGO, CA 92110
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rickengineering.com
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TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
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CITY OF BUENA PARK

ENTITLEMENT PLAN
UTILITY SHEET

PERMIT NO.

SHEET C-17 C-19

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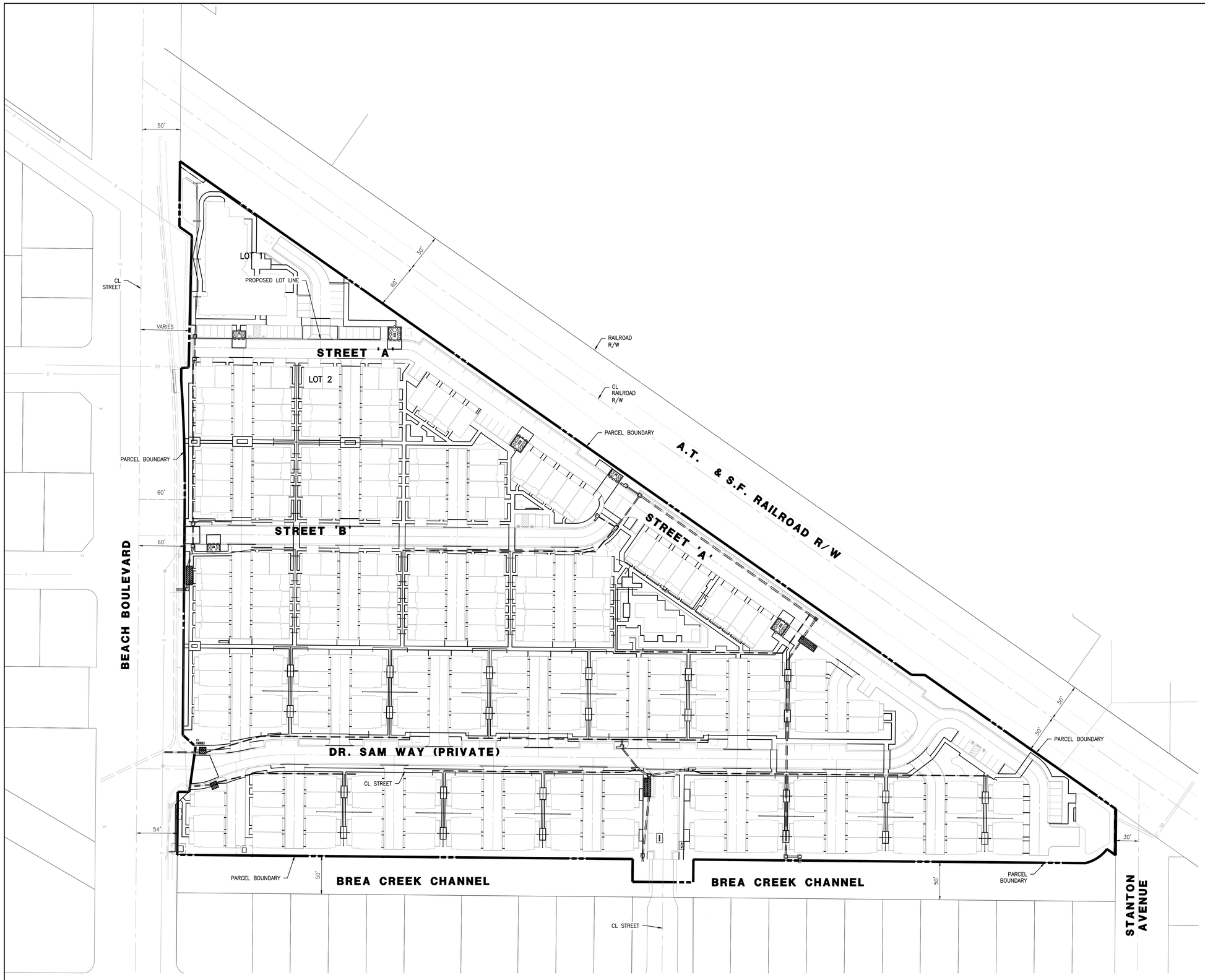
LEGEND:

PROPERTY BOUNDARY/RIGHT-OF-WAY

PROPOSED STORM DRAIN

PROPOPOSED PROPRIETARY BIOTREATMENT FACILITY



GRAPHIC SCALE: 1"=50'

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1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

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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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5620 FRIARS ROAD
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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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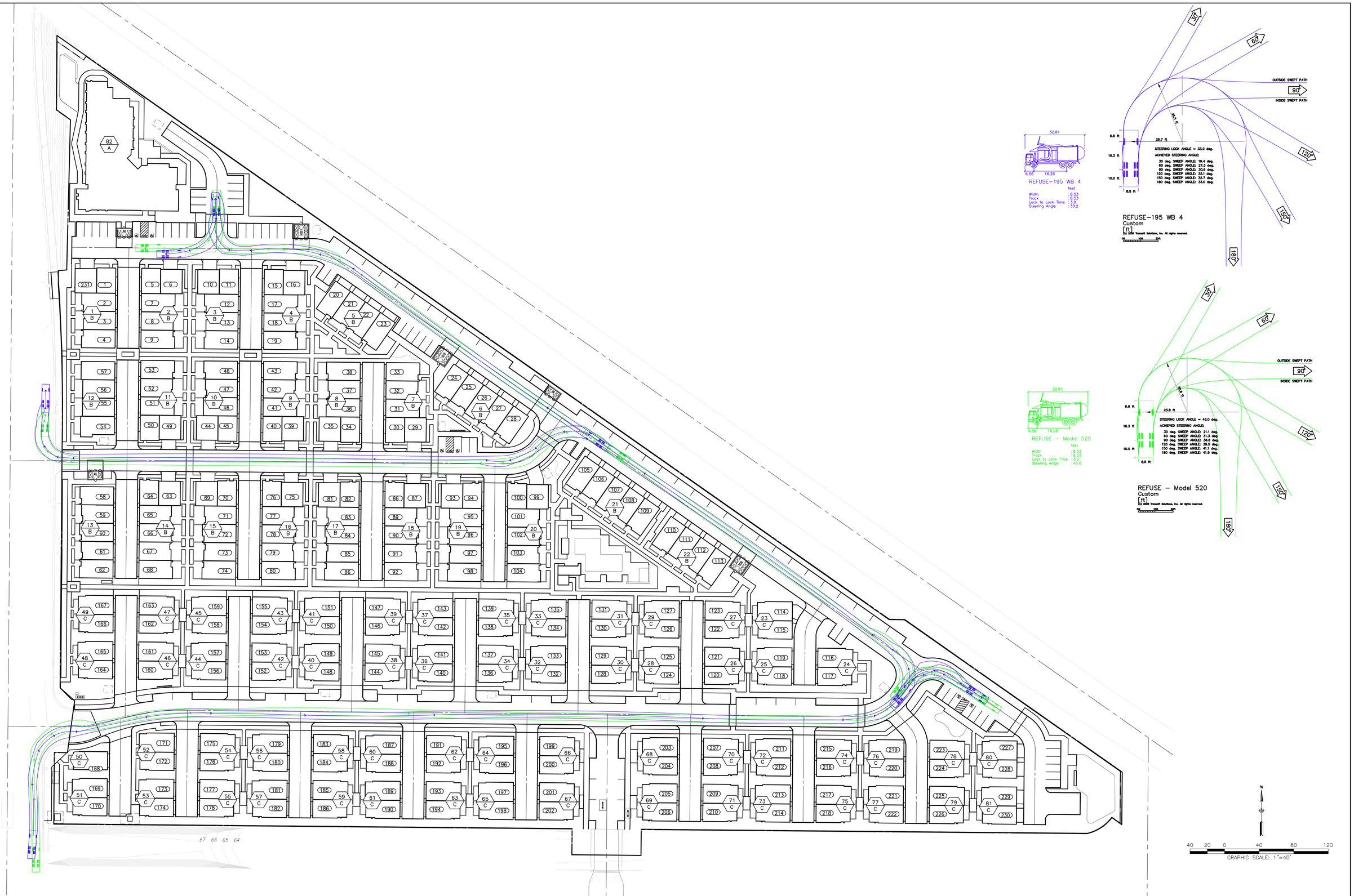

DIG ALERT
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PLANS PREPARED BY:
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5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
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CONTACT: BLAIR RUFFNER
TEL: (949)769-6713

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
RCE NO. EXP.
DATE

CITY OF BUENA PARK

ENTITLEMENT PLAN
TRASH TRUCK MOVEMENT EXHIBIT

PERMIT NO.

