Tuesday, September 8, 2026, 5:00 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

Mayor Connor Traut
Vice Mayor Lamiya Hoque, Ph.D.
Council Member Joyce Ahn
Council Member Carlos Franco
Council Member Susan Sonne

BUENA PARK CITY COUNCIL
REGULAR MEETING AGENDA

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

Zoom Webinar: zoom.us/join
MEETING ID: 819 0077 7491 PASSCODE: 282281
CONFERENCE CALL: +1 (669) 900-6833

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

MEETING PARTICIPATION AND PUBLIC COMMENT OPTIONS: Each speaker has 3 minutes.

IN-PERSON
Sign in using the digital kiosk located at the entrance to the Council Chamber.

Translation services, disability-related accommodations, and assisted listening devices are available to participate in this meeting. Please contact the City Clerk's Office at (714) 562-3750 at least 48 hours in advance of the meeting so the City can make the necessary arrangements.

ZOOM WEBINAR: Closed captioning and translation services are available.

> ***Zoom Virtual Participation*** **zoom.us/join Meeting ID Number: 819 0077 7491 Passcode: 282281**
> To request to speak, click the "Raise Hand" button when the Mayor opens public comment. Wait for City staff to call on you before speaking. You may choose to share your name and city of residence.
>
> ***Zoom Conference Call*** **+1 (669) 900-6833**
> To request to speak, dial *9 on your phone after the Mayor opens public comment. When prompted press *6 to unmute your line and begin speaking. You may choose to share your name and city of residence.

EMAIL: **comments@buenapark.com**
Public comments may be submitted by email. Please submit comments by 3:00 p.m. on the day of the meeting. Comments received by the deadline will be provided to the City Council, made available to the public, and included in the official meeting record.

1. GENERAL

1.A. CALL TO ORDER

1.B. ROLL CALL

1.C. INVOCATION

1.D. PLEDGE OF ALLEGIANCE

1.E. CITY MANAGER REPORT

— Aaron France, City Manager

2. PRESENTATIONS

2.A. RECOGNITION OF ANGELICA LOPEZ IN HONOR OF ACHIEVING HER CERTIFIED MUNICIPAL CLERK CERTIFICATION

3. ORAL COMMUNICATIONS

3.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any item on the Special Meeting Agenda only. Public comments are limited to 3 minutes. Those wishing to speak in-person are asked to add their information at the digital public kiosk located at the entrance of the Council Chamber. Those wishing to speak via Zoom are asked to press the "Raise Hand" button or dial *9.

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 Council Member requests separate action. At this time the City Council or public may ask to speak on any item on the Consent Calendar.

4.A. APPROVAL OF MINUTES

— Recommended Action: Approve the Minutes of the Special City Council Meeting of August 19, 2026; and, Special and Regular City Council Meetings of August 25, 2026.

4.B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS

— Recommended Action: Adopt Resolutions approving Claims and Demands.

4.C. PROCLAMATION RECOGNIZING SEPTEMBER 2026 AS CHILDHOOD CANCER AWARENESS MONTH

— Recommended Action: Approve Proclamation.

4.D. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO AYALA ENGINEERING, INC. FOR THE 2025-2026/2026-2027 SEWER MANHOLE REHABILITATION PROJECT

— Recommended Action: 1) Adopt a resolution approving plans and specifications for the 2025-2026/2026-2027 Sewer Manhole Rehabilitation Project; 2) Award a contract to Ayala Engineering Inc. in the amount of $832,926; 3) Authorize contingency funds in the amount of $85,000 in the same purchase order; 4) Authorize a purchase order for the Solis Group in the amount of $7,470 for administration of the Community Workforce Agreement (CWA); 5) Authorize contingency funds in the amount of $800 for CWA administration; 6) Authorize a budget transfer in the amount $252,000 from the Miscellaneous Sewer System Improvement Account (53-9806-490010) to the project account; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 7) Authorize the City Manager and City Clerk to execute the contract.

4.E. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO ORTIZ & SON, INC. FOR THE BELLIS YARD IMPROVEMENTS PROJECT

— Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Bellis Yard Improvements Project; 2) Award a contract to Ortiz & Son, Inc. in the amount of $412,734.81; 3) Authorize contingency funds in the amount of $21,375.19; 4) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 5) Authorize the City Manager and City Clerk to execute the contract.

4.F. FUEL SUPPLY AGREEMENT WITH SOUTHERN COUNTIES OIL COMPANY (SC FUELS) FOR UNLEADED AND DIESEL FUEL FOR CITY VEHICLES

— Recommended Action: 1) Approve an agreement with Southern Counties Oil Company (SC Fuels) for an initial one-year term; 2) Dispense with competitive bidding pursuant to Municipal Code Section 3.28.080.H, as it is in the best interest of the City to access an existing government contract for lower overall fuel costs without the expense of the competitive bid process; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 4) Authorize the City Manager and the City Clerk to execute the agreement.

4.G. MASTER SERVICES AGREEMENT WITH AURELIAN FOR A NON-EMERGENCY CALL AUTOMATION PILOT PROGRAM AND BUDGET APPROPRIATION FROM THE ASSET FORFEITURE FUND FOR THIS PURPOSE

— Recommended Action: 1) Approve a master services agreement with Aurelian for the Police Department’s Non-Emergency Call Automation Pilot Program; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Authorize the City Manager and City Clerk to execute the agreement; and, 4) Approve a budget appropriation of $25,000 from the undesignated Asset Forfeiture Fund balance for this purpose.

4.H. AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ONWARD ENGINEERING FOR THE SCE TRAIL PHASE III

— Recommended Action: 1) Approve Amendment No. 1 to Professional Services Agreement No. 25-18 with Onward Engineering in the amount of $11,810; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the amendment; and, 3) Authorize the City Manager and City Clerk to execute the amendment.

5. NEW BUSINESS

5.A. RESOLUTION TO CREATE A NEW PREFERENTIAL PARKING DISTRICT ON LOS RAMOS CIRCLE, LOS RAPIDOS CIRCLE, LOS CIENTOS CIRCLE, LOS RANCHOS DRIVE, AND A PORTION OF THE VALLEY VIEW FRONTAGE ROAD

Presented by Norm Wray, Senior Engineering Technician

— Recommended Action: 1) Adopt a resolution to create a new Preferential Parking District (PPD) on Los Ramos Circle, Los Rapidos Circle, Los Cientos Circle, Los Ranchos Drive, and a portion of the Valley View Frontage Road (hereinafter "the streets").

5.B. LEASE AGREEMENT WITH LLP INVESTMENTS, LLC FOR OPERATION OF A RESTAURANT ON CITY-OWNED PROPERTY AT 6591 BEACH BOULEVARD

Presented by Matt Foulkes, Director of Community & Economic Development

— Recommended Action: Approve a lease agreement with LLP Investments, LLC for property located at 6591 Beach Boulevard; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the documents; and, 3) Authorize the City Manager and City Clerk to execute any necessary documents related to the lease.

6. PUBLIC HEARING

Public Hearings are held at 6:00 PM

6.A. ORDINANCE AMENDING PORTIONS OF TITLE 19 (ZONING), DIVISION 1 (ADMINISTRATION), DIVISION 3 (SINGLE-FAMILY RESIDENTIAL ZONES), DIVISION 4 (MULTI-FAMILY RESIDENTIAL ZONES), DIVISION 5 (COMMERCIAL AND INDUSTRIAL ZONES), DIVISION 7 (MIXED-USE ZONES), AND DIVISION 9 (SIGN REGULATIONS) OF THE BUENA PARK MUNICIPAL CODE

Presented by Ian McAleese, Senior Planner

— Recommended Action: 1) Adopt an Ordinance amending Title 19 (Zoning) of the Buena Park Municipal Code, specifically Divisions 1 (Administration), 3 (Single-Family Residential Zones), 4 (Multi-Family Residential Zones), 5 (Commercial and Industrial Zones), 7 (Mixed-Use Zones), and 9 (Sign Regulations).

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

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

8. RECESS

8.A. RECESS

9. STUDY SESSION

9.A. DISCUSS AND PROVIDE DIRECTION REGARDING THE USE OF GREYWATER AND RECYCLED WATER

Presented by Mina Mikhael, Director of Public Works/City Engineer

9.B. DISCUSS AND PROVIDE DIRECTION REGARDING A NEW DESIGN FOR ARTERIAL STREET SIGNS CITYWIDE

Presented by Bridget Englebrecht, Marketing Specialist

10. CITY MANAGER REPORT

10.A. CITY MANAGER REPORT

— Aaron France, City Manager

11. COMMISSION & COMMITTEE UPDATES

11.A. COMMISSION & COMMITTEE UPDATES

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

12. ADJOURNMENT

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

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

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

Date Posted: September 3, 2026

City of Buena Park

City Council Regular Meeting Agenda Report

A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any item on the Special Meeting Agenda only. Public comments are limited to 3 minutes. Those wishing to speak in-person are asked to add their information at the digital public kiosk located at the entrance of the Council Chamber. Those wishing to speak via Zoom are asked to press the "Raise Hand" button or dial *9.

Meeting	Agenda Group
Tuesday, September 8, 2026, 5:00 PM	ORAL COMMUNICATIONS Item: 3A.

September 8, 2026
CONSENT CALENDAR
Item No. 4A.

City Council Agenda Report

APPROVAL OF MINUTES

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

RECOMMENDED ACTION

Approve the Minutes of the Special City Council Meeting of August 19, 2026; and, Special and Regular City Council Meetings of August 25, 2026.

Attachments

2026-08-19 CC M 5PM.pdf
2026-08-25 CC M 330PM.pdf
2026-08-25 CC M 5PM.pdf

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD AUGUST 19, 2026

1. GENERAL

The City Council met in a special meeting on Tuesday, August 19, 2026, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Traut
ABSENT: Hoque (excused)

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

1C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Aaron France, City Manager.

2. ORAL COMMUNICATIONS

2A. ORAL COMMUNICATIONS

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

3. NEW BUSINESS (3A)

Elections 74

3A. CONSIDER APPOINTING JOYCE AHN TO CITY COUNCIL DISTRICT NO. 1 AND ADOPTING A RESOLUTION CANCELING THE GENERAL MUNICIPAL ELECTION FOR DISTRICT NO. 1
Presented by Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk

Recommended Action: Consider appointing Joyce Ahn as the Council Member for District No. 1 for a term of four years in lieu of holding an election and adopt a resolution canceling the General Municipal Election for District No. 1, pursuant to CA Elections Code Section 10229.

Director of Government and Community Relations/City Clerk Vicuña provided a report regarding the consideration of the appointment of Joyce Ahn as the Buena Park City Council Member for District No. 1 for a four-year term in lieu of holding an election, and to adopt a resolution canceling the General Municipal Election for District No. 1 pursuant to California Elections Code Section 10229. The City Council adopted Resolution No. 15132 calling for a General Municipal Election on Tuesday, November 3, 2026, for City Council Districts 1, 2, and 5. The nomination period opened on July 13 and closed on August 6. As of the close of the nomination period, incumbent Joyce Ahn was the only candidate to file nomination papers for the District No. 1 seat.

Director Vicuña explained California Elections Code Section 10229 which provides that when the number of nominated candidates does not exceed the number of offices to be elected, the City Council may either appoint the nominated candidate and cancel the election for that district; or continue to hold the District No. 1 election. However, there would be a limited opportunity for qualified write-in candidates to participate. Write-in candidates would be required to complete the necessary filing process between September 7 and October 20, 2026. If no qualified write-in candidates file, Joyce Ahn would need only a single vote to be declared the winner of the election.

Moreover, it was noted that the City is estimated to save approximately $20,000 to $25,000 by eliminating the need for election services from the Orange County Registrar of Voters, as well as associated translation and publication costs. If appointed by the City Council, Joyce Ahn would assume office for a new four-year term beginning in December 2026 and would serve in the same manner as if she had been elected. Nevertheless, elections for District Nos. 2 and 5 will proceed as scheduled. It was recommended that the City Council appoint Joyce Ahn to represent District No. 1 for a four-year term in lieu of holding an election, and adopt the resolution canceling the General Municipal Election for District No. 1.

The City Council expressed their gratitude for Council Member Ahn's leadership and dedication to the Buena Park community; and, spoke in support of appointing Council Member Ahn to represent District No. 1 and canceling the General Municipal Election for District No. 1.

Council Member Ahn thanked the City Council for their support and continued collaboration; and, expressed her enthusiasm for continuing to serve on and with the City Council for another four-year term.

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

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

RESOLUTION NO. 15156
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPOINTING JOYCE AHN TO REPRESENT BUENA PARK CITY COUNCIL DISTRICT NO. 1 FOR A PERIOD OF FOUR YEARS IN LIEU OF AN ELECTION, AND CANCELING THE NOVEMBER 3, 2026, GENERAL MUNICIPAL ELECTION FOR DISTRICT NO. 1 BUENA PARK, PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10229

4. ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 5:12 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

MINUTES OF A SPECIAL MEETING
OF THE BUENA PARK CITY COUNCIL
HELD AUGUST 25, 2026

1. CALL TO ORDER

The City Council met in a special meeting on Tuesday, August 25, 2026, at 3:30 p.m., in the Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Traut
ABSENT: Hoque

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

1C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Matt Foulkes, Director of Community and Economic Development.

2A. ORAL COMMUNICATIONS

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

3. CLOSED SESSION

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

3A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Pursuant to Gov. Code Section 54956.9 (d)(4); Based on existing facts and circumstances, the City is seeking legal advice on whether to protect the City's rights and interests by initiating litigation; Number of potential cases: One

3B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Pursuant to Gov. Code Section 54956.8; Property: 6591 Beach Boulevard; Negotiating Parties: City of Buena Park, Aaron France and CH Buena Park, LLC; Under Negotiation: Price, Terms, and Conditions

3C. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Pursuant to Gov. Code Section 54956.9 (d)(2); A point has been reached where, in the opinion of the City Council on the advice of its City Attorney based on existing facts and circumstances, there is a significant exposure to litigation against the City; Number of potential cases: Two

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

ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 4:16 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD AUGUST 25, 2026

1. GENERAL

The City Council met in a regular session on Tuesday, August 25, 2026, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Traut
ABSENT: Hoque (excused)

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

1C. INVOCATION

The Invocation was led by Elder Murray and Elder Nemargut, Buena Park Area Church of Jesus Christ of Latter-day Saints.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Sage Jimenez, San Marino Elementary School.

1E. CITY MANAGER REPORT

City Manager France reported on the following:

- Cooling Center at Senior Center, August 23 – 28, 2026.
- Trades and Apprenticeship Resource Fair, August 29, 2026, 10:00 a.m. – 2:00 p.m., at Ehlers Event Center.
- Buena Park Culture Fest, September 19, 2026, 3:00 p.m. – 8:00 p.m., at Boisseranc Park. The 2026 Culture Fest will feature a parade that will begin at 2:00 p.m. along Dale Avenue and La Palma Avenue.
- New Artist Exhibit in the Council Chamber featuring the art work of Elise Acosta.
- Office Aide/Passport Agent Ralph Kirk announced the conclusion of this year's passport walk-in which will be August 27. Starting August 31, the Passport Services Division will only be intaking applications by appointment. The public may visit the City's website to book an appointment, or contact the Passport Services Division for passport-related information.

2. PRESENTATIONS

2A. CERTIFICATE OF RECOGNITION TO AMY LEE FOR COMPLETION OF HER YOUTH MICROGRANT PROJECT

Mayor Traut presented a Certificate of Recognition to Amy Lee for completion of her Youth Microgrant Project – *Germ Detectives*, and a certificate on behalf of State Senator Tony Strickland.

2B. CERTIFICATE OF COMPLETION TO THE BUENA PARK MIDDLE SCHOOL CREATIVE CREW FOR THEIR YOUTH MICROGRANT PROJECT
Presented to Lelei Atoe, Brisalyn Atoe, Alyx Pazos, Kadence Nguyen, Emily Medellin, and Kayla Kana Dalog

Mayor Traut presented Certificates of Recognition to Lelei Atoe, Brisalyn Atoe, Alyx Pazos, Kadence Nguyen, Emily Medellin, and Kayla Kana Dalog for completion of their Youth Microgrant Project – *Buena Park Middle School Welcome Mural*, and certificates on behalf of State Senator Tony Strickland.

2C. EMPLOYEE 20-YEAR SERVICE AWARD
Sarah Guerra, Administrative Assistant, City Clerk's Office

Mayor Traut presented the Employee 20-Year Service Award to Administrative Assistant Sarah Guerra, and certificates on behalf of State Senator Tony Strickland and Assembly Member Sharon Quirk-Silva.

3A. ORAL COMMUNICATIONS

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

Assistant City Clerk Almquist acknowledged that the City received email correspondences from Buena Park residents Kirk Garrett and Angelina Zahabi. Mr. Garrett voiced his concerns about the City’s use of Flock cameras and requests the City Council to take action in prohibiting its overall use in the City. Ms. Zahabi shared her and her family’s recent experience on Knott’s Berry Farm property.

Brandon Schooner, Buena Park resident and Climate Action Commissioner, spoke regarding his participation in the SCE Big Creek Hyrdoelectric tour and shared key takeaways from the tour.

Lyndra Luistro, Buena Park resident, commented on the need for better City-resident notices especially with regards to large-scale projects such as the former Movieland site.

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

4. CONSENT CALENDAR (4A – 4F)

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

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

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

Minutes

4A. APPROVAL OF MINUTES
Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of August 11, 2026.

APPROVED the recommended action.

Finance 75

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

ADOPTED the following titled resolutions:

RESOLUTION NO. 15157
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $2,202,554.83 DEMAND NOS. 437318 THROUGH 437517

RESOLUTION NO. 15158
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $16,803.84 COVERING RETIREE PAYROLL ENDING JULY 31, 2026

RESOLUTION NO. 15159
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,387,982.72 COVERING REGULAR PAYROLL ENDING JULY 31, 2026

Reports & Studies 129

4C. TREASURER'S REPORT FOR THE MONTH OF JULY 2026
Recommended Action: Receive and file the reports

APPROVED the recommended action.

Contracts 70 C-3443

4D. PROFESSIONAL SERVICES AGREEMENT WITH THE CODE GROUP (DBA “VCA CODE”) FOR CONTINUED BUILDING INSPECTION, PLANNING, AND RELATED SERVICES FOR FISCAL YEAR 2026- 2027
Recommended Action: 1) Dispense with formal bidding pursuant to Buena Park Municipal Code Section 3.28.080(H), as continuing to utilize the current service provider is in the City's best interests; 2) Approve a Professional Services Agreement with The Code Group, Inc., doing business as VCA Code, for building inspection, plan review, planning, and related professional services for Fiscal Year 2026-2027, in an amount not to exceed $150,000; 3) Authorize the City Manager and City Attorney to make any necessary, nonmonetary changes to the agreement; and, 4) Authorize the City Manager and City Clerk to execute the agreement.

APPROVED the recommended action.

Reports & Studies 129 Housing 87

4E. APPROVAL OF CITY RESPONSES TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT: "CALIFORNIA HOUSING MANDATES: THE UNINTENDED RESHAPING OF ORANGE COUNTY NEIGHBORHOODS"
Recommended Action: 1) Approve the City's responses to the Orange County Grand Jury Report entitled, "California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods."

APPROVED the recommended action.

Reports & Studies 129 Water 153

4F. APPROVAL OF CITY RESPONSES TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT: "PFAS AND PUBLIC AWARENESS: A CLOSER LOOK AT ORANGE COUNTY DRINKING WATER"
Recommended Action: 1) Approve the City's responses to the Orange County Grand Jury Report entitled, "PFAS and Public Awareness: A Closer Look at Orange County Drinking Water."

APPROVED the recommended action.

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A)

Contracts 70 C-3657 Public Works Proj. 125 PW-993 Budgets 47

5A. FINAL PAYMENT TO HARDY AND HARPER, INC. FOR THE DALE STREET REHABILITATION PROJECT FROM CRESCENT AVENUE TO SR-91
Presented by Jaden Miller, Principal Engineer

Recommended Action: 1) Accept the project as complete and approve a final payment to Hardy and Harper, Inc. in the amount of $1,034,916.64; 2) Direct the Public Works Department to file a Notice of Completion; and, 3) Authorize a budget transfer in the amount of $115,000 from the Commonwealth Avenue Account (24-9806- 590190) to balance the project account.

Principal Engineer Miller reported on the Dale Street Rehabilitation Project from Crescent Avenue to SR-91 project completion. It included asphalt pavement rehabilitation, removal and replacement of damaged curb and gutter, cross gutters, sidewalks, and curb ramps that are not compliant with ADA standards; and utility adjustments. The project also comprised of the additional installation of new Class II bike lanes from La Palma Avenue to the cul-de-sac near the SR-91 freeway, new enhanced visibility crosswalks, and additional signage in accordance with the CA MUTCD. The contractor has submitted an invoice for work completed through July 23, 2026. All items, quantities, and pricing have been reviewed and verified as consistent with the contract documents. The final payment due is $1,034,916.64. The final contract cost for this project is $1,943,546.65, which is approximately 2.3% below the approved project construction budget. Additionally, according to the cooperative agreement, City of Anaheim will reimburse Buena Park for its proportionate share of construction costs at a not to exceed amount of $56,000. It was recommended that the City Council accept the project as complete and approve a final payment to Hardy and Harper, Inc. in the amount of $1,034,916.64; direct the Public Works Department to file a Notice of Completion; and authorize a budget transfer of $115,000 from the Commonwealth Avenue Account to the Dale Street Rehabilitation Project.

The City Council discussed the savings achieved from the original project construction budget, as well as residents' appreciation for the project's completion.

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

MOTION CARRIED to approve the recommended action.

6. PUBLIC HEARING

No public hearing items.

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7A. REPORT

Council Member Ahn reported the following:
- August 14 Chimac K-Culture Festival
- August 19 BBQ Fundraiser for Ladies Christmas Luncheon
- August 19 Sister City Ad Hoc Committee Meeting
- August 19 Special City Council Meeting
- August 21 Farewell Ceremony for Consul General Kim Youngwan
- August 22 KASEC Art Contest Ceremony

Council Member Franco reported the following:
- Symphony On The Go
- Infinity Cycle Grand Opening
- Council Chamber Art Tour from Surrealist Artist Elise Acosta
- OCTA Roundtable: Long-Range Transportation Plan

Council Member Sonne reported the following:
- August 19 Special City Council Meeting

Council Member Sonne also indicated speaking to residents in the neighborhood that will be affected by the upcoming Buena Park Culture Fest parade and no issues were raised. It was requested that the City notify residents in advance of the event by sending mailers and posting information on the City's website. Council Member Sonne also encouraged residents to contact her for any questions or concerns regarding the event.

Mayor Traut reported the following:
- August 19 Special City Council Meeting
- August 25 Congratulatory Message to Ansan for a Holiday in their City

8. RECESS/RECONVENE

The City Council did not recess.

9. STUDY SESSION (9A – 9B)

9A. DISCUSS AND PROVIDE DIRECTION REGARDING LOCAL RESTAURANTS AND BUSINESSES AT CITY SPECIAL EVENTS
Presented by Mark Sauceda, Community Services Supervisor

Community Services Supervisor Sauceda presented opportunities to increase participation by local restaurants and businesses at City-sponsored special events. The City utilizes food vendors, such as food trucks, at various special events throughout the year, and verifies they maintain a valid permit issued by the Orange County Health Care Agency (OCHCA) to participate. Many City events have utilized food trucks because they are subject to established permitting and inspection requirements administered by the OCHCA.

Expanding participation to include brick-and-mortar restaurants and other food vendors may introduce additional permitting requirements and operational considerations. Restaurants and other non-food-truck vendors that prepare or serve food at special events are generally required to obtain a Temporary Food Facility (TFF) permit from OCHCA. Based on the current OCHCA fee schedule, the annual permit fee for this category is $640, or vendors may obtain a permit on an event-by-event basis for $217 per event. In addition, vendors must comply with OCHCA requirements for safe food preparation and handling. Depending on the type and scope of food service, these requirements may include handwashing facilities, overhead protection, approved flooring, proper booth identification, and access to a three-compartment sink. It was noted that additional requirements present additional costs and logistical considerations for interested local restaurants and businesses that have not previously participated in City events. However, creating a process that clearly communicates applicable permitting requirements and provides local businesses with advance notice could help facilitate participation and support a smoother event planning process.

Staff sought City Council direction on whether to continue with current approach and use food trucks, businesses, and non-profit groups at designated City special events; or proceed with considering and prioritizing local restaurants and businesses when selecting food and other vendors for City-sponsored special events before seeking participation from outside vendors.

Andrew Gregson, NOCC President and CEO, spoke in support of exploring ways to give Buena Park restaurants opportunity and priority to participate in City-sponsored events.

The City Council expressed support to prioritize Buena Park businesses and non-profit groups when selecting vendors for City special events; and, requested staff to assist local businesses in the process of obtaining appropriate permit and complying with OCHCA requirements.

Following the discussion, the City Council directed staff to prioritize consideration of local restaurants and businesses before seeking participation from non-profit food trucks at City-sponsored special events.

9B. DISCUSS AND PROVIDE DIRECTION REGARDING AN AUTOMATED CALL-TAKING OPTIMIZATION AND RESPONSE PILOT PROGRAM TO SUPPORT THE BUENA PARK POLICE DEPARTMENT COMMUNICATIONS CENTER
Presented by Nghia Nguyen, Police Captain

Police Captain Nguyen reported on a proposed automated call-taking optimization platform for non-emergency calls. The Buena Park Police Department Communications Center provides exceptional service in handling high volume of calls involving both non-emergency and emergency matters. Despite their continued dedication and professionalism, the Communications Center faces persistent challenges, including mandatory overtime, employee burnout, staff turnover, and an extensive training process that can take approximately six months to one year for a new dispatcher to become fully trained.

In an effort to identify potential solutions, the Police Department has researched several automated call-handling platforms that are specifically designed for public safety communications centers. The systems utilize artificial intelligence (AI) and real-time data to assist with answering non-emergency calls, provide automated transcription services, support language translation, and guide callers through scripted questions based on the nature of their needs or concern. Additionally, live guidance 9-1-1 call-taking provides a “copilot” to guide dispatchers during a 9-1-1 call, helping ensure that all appropriate information is received and best practices are met.

The vendors evaluated included Motorola Hyper, Axon Prepared, and Aurelian’s AVA and CORA. According to the Department’s review, Aurelian was identified as the preferred vendor because it was the only vendor to offer a one-year pilot program for both automated call-taking and assistive 9-1-1 at a substantial discount. A one-year agreement would allow the Department to test and evaluate the technology, gauge community and employee feedback, and evaluate Aurelian’s platform and customer service. Aurelian has also extended a special introductory offer for a three-year contract: with the first year being the pilot program at a cost of $25,000, and if the City were satisfied with the platform, it would have the option to extend the contract for two additional years at a discounted rate of $63,000 each year. Provided the City retains the ability to terminate the contract at the end of the first year, staff believes that the three-year term is likely to offer the City greater long-term value.

With the implementation of this platform, staff anticipates improvements on service delivery to the community and dispatchers’ increased focus and full attention on emergency calls. Staff sought City Council direction to proceed with the adoption of this technology for BPPD’s Communications Center; and, proceed with either a one-year pilot program for approximately $25,000 or a three-year agreement with year one costing $25,000.00 (asset forfeiture) and $63,000.00 (unfunded) each additional year wherein the termination costs are prorated for the duration used.

Mayor Traut spoke in support of the innovation of processes and technology in City services to better serve the community. The intended use of artificial intelligence in the Communications Center is not aimed at replacing human labor, but supporting with call-handling. Mayor Traut expressed his concerns pertaining to community safety, labor impacts, and customer service. Moreover, Mayor Traut asked about AI’s handling of language barriers such as when a caller does not speak English, and hurdles in the transition for use of the new technology.

Council Member Sonne expressed concerns regarding the potential use of recorded information and inquired about the software’s data-gathering capabilities, including how information is stored, used, and shared, and community members’ perception of AI handling the calls instead of a live person. Council Member Sonne also asked about the AI’s ability to understand and effectively respond to callers who may be distressed, rambling, or speaking in environments with significant background noise.

Council Member Ahn expressed interest for the use of technology and supportive of how it will help alleviate the workload for staff. She also spoke in favor of implementing the pilot program and appreciated the ability to terminate the program after the one-year period.

Council Member Franco asked about available assistance for calls involving individuals with heavy accents, language barriers, or hearing and speech impairments; and about the ability to transfer calls to another department when it is determined that the inquiry can be better addressed by another department. Council Member Franco also recommended the creation of a form for reports regarding illegal dumping or graffiti and make it available on City website.

Anton Benbalit, Aurelian, explained that the system will be programmed according to the City's standards and SOPs. Aurelian will determine how the system can best support the department's needs and make the necessary adjustments accordingly.

Police Captain Nguyen explained the AI process of placing callers in queue until dispatchers are able to address them. It could also be programmed in a way that if the caller requests to speak to a live dispatcher that the AI will immediately transfer the call to a dispatcher. The Executive team met with labor groups and informed them of the proposed implementation of new technology and they were all supportive. It was emphasized that the technology will help reduce the workload from dispatchers, enabling them to prioritize emergency calls while efficiently handling non-emergency calls. More importantly, it is meant to support and not replace Department personnel. As for language translation, the technology has a built-in feature capable of providing immediate translation support in more than 100 languages. Current practice involves finding a staff member capable of translating a certain language to assist the caller. A hurdle that the Department aims to overcome is the fear of the technology taking over human jobs. The technology will help reduce personnel workload while enabling emergency calls to be prioritized and handled more efficiently.

Police Captain Nguyen also assured that the program does not retain information within the system. Any data captured by the system will be used solely for the purpose of addressing and responding to the call. Additionally, the Department will have the ability to configure and program the platform in accordance with its own policies, procedures, and protocols.

Dispatch Supervisor Esquitini explained that the technology will filter non-emergency calls while dispatchers are attending to emergency, 9-1-1, more critical calls. AI has been introduced to the industry due to the ongoing limited staffing and excessive workload experienced by dispatchers. The AI system is determined to be capable of understanding and effectively responding to callers as proven during the demonstrations. It was explained that deaf, hard of hearing, speech-impaired callers use the California Relay Service to make or receive phone calls which is special service than directly calling the non-emergency line. Those who may be distressed or rambling will be automatically transferred to the emergency line. As for setbacks, Dispatch Supervisor Esquitini indicated that the City of El Cajon Dispatch employees were hesitant to the change, and that the community was not as properly informed. Whereas, the Buena Park Police Department Communications Center has met with the consultant for questions and live demonstrations of the system, and has since been supportive for its implementation.

Following the discussion, the City Council supported the one-year pilot program for automated call-taking optimization with Aurelian.

10. CITY MANAGER REPORT

City Manager France reported on the following:

- All Employee Ice Cream Social, August 26, 2026, 2:00 p.m. – 4:00 p.m., at the Community Center Ballroom.
- The City's Marketing team is providing information and resources to individuals affected by the GKN Aerospace incident in Garden Grove, including a website setup by GKN.
- City Manager France will be part of a commission addressing homelessness in Orange County, and thanked Chair Chaffee for visiting Buena Park and administering his oath of office.

11. COMMISSION & COMMITTEE UPDATES

Assistant City Clerk Almquist reported one vacancy in the Cultural Engagement Commission for District 1. The vacancy has been posted on the City's website. Interested residents may contact Council Member Ahn or contact the City Clerk's Office for additional information.

12. ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 7:00 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

September 8, 2026
CONSENT CALENDAR
Item No. 4B.

City Council Agenda Report

RESOLUTIONS APPROVING CLAIMS AND DEMANDS

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

RECOMMENDED ACTION

Adopt Resolutions approving the Claims and Demands.

PREVIOUS CITY COUNCIL ACTION

None.

Attachments

Claims 437518-437740 reso.pdf
Claims 437518-437740 att1of2 resolist.pdf
Claims 437518-437740 att2of2 voids.pdf
Claims PR082126 reso.pdf
Claims PR082126 att1of1 resolist.pdf

RESOLUTION NO _____,

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,572,436.37 DEMAND NOS., 437518 THROUGH 437740 NO CANCELLED NOS 424316 AND 434359 VOIDS SEE ATTACHED LIST

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

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

_____
Director of Finance

SECTION 2: That claims and demands Nos. 437518 through 437740 the sum of $1,572,436.37 set forth on the 19-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed as set forth.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

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

_____
City Clerk

SELECTION CRITERIA: transact.trans_date between '20260813 00:00:00.000' and '20260826 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO		ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	424316	V	01/14/26	10011360	DENNIS KARL BATCHELOR	275150	ASSIGN FEE DEC-25	0.00	-340.00
1011	434359	V	01/28/26	00008568	NAFCO INC	160105	REGULAR HANGER RPD 275	-280.00	-3,480.00
1011	434359	V	01/28/26	00008568	NAFCO INC	160105	SHIPPING CHARGES	0.00	-35.00
1011	434359	V	01/28/26	00008568	NAFCO INC	160105	HEFTY POLY HANG TAG .0	0.00	-3,932.50
1011	434359	V	01/28/26	00008568	NAFCO INC	160105	PPID:OTHER/EXTRAS:COLO	0.00	-600.00
1011	434359	V	01/28/26	00008568	NAFCO INC	160105	PPID:OTHER/EXTRAS:COPY	0.00	-576.00
1011	434359	V	01/28/26	00008568	NAFCO INC	160105	PPID:OTHER/EXTRAS:NUMB	0.00	-900.00
1011	434359	V	01/28/26	00008568	NAFCO INC	160105	PPID: OTHER/EXTRAS: AC	0.00	-130.00
1011	434359	V	01/28/26	00008568	NAFCO INC	160105	TAXES	0.00	-525.74
TOTAL CHECK								-280.00	-10,179.24
1011	437518		08/26/26	00000330	A & A WIPING CLOTH INC	11	RAGS COLORED KNIT SELE	145.25	1,805.25
1011	437519		08/26/26	10003451	A T & T	650302	25082759691016 AUG-26	0.00	86.53
1011	437520		08/26/26	10003451	A T & T	650302	25082912039566 AUG-26	0.00	86.53
1011	437523		08/26/26	10003794	A T & T	650302	9391026099 JULY-26	0.00	32.14
1011	437523		08/26/26	10003794	A T & T	650302	9391026075 JULY-26	0.00	37.18
1011	437523		08/26/26	10003794	A T & T	650302	9391026064 JULY-26	0.00	110.55
1011	437523		08/26/26	10003794	A T & T	650302	9391026059 JULY-26	0.00	137.80
1011	437523		08/26/26	10003794	A T & T	650302	9391031460 JULY-26	0.00	164.13
1011	437523		08/26/26	10003794	A T & T	650302	9391026074 JULY-26	0.00	187.13
1011	437523		08/26/26	10003794	A T & T	650302	9391026092 JULY-26	0.00	192.42
1011	437523		08/26/26	10003794	A T & T	650302	9391050226 JULY-26	0.00	255.80
1011	437523		08/26/26	10003794	A T & T	650302	9391026085 JULY-26	0.00	28.75
1011	437523		08/26/26	10003794	A T & T	650302	9391026054 JULY-26	0.00	32.14
1011	437523		08/26/26	10003794	A T & T	170670	9391026097 JULY-26	0.00	28.81
1011	437523		08/26/26	10003794	A T & T	170670	9391026066 JULY-26	0.00	28.81
1011	437523		08/26/26	10003794	A T & T	170670	9391026060 JULY-26	0.00	28.81
1011	437523		08/26/26	10003794	A T & T	170670	9391026093 JULY-26	0.00	32.14
1011	437523		08/26/26	10003794	A T & T	170670	9391031461 JULY-26	0.00	32.14
1011	437523		08/26/26	10003794	A T & T	170670	9391026062 JULY-26	0.00	56.06
1011	437523		08/26/26	10003794	A T & T	170670	9391026096 JULY-26	0.00	62.72
1011	437523		08/26/26	10003794	A T & T	170670	9391054287 JULY-26	0.00	65.97
1011	437523		08/26/26	10003794	A T & T	170670	9391026083 JULY-26	0.00	179.82
1011	437523		08/26/26	10003794	A T & T	170670	9391054290 JULY-26	0.00	32.14
1011	437523		08/26/26	10003794	A T & T	170670	9391026052 JULY-26	0.00	32.14
1011	437523		08/26/26	10003794	A T & T	170670	9391026102 JULY-26	0.00	32.14
1011	437523		08/26/26	10003794	A T & T	170670	9391026086 JULY-25	0.00	37.29
1011	437523		08/26/26	10003794	A T & T	170670	9391026091 JULY-26	0.00	93.30
1011	437523		08/26/26	10003794	A T & T	170670	9391026087 JULY-26	0.00	93.30
1011	437523		08/26/26	10003794	A T & T	860810	9391026103 JULY-26	0.00	102.14
1011	437523		08/26/26	10003794	A T & T	650302	9391026090 JULY-26	0.00	93.30
1011	437523		08/26/26	10003794	A T & T	170670	9391026049 JULY-26	0.00	219.17
1011	437523		08/26/26	10003794	A T & T	660241	9391026088 JULY-26	0.00	246.17
1011	437523		08/26/26	10003794	A T & T	732099	9391026101 JULY-26	0.00	278.31
1011	437523		08/26/26	10003794	A T & T	660241	9391031458 JULY-26	0.00	312.90
1011	437523		08/26/26	10003794	A T & T	170670	9391026098 JULY-26	0.00	185.02
1011	437523		08/26/26	10003794	A T & T	170670	9391026078 JULY-26	0.00	27.18
1011	437523		08/26/26	10003794	A T & T	660241	9391026081 JULY-26	0.00	28.75

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437523	08/26/26	10003794	A T & T	170670	9391026079 JULY-26	0.00	44.19
1011	437523	08/26/26	10003794	A T & T	170670	9391026111 JULY-26	0.00	83.13
1011	437523	08/26/26	10003794	A T & T	170670	9391026061 JULY-26	0.00	83.13
1011	437523	08/26/26	10003794	A T & T	170670	9391026082 JULY-26	0.00	110.00
1011	437523	08/26/26	10003794	A T & T	170670	9391026050 JULY-26	0.00	112.39
1011	437523	08/26/26	10003794	A T & T	170670	9391026089 JULY-26	0.00	137.50
1011	437523	08/26/26	10003794	A T & T	170670	9391031459 JULY-26	0.00	156.45
1011	437523	08/26/26	10003794	A T & T	170670	9391055764 JULY-26	0.00	441.87
1011	437523	08/26/26	10003794	A T & T	170670	9391036451 JULY-26	0.00	696.24
1011	437523	08/26/26	10003794	A T & T	650302	9391026080 JULY-26	0.00	28.75
1011	437523	08/26/26	10003794	A T & T	650302	9391026065 JULY-26	0.00	28.81
1011	437523	08/26/26	10003794	A T & T	650302	9391026095 JULY-26	0.00	32.14
TOTAL CHECK							0.00	5,461.17
1011	437524	08/26/26	10004247	A T & T MOBILITY	275105	287306643033 AUG-26	0.00	40.74
1011	437525	08/26/26	00005626	ABBA TERMITE & PESTCONTR	170670	PEST CONTROL	0.00	678.00
1011	437525	08/26/26	00005626	ABBA TERMITE & PESTCONTR	170670	BEE SERVICE	0.00	195.00
TOTAL CHECK							0.00	873.00
1011	437526	08/26/26	00000002	PROFESSIONAL POLICE SUPP	650407	OPS CORE FAST XR, HC,	1,501.46	18,660.96
1011	437527	08/26/26	00010359	ADMINSURE INC	107410	WKS COMP ADM/SEPT-26	0.00	12,387.00
1011	437528	08/26/26	00005342	AGA ENGINEERS, INC.	590188	DESIGN HSIP/JULY-26	0.00	914.20
1011	437529	08/26/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/JUL26	0.00	395.00
1011	437529	08/26/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/JUL26	0.00	35.00
1011	437529	08/26/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/JUL26	0.00	35.00
1011	437529	08/26/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/JUL26	0.00	90.00
1011	437529	08/26/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/JUL26	0.00	90.00
1011	437529	08/26/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PRE EMP PHY/VAC/JUL26	0.00	395.00
TOTAL CHECK							0.00	1,040.00
1011	437530	08/26/26	10013157	AIRGAP LABS, LLC	650303	PD FORTINET SWITCHES S	0.00	2,865.45
1011	437531	08/26/26	00002907	AIRGAS SAFETY	352363	#C3100 CLASS 3 LVL 2 O	22.92	284.85
1011	437531	08/26/26	00002907	AIRGAS SAFETY	560211	#C3100 CLASS 3 LVL 2 O	22.92	284.86
1011	437531	08/26/26	00002907	AIRGAS SAFETY	860810	#C3100 CLASS 3 LVL 2 O	23.61	293.49
1011	437531	08/26/26	00002907	AIRGAS SAFETY	352363	SAME AS LINE 1 EXCEPT	22.92	284.85
1011	437531	08/26/26	00002907	AIRGAS SAFETY	560211	SAME AS LINE 1 EXCEPT	22.92	284.86
1011	437531	08/26/26	00002907	AIRGAS SAFETY	860810	SAME AS LINE 1 EXCEPT	23.61	293.49
1011	437531	08/26/26	00002907	AIRGAS SAFETY	352363	SAME AS LINE 1 EXCEPT	45.84	569.71
1011	437531	08/26/26	00002907	AIRGAS SAFETY	560211	SAME AS LINE 1 EXCEPT	45.84	569.72
1011	437531	08/26/26	00002907	AIRGAS SAFETY	860810	SAME AS LINE 1 EXCEPT	47.23	586.98
1011	437531	08/26/26	00002907	AIRGAS SAFETY	352363	SAME AS LINE 1 EXCEPT	45.84	569.71
1011	437531	08/26/26	00002907	AIRGAS SAFETY	560211	SAME AS LINE 1 EXCEPT	45.84	569.72
1011	437531	08/26/26	00002907	AIRGAS SAFETY	860810	SAME AS LINE 1 EXCEPT	47.23	586.98
1011	437531	08/26/26	00002907	AIRGAS SAFETY	352363	SHIPPING & HANDLING	0.00	48.08
1011	437531	08/26/26	00002907	AIRGAS SAFETY	560211	SHIPPING & HANDLING	0.00	48.08
1011	437531	08/26/26	00002907	AIRGAS SAFETY	860810	SHIPPING & HANDLING	0.00	49.54
TOTAL CHECK							416.72	5,324.92

SELECTION CRITERIA: transact.trans_date between '20260813 00:00:00.000' and '20260826 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437532	08/26/26	00000003	ALL AMERICAN ASPHALT COR	560211	ASPHALT	0.00	299.34
1011	437533	08/26/26	10013705	ALL PRO BEVERAGE, INC.	170670	COFFEE MACH/AUG-26	0.00	212.06
1011	437533	08/26/26	10013705	ALL PRO BEVERAGE, INC.	170670	FRENCH VANILLA/AUG-26	0.00	76.24
TOTAL CHECK							0.00	288.30
1011	437534	08/26/26	10014501	ALL SERVICE ROOFING	11	RF/RF-26-199 WASTE	0.00	600.00
1011	437535	08/26/26	10011634	UNIVERSAL PROTECTION SER	650701	CITY JAIL CONT/JULY-2	0.00	20,614.48
1011	437535	08/26/26	10011634	UNIVERSAL PROTECTION SER	650308	CITY JAIL CONT/JULY-2	0.00	25,195.90
TOTAL CHECK							0.00	45,810.38
1011	437536	08/26/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	RETAINER/JUNE-26	0.00	22,500.00
1011	437536	08/26/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	BUTTERFLY#2 EXC/JUN26	0.00	231.00
1011	437536	08/26/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	SPEC.LEGAL SVC/JUNE26	0.00	1,399.69
1011	437536	08/26/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	GEN LAW COST/JUNE-26	0.00	2,202.80
1011	437536	08/26/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	EXCESS HRS/JUNE-26	0.00	3,444.00
TOTAL CHECK							0.00	29,777.49
1011	437537	08/26/26	00006012	AMBIUS INC	275405	INT. PLANT MT/AUG-26	0.00	118.48
1011	437537	08/26/26	00006012	AMBIUS INC	275305	INT. PLANT MT/AUG-26	0.00	118.48
1011	437537	08/26/26	00006012	AMBIUS INC	170670	PLANT SERVICE/JULY-26	0.00	372.02
TOTAL CHECK							0.00	608.98
1011	437538	08/26/26	10015260	VIOLETA C. AMURAO	11	RF/B-25-1003 WASTE	0.00	2,250.00
1011	437539	08/26/26	00005384	ANDY GUMP, INC	860810	RESTROOM SVC	0.00	322.69
1011	437539	08/26/26	00005384	ANDY GUMP, INC	860810	RESTROOM SVC	0.00	60.50
TOTAL CHECK							0.00	383.19
1011	437540	08/26/26	00009015	TAJEN GRAPHICS, INC	275210	PARK BANNERS	0.00	913.50
1011	437540	08/26/26	00009015	TAJEN GRAPHICS, INC	275205	ARTIST POSTERS	0.00	104.40
TOTAL CHECK							0.00	1,017.90
1011	437541	08/26/26	10000513	APPLIED CONCEPTS INC	550502	PTS/LABOR REPAIR	0.00	1,955.81
1011	437542	08/26/26	10015237	ARRIOLA, BRYANA	52	UB REFUND	0.00	148.76
1011	437543	08/26/26	10014930	ARTS ORANGE COUNTY	190072	CULTURE MSTR/JULY-26	0.00	8,333.33
1011	437544	08/26/26	10015255	FARID AWAD	550502	RF/277126535 05/07/26	0.00	48.00
1011	437545	08/26/26	10008010	AXON ENTERPRISE, INC.	650103	ACCEL 2027 4/19-22/27	0.00	649.00
1011	437545	08/26/26	10008010	AXON ENTERPRISE, INC.	650201	ACCEL 2027 4/19-22/27	0.00	649.00
1011	437545	08/26/26	10008010	AXON ENTERPRISE, INC.	650208	ACCEL 2027 4/19-22/27	0.00	1,298.00
TOTAL CHECK							0.00	2,596.00
1011	437546	08/26/26	10005463	RICARDO AYALA	77	PMT#1 RET.	0.00	-1,349.25
1011	437546	08/26/26	10005463	RICARDO AYALA	170670	COM CT BASEMENT/FINAL	0.00	26,985.00
TOTAL CHECK							0.00	25,635.75

SELECTION CRITERIA: transact.trans_date between '20260813 00:00:00.000' and '20260826 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437547	08/26/26	10005463	RICARDO AYALA	77	COM CT BASEMENT/RET.	0.00	1,349.25
1011	437548	08/26/26	00006700	B L WALLACE DISTRIBUTOR	352363	METER LIDS	0.00	390.22
1011	437549	08/26/26	10014709	BADGER METER, INC	452410	#PP-5C 70826-001 POWE	110.25	1,370.25
1011	437549	08/26/26	10014709	BADGER METER, INC	452410	SHIPPING	0.00	115.00
TOTAL CHECK							110.25	1,485.25
1011	437550	08/26/26	10004407	JOHN MICHAEL BAIR	650403	REIMB/CRPOA 6/25/26	0.00	145.50
1011	437551	08/26/26	10007722	SELF INSURED SERVICES CO	73	LTD & LIFE INS/JUL-26	0.00	4,176.56
1011	437551	08/26/26	10007722	SELF INSURED SERVICES CO	73	LTD & LIFE INS/JUL-26	0.00	6,915.46
TOTAL CHECK							0.00	11,092.02
1011	437552	08/26/26	10013308	BEHAVIOR ANALYSIS TRAINI	650208	INT/INTER. 11/9-13/26	0.00	575.00
1011	437553	08/26/26	10007005	DAVID BERNAL	650208	NARC SPEC 9/21-25/26	0.00	780.00
1011	437554	08/26/26	10014783	BEST ROOFER LA	11	REF/RF-26-186	0.00	294.00
1011	437555	08/26/26	10014363	BLUE TRITON BRANDS, INC	170670	BOTTLED WATER SVC	0.00	1,265.97
1011	437556	08/26/26	10015244	BOUCHER, DAVID M.	52	UB REFUND	0.00	6.83
1011	437557	08/26/26	10008940	BOUND TREE MEDICAL LLC	650208	POWERHEART G5 AED INTE	139.98	1,739.78
1011	437557	08/26/26	10008940	BOUND TREE MEDICAL LLC	650208	POWERHEART G5 AED INTE	420.00	5,219.90
1011	437557	08/26/26	10008940	BOUND TREE MEDICAL LLC	650208	FREIGHT	0.00	6.54
TOTAL CHECK							559.98	6,966.22
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	731150	#OGIO5 - MEN'S DIESEL	3.85	47.85
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	731150	#OG105 - NAVY CALIBER	3.85	47.85
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	105105	SHIRTS	0.00	54.38
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	352363	#K469 = SPORT-TEX POLO	24.06	299.06
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	352363	#STC22 = SPORT TEX HAT	52.50	652.50
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	352363	2X UPCHARGE	1.93	23.93
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	352363	3X UP CHARGE	3.50	43.50
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	160410	#K620 - PORT AUTHORITY	0.00	30.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	352363	#PC61P = LT. BLUE SHO	29.75	369.75
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	352363	#PC61LS = LT. BLUE LON	14.44	179.44
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	101101	#STC22 - SPORT TEK FLE	15.75	195.75
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	105105	#L568 - LADIES COTTON	2.19	27.19
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	160410	#LK200 - PORT AUTHORIT	0.00	25.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	160410	#LK200 - PORT AUTHORIT	0.00	50.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	160410	#K500 - PORT AUTHORITY	0.00	25.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	160410	#K500 - PORT AUTHORITY	0.00	25.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	160410	#K620 - PORT AUTHORITY	0.00	30.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	160410	#K420 - PORT AUTHORITY	0.00	30.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	160410	SALES TAX	0.00	18.81
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	275210	200 SILK SCREEN PRINTE	0.00	1,050.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	275210	UPCHARGE 2XL	0.00	30.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	275210	UPCHARGE 3XL	0.00	40.00
1011	437558	08/26/26	00000011	MANHATTAN STITCHING COMP	275210	SALES TAX	0.00	128.63