SHEET C-19 OF C-19

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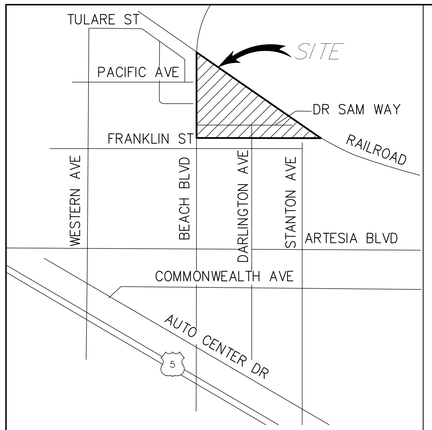
5/1/2026

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		
3		
4		
5		
6		
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

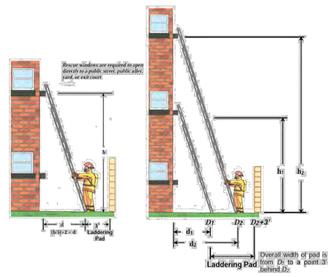
ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER

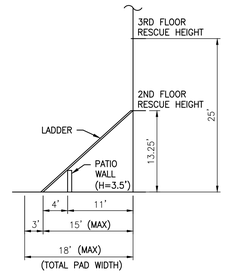
SHEET FS-1

\\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'



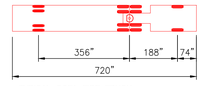
SECTION: MAX LADDER PAD WIDTH

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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6	
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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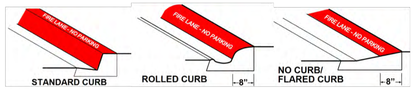
SECTION 3: FIRE LANE IDENTIFICATION

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).

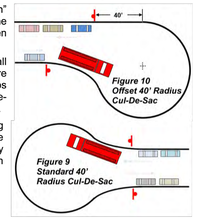
Figure 8 – Specifications for Alternative Fire Lane No Parking Signs

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).

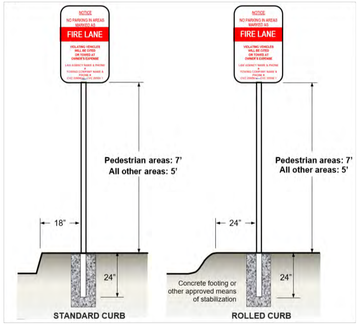
A cul-de-sac with an offset radius shall have signs located at the point where the street begins to widen into the bulbs and at a point 40' from where the cul-de-sac and street are tangent (Figure 10).

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

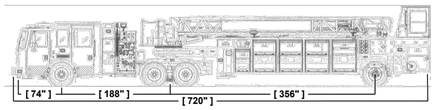
2 **DETAIL: FIRE LANE ENTRANCE SIGN**
NTS

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

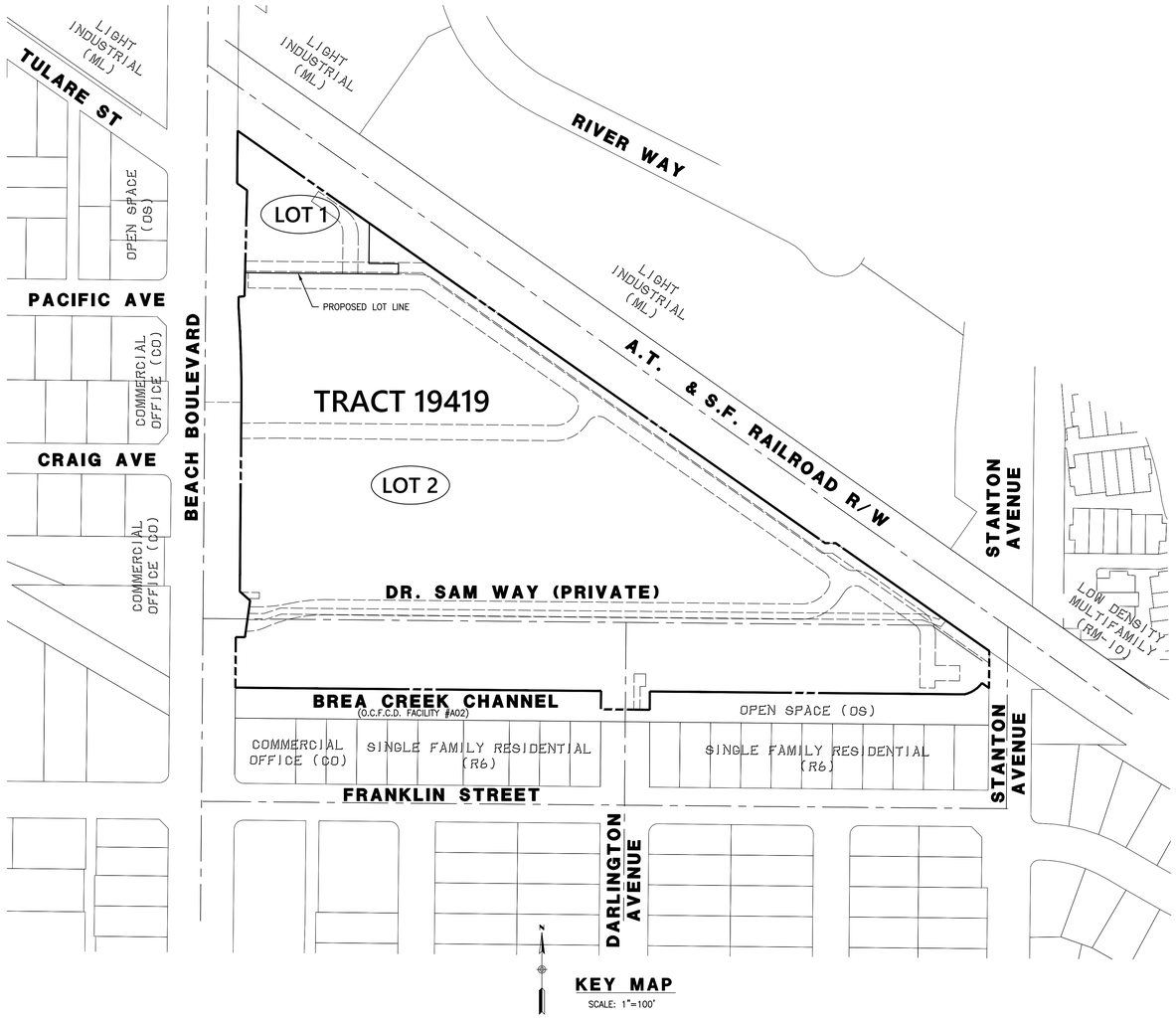
DENSITY..... LOT 1: 65.7 DU/ACRE
LOT 2: 17.7 DU/ACRE
SITE: 20.4 DU/ACRE