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							151.82	3,423.64
1011	437559	08/26/26	00000759	BUENA PARK PLAQUE & TROP	275110	PLAQUE	0.00	20.66
1011	437559	08/26/26	00000759	BUENA PARK PLAQUE & TROP	170670	NAME PLATES	0.00	26.05
TOTAL CHECK							0.00	46.71
1011	437560	08/26/26	00008501	BUENA PARK SCHOOL DISTRI	105105	2026 YT MICROGRANT	0.00	999.00
1011	437561	08/26/26	00000021	CALIF FORENSIC PHLEBOTOM	650402	BLOOD DRAWS	0.00	3,089.21
1011	437562	08/26/26	10011341	CALIF. ASSOC.OF TACTICAL	650407	CATO CF-26 12/1-3/26	0.00	2,500.00
1011	437563	08/26/26	10009178	CENTRAL SQUARE TECHNOLOG	190062	COGOS TRAING/JUNE-26	0.00	270.00
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR BUENA PARK G	0.00	781.25
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR URBAN AIR EX	0.00	1,625.00
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR BUENA PARK G	0.00	781.25
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR DISCOVERY CU	0.00	2,125.00
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR BUENA PARK G	0.00	781.25
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR WILD RIVERS	0.00	2,437.50
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR BUENA PARK G	0.00	781.25
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR AQUARIUM OF	0.00	2,250.00
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR BUENA PARK G	0.00	781.25
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR KNOTTS BERRY	0.00	1,250.00
1011	437564	08/26/26	00000861	CENTRALIA SCHOOL DISTRIC	275130	BUSES FOR BOLSA CHICA	0.00	2,187.50
TOTAL CHECK							0.00	15,781.25
1011	437565	08/26/26	10012931	CHARTER COMMUNICATIONS	650302	187624701 AUG-26	0.00	466.77
1011	437566	08/26/26	10012931	CHARTER COMMUNICATIONS	170670	18870701 AUG-26	0.00	832.97
1011	437567	08/26/26	10012931	CHARTER COMMUNICATIONS	650302	188676101 AUG-26	0.00	1,134.00
1011	437568	08/26/26	10012931	CHARTER COMMUNICATIONS	650302	188676401 AUG-26	0.00	13.47
1011	437569	08/26/26	10012931	CHARTER COMMUNICATIONS	170670	188676501 AUG-26	0.00	832.97
1011	437570	08/26/26	10012931	CHARTER COMMUNICATIONS	275305	222866301 AUG-26	0.00	1,099.00
1011	437571	08/26/26	10012931	CHARTER COMMUNICATIONS	106132	238207201 AUG-26	0.00	540.00
1011	437572	08/26/26	10007941	CHARTER COMMUNICATIONS H	650404	8448400240089222	0.00	12.41
1011	437573	08/26/26	10009628	CHICAGO TITLE COMPANY	732031	PIRT/CRUZ HIP252610	0.00	100.00
1011	437574	08/26/26	10012763	CHARLES F. CELANO JR.	650201	SUCCESSION PL 8/17/26	0.00	175.00
1011	437574	08/26/26	10012763	CHARLES F. CELANO JR.	650208	SUCCESSION PL 8/17/26	0.00	175.00
TOTAL CHECK							0.00	350.00
1011	437575	08/26/26	10015257	VIVIAN CHO	11	REF DEPOSIT#R13765	0.00	500.00
1011	437576	08/26/26	10015261	HEUNG SOP CHON	11	RF/RF-26-198 WASTE	0.00	450.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437577	08/26/26	10015246	CHUN, MYUNG HO	52	UB REFUND	0.00	7.89
1011	437578	08/26/26	10011435	CLEAN DIESEL SPECIALISTS	171710	SMOG CHECK	0.00	195.43
1011	437579	08/26/26	00005774	THE CODE GROUP, INC.	731150	PLAN CK SVCS/JULY-26	0.00	1,312.50
1011	437580	08/26/26	10006011	COMMERCIAL CONTROLS CORP	650303	PD ACCESS/AUG-26	0.00	2,400.00
1011	437581	08/26/26	00010548	CORELOGIC INFORMATION SO	631140	REALQUEST/JULY-26	0.00	347.00
1011	437582	08/26/26	10012192	COSTAR REALTY INFORMATIO	632110	INV.AUG-26	0.00	482.97
1011	437583	08/26/26	00009781	CSULB FOUNDATION	650208	BKGR.INV 9/21-24/26	0.00	473.00
1011	437584	08/26/26	00005287	CALIFORNIA WATER ENVIRON	452410	RENEW/MARCO MARTINEZ	0.00	118.00
1011	437585	08/26/26	10015262	DALE'S ROOFING INC.	11	REF/RF-26-72 WASTE	0.00	1,813.50
1011	437586	08/26/26	10014926	DIAZ TOP ROOFING SERVICE	11	REF/RF-26-195 WASTE	0.00	562.29
1011	437587	08/26/26	10015090	MAKENZIE DOWLIN	275150	SCOREKEEP 8/1-14/26	0.00	51.00
1011	437588	08/26/26	10015182	DUONG, XUAN HUU	52	UB REF/AUG-26	0.00	35.00
1011	437589	08/26/26	10014561	EDGESOFT, INC	190062	SOFTWARE SUBS/AUG-26	0.00	8,164.00
1011	437589	08/26/26	10014561	EDGESOFT, INC	190062	SOFTWARE SUBS/JULY-26	0.00	7,000.00
1011	437589	08/26/26	10014561	EDGESOFT, INC	190062	SOFTWARE SUBS/JUNE-26	0.00	23,875.00
1011	437589	08/26/26	10014561	EDGESOFT, INC	190062	SOFTWARE SUBS/JULY-26	0.00	12,000.00
TOTAL CHECK							0.00	51,039.00
1011	437590	08/26/26	10002187	ENGINEERING RESOURCES OF	590185	KNOTT REHAB/JULY-26	0.00	2,390.00
1011	437591	08/26/26	00000797	MARIA ESQUETINI	650404	APCO-26 CF 8/2-5/26	0.00	253.46
1011	437592	08/26/26	10013499	EWING IRRIGATION PRODUCT	860810	IRRIGATION	0.00	1,334.55
1011	437592	08/26/26	10013499	EWING IRRIGATION PRODUCT	860810	IRRIGATION	0.00	51.60
TOTAL CHECK							0.00	1,386.15
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	BLADES	0.00	71.97
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FREON, RADIATOR	0.00	495.93
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	STOCK ORDER	0.00	452.63
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	ROTOR/PADS	0.00	458.26
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FILTERS	0.00	126.29
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	HOSE	0.00	41.51
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	MOTOR OIL	0.00	73.18
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	STOCK ORDER	0.00	529.82
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	MOTOR OIL	0.00	36.59
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	STOCK ORDER	0.00	246.25
1011	437593	08/26/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FILTERS	0.00	71.86
TOTAL CHECK							0.00	2,604.29

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437594	08/26/26	10005104	FERGUSON ENTERPRISES, IN	170670	HARDWARE	0.00	208.93
1011	437595	08/26/26	10006064	FEWER FIRES, LLC	170670	FIRE EXTINGUISHER SVC	0.00	854.50
1011	437596	08/26/26	10007059	FIVESTAR RUBBER STAMP ET	160105	S. SHIRAKAWA BADGE	0.00	18.94
1011	437596	08/26/26	10007059	FIVESTAR RUBBER STAMP ET	275110	BADGES	0.00	13.27
1011	437596	08/26/26	10007059	FIVESTAR RUBBER STAMP ET	275105	BADGES	0.00	26.55
1011	437596	08/26/26	10007059	FIVESTAR RUBBER STAMP ET	101101	BADGES	0.00	33.51
TOTAL CHECK							0.00	92.27
1011	437597	08/26/26	10013189	FLOCK GROUP INC.	650605	FLOCK SAFETY LPR	0.00	22,500.00
1011	437597	08/26/26	10013189	FLOCK GROUP INC.	650701	FLOCK SAFETY LPR	0.00	1,500.00
TOTAL CHECK							0.00	24,000.00
1011	437598	08/26/26	10003190	FOOD 4 LESS	275210	CRAFT SUPPLIES	0.00	19.68
1011	437598	08/26/26	10003190	FOOD 4 LESS	275605	SUPPLIES WINGS	0.00	8.61
1011	437598	08/26/26	10003190	FOOD 4 LESS	275405	SUPPLIES BPCC	0.00	51.24
1011	437598	08/26/26	10003190	FOOD 4 LESS	275605	SUPPLIES WINGS	0.00	108.49
1011	437598	08/26/26	10003190	FOOD 4 LESS	275305	SUPPLIES SSS	0.00	36.96
1011	437598	08/26/26	10003190	FOOD 4 LESS	275305	SUPPLIES SSS	0.00	187.88
1011	437598	08/26/26	10003190	FOOD 4 LESS	275310	BINGO PRIZES	0.00	184.83
TOTAL CHECK							0.00	597.69
1011	437599	08/26/26	10001966	FORENSIC NURSE SPECIALIS	650402	2619262,2620169,1403	0.00	4,100.00
1011	437599	08/26/26	10001966	FORENSIC NURSE SPECIALIS	650402	ASSAULT#2627158 JUL26	0.00	1,700.00
1011	437599	08/26/26	10001966	FORENSIC NURSE SPECIALIS	650402	#2615584,7978,8686	0.00	4,100.00
1011	437599	08/26/26	10001966	FORENSIC NURSE SPECIALIS	650402	ASSAULT#2605084	0.00	1,700.00
1011	437599	08/26/26	10001966	FORENSIC NURSE SPECIALIS	650402	2621639,2622194	0.00	3,400.00
TOTAL CHECK							0.00	15,000.00
1011	437600	08/26/26	10015074	LAURA FOUST	105105	2026 BP YT MICROGRANT	0.00	250.00
1011	437601	08/26/26	00001095	FRANCHISE TAX BOARD	73	DED:0071 MISC	0.00	617.45
1011	437602	08/26/26	10002147	FUJITEC AMERICA, INC.	170670	ELEVATOR MAINT	0.00	478.53
1011	437603	08/26/26	00000046	FULLER ENGINEERING INC	352363	CL2 KNOTT	0.00	222.42
1011	437603	08/26/26	00000046	FULLER ENGINEERING INC	352363	CL2 CABALLERO	0.00	330.89
1011	437603	08/26/26	00000046	FULLER ENGINEERING INC	352363	CL2 FREEWAY	0.00	361.89
1011	437603	08/26/26	00000046	FULLER ENGINEERING INC	352363	CL2 LINDEN	0.00	1,116.63
1011	437603	08/26/26	00000046	FULLER ENGINEERING INC	352363	CL2 BOISSERANC	0.00	1,535.05
TOTAL CHECK							0.00	3,566.88
1011	437604	08/26/26	00006581	FURLONG & FURLONG ASSOC	352267	BP-030 RETURN CHECK NO	27.56	342.56
1011	437604	08/26/26	00006581	FURLONG & FURLONG ASSOC	352267	FREIGHT	0.00	42.10
TOTAL CHECK							27.56	384.66
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	275135	BATTERIES	0.00	36.95
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	82.07
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	148.88
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	374.07
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	170670	PLUMBING	0.00	32.59

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	545.48
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	560231	SIGN SHOP SUPPLIES	0.00	18.66
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	560640	NAILS	0.00	20.65
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	560640	CONCRETE MIX	0.00	29.33
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	154.74
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	350.96
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	275150	MARSHAL SUPPLIES	0.00	19.55
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	352570	REPAIR PARTS CCTV VAN	0.00	97.82
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	106.14
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	76.09
1011	437605	08/26/26	00002166	GANAHL LUMBER CORP	275125	MOVIES SUPPLIES	0.00	10.85
TOTAL CHECK							0.00	2,104.83
1011	437606	08/26/26	00006843	KEVIN GANO	650208	SLI CL#581 9/17-19/26	0.00	468.00
1011	437607	08/26/26	00008590	ALEJANDRO GONZALEZ	160110	TRAIN SUBSIDY/JULY-26	0.00	125.00
1011	437608	08/26/26	10006406	GRAFIX SYSTEMS	171710	DECAL INSTALL	0.00	1,487.66
1011	437609	08/26/26	00000055	GRAINGER INC	170670	HARDWARE PD JAIL	0.00	66.94
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	HDPE FOOT REST	63.00	783.00
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	BEARING 6007 PENDULUM	12.25	152.25
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SGR022 RING E CLIP	0.88	10.88
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	TOUCHUP PAINT LP021821	3.06	38.06
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	TOUCHUP PAINT LP120109	3.06	38.06
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SGR026 BUTTON HEAD BOL	3.50	43.50
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SPLIT WASHER M10	0.70	8.70
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	FLAT WASHER M10	0.70	8.70
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	EQUIPMENT DECAL	10.50	130.50
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	LOCTITE THREADLOCKING	0.44	5.44
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SHIPPING AND HANDLING	2.19	27.19
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	BACK REST SUPPORT	41.98	521.98
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	NYLOCK NUT	1.75	21.75
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	BUTTONHEAD BOLT	1.75	21.75
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	HDPE NUT CAP BASE	2.63	32.63
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	HDPE NUT CAP COVER	2.63	32.63
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	BEARING 6007 PENDULUM	12.25	152.25
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SGR022 STOP KEY PIN	5.25	65.25
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SGR022 RING E CLIP	0.88	10.88
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	TOUCHUP PAINT LP021821	3.06	38.06
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	TOUCHUP PAINT LP120109	3.06	38.06
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SGR042 SEAT BAR	17.94	222.94
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SGR026 BARREL NUT	2.63	32.63
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SGR026 MT026 PHILIPS H	0.88	10.88
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	HDPE ARM REST	25.20	313.20
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	BUTTON HEAD BOLT	1.75	21.75
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SGR026 BUTTON HEAD BOL	3.50	43.50
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	HDPE SINGLE FOOT REST	63.00	783.00
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SPLIT WASHER	1.40	17.40
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	FLAT WASHER	1.40	17.40
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	LOCTITE THREADLOCKING	0.44	5.44

SELECTION CRITERIA: transact.trans_date between '20260813 00:00:00.000' and '20260826 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SHIPPING AND HANDLING	3.06	38.06
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	HDPE CURVED BACK REST	56.71	704.71
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	HDPE HALF CIRCLE SEAT	37.80	469.80
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	RUBBER STOPPER	7.00	87.00
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SELF TAPPING SCREW	1.75	21.75
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	TOUCHUP PAINT LP021821	3.06	38.06
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	TOUCHUP PAINT LP120109	3.06	38.06
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	HDPE FOOT REST	31.50	391.50
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	BUTTON HEAD BOLT	1.75	21.75
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	HDPE SGR022 DOUBLE FOO	31.50	391.50
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	LOCTITE THREADLOCKING	0.44	5.44
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SPLIT WASHER M10	2.10	26.10
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	FLAT WASHER M10	2.10	26.10
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	BUTTON HEAD BOLT	8.75	108.75
1011	437610	08/26/26	10006273	GREENFIELDS OUTDOOR FITN	860810	SHIPPING AND HANDLING	3.06	38.06
TOTAL CHECK							487.30	6,056.30
1011	437611	08/26/26	00005680	CINDY GRISWOLD	275405	CPR/1ST AID AUG-26	0.00	69.16
1011	437612	08/26/26	10000124	HARDY & HARPER INC	52	RF/WTR MTR#00-104-00	0.00	2,000.00
1011	437613	08/26/26	10012288	HASA INC.	860820	CHEMICALS	0.00	2,087.51
1011	437613	08/26/26	10012288	HASA INC.	860820	CHEMICALS	0.00	37.70
1011	437613	08/26/26	10012288	HASA INC.	860820	CHEMICALS	0.00	90.02
1011	437613	08/26/26	10012288	HASA INC.	860820	POOL SERVICE	0.00	950.00
1011	437613	08/26/26	10012288	HASA INC.	860820	POOL SERVICE	0.00	1,650.00
1011	437613	08/26/26	10012288	HASA INC.	860820	CHEMICALS	0.00	1,394.94
1011	437613	08/26/26	10012288	HASA INC.	860820	CHEMICALS	0.00	1,868.67
1011	437613	08/26/26	10012288	HASA INC.	860820	CHEMICALS	0.00	1,350.15
TOTAL CHECK							0.00	9,428.99
1011	437614	08/26/26	10012247	THE HILLER COMPANIES, IN	106131	FIRE ALARM INSPECTION	0.00	1,000.00
1011	437615	08/26/26	10015258	FORTINO HERNANDEZ-RAYMUN	875805	REF DEPOSIT#R13529	0.00	-100.00
1011	437615	08/26/26	10015258	FORTINO HERNANDEZ-RAYMUN	11	REF DEPOSIT#R13529	0.00	500.00
TOTAL CHECK							0.00	400.00
1011	437616	08/26/26	10013659	HI STANDARD AUTOMOTIVE,	650701	UPFITTING VEH/JULY-26	0.00	7,897.09
1011	437616	08/26/26	10013659	HI STANDARD AUTOMOTIVE,	171710	UPFITTING VEH/JULY-26	0.00	7,897.10
TOTAL CHECK							0.00	15,794.19
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	170670	MAINT TOOLS	0.00	210.39
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	170670	MAINT MATERIAL	0.00	57.71
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	560640	PVC CUTTER	0.00	51.66
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	560640	SUPPLIES	0.00	39.64
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	560640	SUPPLIES	0.00	6.42
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	97.90
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	103.31
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	35.60
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	170670	DOOR STOPS	0.00	113.72
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	645.42
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860815	GRAFFITI	0.00	142.74

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	151.95
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	169.99
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	240.22
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860815	GRAFFITI	0.00	209.53
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	160.20
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	296.45
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	860815	GRAFFITI	0.00	140.70
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	170670	PLUMBING	0.00	303.18
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	170670	PLUMBING	0.00	159.76
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	170670	WATER DISPENSER	0.00	585.73
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	170670	WATER DISPENSER	0.00	782.96
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	560640	SUPPLIES	0.00	505.35
1011	437618	08/26/26	00000057	HOME DEPOT / GECF	170670	APPLIANCE	0.00	400.20
TOTAL CHECK							0.00	5,610.73
1011	437619	08/26/26	10013205	CONNIE HURTADO	275145	SOFTWARE SCHEDULING	0.00	137.90
1011	437620	08/26/26	10012486	IDI, LLC	650605	ONLINE FLT RATE/JUL26	0.00	27.50
1011	437620	08/26/26	10012486	IDI, LLC	650605	ONLINE FLT RATE/FEB26	0.00	27.50
1011	437620	08/26/26	10012486	IDI, LLC	650605	ONLINE FLT RATE/MAY26	0.00	27.50
1011	437620	08/26/26	10012486	IDI, LLC	650605	ONLINE FLT RATE/MAR26	0.00	27.50
1011	437620	08/26/26	10012486	IDI, LLC	650605	ONLINE FLT RATE/APR26	0.00	27.50
1011	437620	08/26/26	10012486	IDI, LLC	650605	ONLINE FLT RATE/JUN26	0.00	27.50
TOTAL CHECK							0.00	165.00
1011	437621	08/26/26	10008985	INDEPENDENT	731120	LEGAL NOTICE	0.00	260.00
1011	437621	08/26/26	10008985	INDEPENDENT	731120	LEGAL NOTICE	0.00	340.00
1011	437621	08/26/26	10008985	INDEPENDENT	115115	NOTICE OF CANCEL-D1	0.00	295.00
1011	437621	08/26/26	10008985	INDEPENDENT	731120	00166105 LEGAL NOTICE	0.00	310.00
TOTAL CHECK							0.00	1,205.00
1011	437622	08/26/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BATTERIES	0.00	545.60
1011	437622	08/26/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BATTERY STOCK	0.00	574.24
1011	437622	08/26/26	00009561	TRADITIONAL AUTO SUPPLY	171710	LOCK	0.00	162.35
1011	437622	08/26/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BATTERY	0.00	172.91
TOTAL CHECK							0.00	1,455.10
1011	437623	08/26/26	00000042	JOHN B EWLES INC	560210	10 WHEEL DUMP	0.00	900.00
1011	437623	08/26/26	00000042	JOHN B EWLES INC	560210	TEN WHEELER DUMP	0.00	450.00
TOTAL CHECK							0.00	1,350.00
1011	437624	08/26/26	10002722	JOHNSON CONTROLS SECURIT	170670	ALARM MONITORING	0.00	598.60
1011	437624	08/26/26	10002722	JOHNSON CONTROLS SECURIT	170670	ALARM MONITORING	0.00	1,309.75
TOTAL CHECK							0.00	1,908.35
1011	437625	08/26/26	00000674	RICHARD D. JONES A PROF.	107420	PROFESSIONAL SVCS.	0.00	2,040.00
1011	437625	08/26/26	00000674	RICHARD D. JONES A PROF.	107420	SULLIVAN	0.00	3,390.00
1011	437625	08/26/26	00000674	RICHARD D. JONES A PROF.	107420	PROFESSIONAL SVCS.	0.00	150.00
1011	437625	08/26/26	00000674	RICHARD D. JONES A PROF.	107420	SULLIVAN	0.00	734.55
1011	437625	08/26/26	00000674	RICHARD D. JONES A PROF.	107420	PROFESSIONAL SVCS.	0.00	1,890.00
1011	437625	08/26/26	00000674	RICHARD D. JONES A PROF.	631140	6121 HOMEWOOD JUL-26	0.00	80.00
1011	437625	08/26/26	00000674	RICHARD D. JONES A PROF.	631140	8732 WESTERN/JULY-26	0.00	100.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437625	08/26/26	00000674	RICHARD D. JONES A PROF.	631140	5832 DARLINGTON/JUL26	0.00	1,154.61
1011	437625	08/26/26	00000674	RICHARD D. JONES A PROF.	631140	CODE ENF/JULY-26	0.00	1,710.00
TOTAL CHECK							0.00	11,249.16
1011	437626	08/26/26	10015205	J-P ROOFING CONTRACTORS	11	REF/RF-26-124	0.00	1,355.64
1011	437626	08/26/26	10015205	J-P ROOFING CONTRACTORS	11	REF/RF-26-165	0.00	1,500.81
TOTAL CHECK							0.00	2,856.45
1011	437627	08/26/26	10009778	KING ROOFING	11	REF/RF-26-189	0.00	562.35
1011	437628	08/26/26	10014804	KLINEDINST PC	110105	BUTTERFLY ET AL/JUN26	0.00	1,015.00
1011	437629	08/26/26	10015239	ROGER KUZURA	11	RF#E26-166/8311 WASH	0.00	100.00
1011	437629	08/26/26	10015239	ROGER KUZURA	11	RF#E26-0221/8311 WASH	0.00	100.00
TOTAL CHECK							0.00	200.00
1011	437630	08/26/26	10006304	SCOTT KVENBO	352363	REIMB/CROSS CON/AUG26	0.00	140.00
1011	437631	08/26/26	00001657	LIEBERT CASSIDY WHITMORE	121110	GENERAL/JULY-26	0.00	142.50
1011	437631	08/26/26	00001657	LIEBERT CASSIDY WHITMORE	121110	ADVICE RE DICIP/JUL26	0.00	9,825.00
1011	437631	08/26/26	00001657	LIEBERT CASSIDY WHITMORE	121110	SPEC.COMP.REV/JULY-26	0.00	902.50
TOTAL CHECK							0.00	10,870.00
1011	437632	08/26/26	00003160	ADOLPH KIEFER & ASSOCIAT	275125	FITNESS BELLS	0.00	130.50
1011	437633	08/26/26	10012952	LOOPNET	632110	LOOPNET/AUG-26	0.00	111.96
1011	437634	08/26/26	10015240	TIMMY LUC	11	RF#E26-0202/8219 JOSH	0.00	100.00
1011	437635	08/26/26	00000077	LU'S LIGHTHOUSE INC	171710	AMBER/CLEAR BULBS	0.00	273.22
1011	437635	08/26/26	00000077	LU'S LIGHTHOUSE INC	171710	LIGHT BULBS	0.00	29.58
1011	437635	08/26/26	00000077	LU'S LIGHTHOUSE INC	171710	AMBER/CLEAR LIGHTS	0.00	660.81
1011	437635	08/26/26	00000077	LU'S LIGHTHOUSE INC	171710	LAMP BULBS	0.00	35.47
1011	437635	08/26/26	00000077	LU'S LIGHTHOUSE INC	171710	STOCK ORDER	0.00	49.90
1011	437635	08/26/26	00000077	LU'S LIGHTHOUSE INC	171710	WIPER BLADES	0.00	318.33
TOTAL CHECK							0.00	1,367.31
1011	437636	08/26/26	10012925	THE JAY PARTICLE LLC	275120	MAD SCIENCE/AUG-26	0.00	500.08
1011	437637	08/26/26	00000092	MCMASTER CARR SUPPLY CO	352363	LINDEN WELL REPAIR	0.00	18.96
1011	437637	08/26/26	00000092	MCMASTER CARR SUPPLY CO	352363	RACK FOR LINDEN	0.00	419.72
TOTAL CHECK							0.00	438.68
1011	437638	08/26/26	00003714	METRO FLUID CONNECTORS I	171710	CYLINDER REBUILD	0.00	526.83
1011	437638	08/26/26	00003714	METRO FLUID CONNECTORS I	860815	GRAFFITI	0.00	259.58
TOTAL CHECK							0.00	786.41
1011	437639	08/26/26	00000088	MITCHELL BROTHERS CORP	860810	STEP REPAIR	0.00	321.00
1011	437640	08/26/26	10001962	MITSUBISHI ELECTRIC & EL	170670	ELEVATOR MAINT	0.00	458.25
1011	437641	08/26/26	10014024	ANIL G. PATEL & KIRAN A.	732044	CHELSEA HALLAMAN	0.00	400.00