BUILDING SETBACKS:

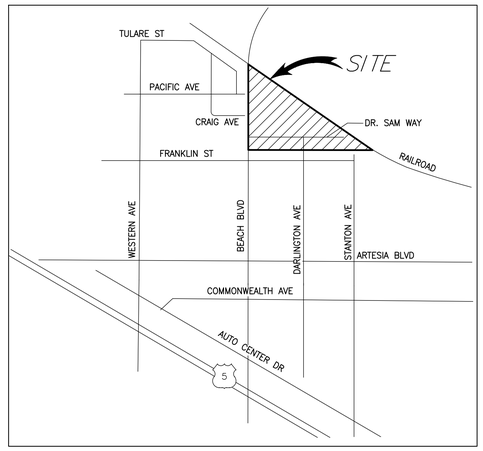
	REQ'D	PROPOSED
FRONT (BEACH BOULEVARD).....	19'	20'
STREET SIDE (BREA CREEK CHANNEL).....	10'	10'
REAR (RAILROAD).....	10'	13'

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

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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

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DATE: 5/1/2026

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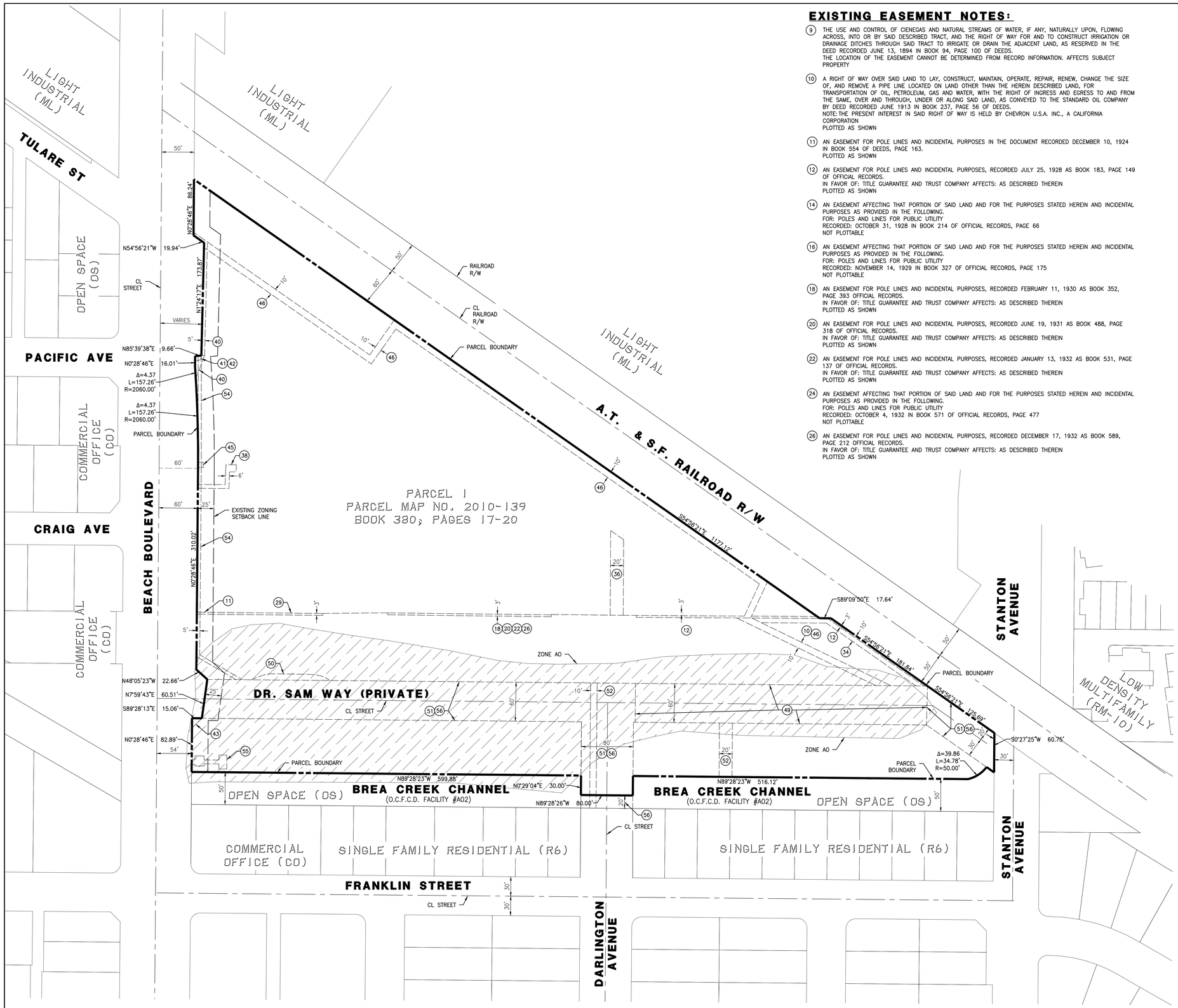

EXISTING EASEMENT NOTES:

(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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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:
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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

VESTING TENTATIVE TRACT MAP NO. 19419
EXISTING TOPOGRAPHY & UTILITY

PERMIT NO.

SHEET 3 OF 12

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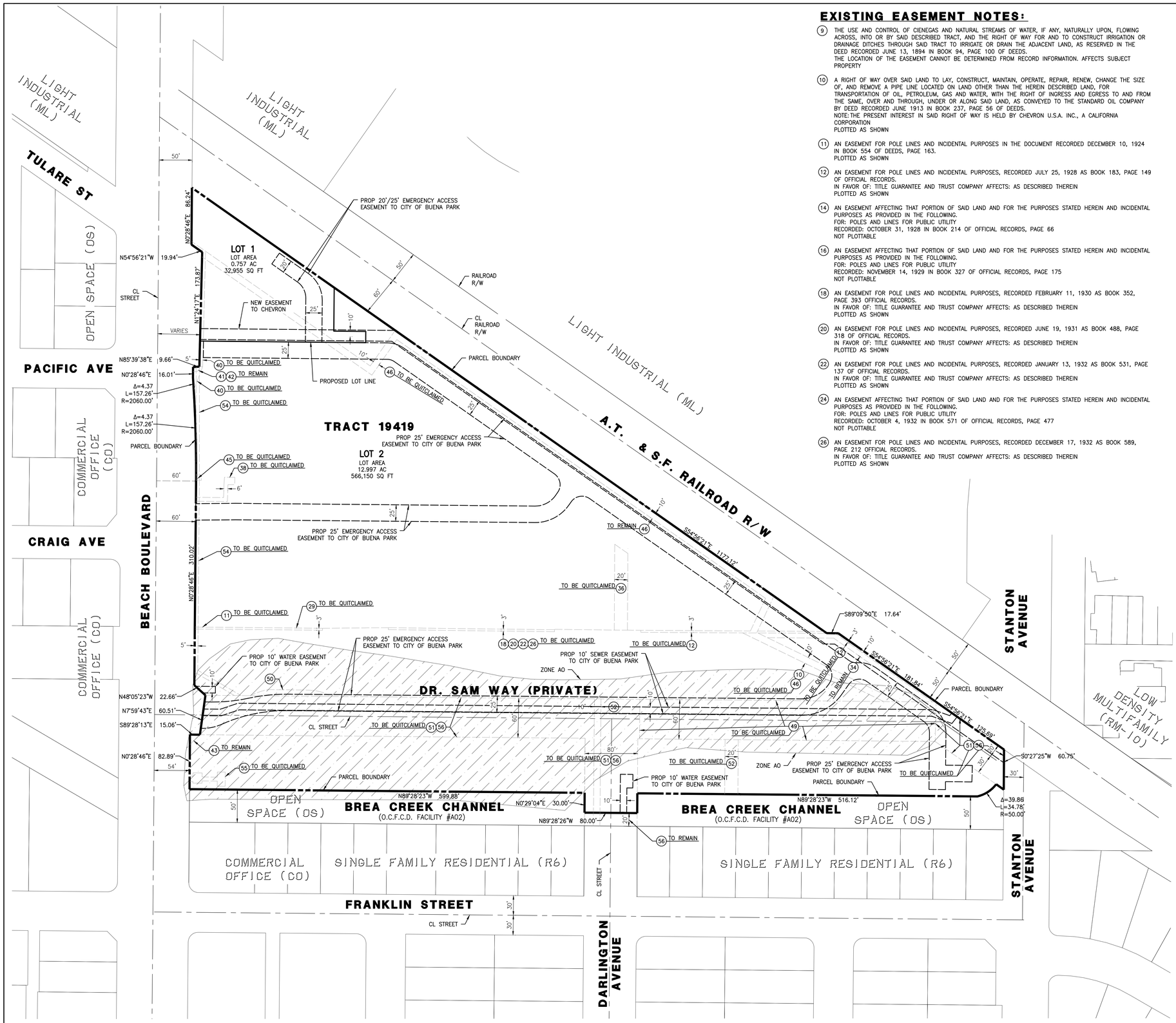

EXISTING EASEMENT NOTES:

(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
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

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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
PROPOSED SITE MAPPING

PERMIT NO.
SHEET 4 OF 12

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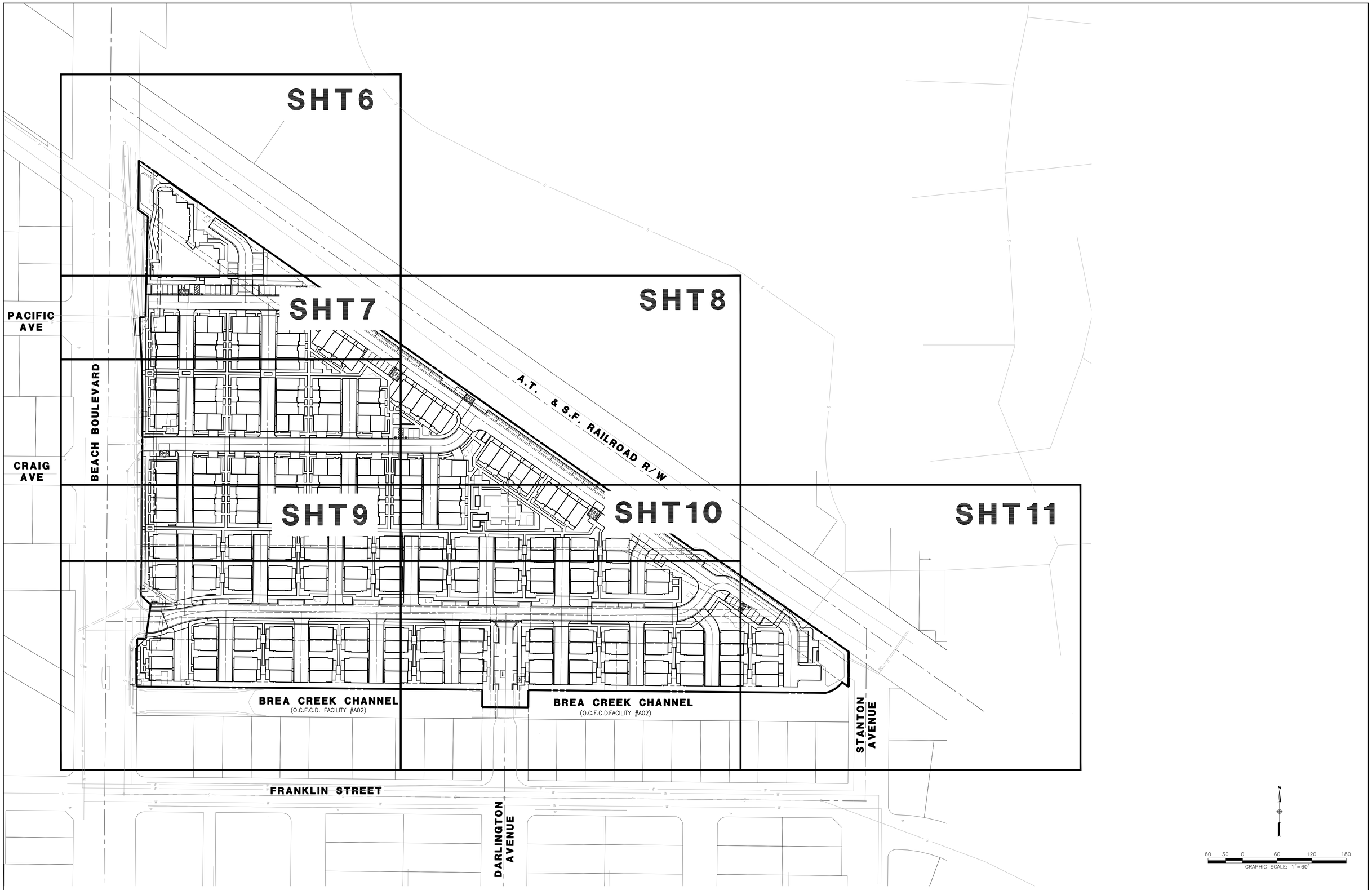

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APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
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CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
GRADING PLAN SHEET MAP

PERMIT NO.

SHEET 5 OF 12

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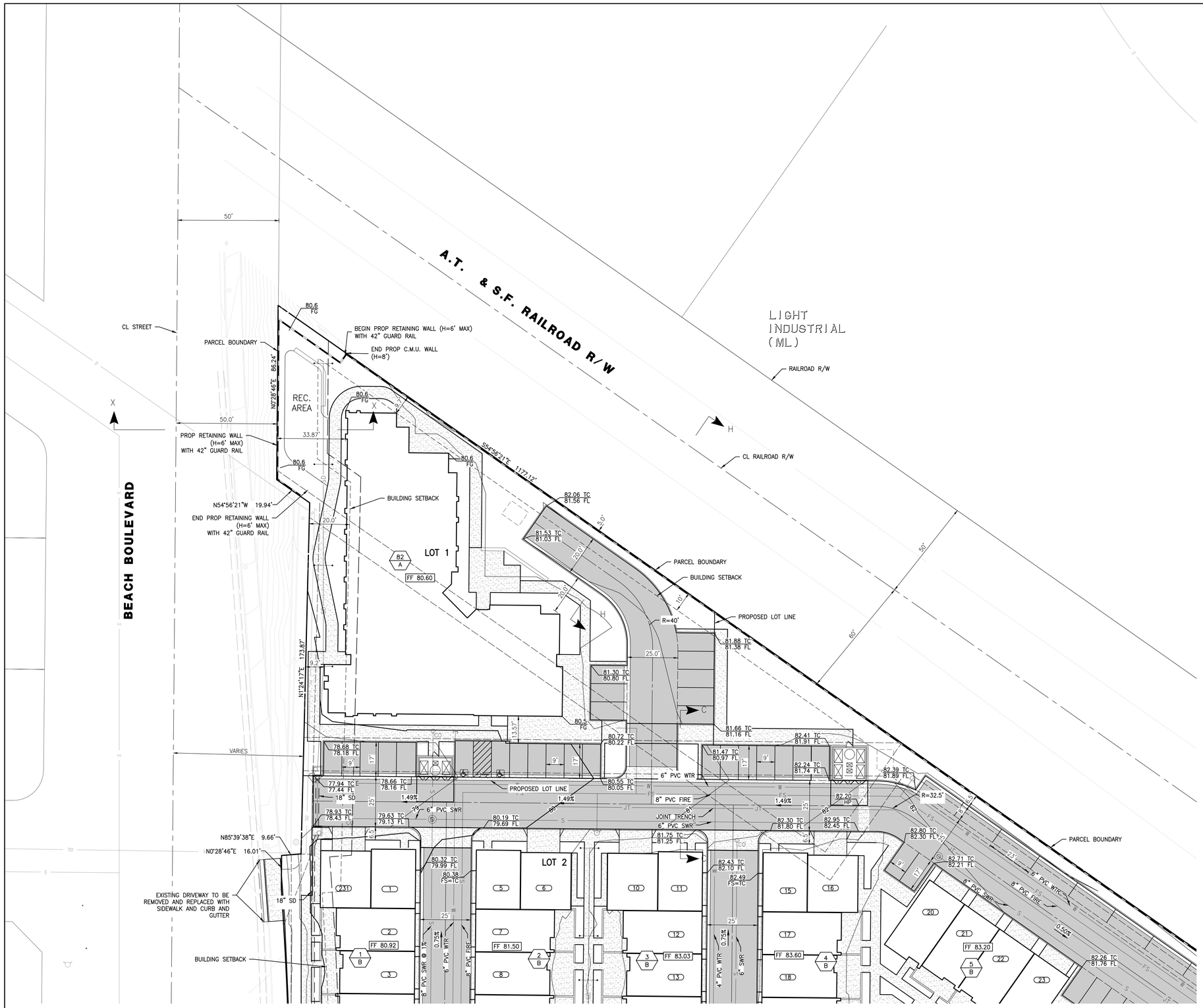