SELECTION CRITERIA: transact.trans_date between '20260813 00:00:00.000' and '20260826 00:00:00.000'
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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437642	08/26/26	10008235	MOTOROLA SOLUTIONS, INC.	650701	HANDHELDS/JULY-26	0.00	817.74
1011	437642	08/26/26	10008235	MOTOROLA SOLUTIONS, INC.	650701	HANDHELDS/JULY-26	0.00	65,666.73
TOTAL CHECK							0.00	66,484.47
1011	437643	08/26/26	10015241	LUCIA NATALE	11	RF#E26-0210/8385 CHOP	0.00	100.00
1011	437644	08/26/26	10013078	NETFILE, INC	115110	SUBSCRIPTION FY26-27	0.00	4,900.00
1011	437645	08/26/26	10015259	NYESHA NEWSOME	275405	REF/DEPOSIT#R13720	0.00	-100.00
1011	437645	08/26/26	10015259	NYESHA NEWSOME	11	REF/DEPOSIT#R13720	0.00	500.00
TOTAL CHECK							0.00	400.00
1011	437646	08/26/26	10012790	OC RECON, INC.	171710	FENDER REPAIR	0.00	600.00
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	452410	#B4174-B12: H2O BARRIE	30.98	384.98
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	452410	#B5296-B8: H2O 5FT WAT	27.13	337.13
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	452410	#A1088-B24: TERMINATOR	36.73	456.73
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	452410	#B4032-EA: TRACER YELL	5.52	68.52
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	352570	FREIGHT	0.00	41.52
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	352570	#MM5091 FOLDING RECHA	8.66	107.66
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	352570	#MM5080 - MASER PRO CO	14.79	183.79
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	352570	#MM5070 - MASTER TASK	16.98	210.98
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	352570	#MM5090 - CONVERTIBLE	15.66	194.66
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	352570	#MM5079 - ALUMINUM REC	6.92	85.92
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	352570	FREIGHT	0.00	23.24
1011	437647	08/26/26	00007185	OMEGA INDUSTRIAL SUPPLY	352570	#MM5089-EA ULTRA BRIG	42.43	527.43
TOTAL CHECK							205.80	2,622.56
1011	437648	08/26/26	10007787	HBV ENTERPRISES, INC.	171710	HEADLAMP ASY	0.00	646.93
1011	437649	08/26/26	10014422	ONWARD ENGINEERING	290153	SCE CORRIDOR/JULY-26	0.00	2,100.00
1011	437650	08/26/26	10003520	ORANGE COUNTY HEALTH CAR	160105	HAZ MAT DISCLOS 26-27	0.00	644.00
1011	437651	08/26/26	00007482	ORANGE COUNTY SANITATION	352567	Q4 FY25-26 FOG/BMP	0.00	866.22
1011	437652	08/26/26	00007482	ORANGE COUNTY SANITATION	11	CONNECT FEE/JULY-26	0.00	7,706.22
1011	437653	08/26/26	10015001	ORRAVAN MECHANICAL, INC	170670	CITY HALL HVAC REPAIR	0.00	2,310.23
1011	437653	08/26/26	10015001	ORRAVAN MECHANICAL, INC	170670	PD HVAC REPAIRS	0.00	2,322.87
1011	437653	08/26/26	10015001	ORRAVAN MECHANICAL, INC	170670	RUTH WALP HVAC REPAIR	0.00	2,712.89
1011	437653	08/26/26	10015001	ORRAVAN MECHANICAL, INC	170670	YARD HVAC REPAIRS	0.00	3,561.36
1011	437653	08/26/26	10015001	ORRAVAN MECHANICAL, INC	170670	RUTH WALP HVAC REPAIR	0.00	7,506.60
1011	437653	08/26/26	10015001	ORRAVAN MECHANICAL, INC	170670	CITY HALL HVAC REPAIR	0.00	2,193.45
1011	437653	08/26/26	10015001	ORRAVAN MECHANICAL, INC	170670	SENIOR CTR HVAC REPAI	0.00	1,520.00
1011	437653	08/26/26	10015001	ORRAVAN MECHANICAL, INC	170670	RUTH WALP AC CIRCUIT	0.00	2,632.10
1011	437653	08/26/26	10015001	ORRAVAN MECHANICAL, INC	170670	SENIOR CTR HVAC REPAI	0.00	6,771.60
TOTAL CHECK							0.00	31,531.10
1011	437654	08/26/26	10015242	PARADISE CONSTRUCTION IN	11	RF/B-25-1477/5651 DOL	0.00	1,800.00

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ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437655	08/26/26	00004215	PEST OPTIONS INC	560640	WEED/PEST CONTROL	0.00	4,203.00
1011	437656	08/26/26	00001804	PETRA GEOSCIENCES, INC	731150	BLDG PL CK SVC/AUG-26	0.00	1,216.00
1011	437657	08/26/26	10015263	LOGAN PLECHNER	352363	REIMB/BOOT ALLOWANCE	0.00	237.53
1011	437658	08/26/26	00007832	PLUMBERS DEPOT INC	452410	QUOTE 35707	341.25	4,241.25
1011	437658	08/26/26	00007832	PLUMBERS DEPOT INC	452410	CHS-HH210R-D CHS-HH21	143.50	1,783.50
1011	437658	08/26/26	00007832	PLUMBERS DEPOT INC	452410	CAC-CLIP-HHFBR CREWPL	17.50	217.50
1011	437658	08/26/26	00007832	PLUMBERS DEPOT INC	452410	CAC-CLIP-HHST CREWPLE	17.50	217.50
1011	437658	08/26/26	00007832	PLUMBERS DEPOT INC	452410	CP-HSDR10-900S CREWPL	124.69	1,549.69
1011	437658	08/26/26	00007832	PLUMBERS DEPOT INC	452410	FREIGHT	0.00	75.00
TOTAL CHECK							644.44	8,084.44
1011	437659	08/26/26	10005366	POWERDMS, INC.	650701	911 SUBS/FY26-27	0.00	10,136.00
1011	437659	08/26/26	10005366	POWERDMS, INC.	650208	RENEW SUBS FY26-27	0.00	16,457.14
TOTAL CHECK							0.00	26,593.14
1011	437660	08/26/26	10005312	PRO-LINE INDUSTRIAL PROD	452410	#VS102 VANILLA SCENTE	17.66	219.49
1011	437660	08/26/26	10005312	PRO-LINE INDUSTRIAL PROD	452410	#T1015 - PRY BAR - SMA	35.26	438.28
1011	437660	08/26/26	10005312	PRO-LINE INDUSTRIAL PROD	452410	FREIGHT	0.00	73.00
TOTAL CHECK							52.92	730.77
1011	437661	08/26/26	10005682	PVP COMMUNICATIONS, CORP	550503	#LS2:901-2016 - LS2 AD	61.17	760.17
1011	437661	08/26/26	10005682	PVP COMMUNICATIONS, CORP	550503	#PVHKA-736M3R10-D/C -	27.21	338.21
1011	437661	08/26/26	10005682	PVP COMMUNICATIONS, CORP	550503	#LABOR-HK1 - HELMET KI	8.75	108.75
TOTAL CHECK							97.13	1,207.13
1011	437662	08/26/26	10001965	PYRO-COMM SYSTEMS, INC.	170670	ALARM MONITORING	0.00	135.00
1011	437663	08/26/26	10008467	QUADIENT LEASING USA, IN	126120	LEASING	0.00	712.62
1011	437664	08/26/26	10015249	R & D MOHAGANY I, LLC	52	UB REFUND	0.00	297.63
1011	437665	08/26/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	108.75
1011	437665	08/26/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	48.94
1011	437665	08/26/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	119.62
1011	437665	08/26/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	59.81
1011	437665	08/26/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	59.81
TOTAL CHECK							0.00	396.93
1011	437666	08/26/26	10008303	R.W.B. PARTY PROPS, INC.	275210	PROPS/CULTURE FEST-26	0.00	1,044.91
1011	437667	08/26/26	00001348	MULTI SERVICE TECHNOLOGY	452410	SAFETY SHOES	0.00	250.00
1011	437667	08/26/26	00001348	MULTI SERVICE TECHNOLOGY	170670	SAFETY SHOES	0.00	250.00
1011	437667	08/26/26	00001348	MULTI SERVICE TECHNOLOGY	171710	SAFETY SHOES	0.00	313.18
1011	437667	08/26/26	00001348	MULTI SERVICE TECHNOLOGY	560210	SAFETY SHOES	0.00	798.57
1011	437667	08/26/26	00001348	MULTI SERVICE TECHNOLOGY	860810	SAFETY SHOES	0.00	889.63
1011	437667	08/26/26	00001348	MULTI SERVICE TECHNOLOGY	352363	SAFETY SHOES	0.00	1,104.66
TOTAL CHECK							0.00	3,606.04
1011	437668	08/26/26	10000972	REFRIGERATION SUPPLIES D	170670	HARDWARE	0.00	246.04

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437669	08/26/26	10013940	MIGUEL RIVERA	11	REF/DEPOSIT#R13822	0.00	500.00
1011	437670	08/26/26	10000184	RJM DESIGN GROUP INC	190306	DIST.2 POCKET/JULY-26	0.00	7,056.97
1011	437670	08/26/26	10000184	RJM DESIGN GROUP INC	190303	BOISSERANC PK/JULY-26	0.00	27,158.70
TOTAL CHECK							0.00	34,215.67
1011	437671	08/26/26	00008542	GILBERT PRIETO	352363	HAZWOPER AUG & SEP-26	0.00	2,350.00
1011	437672	08/26/26	00002540	SAN BERNARDINO CNTY SHER	650407	4/21,5/12,6/23/26 TRG	0.00	312.00
1011	437673	08/26/26	00006998	SAN BERNARDINO COUNTY SH	650208	PIT UPDATE 9/8/26	0.00	1,200.00
1011	437674	08/26/26	00000924	SANTA ANA RIVER FLOOD PR	352567	SARFPA DUES FY26-27	0.00	1,300.00
1011	437675	08/26/26	00000115	SASE COMPANY INC	560211	#SC.10.020 SCARIFIER,	735.00	9,135.00
1011	437675	08/26/26	00000115	SASE COMPANY INC	560211	652.0U.MT8.81/108 DRU	0.00	0.02
1011	437675	08/26/26	00000115	SASE COMPANY INC	560211	VAC.BULL300.EBS.02 BU	546.88	6,796.88
1011	437675	08/26/26	00000115	SASE COMPANY INC	560211	SHIPPING AND HANDLING	81.70	1,015.69
TOTAL CHECK							1,363.58	16,947.59
1011	437676	08/26/26	00004970	SUSAN SAXE-CLIFFORD PHD	650105	EVAL/M.COVARUBIAS	0.00	450.00
1011	437677	08/26/26	00000412	SOUTHERN COUNTIES OIL CO	171710	UNLEADED FUEL PD	0.00	29,314.92
1011	437678	08/26/26	10015265	TATIANA SCOTT	121110	CHAIR MASSAGE	0.00	480.00
1011	437679	08/26/26	00000462	THE SHERWIN WILLIAMS	170670	PAINTING SUPPLIES	0.00	46.69
1011	437679	08/26/26	00000462	THE SHERWIN WILLIAMS	170670	PAINT	0.00	34.37
TOTAL CHECK							0.00	81.06
1011	437680	08/26/26	10014519	SHO GLOBAL ROOFING	11	REF/RF-26-204 WASTE	0.00	449.94
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	275325	W LOZANO SHOES	0.00	260.57
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	860810	M BRITO SHOES	0.00	299.68
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560640	D OTTEN SHOES	0.00	337.14
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560210	SOCKS. L. MORALES.DUP	0.00	26.85
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560210	CREDIT-L. MORALES	0.00	-346.87
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560211	G MARTINEZ SHOES	0.00	106.00
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560210	E RODRIGUEZ	0.00	186.19
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	352363	CREDIT MEMO	0.00	-286.08
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	352567	J RODRIGUEZ SHOES	0.00	5.09
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560210	K DOMINGUEZ SHOES	0.00	169.07
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	452410	J RODRIGUEZ SHOES	0.00	5.09
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560211	J RODRIGUEZ SHOES	0.00	12.73
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560211	F QUINONES SHOES	0.00	15.42
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	352363	J RODRIGUEZ SHOES	0.00	28.00
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	760310	J RODRIGUEZ SHOES	0.00	118.80
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	760310	F QUINONES SHOES	0.00	138.78
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	352363	Z ELLS SHOES	0.00	203.65
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	352363	L PLECHNER SHOES	0.00	286.08
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560211	R ADAME SHOES	0.00	85.34

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560211	S SHIRAKAWA SHOES	0.00	118.05
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560220	S SHIRAKAWA SHOES	0.00	229.15
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	160410	R ADAME SHOES	0.00	256.02
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	352363	A AYON SHOES	0.00	350.00
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560210	SHOES-L. MORALES.DUP	0.00	320.02
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560210	SOCKS-L. MORALES	0.00	26.18
1011	437682	08/26/26	10014675	GCP WW HOLDCO LLC	560210	SHOES- L. MORALES	0.00	320.02
TOTAL CHECK							0.00	3,270.97
1011	437683	08/26/26	10015264	PETER J. SHORTS	550502	REF.255123845 10/2/25	0.00	72.00
1011	437684	08/26/26	10009505	SHRED-IT, INC. USA	105105	SHREDDING	0.00	59.47
1011	437684	08/26/26	10009505	SHRED-IT, INC. USA	160105	SHREDDING	0.00	59.47
1011	437684	08/26/26	10009505	SHRED-IT, INC. USA	126120	SHREDDING	0.00	59.47
1011	437684	08/26/26	10009505	SHRED-IT, INC. USA	275105	SHREDDING	0.00	59.47
1011	437684	08/26/26	10009505	SHRED-IT, INC. USA	115110	SHREDDING	0.00	59.48
1011	437684	08/26/26	10009505	SHRED-IT, INC. USA	650302	SHREDDING	0.00	847.00
TOTAL CHECK							0.00	1,144.36
1011	437685	08/26/26	10015243	SILVESTRE ROOFING	11	REF/RF-26-182	0.00	294.00
1011	437686	08/26/26	10015056	SO CAL ROOFING SOLUTIONS	11	REF/RF-26-177	0.00	310.50
1011	437687	08/26/26	10014338	GONZALO M. VAZQUEZ	275130	DJ DANCE 09/25/26	0.00	600.00
1011	437688	08/26/26	10014833	APHAY SOUKASEUME	11	RF/B-25-928 WASTE	0.00	5,250.00
1011	437689	08/26/26	00000607	SOUTH COAST AQMD	171710	FAC ID 44795	0.00	176.41
1011	437689	08/26/26	00000607	SOUTH COAST AQMD	171710	FAC ID 44795	0.00	1,167.46
TOTAL CHECK							0.00	1,343.87
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700328836108 JULY-26	0.00	14.88
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700538655491 JULY-26	0.00	16.19
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700469810046 JULY-26	0.00	16.19
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700616459292 JULY-26	0.00	17.44
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700200352231 JULY-26	0.00	20.14
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700020523022 JULY-26	0.00	30.66
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700305176289 JULY-26	0.00	32.10
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700200211478 JULY-26	0.00	48.23
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700184714821 JULY-26	0.00	69.36
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700198918449 JULY-26	0.00	73.54
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700375175028 JULY-26	0.00	106.30
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700191556452 JULY-26	0.00	126.20
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700267785621 JULY-26	0.00	127.65
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700191979616 JULY-26	0.00	132.46
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700635037018/JULY-26	0.00	135.38
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700105327290 JULY-26	0.00	162.26
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700210324134 JULY-26	0.00	13.98
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700703534778 JULY-26	0.00	62.72
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700630477513 JULY-26	0.00	66.80
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700203730356 JULY-26	0.00	109.74
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700004759007 JULY-26	0.00	266.61

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700122023620 JULY-26	0.00	1,449.96
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700197273287 JULY-26	0.00	234.28
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700587535613 JULY-26	0.00	252.95
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	660241	700020523022 JULY-26	0.00	1,794.24
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	600000500265 JULY-26	0.00	9,799.32
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700538377326 JULY-26	0.00	19,706.31
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	700270066737 JULY-26	0.00	685.53
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700567750643 JULY-26	0.00	25.20
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700154664726 JULY-26	0.00	29.44
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700097843641 JULY-26	0.00	36.05
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700120575084 JULY-26	0.00	51.32
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700565066975 JULY-26	0.00	94.87
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700414492360 JULY-26	0.00	101.01
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700163245586 JULY-26	0.00	108.44
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700142572765 JULY-26	0.00	120.95
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700019082469 JULY-26	0.00	1,164.39
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700149751674 JULY-26	0.00	9,572.32
1011	437691	08/26/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	700214372468 JULY-26	0.00	35,784.09
TOTAL CHECK							0.00	82,659.50
1011	437692	08/26/26	10015108	SPECIALIZED ELEVATOR COR	660241	ELEVATOR MAINT	0.00	700.03
1011	437693	08/26/26	00005362	DAVE FLANAGAN	650303	SEC CAMERA MT/JUNE26	0.00	3,985.69
1011	437694	08/26/26	00001085	STAPLES CONTRACT & COMME	160105	OFFICE SUPPLIES	0.00	220.37
1011	437694	08/26/26	00001085	STAPLES CONTRACT & COMME	275105	OFFICE SUPPLIES	0.00	1,334.30
1011	437694	08/26/26	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	36.08
1011	437694	08/26/26	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	38.50
1011	437694	08/26/26	00001085	STAPLES CONTRACT & COMME	275105	OFFICE SUPPLIES	0.00	668.78
TOTAL CHECK							0.00	2,298.03
1011	437695	08/26/26	00002944	STATE CONTROLLERS OFFICE	126120	CONFIRMATION FY25-26	0.00	150.00
1011	437696	08/26/26	10015253	SUK, JOSEPH	52	UB REFUND	0.00	18.57
1011	437697	08/26/26	10013948	SWAIN SIGN INC.	170670	MARQUEE REPAIR	0.00	300.00
1011	437698	08/26/26	10004510	MELISSA TANIGUCHI	650404	APCO-26 CF 8/2-5/26	0.00	1,576.22
1011	437699	08/26/26	10009023	TIRE HUB, LLC	171710	STOCK ORDER	0.00	564.84
1011	437699	08/26/26	10009023	TIRE HUB, LLC	171710	TIRES	0.00	1,385.71
1011	437699	08/26/26	10009023	TIRE HUB, LLC	171710	TIRES	0.00	584.54
TOTAL CHECK							0.00	2,535.09
1011	437700	08/26/26	10004932	TOT LOT PROS, INC.	860810	PATCH APPROX 6 SQ FT O	0.00	4,600.00
1011	437701	08/26/26	10013886	TRALIANT OPERATING LLC	121110	WK PL VIOLENCE/AUG-26	0.00	5,433.90
1011	437702	08/26/26	10013495	TRANSTECH ENGINEERS, INC	11	7039 ORANGETHORPE	0.00	500.00
1011	437702	08/26/26	10013495	TRANSTECH ENGINEERS, INC	11	5600 CRESCENT AVE.	0.00	1,260.00
1011	437702	08/26/26	10013495	TRANSTECH ENGINEERS, INC	11	7039 ORANGETHORPE	0.00	1,840.00
1011	437702	08/26/26	10013495	TRANSTECH ENGINEERS, INC	11	5600 CRESCENT AVE	0.00	1,620.00

SELECTION CRITERIA: transact.trans_date between '20260813 00:00:00.000' and '20260826 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	5,220.00
1011	437703	08/26/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE SAFE/AUG-26	0.00	2,057.25
1011	437703	08/26/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE SAFE/AUG-26	0.00	960.00
1011	437703	08/26/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE SAFE/AUG-26	0.00	480.00
1011	437703	08/26/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE SAFE/AUG-26	0.00	1,759.50
1011	437703	08/26/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE SAFE/AUG-26	0.00	572.25
1011	437703	08/26/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE SAFE/AUG-26	0.00	741.25
1011	437703	08/26/26	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE/LIFE SAFE/AUG-26	0.00	775.00
TOTAL CHECK							0.00	7,345.25
1011	437704	08/26/26	10012511	TSG ENTERPRISES, INC	590010	SLURRY SEAL/JULY-26	0.00	462.00
1011	437705	08/26/26	10012270	UNITIS, INC.	560640	STAKES	0.00	106.88
1011	437705	08/26/26	10012270	UNITIS, INC.	560640	SUPPLIES	0.00	265.35
TOTAL CHECK							0.00	372.23
1011	437706	08/26/26	10014599	UPS SUPPLY CHAIN SOLUTIO	650302	UPS SHIPPING 7/14/26	0.00	41.64
1011	437707	08/26/26	10010301	JAVIER VENEGAS	160110	TRAIN SUBSIDY/JULY-26	0.00	125.00
1011	437708	08/26/26	10009230	VERIZON BUSINESS	170670	4123237 X26 JULY-26	0.00	455.61
1011	437709	08/26/26	10002032	VERIZON WIRELESS	352363	870083592-00001 AUG26	0.00	331.03
1011	437709	08/26/26	10002032	VERIZON WIRELESS	170670	870083592-00001 AUG26	0.00	890.27
TOTAL CHECK							0.00	1,221.30
1011	437710	08/26/26	10002032	VERIZON WIRELESS	560210	561306915-00002 AUG26	0.00	38.37
1011	437710	08/26/26	10002032	VERIZON WIRELESS	105105	561306915-00002 AUG26	0.00	38.37
1011	437710	08/26/26	10002032	VERIZON WIRELESS	998100	561306915-00002 AUG26	0.00	38.37
1011	437710	08/26/26	10002032	VERIZON WIRELESS	352363	561306915-00002 AUG26	0.00	76.02
1011	437710	08/26/26	10002032	VERIZON WIRELESS	115110	561306915-00002 AUG26	0.00	102.35
1011	437710	08/26/26	10002032	VERIZON WIRELESS	101101	561306915-00002 AUG26	0.00	102.35
1011	437710	08/26/26	10002032	VERIZON WIRELESS	170670	561306915-00002 AUG26	0.00	549.85
TOTAL CHECK							0.00	945.68
1011	437711	08/26/26	00000138	VULCAN MATERIALS, INC.	560211	ASPHALT	0.00	255.21
1011	437712	08/26/26	10009561	WATER SOURCE SOLUTIONS I	106131	WATER FILTER SYSTEM	0.00	225.12
1011	437712	08/26/26	10009561	WATER SOURCE SOLUTIONS I	170670	WATER FILTER SYSTEM	0.00	370.00
TOTAL CHECK							0.00	595.12
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	275305	COPIER 8/20-9/19/26	0.00	12.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	998100	COPIER 8/20-9/19/26	0.00	32.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	631140	COPIER 8/20-9/19/26	0.00	44.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	731120	COPIER 8/20-9/19/26	0.00	44.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	731150	COPIER 8/20-9/19/26	0.00	44.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	732071	COPIER 8/20-9/19/26	0.00	55.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	997100	COPIER 8/20-9/19/26	0.00	65.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	352267	COPIER 8/20-9/19/26	0.00	160.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	126120	COPIER 8/20-9/19/26	0.00	185.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	121110	COPIER 8/20-9/19/26	0.00	190.00