LEGEND:

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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CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
GRADING SHEET

PERMIT NO.
SHEET 6 OF 12

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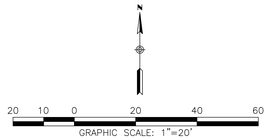

LEGEND:

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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CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
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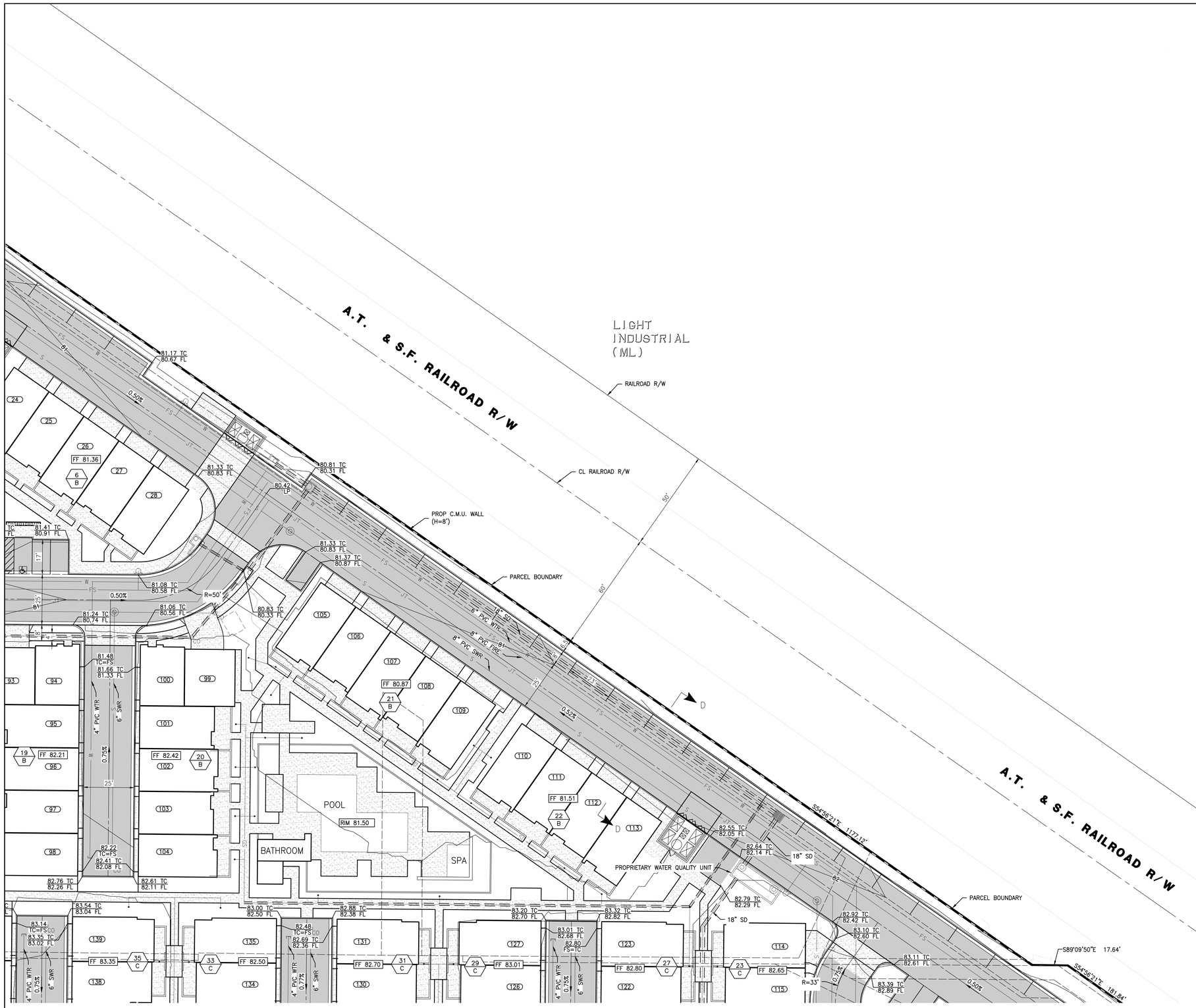

LEGEND:

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	
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TYPE B CURB INLET (PVT.)	
SEWER (PVT.)	S
POTABLE WATER SERVICE (PVT.)	W
FIRE SERVICE (PVT.)	FS
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BUILDING NUMBER/TYPE	42 C — BLDG NUMBER, BLDG TYPE
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VESTING TENTATIVE TRACT MAP NO. 19419
GRADING SHEET