SELECTION CRITERIA: transact.trans_date between '20260813 00:00:00.000' and '20260826 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	275105	COPIER 8/20-9/19/26	0.00	220.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	115110	COPIER 8/20-9/19/26	0.00	275.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	160105	COPIER 8/20-9/19/26	0.00	300.00
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	121135	COPIER 8/20-9/19/26	0.00	1,121.26
1011	437713	08/26/26	10014012	WELLS FARGO FINANCIAL LE	650302	COPIER 8/20-9/19/26	0.00	1,121.27
TOTAL CHECK							0.00	3,868.53
1011	437714	08/26/26	00000141	WEST COAST ARBORISTS INC	860810	TREE PRUNING/JULY-26	0.00	11,555.50
1011	437715	08/26/26	00000140	WEST COAST SAND & GRAVEL	860810	SOIL	0.00	657.94
1011	437715	08/26/26	00000140	WEST COAST SAND & GRAVEL	560211	BASE	0.00	479.14
1011	437715	08/26/26	00000140	WEST COAST SAND & GRAVEL	560211	BASE	0.00	770.81
TOTAL CHECK							0.00	1,907.89
1011	437716	08/26/26	10012502	WILD WATER OPERATING LLC	171710	CAR WASHES	0.00	795.60
1011	437717	08/26/26	10004131	WM CORPORATE SERVICES, I	460220	HAZWST COLLECT/JUL-26	0.00	1,043.46
1011	437718	08/26/26	10009222	XEROX CORPORATION	275305	COPIER-SENIOR CTR.	0.00	183.79
1011	437719	08/26/26	10015250	FOUAD YACOUB	731120	REF/ENT-25-1 E-CHECK	0.00	280.00
1011	437720	08/26/26	10000416	YMCA OF ANAHEIM, CORPORA	275120	HIP HOP/BALLET/SUMM26	0.00	1,223.60
1011	437721	08/26/26	10015238	YOO, NINA LAN	52	UB REFUND	0.00	209.22
1011	437722	08/26/26	10015245	YU, JEONG RIM	52	UB REFUND	0.00	5.80
1011	437723	08/26/26	10014332	ZARTICO, INC.	995100	RESEARCH SUBS FY26-27	0.00	20,000.00
1011	V437724	08/26/26	10014232	FIT KIT INC	632118	VIP REBATE/JULY-26	0.00	1,500.00
1011	V437725	08/26/26	00007415	BUENA PARK CITY EMPLOYEE	73	DED:1102 BPCEA DUES	0.00	920.00
1011	V437726	08/26/26	00000481	BUENA PARK POLICE ASSOCI	73	DED:0846 LTD PA/PMA	0.00	2,145.00
1011	V437726	08/26/26	00000481	BUENA PARK POLICE ASSOCI	73	DED:1100 POLICE DUE	0.00	9,879.83
TOTAL CHECK							0.00	12,024.83
1011	V437727	08/26/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1099 SWAT DUES	0.00	30.00
1011	V437727	08/26/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1101 SWAT	0.00	350.00
TOTAL CHECK							0.00	380.00
1011	V437728	08/26/26	10009520	THE ECOHERO SHOW, LLC	190137	SCH CLS PRESENT/JUL26	0.00	2,000.00
1011	V437728	08/26/26	10009520	THE ECOHERO SHOW, LLC	160109	SCH CLS PRESENT/JUL26	0.00	2,000.00
TOTAL CHECK							0.00	4,000.00
1011	V437729	08/26/26	10012329	ECO-NOMICS, INC.	190137	EDIBLE FOOD/JULY-26	0.00	9,841.11
1011	V437730	08/26/26	10014263	GEMINI GROUP CONSULTING,	352363	MWDOC CONSUMER CONFIDE	0.00	10,770.00
1011	V437731	08/26/26	00002073	HOUSE OF IMPORTS	632118	VIP REBATE/JULY-26	0.00	1,000.00

SELECTION CRITERIA: transact.trans_date between '20260813 00:00:00.000' and '20260826 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	V437732	08/26/26	10012988	INTELEPEER HOLDINGS, INC	170670	BUND CORECLOUD/JUL26	0.00	1,160.15
1011	V437733	08/26/26	00000054	TED JONES FORD INC.	171710	EVAP CANNISTER	0.00	722.20
1011	V437733	08/26/26	00000054	TED JONES FORD INC.	171710	RADIATOR ASY	0.00	940.86
1011	V437733	08/26/26	00000054	TED JONES FORD INC.	171710	HOSE ASSEMBLY	0.00	48.94
1011	V437733	08/26/26	00000054	TED JONES FORD INC.	171710	SHIELDS	0.00	213.89
1011	V437733	08/26/26	00000054	TED JONES FORD INC.	171710	SENSOR	0.00	86.78
TOTAL CHECK							0.00	2,012.67
1011	V437734	08/26/26	10004046	LIGHT SOURCE PRINTING, I	275305	BUSINESS CARDS	0.00	126.47
1011	V437734	08/26/26	10004046	LIGHT SOURCE PRINTING, I	631140	BUSINESS CARDS	0.00	152.47
1011	V437734	08/26/26	10004046	LIGHT SOURCE PRINTING, I	650302	BUSINESS CARDS	0.00	252.95
TOTAL CHECK							0.00	531.89
1011	V437735	08/26/26	00009876	MUNICIPAL WATER DIST OF	352510	WATER DELIVERY/JULY26	0.00	234,467.13
1011	V437736	08/26/26	10014550	ONYX PAVING COMPANY INC.	24	SLURRY/FINAL/JULY-26	0.00	-2,077.49
1011	V437736	08/26/26	10014550	ONYX PAVING COMPANY INC.	590010	SLURRY/FINAL/JULY-26	0.00	41,549.80
TOTAL CHECK							0.00	39,472.31
1011	V437737	08/26/26	00003435	ORANGE COUNTY WATER DIST	352510	FY25-26 BASIN EQUITY	0.00	410,789.40
1011	V437738	08/26/26	00000222	EDCO/PARK DISPOSAL CORP.	171710	CNG	0.00	456.93
1011	V437739	08/26/26	00001323	SIMPSON AUTOMOTIVE, INC.	171710	TIRE SENSOR	0.00	311.27
1011	V437740	08/26/26	10009496	T & G GLOBAL, LLC	170670	PALM TREE LED/JULY-26	0.00	1,011.38
1011	V437740	08/26/26	10009496	T & G GLOBAL, LLC	170670	PALM TREE LED/JULY-26	0.00	984.19
TOTAL CHECK							0.00	1,995.57
TOTAL CASH ACCOUNT							5,484.21	1,572,436.37
TOTAL FUND							5,484.21	1,572,436.37
TOTAL REPORT							5,484.21	1,572,436.37

Voided Check Numbers	Date Printed
437521	8/26/2026
437522	
437617	
437681	
437690	

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,317,579.64 COVERING REGULAR PAYROLL ENDING AUGUST 14, 2026

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

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

_____
Director of Finance

SECTION 2: The claims and demands in the sum of $1,317,579.64 set forth on this 10-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed in the amount set forth.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

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

_____
City Clerk

CITY OF BUENA PARK
CHECK REGISTER(CONCISE)

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

PAYRUN: NOT
DATE: 08/11/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
402695	.00	923.10		RIVERA GOMEZ, YAMILEX	4432
PAYRUN TOTAL CHECK: 1	.00	923.10			

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

PAYRUN: NO2
DATE: 08/21/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
V402696	2,307.17	.00		APARICIO, LESLIE	590
V402697	4,767.85	.00		COPPING, SARA	951
V402698	2,704.29	.00		ENGLEBRECHT, BRIDGET	261
V402699	3,361.96	.00		FEWER, JESSICA	580
V402700	7,960.67	.00		FRANCE, AARON	1650
V402701	856.43	.00		LARA, SYDNEY	908
V402702	286.18	.00		MCKINNEY, KENNETH	552
V402703	3,024.90	.00		MEDINA, YARETZA	8
V402704	1,183.09	.00		OWAKA, PASCHAL	615
V402705	715.88	.00		PERSI, MICHAEL	678
V402706	1,324.56	.00		PINCEK, ASHLEY	896
V402707	1,449.48	.00		STRONGMAN, BENJAMIN	681
V402708	186.65	.00		TEHRANI, AIDIN	551
V402709	1,750.05	.00		CASTRO, GWENDOLYNE	503
V402710	3,517.50	.00		CERDA, JUAN	831
V402711	7,030.13	.00		FENTON, EDWARD	1564
V402712	3,315.83	.00		GONZALEZ, VANESSA	866
V402713	2,054.39	.00		KERN, DONNA	2574
V402714	3,576.85	.00		PREVO, DOREKA	390
V402715	4,070.87	.00		VALDEZ, REBECCA	5490
V402716	2,421.34	.00		BUENROSTRO, PATRICIA	227
V402717	1,834.73	.00		GALLENTINE, KAILEY	486
V402718	4,453.37	.00		GARCIA, ADRIAN	1700
V402719	1,444.33	.00		GLAVIN, BARBARA	1768
V402720	2,225.32	.00		HERNANDEZ, GLORIA	2092
V402721	7,694.12	.00		HYUN, SUNG	2248
V402722	2,479.10	.00		KIM, MIN	2584
V402723	2,451.72	.00		LOVEJOY, REBEKAH	76
V402724	1,317.71	.00		OZAKI, GRACE	3881
V402725	3,199.24	.00		PAK, TIMOTHY	3955
V402726	3,112.53	.00		PEREZ, JESSICA	4111
V402727	2,878.96	.00		TOMASSETTI, JEEVANI	5623
V402728	3,715.71	.00		TRAN, KRYSTLE	242
V402729	3,713.73	.00		AVERELL, MARK	272
V402730	2,627.90	.00		COLES-GUZMAN, MARY	950
V402731	2,690.74	.00		KENNEDY, SEAN	111
V402732	2,429.10	.00		FLORES, CHRISTOPHER	464
V402733	2,999.77	.00		HOPKINS, NICHOLAS	627
V402734	5,242.72	.00		IBARRA GENIZ, JOSE	882
V402735	3,097.18	.00		LESTER, ALEXANDER	2868
V402736	2,105.64	.00		MACIAS, JUDITH	2996
V402737	2,987.03	.00		MEZA, MICHAEL	948
V402738	892.54	.00		SANCHEZ, CHRISTOPHER	236
V402739	3,322.64	.00		ALVAREZ, JOSHUA	458
V402740	49.27	.00		CARVER, JAMES	905
V402741	1,888.78	.00		CASTANEDA, GUADALUPE	280
V402742	3,479.14	.00		CRAVENS, ROBERT	658
V402743	877.40	.00		DINH, MICHELLE	433
V402744	3,289.97	.00		FLORES, ADRIAN	894
V402745	6,457.94	.00		FOULKES, MATTHEW	9

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

v402746	2,591.91	.00	GUTIERREZ, JUAN	1922
v402747	1,323.70	.00	GUZMAN, FEDERICO	1918
v402748	1,220.95	.00	JONES, JUSTIN	947
v402749	2,160.50	.00	LI, CELINE	832
v402750	4,474.25	.00	LUNA, HARALD	264
v402751	1,984.71	.00	MARTINEZ, ERIKA	897
v402752	3,282.93	.00	MCALEESE, IAN	159
v402753	3,892.60	.00	NAVARRO, SANDRA	93
v402754	3,842.44	.00	PELAYO, RODRIGO	870
v402755	1,132.60	.00	RUIZ, DANIEL	107
v402756	2,616.62	.00	SANTOS, RUTH	4640
v402757	3,369.68	.00	SOLIS, XIOMARA	895
v402758	1,960.33	.00	TAE, RAY	5196
v402759	4,694.30	.00	THAI, LOTUS	536
v402760	47.39	.00	DAVIS, MONIQUE	386
v402761	47.39	.00	DIEP, DEBORAH	1208
v402762	47.39	.00	JUDEH, MIRVAT	389
v402763	47.39	.00	PATINO ESCALONA, HECTOR	387
v402764	3,799.08	.00	DHAUW, MELISSA	1170
v402765	2,282.58	.00	GRIFFIN, CHEKESHA	865
v402766	1,071.62	.00	MARTINEZ, RICHARD	834
v402767	3,230.64	.00	SUAREZ, SARABETH	5169
v402768	3,420.50	.00	YOON, JIWON	91
v402769	23.70	.00	BENDINELLI, DOMINIC	490
v402770	1,907.98	.00	CARDENAS, MARGARET	336
v402771	23.70	.00	FIGUEROA, NAYELI	403
v402772	2,515.99	.00	IBARRA, KRISTI	88
v402773	23.70	.00	JAMES, SAGIL	392
v402774	7,040.27	.00	MIKHAEL, MINA	3359
v402775	23.70	.00	SCHOONER, BRANDON	556
v402776	23.70	.00	SINGHAL, ANNIE	4893
v402777	3,454.90	.00	ADAME, RUBEN	943
v402778	5,388.28	.00	ALQAM, NADER	71
v402779	4,669.96	.00	ARABOLU, DEEPTHI	178
v402780	3,414.25	.00	CAPISTRANO, FRANCES	74
v402781	2,727.76	.00	COLES, CARINA	77
v402782	3,114.66	.00	GUZMAN, HECTOR	512
v402783	3,576.41	.00	LEE, HYANG SUN	430
v402784	3,984.86	.00	MILLER, JADEN	513
v402785	3,107.24	.00	QUINONES, FABIO	875
v402786	3,358.75	.00	RODRIGUEZ, JEREMY	877
v402787	2,996.32	.00	SHIRAKAWA, SHIN	964
v402788	2,368.49	.00	TELLEZ, ALMA	667
v402789	575.17	.00	TRAN, ASHLEY	949
v402790	3,730.87	.00	TRAN, JASON	96
v402791	4,358.96	.00	WRAY, NORMAN	5725
v402792	2,857.34	.00	ZARAGOZA, EDUARDO	5788
v402793	990.76	.00	AHN, JOYCE	263
v402794	991.83	.00	FRANCO-HERNANDEZ, CARLOS	566
v402795	932.85	.00	HOQUE, LAMIYA	412
v402796	821.30	.00	SONNE, SUSAN	5161
v402797	777.24	.00	TRAUT, CONNOR	5399
v402798	3,044.94	.00	ALMQUIST, ANNA PATRICIA	168
v402799	2,139.99	.00	GUERRA, SARAH	1470
v402800	1,130.23	.00	KIRK, RALPH	384
v402801	2,203.48	.00	LOPEZ, ANGELICA	2928

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

V402802	6,345.31	.00	VICUNA, ADRIA	2297
V402803	1,197.95	.00	YAM, DARLENE	867
V402804	2,145.17	.00	BARRAZA, TAYLOR	501
V402805	6,178.64	.00	CAMPOS, LOLANI	728
V402806	3,202.76	.00	COTA, LORRAINE	954
V402807	7,023.15	.00	DAVENPORT, JOSEPH	1094
V402808	7,328.32	.00	DIERINGER, RYAN	1145
V402809	4,232.56	.00	FRANKLIN, KEVIN	1649
V402810	7,565.69	.00	GEYER, BRADLEY	1692
V402811	5,398.23	.00	LOVETERE, JOSEPH	2962
V402812	7,066.67	.00	MUNOZ, OSCAR	3605
V402813	5,811.13	.00	NGUYEN, NGHIA	3755
V402814	3,104.35	.00	SEMAAN, NADIA	4740
V402815	1,300.47	.00	CHARNES, LANCE	783
V402816	4,819.81	.00	JIMENEZ, ROBERT	352
V402817	3,549.08	.00	KIM, HYUN	328
V402818	3,832.37	.00	LAM, DAVID	2790
V402819	640.83	.00	LOVCHIK, MICHAEL	6
V402820	4,272.71	.00	MIKIEWICZ, SIMON	3360
V402821	2,257.13	.00	NOVOTNY, MARY	3705
V402822	2,823.46	.00	SAUCEDA, CATHLEEN	4645
V402823	6,913.84	.00	SHADDOW, JON-MICHAEL	4837
V402824	6,890.35	.00	TOMSICK, MARTIN	5360
V402825	2,965.62	.00	ALCALA, BRITTANY	58
V402826	3,975.64	.00	ARIAS, KALEA	592
V402827	427.28	.00	BARAJAS-OROZCO, MARIA	906
V402828	2,364.82	.00	BINYON, ERIC	506
V402829	5,165.39	.00	BRANDSTETTER, JAMES	629
V402830	5,125.46	.00	BUTH, CATHERINE	561
V402831	4,042.64	.00	CARPENTER, SCARLET	1663
V402832	949.61	.00	CASTRO, ISABELLA	883
V402833	818.89	.00	CIFUENTES MEDINA, DANNA	671
V402834	856.43	.00	CORTEZ TORRES, AMANDA	450
V402835	2,076.66	.00	DIERINGER, REGINA	1515
V402836	1,165.23	.00	GONZALEZ, BAILEY	868
V402837	943.14	.00	GUTIERREZ, JULIAN	966
V402838	1,257.10	.00	HERNANDEZ, ISABELLA	112
V402839	4,191.77	.00	KUO, STACEY	1530
V402840	910.17	.00	MADHAE, DEEPINDER	555
V402841	4,029.53	.00	MAERKER, ELIZABETH	3017
V402842	4,141.46	.00	MCGRATH, CODY	3220
V402843	1,027.91	.00	MENDOZA ESPINOZA, MYA	532
V402844	2,457.14	.00	MUNOZ, JENNICKA	932
V402845	1,002.48	.00	ONTIVEROS, STEVEN	342
V402846	2,469.33	.00	PALMA-RUBALCAVA, DIANA	3970
V402847	2,546.51	.00	PEREZ, DONNA	929
V402848	1,288.04	.00	RODRIGUEZ TZAJ, SANDY	604
V402849	2,053.60	.00	RODRIGUEZ VILLA, YARELI	205
V402850	2,870.42	.00	RYAN, JESSICA	887
V402851	4,857.29	.00	SCHETTINI, MARIA	1536
V402852	5,138.77	.00	SHERIFF, SAMANTHA	2096
V402853	856.43	.00	SILVERIO, SAMANTHA	497
V402854	4,088.76	.00	TANIGUCHI, MELISSA	5230
V402855	112.01	.00	VELLANOWETH, KRISTINE	217
V402856	761.37	.00	WOOD, HUNTER	605
V402857	2,257.82	.00	BERMUDEZ, MYRA	884

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

V402858	2,249.28	.00	CHAN, KARA	795
V402859	2,399.45	.00	FIORE, KATE	1560
V402860	2,248.60	.00	FLOHRA, KARAN	516
V402861	2,580.15	.00	FOX, CHARITY	1641
V402862	790.58	.00	KUHN, MICHELLE	2730
V402863	848.84	.00	KUHN, TARI	2747
V402864	2,338.64	.00	MAERTZ, DANA	3018
V402865	3,317.63	.00	MENDIVEL, CHRISTINA	3299
V402866	3,437.63	.00	NGO, CATHERINE	3752
V402867	2,874.18	.00	PENDLETON, SUN	4080
V402868	2,304.39	.00	TENG, LING-FEI	2871
V402869	2,267.89	.00	UMLAH, AMBER	5435
V402870	6,576.93	.00	BAILEY, JOHN	355
V402871	9,130.60	.00	BATES, PATRICK	378
V402872	4,787.59	.00	BELTRAN, CHRISTINA	13
V402873	5,613.83	.00	BLACKWOOD, PHALANN	550
V402874	6,251.67	.00	BOURNE, CLIFFORD	5612
V402875	5,356.52	.00	BOYD, ROBERT	584
V402876	5,353.85	.00	BOYER, CAMERON	585
V402877	6,818.95	.00	BRAVO, ISABEL	420
V402878	3,056.36	.00	CAMPOS, CARLOS	871
V402879	4,568.62	.00	CERDA, SERGIO	240
V402880	3,950.42	.00	CHAVEZ, ALEJANDRO	182
V402881	5,068.76	.00	CHAVEZ, ANTONY	246
V402882	3,226.14	.00	CHO, YOUNGVEEN	758
V402883	4,334.94	.00	CURATOLA, ANTHONY	350
V402884	5,736.09	.00	DAVIS, JONATHAN	1083
V402885	2,260.83	.00	ELLIOTT, TOBY	918
V402886	2,593.39	.00	ESCOBEDO, CARLOS	934
V402887	5,813.48	.00	ESCOBEDO, DOMINICK	1521
V402888	4,179.14	.00	ESTRELLA, CARL JOSEPH	415
V402889	8,176.81	.00	GALOS, MICHAEL	1680
V402890	5,192.40	.00	GANO, KEVIN	1742
V402891	4,410.32	.00	GARCIA, JONATHAN	514
V402892	6,054.91	.00	GENTNER, GEORGE	1765
V402893	4,722.14	.00	GONZALEZ, LUIS	164
V402894	6,222.09	.00	GONZALEZ, OSCAR	1785
V402895	7,456.32	.00	HERST, RYAN	2102
V402896	4,217.29	.00	HOGAN, CHRISTIAN MICHAEL	138
V402897	6,937.34	.00	HONG, ALEX	2130
V402898	6,424.75	.00	JIMENEZ, GUSTAVO	2285
V402899	4,285.39	.00	LAZARO, WILLIAM	872
V402900	8,400.36	.00	LEE, CONNOR	2861
V402901	8,811.91	.00	LEPE, SERGIO	2901
V402902	6,203.97	.00	LIRA, JOSEPH	133
V402903	5,222.43	.00	LOPEZ, GUILLERMO	2958
V402904	3,316.55	.00	LUCACI, KEVIN	874
V402905	4,598.50	.00	LUONG, AARON	577
V402906	5,119.55	.00	MARTINEZ, JESUS	117
V402907	5,505.53	.00	MEDRANO, JULIAN	3223
V402908	3,749.45	.00	MEKDARA, BOBBY	624
V402909	5,778.00	.00	MEONO, ROBIN	351
V402910	5,705.22	.00	MOELLER, SARAH	3590
V402911	7,296.02	.00	MORALES, FRANK	3489
V402912	4,046.31	.00	MORQUECHO, FERNANDO	510
V402913	4,038.55	.00	MURILLO CASTRO, JULIAN	268

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

V402914	3,881.21	.00	NGUYEN, ANTHONY	258
V402915	8,111.21	.00	NYHUS, CHRISTOPHER	3808
V402916	5,925.45	.00	O'DETTE, DIRK	3823
V402917	3,345.96	.00	OH, WILLIAM	326
V402918	5,757.33	.00	OSORIO, STEVIE	573
V402919	7,109.17	.00	PADILLA, VALERIE	108
V402920	6,707.28	.00	PINO, RICHARD	4171
V402921	7,441.44	.00	PLUMLEE, ROGER	4180
V402922	6,988.64	.00	PROCEL, ANDY	4243
V402923	7,870.04	.00	RAMIREZ, ANGEL	4314
V402924	5,709.86	.00	RANGEL, PRISCILLA	4337
V402925	8,619.28	.00	REYES, HUGO	98
V402926	5,452.97	.00	RODRIGUEZ, CHRISTIAN	4476
V402927	5,933.45	.00	CASTILLERO, JOSEPH	259
V402928	8,043.23	.00	SALAZAR, RYAN	4626
V402929	7,183.33	.00	SOLIS, DANIEL	5000
V402930	4,496.40	.00	SOUSA, MATTHEW	596
V402931	4,521.04	.00	TEWELL, MELISSA	5282
V402932	7,520.85	.00	TRAN, TUYET	5424
V402933	3,351.79	.00	TUBBS, AUSTIN	873
V402934	5,397.97	.00	WILLIAMS-GIROUX, JACOB	499
V402935	7,829.57	.00	COLON, BOBBY	900
V402936	5,546.20	.00	JOHNSON, BRYAN	2300
V402937	2,159.98	.00	MENDOZA HERNANDEZ, STEPHANIE	427
V402938	5,941.78	.00	ORTEGA, MICHAEL	104
V402939	2,587.89	.00	PARRA, ANGEL	498
V402940	2,140.51	.00	RAMIREZ, ARIANNA	86
V402941	2,360.34	.00	SILVA, OSCAR	4886
V402942	2,505.24	.00	VAZQUEZ-CAMACHO, MARLENE	101
V402943	5,515.85	.00	VU, JEFFREY	5519
V402944	733.29	.00	BAIR, JOHN	284
V402945	179.93	.00	PATTON, DANA	4060
V402946	7,024.76	.00	BERNAL, DAVID	480
V402947	6,431.61	.00	BOUDREAU, CORY	583
V402948	2,805.12	.00	BOUDREAU, LAURA	2192
V402949	5,498.57	.00	BOYINGTON, DEVIN	594
V402950	4,900.26	.00	CARNEY, THOMAS	751
V402951	4,422.24	.00	CHRISTIANSEN, ANDREW	97
V402952	3,578.74	.00	EK, CHRISTOPHER	1477
V402953	5,731.39	.00	ESCAMILLA, MARIO	1529
V402954	4,305.50	.00	KALAGIAN, BRYANT	2436
V402955	2,058.37	.00	LARA, KARON	103
V402956	2,840.78	.00	LOMELI, LISBETH	4516
V402957	3,327.15	.00	LOPEZ, VANESSA	2929
V402958	7,911.42	.00	LOPEZ, WILLYVALDO	2941
V402959	6,144.33	.00	LOWE, AUSTIN	2956
V402960	5,455.17	.00	MOON, DAVID	3479
V402961	2,095.01	.00	MORALES MALDONADO, IVETT	3490
V402962	2,115.28	.00	O'DETTE, NANCY	1920
V402963	5,269.79	.00	PANTOJA, DAVID	3986
V402964	3,688.84	.00	RUBALCAVA, EFRAIN	4590
V402965	2,701.98	.00	SULLIVAN, STACEY	5160
V402966	3,450.62	.00	TREADWAY, SARA	4210
V402967	4,848.23	.00	TURNER, JERAMIAH	291
V402968	5,136.37	.00	VU, KRISTINE	63
V402969	23.70	.00	ARELLANO, PEDRO	391

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

v402970	24.64	.00	BROWN, ARTHUR	655
v402971	23.70	.00	ROBERTSON II, DANA	397
v402972	23.70	.00	RODDEN, MARK	406
v402973	3,542.53	.00	AUBUCHON, LAURIE	250
v402974	2,364.53	.00	GENERA, ELIZABETH	1685
v402975	5,430.93	.00	HUNT, JOSEPH	2249
v402976	2,075.98	.00	LUX, ANDREA	2972
v402977	2,672.13	.00	VENEGAS MENDEZ, JAVIER	5491
v402978	2,984.74	.00	BACA, ANDREW	315
v402979	3,300.62	.00	BRITO, MICHAEL	642
v402980	1,301.43	.00	CASTRO, EFRAIN	641
v402981	744.80	.00	CASTRO, JOHN	540
v402982	1,408.11	.00	CONTRERAS, DANIEL	941
v402983	3,085.61	.00	ESCATEL-OROSCO, PEDRO	1537
v402984	744.80	.00	GARCIA, RYAN	851
v402985	2,806.79	.00	GONZALEZ, ALEJANDRO	1783
v402986	1,401.64	.00	GONZALEZ, KONRAD	587
v402987	1,626.46	.00	LARA, PAULO	849
v402988	3,878.83	.00	LIBUNAO, NINO	2912
v402989	2,032.57	.00	LISCANO, CHRISTOPHER	850
v402990	1,738.61	.00	MARASCO, MATTHEW	289
v402991	2,944.72	.00	MUNOZ, JOHNNY	144
v402992	2,073.00	.00	NAJERA, JESSE	3630
v402993	1,715.57	.00	NGUYEN, DUNG	858
v402994	1,082.28	.00	ORTIZ, RAYMOND	309
v402995	1,564.00	.00	PEREZ, EDWARD	939
v402996	2,595.64	.00	RIVERA, JOE	4450
v402997	2,616.56	.00	RODRIGUEZ, OSCAR	131
v402998	913.16	.00	SANTANA, JESUS	860
v402999	2,155.41	.00	SERNA, JUAN	4728
v403000	2,707.75	.00	TORREZ, JAVIER	69
v403001	1,732.05	.00	VASQUEZ, HERIBERTO	944
v403002	931.11	.00	VILLANUEVA, RICHARD	854
v403003	1,899.76	.00	AYON, ANSELMO	967
v403004	2,363.00	.00	CARRILLO, EDWARD	765
v403005	5,165.51	.00	ELLS, ZACHARY	1500
v403006	2,465.09	.00	ENNIS, JOSEPH	262
v403007	2,401.69	.00	ESPINO, KEVIN	517
v403008	3,450.61	.00	FINCH, BARRETT	1574
v403009	3,941.93	.00	HAGAN, KEVIN	1947
v403010	3,277.03	.00	KVENBO, SCOTT	2750
v403011	2,331.34	.00	MARTINEZ, MARCO	215
v403012	7,194.85	.00	MCGEE, MICHAEL	9306
v403013	2,490.74	.00	MILLER, DAVID	3390
v403014	3,725.43	.00	MOJARRO, ANDREW	3082
v403015	4,014.06	.00	MOORE, FRANK	3486
v403016	2,265.25	.00	MYLLES, JOSHUA	279
v403017	2,748.54	.00	PLECHNER, LOGAN	968
v403018	1,936.54	.00	PRECIADO, CAMDEN	134
v403019	2,854.29	.00	SANCHEZ, JUAN	4617
v403020	2,462.07	.00	SPEAR, ANTHONY	5011
v403021	3,248.98	.00	STEPHENSON, MARK	5122
v403022	2,674.17	.00	TAVARES, JAMEY	5231
v403023	2,150.06	.00	VLASTNIK, CODY	971
v403024	2,256.91	.00	ALVAREZ, CARLOS	136
v403025	1,401.64	.00	BELTRAN, MIGUEL	962

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

V403026	2,685.06	.00	DAHL, TERRY	1084
V403027	2,495.44	.00	DOMINGUEZ, KEVIN	565
V403028	2,588.81	.00	GARCIA ORTEGA, JOSE	1636
V403029	2,409.16	.00	GRIMES, DAVID	1881
V403030	2,311.83	.00	GUZMAN, KEVIN	132
V403031	2,499.89	.00	KOSS, MICHAEL	2718
V403032	3,324.26	.00	MARTINEZ, GABRIEL	3139
V403033	2,762.39	.00	MELLADO, KIM	3289
V403034	2,966.09	.00	MERROW, MATTHEW	3316
V403035	1,926.51	.00	MORALES, LEONARDO	819
V403036	2,546.48	.00	OTTEN, DAVID	3869
V403037	1,505.14	.00	PLASENCIA, JUAN	963
V403038	3,866.63	.00	PORTER, JEFFREY	4174
V403039	1,401.64	.00	RIENZO, ANTHONY	972
V403040	3,059.70	.00	RODRIGUEZ, EDWARD	4479
V403041	2,161.58	.00	RUIZ, ALEJANDRO	416
V403042	2,220.17	.00	TORRES, SALVADOR	234
V403043	2,667.44	.00	WELLS, ANTHONY	5610
V403044	3,291.31	.00	CAMPIZTA, ADAM	225
V403045	3,389.40	.00	DE LA CRUZ, RICARDO	558
V403046	780.68	.00	HERRERA, FELIX	856
V403047	3,648.64	.00	MACIAS, RAYMOND	2998
V403048	2,916.97	.00	WEAR, JOHN	5606
V403049	2,526.88	.00	ALARCON, ALEXANDER	485
V403050	7,718.56	.00	BOX, JAMES	576
V403051	2,444.01	.00	CHAVEZ, ARIANA	788
V403052	3,122.41	.00	CISNEROS, MICHELLE	812
V403053	2,195.55	.00	CONTRERAS, SAUL	95
V403054	856.43	.00	GRANADOS VALDEZ, ANDREA	938
V403055	3,326.13	.00	HURTADO, MARIA	353
V403056	973.73	.00	MANCILLA, JESSICA	451
V403057	2,630.35	.00	MARTINEZ, SERENA	3147
V403058	2,716.77	.00	MOMPELLER, JUSTICE	443
V403059	2,604.84	.00	MORENO, ANDREW	161
V403060	3,654.30	.00	SAUCEDA, MARK	4642
V403061	741.98	.00	ALVARADO, ADRIAN	89
V403062	586.10	.00	AMESCUA, MICHAEL	542
V403063	614.35	.00	ARIAS, SOFIA	537
V403064	793.37	.00	BAHENA, MAYRA	911
V403065	618.68	.00	BAHENA, PEDRO	148
V403066	786.90	.00	BAKER, JAMISON	465
V403067	881.96	.00	BALENTI, TYLOR	846
V403068	437.17	.00	BARENG, KATHERINE	33
V403069	518.84	.00	CARBAJAL, MARCELO	848
V403070	576.48	.00	CONSTANTINE, NATALIE	837
V403071	1,026.57	.00	DURGIN, JAYLIND	186
V403072	837.41	.00	ESCAMILLA PATRICIO, DANIELLE	534
V403073	478.31	.00	GARCIA, JOSE	892
V403074	1,081.13	.00	GARCIA, MICHELE	171
V403075	683.65	.00	GONZALEZ, ISAAC	294
V403076	1,230.76	.00	GUERRA, ATHZIRI	141
V403077	896.12	.00	GUILLEN, JAYDEN	339
V403078	1,015.46	.00	GUTIERREZ, MICHELLE	1925
V403079	38.43	.00	GUTIERREZ, SABRINA	847
V403080	644.59	.00	HERNANDEZ-ZAMORA, JAZMIN	613
V403081	957.90	.00	HOLLOWAY, ELIZABETH	2185

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

V403082	543.47	.00	JOHNSTONE, OLIVER	917
V403083	542.86	.00	JUBRAN, NOAH	127
V403084	683.42	.00	KIM, JORDAN	915
V403085	96.08	.00	LEOS LOPEZ, EVELYN	836
V403086	317.07	.00	LEWIS, ALEC	266
V403087	925.12	.00	MOLINA, LILLY	611
V403088	913.16	.00	NGHIEM, NATALIE	249
V403089	755.48	.00	NGUYEN, KEVIN	299
V403090	683.42	.00	NGUYEN, TIFFANIE	609
V403091	806.00	.00	OCHOA, ALAN	192
V403092	715.35	.00	OYADELE, AYOMIDE	618
V403093	393.93	.00	PADILLA, MARLO	910
V403094	326.67	.00	PATEL, SHIV	912
V403095	514.03	.00	RAY, SABRINA	286
V403096	249.81	.00	REYES, JETH	844
V403097	804.26	.00	RODRIGUEZ, JACOB	839
V403098	854.24	.00	RODRIGUEZ, KAREN	538
V403099	1,065.93	.00	RODRIGUEZ, MIKAYLA	295
V403100	57.65	.00	ROQUE, KATRINA	38
V403101	638.21	.00	RUIZ, JESUS	886
V403102	918.43	.00	RUIZ, LUIS	527
V403103	516.83	.00	RUSSELL, JEFFREY	150
V403104	917.38	.00	SANCHEZ, NATHAN	504
V403105	461.19	.00	SANTANA, JOZELYN	838
V403106	192.16	.00	SCOTT, EMANY	842
V403107	653.20	.00	SHRESTHA, SALIS	610
V403108	528.45	.00	SOLIMAN, MARSEL	322
V403109	958.32	.00	SOLTERO, JESSE	177
V403110	786.90	.00	SORIA, NOAH	5004
V403111	758.02	.00	STRICKLER, LINDA	5135
V403112	816.00	.00	TAPIA, ANGELICA	306
V403113	913.16	.00	THANKESWARAN, HASHMITHAA	543
V403114	1,155.69	.00	THOMSEN, MATTHEW	194
V403115	2,938.78	.00	VAN SICKLE, MICHELLE	2076
V403116	965.13	.00	VAZQUEZ, OSCAR	152
V403117	845.82	.00	VELOZ, SABRINA	146
V403118	744.80	.00	WEBER, ISABELLA	614
V403119	692.05	.00	WONGSUPHAKPHAN, BRIANNA	337
V403120	1,119.96	.00	AGUILAR, KASSANDRA	685
V403121	1,161.45	.00	AGUILERA, CIENNA	617
V403122	651.63	.00	AVILA, RUBY	916
V403123	700.29	.00	BARNES, JOSIAH	619
V403124	366.37	.00	BAUTISTA, CELESTE	913
V403125	309.60	.00	BELMARES, NAYELY	919
V403126	961.68	.00	CLOCK, AUDREY	201
V403127	918.36	.00	CROCKETT, ALLISON	199
V403128	206.73	.00	DIXON, DAVONNE	563
V403129	921.65	.00	GALLEGO, LIAM	923
V403130	160.79	.00	GALLEGOS, INARI	572
V403131	298.61	.00	GLYNN, FIONA	115
V403132	114.85	.00	HILLIARD, AMAYA	616
V403133	478.31	.00	KEEBLE, CALEB	914
V403134	195.25	.00	LUM, OLIVER	686
V403135	549.71	.00	MAYA, GALILEA	324
V403136	45.94	.00	NGUYEN, DARREN	603
V403137	1,214.83	.00	PEDROZA, ANGELINE	325

SELECTION CRITERIA: checkhis.pay_run in ('NOT','NO2')
ALL CHECKS

V403138	310.10	.00	PEREZ CHRISTENSEN, JOHNNY	924
V403139	1,055.96	.00	POTTER, ALEXANDRA	564
V403140	995.76	.00	QUINTERO-GUAN, SEAN	601
V403141	871.31	.00	ROMERO, SYDNEY	14
V403142	697.70	.00	SINGH, YASHPREET	48
V403143	1,493.82	.00	SMITH, JOHN	210
V403144	114.85	.00	TAKEUCHI, AIRA	214
V403145	305.30	.00	TORRES, INEZ	296
V403146	929.42	.00	VACA, SARAH	311
V403147	1,269.05	.00	VALENCIA, JAYDEN	643
V403148	937.34	.00	AGUILAR, KALVIN	23
V403149	742.31	.00	BAKER, JADEN	904
V403150	671.52	.00	BARTOLO, BRYAN	338
V403151	785.82	.00	CABUSAO, NINA MARINELLA	729
V403152	1,164.10	.00	CARRERA ABAD, MARIA	864
V403153	1,002.15	.00	CHOATE, RACHAEL	511
V403154	1,190.15	.00	CORRALES, ISAAC	474
V403155	3,085.98	.00	DAVIS, TANIKKA	1082
V403156	984.63	.00	EDMONDSON JR, ROBERT	931
V403157	1,402.10	.00	GRACIA, TONY	622
V403158	666.16	.00	KENDRIX, PERRY	741
V403159	1,423.52	.00	LARIZ RUBALCAVA, CARLOS	429
V403160	770.06	.00	LIZARRAGA, ERIK	483
V403161	2,353.44	.00	LOZANO, WILFREDO	621
V403162	2,677.90	.00	MARQUEZ PINEDO, ANALISA	3118
V403163	1,035.83	.00	MEGGINSON, MARK	562
V403164	1,460.51	.00	MENDOZA, GISELLE	522
V403165	2,915.80	.00	NIELSEN, ROSEMARY	3760
V403166	1,066.38	.00	ORTIZ, YAHAIRA	241
V403167	170.94	.00	ROJAS, ASHLEY	473
V403168	759.28	.00	RUIZ, GIANCARLO	466
V403169	879.50	.00	SALAZAR, NICHOLAS	661
V403170	921.23	.00	SANCHEZ, MARIA	818
V403171	499.63	.00	SANDOVAL, RYAN	663
V403172	566.88	.00	SINGH, YASMINE	479
V403173	827.04	.00	SOSA, EMILY	888
V403174	364.65	.00	TILTON, ALEXANDRIA	879
V403175	887.91	.00	TOLEDO, ISAAC	742
V403176	315.88	.00	VEGA-MATA, PEDRO	278
V403177	3,122.64	.00	VILLAPANDO, MADELINNE	878
V403178	710.91	.00	ZAZUETA, RYAN	267

PAYRUN TOTAL			
CHECK: 483	1,316,656.54	.00	
TOTAL			
CHECKS: 484	1,316,656.54	923.10	

September 8, 2026
CONSENT CALENDAR
Item No. 4C.

City Council Agenda Report

PROCLAMATION RECOGNIZING SEPTEMBER 2026 AS CHILDHOOD CANCER AWARENESS MONTH

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

RECOMMENDED ACTION

Approve proclamation.

Attachments

Childhood Cancer Awareness Month 2026.pdf

CHILDHOOD CANCER AWARENESS MONTH
SEPTEMBER 2026

WHEREAS, *the American Cancer Fund for Children, Inc. and Kids Cancer Connection, Inc. report cancer as the leading cause of death by disease among U.S. children between infancy and age 15. This tragic disease is detected in more than 16,000 of our country's young people each and every year; and,*

WHEREAS, *one in five of our nation's children loses his or her battle with cancer. Many infants, children and teens will suffer from long-term effects of comprehensive treatment, including secondary cancers; and,*

WHEREAS, *founded over 30 years ago by Steven Firestein, a member of the philanthropic Max Factor cosmetics family, the American Cancer Fund for Children, Inc. and Kids Cancer Connection, Inc. are dedicated to helping these children and their families; and,*

WHEREAS, *the American Cancer Fund for Children, Inc. and Kids Cancer Connection, Inc. also sponsor toy distributions, family sailing programs, pet-assisted therapy, KCC Supercar Experience, educational programs and hospital celebrations in honor of a child's determination and bravery to fight the battle against childhood cancer.*

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF BUENA PARK does here by proclaim the month of September 2026 as "CHILDHOOD CANCER AWARENESS MONTH," in the City of Buena Park and joins the American Cancer Fund for Children, Inc. and Kids Cancer Connection, Inc., in providing information and spreading awareness of childhood cancer.

PASSED AND ADOPTED this 8th day of September 2026.

Connor Traut
Mayor

Lamiya Hoque
Vice Mayor

Joyce Ahn
Council Member

Carlos Franco
Council Member

Susan Sonne
Council Member

September 8, 2026
CONSENT CALENDAR
Item No. 4D.

City Council Agenda Report

RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO AYALA ENGINEERING, INC. FOR THE 2025-2026/2026-2027 SEWER MANHOLE REHABILITATION PROJECT

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

RECOMMENDED ACTION

1) Adopt a resolution approving the plans and specifications for the 2025-2026/2026-2027 Sewer Manhole Rehabilitation Project; 2) Award a contract to Ayala Engineering Inc. in the amount of $832,926; 3) Authorize contingency funds in the amount of $85,000 in the same purchase order; 4) Authorize a purchase order for the Solis Group in the amount of $7,470 for administration of the Community Workforce Agreement (CWA); 5) Authorize contingency funds in the amount of $800 for CWA administration; 6) Authorize a budget transfer in the amount $252,000 from the Miscellaneous Sewer System Improvement Account (53-9806-490010) to the project account; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 7) Authorize the City Manager and City Clerk to execute the contract.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The City undertakes annual sewer manhole rehabilitation projects to enhance functionality and longevity of sewer service infrastructure. These projects address issues such as water intrusion, corrosion, and other manhole structure deterioration caused by chemicals present in municipal wastewater environments. The 2025-2026/2026-2027 Sewer Manhole Rehabilitation Project will include removing and replacing sewer manhole covers, replacing the epoxy coating within manholes, and installing new epoxy coatings at 139 manholes at various locations within the City.

The project was first advertised for competitive bids on August 6, 2026, and two (2) bids were received and publicly opened on August 27, 2026. Bid amounts ranged from $832,926 to $881,657. The engineer's estimate for this project was approximately $809,593.50. The lowest, responsive, and responsible bid was submitted by Ayala Engineering, Inc. of Anaheim, California and was in the amount of $832,926. Ayala Engineering possesses the required contractor's license to complete the project and has successfully completed similar projects for the Orange County Sanitation District, South Coast Water District, City of Lake Arrowhead, and City of Buena Park.

Staff recommends awarding a contract to Ayala Engineering Inc. in the amount of $832,926, approving contingency funds in the amount of $85,000, and CWA services in the amount of $8,270, for a total project amount of $926,196.

Construction is anticipated to begin in November 2026 and be completed by January 2027.

BUDGET IMPACT

Total project costs are shown below with the following breakdown:

Construction Contract:	$832,926
Construction Contingency:	$85,000
CWA Administration Services:	$7,470
CWA Contingency:	$800
Total Project Cost:	**$926,196**

The project is included in the City's Capital Improvement Program (CIP) adopted budget and is funded through both fiscal years, FY 25-26 and FY 26-27. The project account is funded by the Wastewater Funds (53-9806-499920). A one-time reallocation of funds from the Miscellaneous Sewer System Improvements Account (53-9806-490010) in the amount of $252,000 is requested to fund the remainder of the project.

Attachments

Att. 1 of 4 - Resolution - Sewer Manhole Rehab Project.pdf
Att. 2 of 4 - BID Results.pdf
Att. 3 of 4 - Bid Summary.pdf
Att. 4 of 4 - Contract - Sewer Manhole Rehab Project.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVING PLANS AND SPECIFICATIONS FOR THE **2025-2026 / 2026-2027 SEWER MANHOLE REHABILITATION PROJECT** IN SAID CITY.

WHEREAS, it is the intention of the City of Buena Park to construct certain improvements in the City; and

WHEREAS, the City Engineer has prepared specifications and plans for the construction of certain improvement(s).

NOW, THEREFORE, BE IT RESOLVED that the specifications and plans presented by the City be and are hereby approved as the specifications and plans for:

2025-2026 / 2026-2027 SEWER MANHOLE REHABILITATION PROJECT

PASSED AND ADOPTED this 8th day of September 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this 8th day of September 2026.

_____
City Clerk

City of Buena Park

BID RESULTS

2025-2026/2026-2027 Annual Sewer Manhole Rehabilitation Project

Project No. 389

Bid No. 2027-05

Bid Opening. 8/27/2026 - 2:00 P.M.