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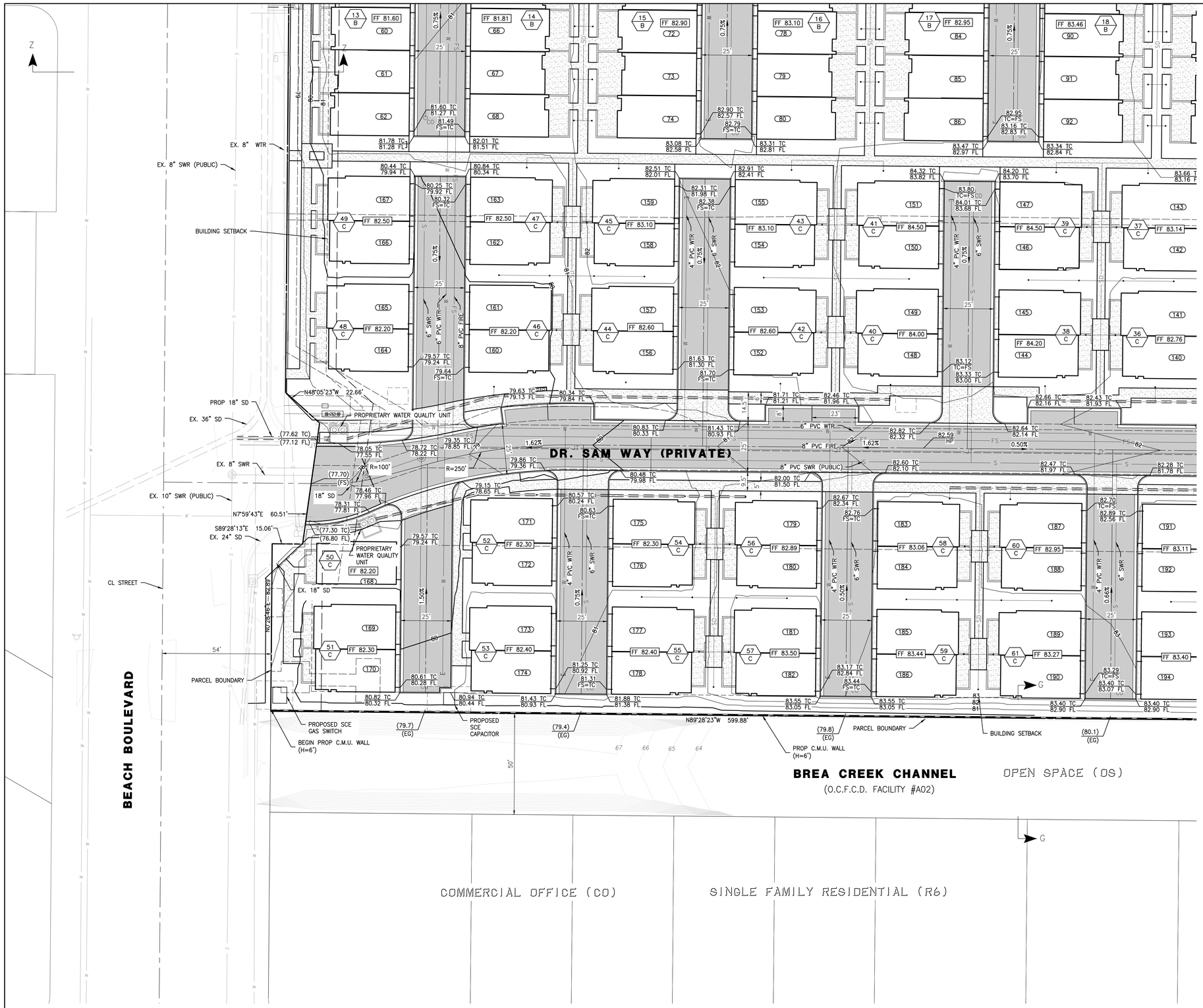

LEGEND:

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	
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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

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
GRADING SHEET

PERMIT NO.

SHEET 9 OF 12

DATE: 5/1/2026

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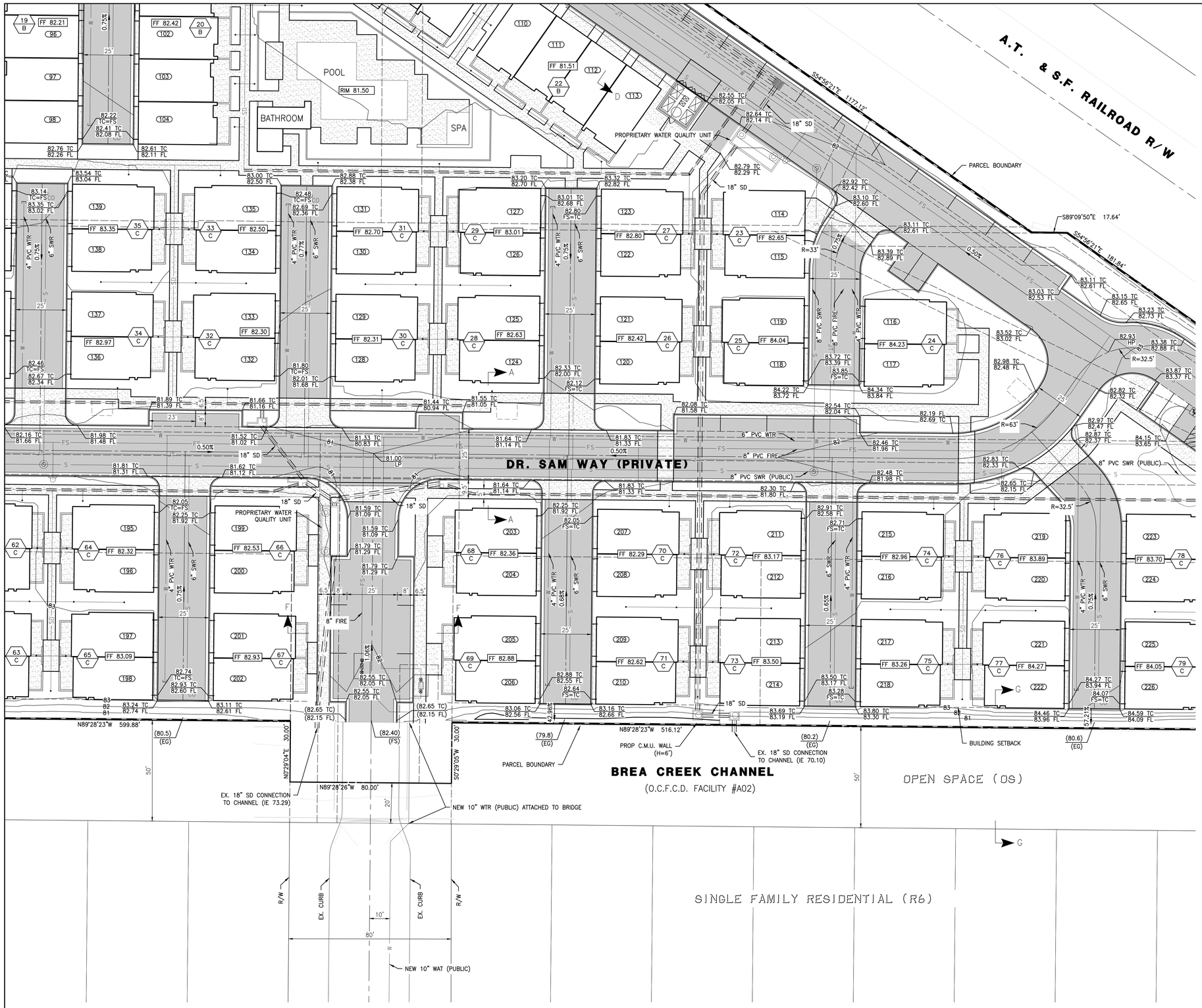

LEGEND:

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	SYMBOL
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

GRAPHIC SCALE: 1"=20'

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VESTING TENTATIVE TRACT MAP NO. 19419
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PERMIT NO.
SHEET 10 OF 12