	Company Name		Bid Amount
1	Ayala Engineering	$	832,926.00
2	Sancon Technologies	$	881,657.00

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1.	7091 9th St, MH 20-36, 4'	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,400.00	$6,400.00	$9,097.00	$9,097.00	$5,500.00	$5,500.00	$6,999.00	$6,999.00
2.	7051 9th ST, MH 20-37, 3'2"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,219.00	$6,219.00	$8,880.00	$8,880.00	$4,425.00	$4,425.00	$6,508.00	$6,508.00
3	7051 9th ST, MH 20-38, 3'	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,100.00	$6,100.00	$7,439.00	$7,439.00	$4,200.00	$4,200.00	$5,913.00	$5,913.00
4	8145 LOS ALTOS DR, MH 46-49, 5'4"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,198.00	$7,198.00	$8,109.00	$8,109.00	$6,190.70	$6,190.70	$7,165.90	$7,165.90

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
5	5777 LOS ARCOS WAY, MH 46-55, 5'4"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,198.00	$7,198.00	$8,109.00	$8,109.00	$6,190.70	$6,190.70	$7,165.90	$7,165.90
6	5807 LOS ARCOS WAY, MH 46-54, 6'8"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,002.00	$8,002.00	$8,507.00	$8,507.00	$7,100.32	$7,100.32	$7,869.77	$7,869.77
7	5849 LOS ARCOS WAY, MH 46-53, 8'6"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$9,100.00	$9,100.00	$9,014.00	$9,014.00	$8,836.72	$8,836.72	$8,983.57	$8,983.57
8	5861 LOS ARCOS WAY, MH 46-52, 8'2"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,902.00	$8,902.00	$8,906.00	$8,906.00	$8,390.26	$8,390.26	$8,732.75	$8,732.75

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
9	5879 LOS ARCOS WAY, MH 46-51, 7’11”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,752.00	$8,752.00	$8,851.00	$8,851.00	$7,462.60	$7,462.60	$8,355.20	$8,355.20
10	5920 LOS ARCOS WAY, MH 46-50, 6’5”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,173.00	$8,173.00	$8,417.00	$8,417.00	$6,777.46	$6,777.46	$7,789.15	$7,789.15
11	5952 LOS ARCOS WAY, MH 46-V01, 4’10”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,381.00	$7,381.00	$8,000.00	$8,000.00	$5,163.92	$5,163.92	$6,848.31	$6,848.31
12	8205 LOS ALTOS DR, MH 46-48, 4’11”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,198.00	$7,198.00	$8,000.00	$8,000.00	$5,063.92	$5,063.92	$6,753.97	$6,753.97

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
13	8253 LOS ALTOS DR, MH 46-44, 6'4"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,798.00	$7,798.00	$8,417.00	$8,417.00	$7,777.46	$7,777.46	$7,997.49	$7,997.49
14	5833 LOS MOLINAS DR, MH 46-45, 7'7"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,548.00	$8,548.00	$8,761.00	$8,761.00	$8,307.00	$8,307.00	$8,538.67	$8,538.67
15	5881 LOS MOLINAS DR, MH 46-46, 8'6"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$9,100.00	$9,100.00	$9,014.00	$9,014.00	$8,836.72	$8,836.72	$8,983.57	$8,983.57
16	5941 LOS MOLINAS DR, MH 46-47, 9'4"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$9,580.00	$9,580.00	$9,250.00	$9,250.00	$9,510.80	$9,510.80	$9,446.93	$9,446.93

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
17	5977 LOS MOLINAS DR, MH 46-22, 11’2”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$10,702.00	$10,702.00	$9,757.00	$9,757.00	$10,622.59	$10,622.59	$10,360.53	$10,360.53
18	8169 VALLEY VIEW ST, MH 46-23, 10’2”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$10,102.00	$10,102.00	$9,467.00	$9,467.00	$9,549.32	$9,549.32	$9,706.11	$9,706.11
19	8301 LOS ALTOS DR, MH 46-40	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,872.00	$4,872.00	$4,497.22	$4,497.22	$4,606.41	$4,606.41
20	5789 LOS ANGELES WAY, MH 46-41, 6’	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,900.00	$7,900.00	$8,290.00	$8,290.00	$7,689.92	$7,689.92	$7,959.97	$7,959.97

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
21	5819 LOS ANGELES WAY, MH 46-42, 5’9”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,450.00	$7,450.00	$8,199.00	$8,199.00	$7,164.66	$7,164.66	$7,604.55	$7,604.55
22	5849 LOS ANGELES WAY, MH 46-43, 5’11”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,848.00	$7,848.00	$8,290.00	$8,290.00	$7,427.29	$7,427.29	$7,855.10	$7,855.10
23	5879 LOS ANGELES WAY, MH 46-39, 6’7”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,277.00	$8,277.00	$8,489.00	$8,489.00	$8,100.32	$8,100.32	$8,288.77	$8,288.77
24	5908 LOS ANGELES WAY, MH 46-38, 6’9”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,050.00	$8,050.00	$8,489.00	$8,489.00	$8,134.63	$8,134.63	$8,224.54	$8,224.54

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
25	5940 LOS ANGELES WAY, MH 46-37, 6’11”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,498.00	$8,498.00	$8,562.00	$8,562.00	$8,215.17	$8,215.17	$8,425.06	$8,425.06
26	8359 LOS ALTOS DR, MH 46-26, 7’3”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,350.00	$8,350.00	$8,634.00	$8,634.00	$8,390.26	$8,390.26	$8,458.09	$8,458.09
27	8365 VALLEY VIEW ST, MH 46-20, 11’10”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$11,098.00	$11,098.00	$9,992.00	$9,992.00	$10,841.45	$10,841.45	$10,643.82	$10,643.82
28	8305 VALLEY VIEW ST, MH 46-21, 11’	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$10,600.00	$10,600.00	$9,702.00	$9,702.00	$10,403.74	$10,403.74	$10,235.25	$10,235.25

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
29	5763 LOS ALTOS DR, MH 46-25, 7’3”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,350.00	$8,350.00	$8,634.00	$8,634.00	$8,390.26	$8,390.26	$8,458.09	$8,458.09
30	5833 LOS ALAMOS ST, MH 46-34, 6’10”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,098.00	$8,098.00	$8,543.00	$8,543.00	$8,215.17	$8,215.17	$8,285.39	$8,285.39
31	5893 LOS ALAMOS ST, MH 46-35, 6’8”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,002.00	$8,002.00	$8,507.00	$8,507.00	$8,134.63	$8,134.63	$8,214.54	$8,214.54
32	5953 LOS ALAMOS ST, MH 46-36, 6’7”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,277.00	$8,277.00	$8,489.00	$8,489.00	$8,100.32	$8,100.32	$8,288.77	$8,288.77

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
33	5952 LOS AMIGOS ST, MH 46-33, 6'8"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,002.00	$8,002.00	$8,507.00	$8,507.00	$8,134.63	$8,134.63	$8,214.54	$8,214.54
34	5893 LOS AMIGOS ST, MH 46-32, 6'9"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,050.00	$8,050.00	$8,489.00	$8,489.00	$8,215.17	$8,215.17	$8,251.39	$8,251.39
35	5833 LOS AMIGOS ST, MH 46-31, 7'	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,550.00	$8,550.00	$8,562.00	$8,562.00	$8,346.49	$8,346.49	$8,486.16	$8,486.16
36	5762 LOS AMIGOS ST, MH 46-24	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
37	5845 CRESCENT AVE, MH 46-15	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

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					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
38	5917 CRESCENT AVE, MH 46-16	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
39	5977 CRESCENT AVE, MH 46-17	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
40	5977 CRESCENT AVE, MH 46-18	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
41	8425 VALLEY VIEW ST, MH 46-19, 12'	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$10,900.00	$10,900.00	$9,992.00	$9,992.00	$11,104.08	$11,104.08	$10,665.36	$10,665.36
42	5711 CRESCENT AVE, MH 46-13	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

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					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
43	5661 CRESCENT AVE, MH 46-10, 5’	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,250.00	$7,250.00	$8,000.00	$8,000.00	$6,814.49	$6,814.49	$7,354.83	$7,354.83
44	8479 CRESCENT AVE, MH 46-1, 4’10”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,381.00	$7,381.00	$7,946.00	$7,946.00	$5,800.00	$5,800.00	$7,042.33	$7,042.33
45	8443 LOS AMORES ST, MH 46-11, 5’	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,250.00	$7,250.00	$8,000.00	$8,000.00	$6,200.00	$6,200.00	$7,150.00	$7,150.00
46	5647 LOS ALAMOS ST, MH 46-12, 4’9”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,850.00	$6,850.00	$7,928.00	$7,928.00	$6,551.87	$6,551.87	$7,109.96	$7,109.96

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
47	5679 LOS ALAMOS ST, MH 46-30, 4’11”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,198.00	$7,198.00	$8,000.00	$8,000.00	$6,726.95	$6,726.95	$7,308.32	$7,308.32
48	5727 LOS ALAMOS ST, MH 46-29, 5’10”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,498.00	$7,498.00	$8,254.00	$8,254.00	$7,164.66	$7,164.66	$7,638.89	$7,638.89
49	5724 LOS AMIGOS ST, MH 46-27, 6’3”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,750.00	$7,750.00	$8,362.00	$8,362.00	$7,689.92	$7,689.92	$7,933.97	$7,933.97
50	5674 LOS AMIGOS ST, MH 46-28, 5’3”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,150.00	$7,150.00	$8,073.00	$8,073.00	$7,190.70	$7,190.70	$7,471.23	$7,471.23

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					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
51	5513 LOS PALOS CIR, MH 46-7, 3'6"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,275.00	$6,275.00	$7,566.00	$7,566.00	$6,464.32	$6,464.32	$6,768.44	$6,768.44
52	5532 LOS PALOS CIR, MH 46-56, 3'7"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,327.00	$6,327.00	$7,620.00	$7,620.00	$6,683.18	$6,683.18	$6,876.73	$6,876.73
53	5537 LOS PALOS CIR, MH 46-6, 3'8"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,569.00	$6,569.00	$7,656.00	$7,656.00	$6,726.95	$6,726.95	$6,983.98	$6,983.98
54	5597 LOS PALOS CIR, MH 46-5, 3'8"	CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE AROUND EXISTING FRAME AND COVER PER DETAIL B ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,569.00	$6,569.00	$7,638.00	$7,638.00	$3,872.48	$3,872.48	$6,026.49	$6,026.49
55	5611 LOS PALOS CIR, MH 46-4, 3'9"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL B ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,625.00	$6,625.00	$7,638.00	$7,638.00	$6,584.66	$6,584.66	$6,949.22	$6,949.22

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Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
56	5612 LOS PALOS CIR, MH 46-3, 3'10"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL B ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,681.00	$6,681.00	$7,692.00	$7,692.00	$5,363.00	$5,363.00	$6,578.67	$6,578.67
57	5671 LOS PALOS CIR, MH 46-8, 3'10"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,681.00	$6,681.00	$7,692.00	$7,692.00	$6,639.41	$6,639.41	$7,004.14	$7,004.14
58	5719 LOS PALOS CIR, MH 46-9, 3'11"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,548.00	$6,548.00	$7,711.00	$7,711.00	$6,726.95	$6,726.95	$6,995.32	$6,995.32
59	5926 BRAZIL DR, MH 30-20	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
60	7322 NICARAGUA CIR, MH 30-25	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

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					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
61	5886 BRAZIL DR, MH 30-19	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
62	7301 GUIANA CIR, MH 30-24	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
63	7321 GUIANA CIR, MH 30-23	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
64	5836 BRAZIL DR, MH 30-18	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
65	7281 ARGENTINA CIR, MH 30-22	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
66	7301 ARGENTINA CIR, MH 30-21	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

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67	5796 BRAZIL DR, MH 30-17	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
68	7282 COLOMBIA DR, MH 30-6	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
69	7301 COLOMBIA DR, MH 30-5	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
70	7351 COLOMBIA DR, MH 30-4	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

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Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
71	7401 COLOMBIA DR, MH 30-3	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
72	5805 BOLIVIA DR, MH 30-14	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
73	5866 BOLIVIA DR, MH 30-15	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
74	5926 BOLIVIA DR, MH 30-16	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
75	5926 RIO WAY, MH 30-13	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
76	5876 RIO WAY, MH 30-12	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

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					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
77	5816 RIO WAY, MH 30-11	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
78	7441 COLOMBIA DR, MH 30-2	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
79	7481 COLOMBIA DR, MH 30-1	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
80	5796 TRINIDAD WAY, MH 30-7	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
81	5846 TRINIDAD WAY, MH 30-8	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
82	5886 TRINIDAD WAY, MH 30-9	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
83	5935 TRINIDAD WAY, MH 30-10	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
84	7501 VALLEY VIEW ST, MH 30-77, 8'	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,800.00	$8,800.00	$8,851.00	$8,851.00	$8,302.72	$8,302.72	$8,651.24	$8,651.24
85	5905 HONDURAS WAY, MH 33-53	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
86	5855 HONDURAS WAY, MH 33-52	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
87	5805 HONDURAS WAY, MH 33-51	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

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					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
88	7521 COLOMBIA DR, MH 33-50	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
89	7561 COLOMBIA DR, MH 33-41	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
90	5806 PANAMA DR, MH 33-42	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
91	5856 PANAMA DR, MH 33-43	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
92	5908 PANAMA DR, MH 33-44	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

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					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
93	7571 PANAMA DR, MH 33-45, 7'3"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,350.00	$8,350.00	$8,634.00	$8,634.00	$8,346.49	$8,346.49	$8,443.50	$8,443.50
94	7611 VALLEY VIEW ST, MH 33-61	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
95	7651 VALLEY VIEW ST, MH 33-60	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
96	5944 THELMA AVE, MH 33-13	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
97	5872 THELMA AVE, MH 33-12	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

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					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
98	5822 THELMA AVE, MH 33-11	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
99	5742 THELMA AVE, MH 33-10	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
100	7651 COLOMBIA DR, MH 33-32	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
101	5805 EQUADOR WAY, MH 33-33	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
102	5856 EQUADOR WAY, MH 33-34	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
103	5851 GUATEMALA WAY, MH 33-40	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
104	5815 GUATEMALA WAY, MH 33-39	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
105	7601 COLOMBIA DR, MH 33-38	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
106	5892 GUATEMALA WAY, MH 33-35	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
107	5900 EQUADOR WAY, MH 33-36	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
108	5906 EQUADOR WAY, MH 33-37	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
109	5691 PANAMA DR, MH 33-31	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
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					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
110	5686 PANAMA DR, MH 33-29	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
111	7510 CHILE CIR, MH 33-30	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
112	5646 PANAMA DR, MH 33-27	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
113	7511 PERU CIR, MH 33-28	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
114	7510 PUERTO RICO DR, MH 33-54, 6'	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,900.00	$7,900.00	$8,290.00	$8,290.00	$7,689.92	$7,689.92	$7,959.97	$7,959.97

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
115	7520 PUERTO RICO DR, MH 33-24	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
116	5561 PARAGUAY DR, MH 33-25	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
117	5521 PARAGUAY DR, MH 33-26	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
118	5586 PANAMA DR, MH 33-21	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
119	5556 PANAMA DR, MH 33-22	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
120	5506 PANAMA DR, MH 33-23	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
121	7610 PUERTO RICO DR, MH 33-18	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
122	5556 CUBA CIR, MH 33-19	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
123	5511 CUBA CIR, MH 33-20	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
124	7630 PUERTO RICO DR, MH 33-62	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
125	5622 THELMA AVE, MH 33-6, 5'9"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,450.00	$7,450.00	$8,218.00	$8,218.00	$6,164.66	$6,164.66	$7,277.55	$7,277.55

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
126	5572 THELMA AVE, MH 33-5	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
127	5512 THELMA AVE, MH 33-4, 4'5"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$6,873.00	$6,873.00	$7,855.00	$7,855.00	$6,551.87	$6,551.87	$7,093.29	$7,093.29
128	7620 JAMAICA CIR, MH 33-17	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
129	5506 JAMAICA CIR, MH 33-16	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
130	5632 THELMA AVE, MH 33-7, 5'11"	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$7,546.00	$7,546.00	$8,290.00	$8,290.00	$7,689.92	$7,689.92	$7,841.97	$7,841.97

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
131	5692 THELMA AVE, MH 33-8, 6’8”	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$8,002.00	$8,002.00	$8,489.00	$8,489.00	$8,134.63	$8,134.63	$8,208.54	$8,208.54
132	7625 MEXICO WAY, MH 33-56	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
133	7601 MEXICO WAY, MH 33-57	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
134	7575 MEXICO WAY, MH 33-58	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
135	7556 MEXICO WAY, MH 33-59	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4’ CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41

2025-2026 / 2026-2027 ANNUAL MANHOLE REHABILITATION PROJECT
BID SUMMARY
Bid Opening: AUGUST 27, 2026 - 2:00 P.M.

					Ayala Engineering Inc.		Sancon Technologies		Engineer's Estimate		Average	
Item No	Address, MH#, Depth	Description	Unit	Qty	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
136	5722 THELMA AVE, MH 33-9	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$4,617.00	$4,617.00	$4,497.22	$4,497.22	$4,521.41	$4,521.41
137	5732 THELMA AVE, MH 33-9A, 9'	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$9,400.00	$9,400.00	$9,141.00	$9,141.00	$9,090.60	$9,090.60	$9,210.53	$9,210.53
138	5600 BEACH BLVD, MH 07-57, 12'	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR DESIGNATED DEPTH. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09. PERFORM LEVEL 2 MACP CCTV INSPECTION ON MANHOLE.	EA	1	$11,200.00	$11,200.00	$12,182.00	$12,182.00	$11,104.08	$11,104.08	$11,495.36	$11,495.36
139	5600 BEACH BLVD, MH 07-54	REMOVE EXISTING MANHOLE FRAME AND COVER, PROCURE AND INSTALL COMPOSITE UTILITY ACCESS FRAME AND COVER. CLEAN AND PREPARE MANHOLE INTERIOR STRUCTURE AND INSTALL SAUEREISEN SEWERGARD 210S OR EQUAL FOR TOP 12" OF MANHOLE STRUCTURE. CONSTRUCT 4' CIRCULAR CONCRETE COLLAR TO GRADE WITH BLACK MIX COLOR AROUND NEW FRAME AND COVER PER DETAIL A ON EXHIBIT NO. E-09.	EA	1	$4,450.00	$4,450.00	$6,806.00	$6,806.00	$4,497.22	$4,497.22	$5,251.07	$5,251.07
140	CONSTRUCTION INFORMATION SIGNS	FURNISH AND INSTALL TWO (2) CONSTRUCTION INFORMATION SIGNS PER CITY STANDARD 439A	LS	1	$2,500.00	$2,500.00	$4,379.00	$4,379.00	$3,125.08	$3,125.08	$3,334.69	$3,334.69
		TOTAL =				**$832,926.00**		**$881,657.00**		**$809,593.50**		**$841,392.17**



CONTRACT

CONTRACT

CITY OF BUENA PARK CONTRACT FOR

2025-2026 / 2026-2027 SEWER MANHOLE REHABILITATION
"Project"

Project Number: 389
Bid Number: 2027-05

This CONTRACT ("Contract") is made and entered this 8th day of September, 2026 ("Effective Date"), by and between the CITY OF BUENA PARK, a California municipal corporation ("City") and Ayala Engineering, Inc, a California Corporation ("Contractor"). Contractor's California State Contractor's license number is 959385. The Contractor and the City are sometimes referred to herein collectively as the "Parties" and singularly as "Party."

In consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. Contract Documents. The Contract Documents consist of the following, each of which are attached hereto and incorporated herein by this reference:

A. This Contract;
B. The Notice Inviting Bids for the above-referenced project ("Project"), dated August 6, 2026;
C. The Instructions to Bidders for the Project, dated August 6, 2026;
D. Contractor's Bid for the Project, dated August 27 2026 (including documentation accompanying the Bid and any post-Bid documentation submitted before the Notice of Award);
E. The Contractor's Bonds for the Bid and the Project;
F. The final working drawings, plans, and specifications for the Project as approved by the City, and dated August, 2026 ("Plans and Specifications").
G. The City of Buena Park's Standard Specifications for Public Works Projects, Latest Edition;
H. The City of Buena Park's Special Provisions for Public Works Projects, Latest Edition;
I. Any and all permits from regulatory agencies with jurisdiction issued for the Project; and
J. Any addenda or change orders for the Project approved by the City subsequent to the Effective Date of this Contract.

2. Scope of Services. Contractor shall perform all Work necessary to complete, in a good and workmanlike manner, a public works project identified in the title of this Contract above (the "Project"), as such Project and the Work to be performed by Contractor is further are described in the Contract Documents.

3. Compensation. In consideration for Contractor's performance of the Work required to complete the Project hereunder, City shall pay Contractor a total *NOT-TO-EXCEED* amount of Eight Hundred Thirty Two Thousand and Nine Hundred Twenty Six dollars ($832,926.00) in accordance with the prices as submitted in the Bid ("Compensation"). The Compensation shall be the total and complete such payable by the City for any and all costs, direct or indirect, of the Contractor for provision of the Work and completion of the Project, including but not limited to general and supplementary conditions, performance and payment bonds, Contractor fee for construction, and Contractor overhead and profit, and any other items of costs, accounting, or expense relating to or arising therefrom. Compensation shall under no circumstances be increased except via a formal change order approved by the City; and only if such overruns result of additional scope from the City, as opposed to price overruns, delays, errors, or omissions.

4. Term of Contract: The Contractor agrees to complete the work to City's satisfaction within **ONE HUNDRED (100) WORKING DAYS** from the date of written notice to proceed. The Contractor further agrees to the assessment of liquidated damages in the amount of **FIVE HUNDRED DOLLARS ($500)** for each calendar day the work remains incomplete beyond the expiration of the completion date. The City may deduct the amount thereof from any monies due or that may become due the Contractor under this Contract.

5. Incorporation by Reference. All of the following documents are attached hereto and incorporated herein by this reference: Workers' Compensation Certificate of Insurance, Additional Insured Endorsement (Comprehensive General Liability), Additional Insured Endorsement (Automobile Liability), and Additional Insured Endorsement (Excess Liability).

6. Insurance: The Contractor shall not commence work under this Contract until it has obtained all insurance required hereunder in a company or companies acceptable to City nor shall the Contractor allow any subcontractor to commence work on a subcontract until all insurance required of its subcontractor has been obtained. The Contractor shall take out and maintain at all times during the life of this contract the following policies of insurance:

A. Compensation Insurance.

1. Before beginning work, the Contractor shall furnish to the City a certificate of insurance as proof that it has taken out full compensation insurance for all persons whom the Contractor may employ directly or through subcontractors in carrying out the work specified herein, in accordance with the laws of the State of California. Such insurance shall be maintained in full force and effect during the period covered by this Contract. Further such policy of insurance shall provide that the insurer waives all rights of subrogation against City and its elected officials, officers, employees, volunteers, and agents.

2. In accordance with the provisions of Section 3700 of the California Labor Code, every Contractor shall secure the payment of compensation to his employees. Contractor, prior to commencing work, shall sign and file with the City, a certification as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract."

B. General Insurance Requirements

1. Types of Coverage. Contractor shall maintain the following insurance coverage throughout the term of this Contract, and upon request Contractor shall show City evidence of such coverage, which may include visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance. Insurance coverage shall be provided in the following form:

a. Insurance Services Office Commercial General Liability coverage occurrence form number CG 00 01 11 85 or 88.

b. Automobile Liability insurance with coverage at least as broad as Insurance Services Office Form Number CA 0001 06 92 covering “Any Auto” (Symbol 1).

c. Workers Compensation insurance as required by the State of California and Employer's Liability insurance.

2. Minimum Limits of Insurance. Contractor shall maintain insurance coverage limits no less than:

a. General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit, and shall contain specified language creating a duty to defend against any suit seeking damages.

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

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

C. Deductibles and Self-Insured Retentions. Any deductibles and/or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, elected officials, employees, agents, and volunteers; or, the Contractor shall provide a financial guarantee satisfactory to the City, guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions. The Contractor and City further agree as follows:

1. All insurance coverage and limits provided pursuant to this Contract shall apply to the full extent of the policies involved, available or applicable. Nothing contained in this Contract or any other agreement relating to the City or its operations limits the application of such insurance coverage. Nothing contained in this Section is to be construed as affecting or altering the legal status of the parties to this Contract.

2. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only and is not intended by any party to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

3. For any claims related to this Project, the Contractor's insurance coverage shall be primary to any other similar insurance. Any insurance or self-insurance maintained by the City, its officers, employees or volunteers, shall be excess of the Contractor's insurance and shall not contribute with it.

4. The City, its officers, elected officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

5. For purposes of insurance coverage only, this Contract will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards, performance of this Contract.

6. All general or auto liability insurance coverage provided pursuant to this Contract, or any other agreements pertaining to the performance of this Contract, shall not prohibit Contractor, and Contractor's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor waives its right of subrogation against City.

7. In the event any policy of insurance required under this Contract does not comply with these requirements or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Contractor.

8. Contractor shall provide proof that policies of insurance required herein expiring during the term of this Contract have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished within 72 hours of the expiration of the coverages.

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

10. All insurance coverage shall contain a provision that prohibits cancellation, modification or lapse without thirty (30) days' prior written notice from insurer to the City. Contractor agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

11. All insurance coverage shall include a severability of interests clause substantially similar to the following: "The insurance afforded by this policy applies separately to each insured against whom a claim or suit is made or suit is brought, except with respect to the limit of the insurer's liability."