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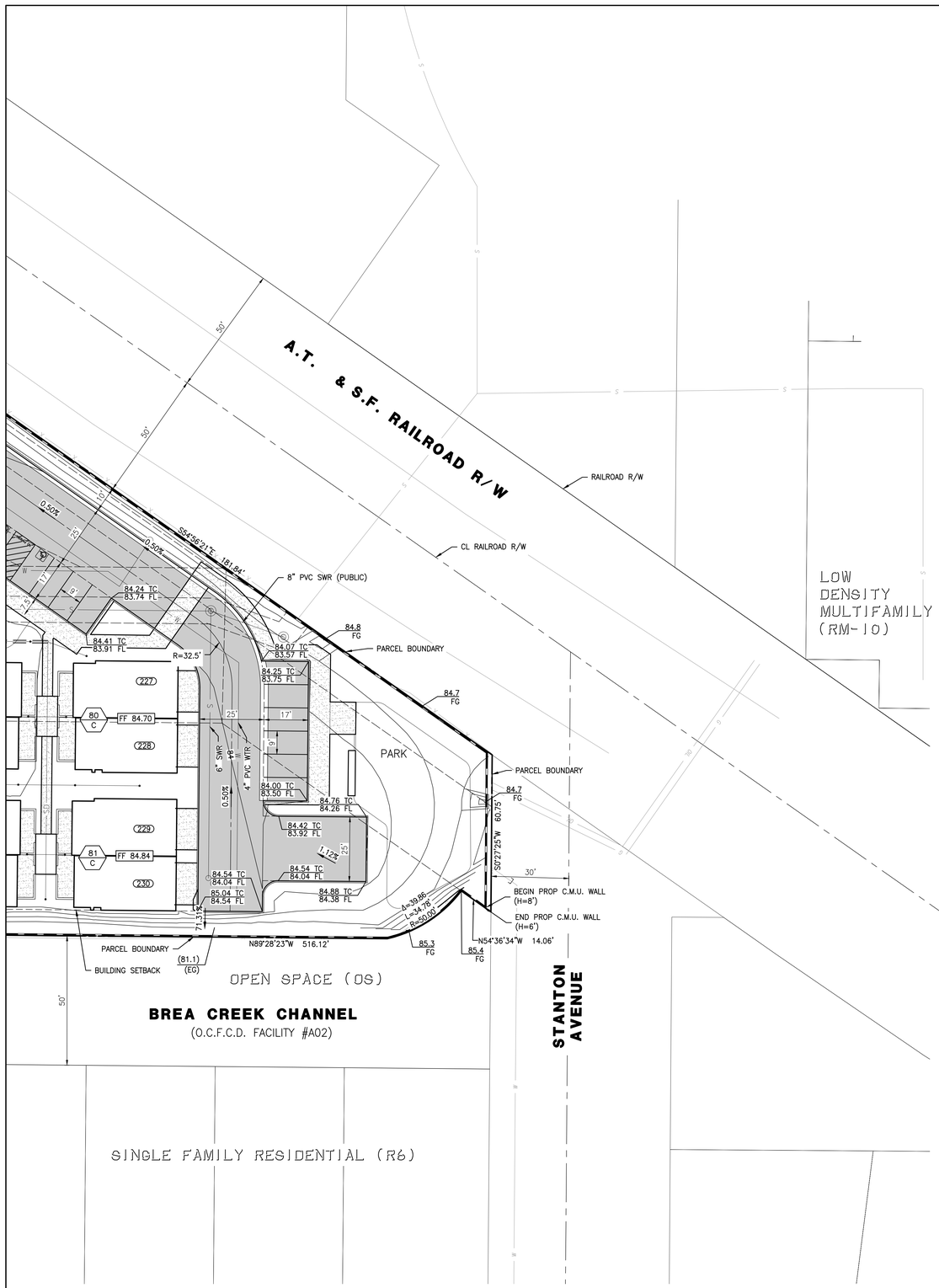

LEGEND:

EXISTING	SYMBOL
RIGHT OF WAY	
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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	
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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

N

20 10 0 20 40 60

GRAPHIC SCALE: 1"=20'

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CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19419
GRADING SHEET

PERMIT NO.

SHEET 11 OF 12

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DATE: 5/1/2026

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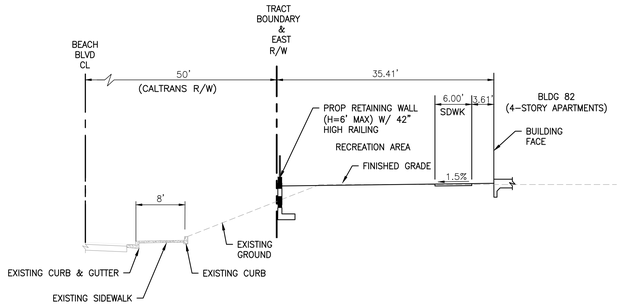

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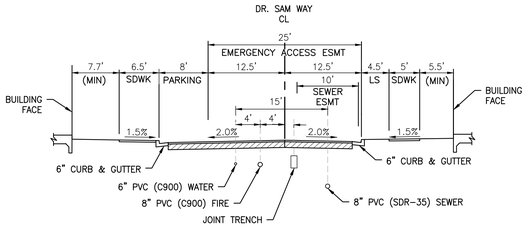

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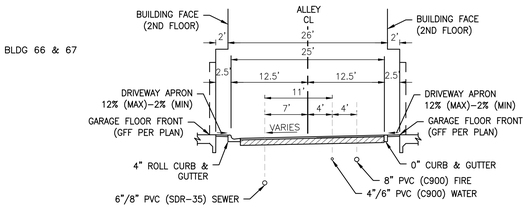

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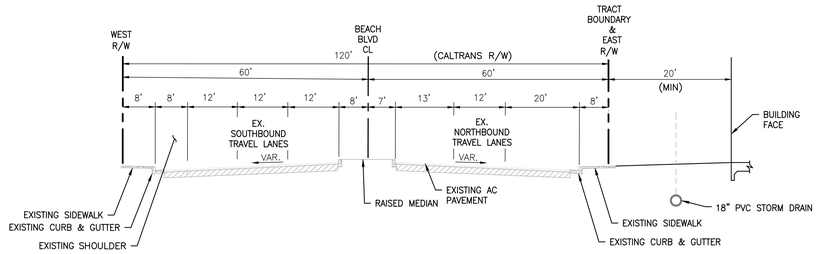

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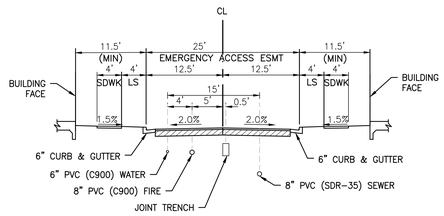

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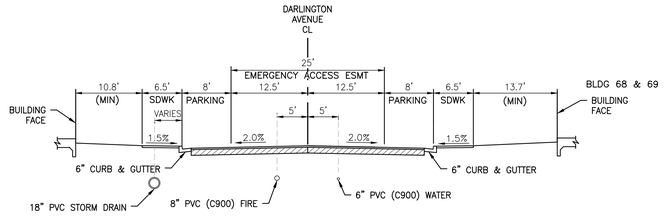

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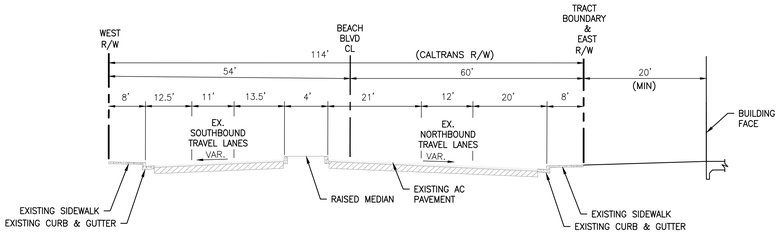

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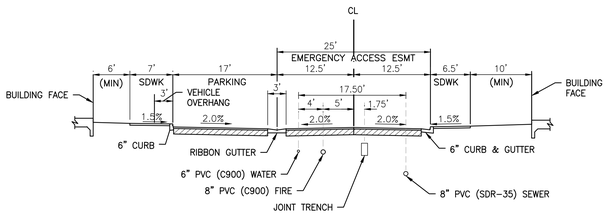

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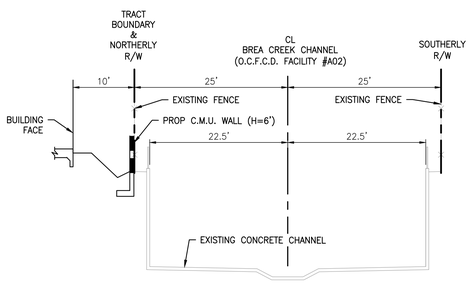

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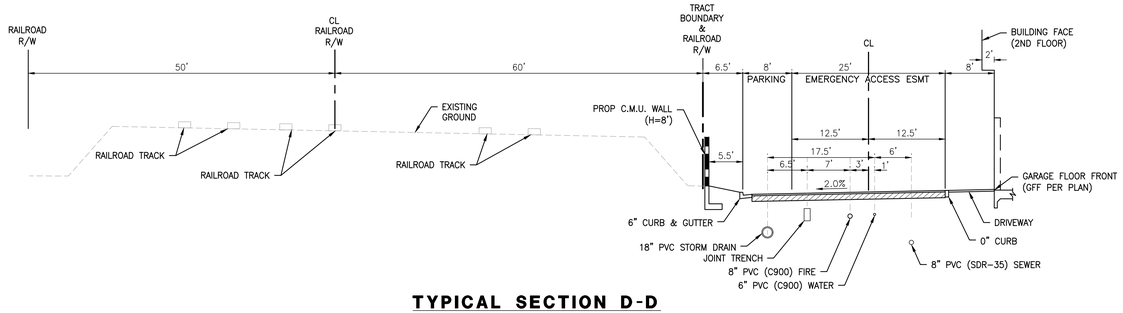

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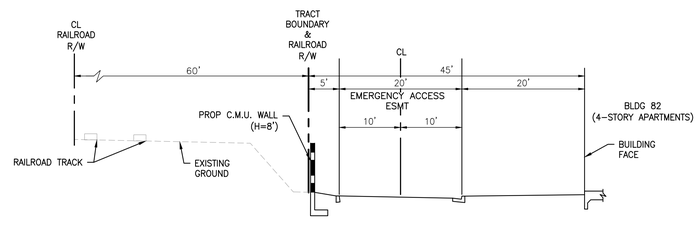

TYPICAL SECTION H-H

NOT TO SCALE

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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
SITE SECTIONS

PERMIT NO.
SHEET 12 OF 12

RECEIVED
MAR 23 2026
PLANNING DIV

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.

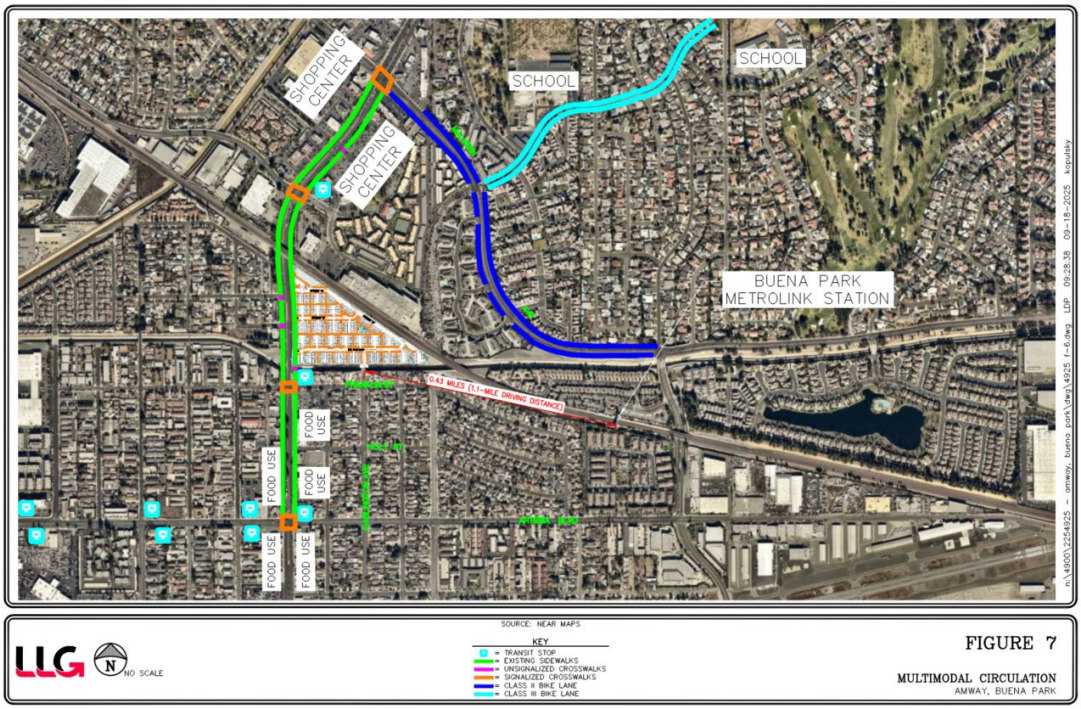
Assembly Bill (AB) 2097

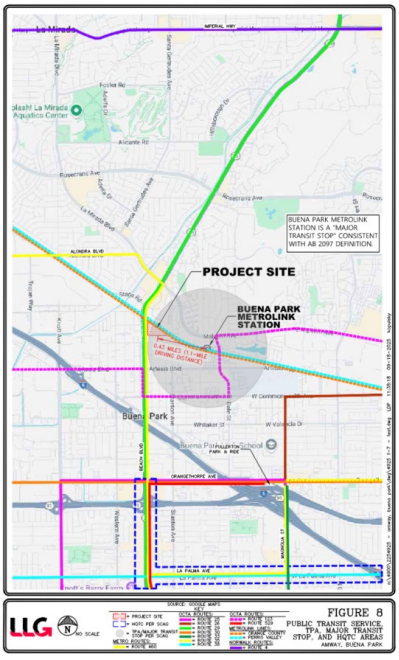
Based on Figures 7 through 9 that demonstrate the availability of alternate forms of transportation near the Project site, the Project would meet the criteria set forth in California Assembly Bill (AB) 2097, which prohibits public agencies from requiring minimum parking requirements for residential, 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

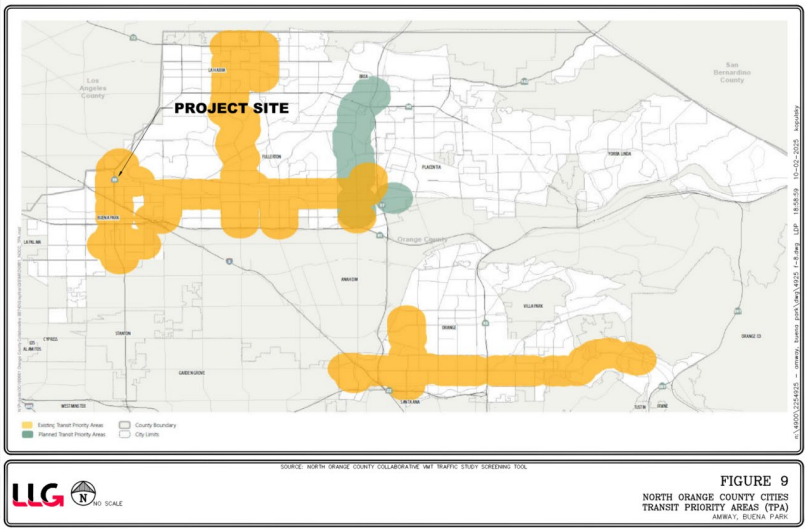
Development Technical Assistance letter dated November 17, 2023 regarding "AB 2097 Transit Distance Criteria".) This Statewide law, effective since January 1, 2023, aims to lower housing costs, increase housing affordability, and reduce greenhouse gas emissions by removing expensive and unnecessary parking 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

City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP

PLANNING COMMISSION

May 18, 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