12. All insurance coverage shall contain a clause substantially in the following words: *"It is hereby understood and agreed that this policy shall not be canceled nor*

materially changed except upon thirty (30) days' prior written notice to the City of Buena Park of such cancellation or material change as evidence by a return receipt for a registered letter."

13. All insurance coverage shall cover the operations of the Contractor pursuant to the terms of this Contract.

14. Contractor agrees to provide immediate notice to City of any claim or loss against Contractor that includes City as a defendant. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

15. In the event of any loss that is not insured due to the failure of Contractor to comply with these requirements, Contractor agrees to be personally responsible for any and all losses, claims, suits, damages, defense obligations and liability of any kind attributed to City, or City's employees, or any of the additional insureds as a result of such failure.

16. Coverage will not be limited to the specific location or individual or entity designated as the address of the Project.

17. Contractor agrees not to attempt to avoid its defense and indemnity obligations to City and its employees, agents, officials and servants by using as a defense Contractor's statutory immunity under workers' compensation and similar statutes.

18. Contractor agrees to require all parties or subcontractors, including architects or others, with which it enters into contracts or hires pursuant to or related in any way with the performance of this Contract, to provide insurance covering the operations contracted for and naming as additional insureds all parties to this Contract. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided as required here. Contractor agrees that no contract, standard form or otherwise, used by any party in any way connected with this Contract, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this or any other agreement.

E. Acceptability of Insurers. Coverage shall be written by insurers with a current A.M. Best's rating of no less than "A:VIII," and be admitted to conduct business in the State of California by the Department of Insurance.

F. Verification of Coverage. Contractor shall furnish the City with evidence of the insurance required by this Section, satisfactory to City, consisting of original certificates of insurance and amendatory endorsements, and an additional insured endorsement at least as broad as Insurance Services Office form CG 20 10 11 85. The endorsements should be on forms provided by the City or on other than the City's forms or a separate owner’s policy, provided those forms or policies are approved by the City, and amended to conform to the City's requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time. Contractor agrees to provide complete certified copies of policies to City within 10 days of City's request for said copies.

G. Subcontractors. Contractor shall include all subcontractors or any other party involved

in the Project by Contractor as insured under its policies or shall require subcontractors or any other party involved in the Project by Contractor to carry the same insurance as required herein. Contractor agrees to obtain certificates evidencing such coverage and make reasonable efforts to ensure that such coverage is provided as required here. Contractor agrees to require that no contract used by any subcontractor, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this Contract. Contractor agrees that upon request, all agreements with subcontractors or others with whom Contractor contracts with on behalf of City and all certificates of insurance obtained in compliance with this paragraph will be submitted to City or review. Failure of City to request copies of such documents will not impose and liability on City, or its employees.

7. Indemnitifcation.

A. Contractor and City agree that City, its employees, officers, agents and elected officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys fees, litigation costs, defense costs, court costs or any other cost arising out of or in any way related to the performance of this Contract. Contractor acknowledges that CITY would not have entered into this Contract in the absence of the commitment of Contractor to indemnify and protect City as set forth here.

B. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its elected officials, employees, agents, volunteers and officers ("Indemnitees"), from any and all liabilities, claims, suits, actions, arbitration proceedings, administrative proceedings, stop notices, regulatory proceedings, losses, expenses or costs of any kind, actual attorneys fees incurred by City, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of, arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the Contractor's performance of this Contract. All obligations under this provision are to be paid by Contractor as they are incurred by the City.

C. Without affecting the rights of City under any provision of this Contract or this section, Contractor shall not be required to indemnify and hold harmless City as set forth above for liability attributable to the sole fault of City, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction. This exception will apply only in instances where the City is shown to have been solely at fault and not in instances where Contractor is solely or partially at fault or in instances where City 's fault accounts for only a percentage of the liability involved. In those instances, the obligation of Contractor will be all-inclusive and City will be indemnified for all liability incurred, even though a percentage of the liability is attributable to the conduct of the City.

D. Contractor acknowledges that its obligation pursuant to this section extends to liability attributable to City, if that liability is other than the sole fault of City. Contractor has no obligation under this Contract for liability proven in a court of competent jurisdiction or by written agreement between the parties to be the sole fault of City.

E. The obligations of Contractor under this or any other provision of this Contract will not be limited by the provisions of any workers' compensation act or similar act. Contractor expressly waives its statutory immunity under such statutes or laws as to the Indemnitees.

The Contractor's indemnity obligation set forth in this section shall not be limited by the limits of any policies of insurance required or provided by the Contractor pursuant to this Contract.

8. Antitrust Claims. In entering into this Contract, Contractor offers and agrees to assign to City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Business and Professions Code Section 16700 *et seq*.) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time City tenders final payment to Contractor without further acknowledgment by the parties.

9. Prevailing Wages. City and Contractor acknowledge that the Project is a public work to which prevailing wages apply.

10. Community Workforce Agreement. The City and contractor acknowledge that the project is covered by a Community Workforce Agreement between the City and the Los Angeles/Orange Counties Building and Construction Trades Council and the Signatory Craft Councils and Local Unions (the "CWA"). Contractor agrees to abide by the terms and conditions of the CWA.

11. Titles. The titles used in this Contract are for convenience only and shall in no way define, limit or describe the scope or intent of this Contract or any part of it.

12. Authority. Any person executing this Contract on behalf of Contractor warrants and represents that he or she has the power and authority to execute this Contract on behalf of Contractor and has the power and authority to bind Contractor to the performance of its obligations hereunder.

13. Entire Agreement; Modification. This Contract, including the Contract Documents and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between City and Contractor. Each Party to this Contract acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein. This Contract supersedes all prior oral or written negotiations, representations or agreements. This Contract may not be modified or amended, nor any provision or breach waived, except in a writing signed by both parties that expressly refers to this Contract.

14. Exhibits; Precedence. All documents referenced as exhibits in this Contract are hereby incorporated into this Contract by this reference. In the event of any inconsistency between the express provisions of this Contract and any provision of an exhibit, the provisions of this Contract, then the City's invitation for bids, if any, shall prevail.

15. Counterparts. This Contract may be executed in counterpart originals, duplicate originals, or both, each of which is deemed to be an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed the Contract the day and year first above written.

CITY OF BUENA PARK

By: _____
City Manager

ATTEST:

By: _____
City Clerk

Dated: _____
(City Clerk)

APPROVED AS TO FORM:

By: _____
City Attorney

_____
(Ayala Engineering, Inc.)

By: _____

By: _____

September 8, 2026
CONSENT CALENDAR
Item No. 4E.

City Council Agenda Report

RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO ORTIZ & SON, INC. FOR THE BELLIS YARD IMPROVEMENTS PROJECT

PREPARED BY	PRESENTED BY
Jason Tran, Associate Engineer	Jason Tran, Associate Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a resolution approving the plans and specifications for the Bellis Yard Improvements Project; 2) Award a contract to Ortiz & Son, Inc. in the amount of $412,734.81; 3) Authorize contingency funds in the amount of $21,375.19; 4) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 5) Authorize the City Manager and City Clerk to execute the contract.

PREVIOUS CITY COUNCIL ACTION

On June 23, 2026, the City Council rejected all bids for the Bellis Yard Improvements and City Yard Parking Lot Rehabilitation Project and authorized staff to re-advertise the project. The City Yard Parking Lot Rehabilitation Project was originally combined with the Bellis Yard Improvements Capital Improvement Project (CIP). After the initial bids came in over the available budget, staff determined that separating the projects would allow the City to refine the scope of the Bellis Yard Improvements and focus on the work that can be completed within the available budget. Separating the projects also allows the City Yard Parking Lot Rehabilitation Project to move forward as a standalone paving project.

DISCUSSION

The City owns and maintains the Bellis Yard, located at 7171 8th Street, Buena Park, CA 90621, which serves as the maintenance and operations facility for Public Works staff. Maintenance personnel use the facility to store/maintain vehicles and equipment and to temporarily store materials used in Public Works operations. Due to the age of the pavement and heavy vehicle usage, staff has determined that the pavement is in need of rehabilitation. Maintenance staff and EDCO utilize designated areas of the yard for the temporary placement and storage of green waste, mulch, compost, and soil.

The scope of work includes rehabilitating the asphalt pavement, constructing concrete pavement and masonry walls for designated storage areas, relocating the chain-link fence, and installing security improvements along the perimeter wall. Funding for this project is included in the FY 2025–26 Capital Improvement Program (CIP) budget.

The project was advertised for competitive bids on July 29, 2026. Five (5) bids were received and publicly opened on August 19, 2026. Base bid amounts ranged from $412,734.81 to $668,200. The engineer's estimate is $351,900.

The lowest, responsive and responsible bid was submitted by Ortiz & Son, Inc. of Buena Park, CA, in the amount of $412,734.81. The contractor possesses the required license and has successfully completed similar projects for other public agencies, including the City of Riverside and California State University, Long Beach.

Staff recommends awarding the contract to Ortiz & Son, Inc. in the amount of $412,734.81 and authorizing contingency funds in the amount of $21,375.19. Construction is anticipated to begin in September 2026 and be completed in October 2026.

BUDGET IMPACT

Total cost for the project is in the amount of $434,110, as shown below:

Construction Contract:	$412,734.81
Construction Contingency:	$21,375.19
Total Project Cost:	**$434,110.00**

This project will be funded from the Measure R Fund (Account No. 13-9806-190300). Funding for the project was appropriated as part of the FY 2025–26 CIP. As the project will be constructed in FY 2026–27, the remaining project funds will be carried forward into FY 2026–27. Sufficient funds are available in the account to fund the total project cost of $434,110.

Attachments

Att. 1 of 5 Resolution - Bellis Yard Improvements.pdf
Att. 2 of 5 Location Map - Bellis Yard Improvements.pdf
Att. 3 of 5 Bid Results - Bellis Yard Improvements.pdf
Att. 4 of 5 Bid Summary - Bellis Yard Improvements.pdf
Att. 5 of 5 Contract - Bellis Yard Improvements.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVING PLANS AND SPECIFICATIONS FOR **BELLIS YARD IMPROVEMENTS PROJECT** IN SAID CITY.

WHEREAS, it is the intention of the City of Buena Park to construct certain improvements in the City; and

WHEREAS, the City Engineer has prepared specifications and plans for the construction of certain improvement(s).

NOW, THEREFORE, BE IT RESOLVED that the specifications and plans presented by the City be and are hereby approved as the specifications and plans for: **BELLIS YARD IMPROVEMENTS PROJECT.**

PASSED AND ADOPTED this 8th day of September 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this 8th day of September 2026.

_____
City Clerk



LEGEND:

PROJECT AREA

City of BUENA PARK

DEPARTMENT OF PUBLIC WORKS

BELLIS YARD IMPROVEMENTS

PROJECT LOCATION MAP

EXHIBIT NO.

A

DRAWN BY: AH

DATE: MARCH 2025

E:\Projects\Building\Active\Bellis Yard Improvements\Exhibits\Location Map\BELLIS YARD IMPROVEMENTS.dwg

City of Buena Park

BID RESULTS

BELLIS YARD IMPROVEMENTS

Project No. 156

Bid No. 2027-04

Bid Opening. 8/19/2026- 2:00 P.M.

	Company Name	Base Bid Amount	Additive A Bid Amount	Total Bid Amount
1	Ortiz and Son, Inc.	$ 412,734.81	$ 14,998.18	$ 427,732.99
2	Aguilar & Calderon Corp	$ 543,666.05	$ 33,608.10	$ 577,274.15
3	Prestige Paving Company	$ 486,561.00	$ 22,754.00	$ 509,315.00
4	All American Building Services	$ 668,200.00	$ 22,000.00	$ 690,200.00
5	All American Asphalt	$ 544,595.00	$ 15,000.00	$ 559,595.00

BELLIS YARD IMPROVEMENTS PROJECT
Project No. 156 - Bid No. 2027-04
Bid Summary
Bid Opening: August 19, 2026 - 2:00 P.M.

				Ortiz and Son, Inc.		Aguilar & Calderon Corp		Prestige Paving Company		All American Building Services		All American Asphalt		Engineer's Estimate		Average	
Item No	Approx. Quantity	Unit	Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
BASE AMOUNT																	
1	13,000	SF	Demo: Cold mill and remove 3.5-inch of existing asphalt pavement	$1.03	$13,390.00	$3.19	$41,470.00	$2.27	$29,510.00	$2.50	$32,500.00	$1.25	$16,250.00	$0.75	$9,750.00	$1.83	$23,811.67
2	3,700	SF	Demo: Cold mill and remove 13-inch of existing asphalt, base, and subgrade for new concrete pavement	$3.33	$12,321.00	$18.35	$67,895.00	$10.19	$37,703.00	$30.00	$111,000.00	$4.45	$16,465.00	$5.00	$18,500.00	$11.89	$43,980.67
3	1,650	SF	Demo: Concrete Paving & Pads.	$11.93	$19,684.50	$8.12	$13,398.00	$4.78	$7,887.00	$8.00	$13,200.00	$17.800	$29,370.00	$6.00	$9,900.00	$9.44	$15,573.25
4	1	LS	Demo: Existing concrete bin walls.	$20,086.74	$20,086.74	$8,929.10	$8,929.10	$2,994.00	$2,994.00	$12,000.00	$12,000.00	$7,200.00	$7,200.00	$5,000.00	$5,000.00	$9,368.31	$9,368.31
5	1	LS	Demo: Removal of (2) sheds, (1) container, 60 LF of chain-link fencing, 35 LF of steel fencing, concrete footings, & other misc. items on demo plan.	$27,768.54	$27,768.54	$8,204.10	$8,204.10	$84,420.00	$84,420.00	$22,000.00	$22,000.00	$48,000.00	$48,000.00	$15,000.00	$15,000.00	$34,232.11	$34,232.11
6	300	TON	Construct 3.5-inch thick asphalt concrete surface course, type III C3 PG 70-10 (1/2" rock).	$200.13	$60,039.00	$266.61	$79,983.00	$136.69	$41,007.00	$350.00	$105,000.00	$210.00	$63,000.00	$135.00	$40,500.00	$216.41	$64,921.50
7	3,700	SF	Construct 7-inch thick concrete paving	$5.84	$21,608.00	$35.91	$132,867.00	$20.30	$75,110.00	$45.00	$166,500.00	$19.65	$72,705.00	$30.00	$111,000.00	$26.12	$96,631.67
8	90	TON	Construct 6-inch Class 2 aggregate base as shown on plans	$81.78	$7,360.20	$148.22	$13,339.80	$202.40	$18,216.00	$150.00	$13,500.00	$206.00	$18,540.00	$150.00	$13,500.00	$156.40	$14,076.00
9	1	LS	Construct (4) new material dump areas with 8-foot high masonry walls per site plan and structural plans.	$97,930.71	$97,930.71	$131,551.25	$131,551.25	$128,263.00	$128,263.00	$120,000.00	$120,000.00	$144,000.00	$144,000.00	$80,000.00	$80,000.00	$116,957.49	$116,957.49
10	1	LS	Furnish and install 16-foot wide vehicle gate and chain-link fencing as shown on plans (8-foot high)	$33,493.88	$33,493.88	$4,600.00	$4,600.00	$11,808.00	$11,808.00	$25,000.00	$25,000.00	$24,315.00	$24,315.00	$6,000.00	$6,000.00	$17,536.15	$17,536.15
11	300	LF	Install new steel security fencing over top (E) concrete block wall	$292.87	$87,861.00	$94.46	$28,338.00	$132.54	$39,762.00	$120.00	$36,000.00	$307.00	$92,100.00	$90.00	$27,000.00	$172.81	$51,843.50
12	4	EA	Install bollards per plan.	$1,833.72	$7,334.88	$1,638.50	$6,554.00	$1,497.00	$5,988.00	$1,000.00	$4,000.00	$1,670.00	$6,680.00	$1,250.00	$5,000.00	$1,481.54	$5,926.15
13	1	EA	Adjust height as needed of existing sewer clean-out in new paving area.	$975.54	$975.54	$1,920.00	$1,920.00	$1,198.00	$1,198.00	$1,500.00	$1,500.00	$2,870.00	$2,870.00	$750.00	$750.00	$1,535.59	$1,535.59
14	2	EA	Optional – Exploratory utility potholing	$1,440.41	$2,880.82	$2,308.40	$4,616.80	$1,347.50	$2,695.00	$3,000.00	$6,000.00	$1,550.00	$3,100.00	$5,000.00	$10,000.00	$2,441.05	$4,882.10
ADDITIVE A AMOUNT																	
15	1	LS	Reorient direction of existing sliding gate entry and relocate existing electrical control box.	$14,998.18	$14,998.18	$33,608.10	$33,608.10	$22,754.00	$22,754.00	$22,000.00	$22,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$20,560.05	$20,560.05
			BASE BID AMOUNT		**$412,734.81**		**$543,666.05**		**$486,561.00**		**$668,200.00**		**$544,595.00**		**$351,900.00**		**$501,276.14**
			ADDITIVE A MOUNT		**$14,998.18**		**$33,608.10**		**$22,754.00**		**$22,000.00**		**$15,000.00**		**$15,000.00**		**$20,560.05**
			TOTAL BID AMOUNT		**$427,732.99**		**$577,274.15**		**$509,315.00**		**$690,200.00**		**$559,595.00**		**$366,900.00**		**$521,836.19**

BUDGET BREAKDOWN
22-23 ANNUAL PAVEMENT REHABILITATION PROJECT

	$
LOWEST BID (BASE + ALL ADDITIVES)	$ 1,574,970.00
10% CONTINGENCY	$ 157,497.00
SURVEYING	$ 20,000.00
GEOTECHNICAL ENGINEERING	$ 10,000.00
COMPOSITE MANHOLE PURCHASES	$ 37,433.05
PROJECT SUM	$ 1,799,900.05
PROJECT ACCOUNT	$ 1,379,581.81
SHORTFALL ($ NEEDED TO BE TRANSFERRED)	$ 420,318.24
AMOUNT IN MALVERN ACCOUNT	$ 403,000.00
SHORTFALL 2	$ 17,318.24

2021-2022 Annual Slurry Seal Project Submitted Bids

	All American Asphalt	Pavement Coatings Co	Roy Allan*	Engineer's Estimate
Area A	$ 255,012.60	$ 269,379.70	$ 204,934.20	$ 219,903.90
Area B	$ 169,696.35	$ 206,812.91	$ 182,222.30	$ 158,485.26
Area C	$ 60,199.10	$ 49,176.49	$ 38,257.30	$ 35,477.06
Bid (A+B+C)	$ 484,908.05	$ 525,369.10	$ 425,413.80	$ 413,866.22
Contingency	$ 48,490.81	$ 52,536.91	$ 42,541.38	$ 41,386.62
Project Cost	$ 533,398.86	$ 577,906.01	$ 467,955.18	$ 455,252.84
Bid (A+B)	$ 424,708.95	$ 476,192.61	$ 387,156.50	$ 378,389.16
Contingency	$ 42,470.90	$ 47,619.26	$ 38,715.65	$ 37,838.92
Project Cost	$ 467,179.85	$ 523,811.87	$ 425,872.15	$ 416,228.08

*Deviated from Specified REAS Type I Slurry (Wanted to use TRMSS)



CONTRACT

CONTRACT

CITY OF BUENA PARK CONTRACT FOR

BELLIS YARD IMPROVEMENTS
"Project"

Project Number: 156
Bid Number: 2027-04

This CONTRACT ("Contract") is made and entered this 8th day of September, 2026 ("Effective Date"), by and between the CITY OF BUENA PARK, a California municipal corporation ("City") and Ortiz and Son, Inc. a California Corporation ("Contractor"). Contractor's California State Contractor's license number is 429887. The Contractor and the City are sometimes referred to herein collectively as the "Parties" and singularly as "Party."

In consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. Contract Documents. The Contract Documents consist of the following, each of which are attached hereto and incorporated herein by this reference:

A. This Contract;
B. The Notice Inviting Bids for the above-referenced project ("Project"), dated July 29, 2026;
C. The Instructions to Bidders for the Project, dated July 29, 2026;
D. Contractor's Bid for the Project, dated August 19, 2026 (including documentation accompanying the Bid and any post-Bid documentation submitted before the Notice of Award);
E. The Contractor's Bonds for the Bid and the Project;
F. The final working drawings, plans, and specifications for the Project as approved by the City, and dated July 29, 2026 ("Plans and Specifications").
G. The City of Buena Park's Standard Specifications for Public Works Projects, Latest Edition;
H. The City of Buena Park's Special Provisions for Public Works Projects, Latest Edition;
I. Any and all permits from regulatory agencies with jurisdiction issued for the Project; and
J. Any addenda or change orders for the Project approved by the City subsequent to the Effective Date of this Contract.

2. Scope of Services. Contractor shall perform all Work necessary to complete, in a good and workmanlike manner, a public works project identified in the title of this Contract above (the "Project"), as such Project and the Work to be performed by Contractor is further are described in the Contract Documents.

3. Compensation. In consideration for Contractor's performance of the Work required to complete the Project hereunder, City shall pay Contractor a total *NOT-TO-EXCEED* amount of **FOUR HUNDRED TWELVE THOUSAND SEVEN HUNDRED THIRTY FOUR DOLLARS AND EIGHTY ONE CENTS ($412,734.81)** in accordance with the prices as submitted in the Bid ("Compensation"). The Compensation shall be the total and complete such payable by the City for any and all costs, direct or indirect, of the Contractor for provision of the Work and completion of the Project, including but not limited to general and supplementary conditions, performance and payment bonds, Contractor fee for construction, and Contractor overhead and profit, and any other items of costs, accounting, or expense relating to or arising therefrom. Compensation shall under no circumstances be increased except via a formal change order approved by the City; and only if such overruns result of additional scope from the City, as opposed to price overruns, delays, errors, or omissions.

4. Term of Contract: The Contractor agrees to complete the work to City's satisfaction within **THIRTY (30) WORKING DAYS** from the date of written notice to proceed. The Contractor further agrees to the assessment of liquidated damages in the amount of **FIVE HUNDRED DOLLARS ($500)** for each calendar day the work remains incomplete beyond the expiration of the completion date. The City may deduct the amount thereof from any monies due or that may become due the Contractor under this Contract.

5. Incorporation by Reference. All of the following documents are attached hereto and incorporated herein by this reference: Workers' Compensation Certificate of Insurance, Additional Insured Endorsement (Comprehensive General Liability), Additional Insured Endorsement (Automobile Liability), and Additional Insured Endorsement (Excess Liability).

6. Insurance: The Contractor shall not commence work under this Contract until it has obtained all insurance required hereunder in a company or companies acceptable to City nor shall the Contractor allow any subcontractor to commence work on a subcontract until all insurance required of its subcontractor has been obtained. The Contractor shall take out and maintain at all times during the life of this contract the following policies of insurance:

A. Compensation Insurance.

1. Before beginning work, the Contractor shall furnish to the City a certificate of insurance as proof that it has taken out full compensation insurance for all persons whom the Contractor may employ directly or through subcontractors in carrying out the work specified herein, in accordance with the laws of the State of California. Such insurance shall be maintained in full force and effect during the period covered by this Contract. Further such policy of insurance shall provide that the insurer waives all rights of subrogation against City and its elected officials, officers, employees, volunteers, and agents.

2. In accordance with the provisions of Section 3700 of the California Labor Code, every Contractor shall secure the payment of compensation to his employees. Contractor, prior to commencing work, shall sign and file with the City, a certification as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract."

B. General Insurance Requirements

1. Types of Coverage. Contractor shall maintain the following insurance coverage throughout the term of this Contract, and upon request Contractor shall show City evidence of such coverage, which may include visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance. Insurance coverage shall be provided in the following form:

    a. Insurance Services Office Commercial General Liability coverage occurrence form number CG 00 01 11 85 or 88.

    b. Automobile Liability insurance with coverage at least as broad as Insurance Services Office Form Number CA 0001 06 92 covering “Any Auto” (Symbol 1).

    c. Workers Compensation insurance as required by the State of California and Employer's Liability insurance.

2. Minimum Limits of Insurance. Contractor shall maintain insurance coverage limits no less than:

    a. General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit, and shall contain specified language creating a duty to defend against any suit seeking damages.

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

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

C. Deductibles and Self-Insured Retentions. Any deductibles and/or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, elected officials, employees, agents, and volunteers; or, the Contractor shall provide a financial guarantee satisfactory to the City, guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions. The Contractor and City further agree as follows:

1. All insurance coverage and limits provided pursuant to this Contract shall apply to the full extent of the policies involved, available or applicable. Nothing contained in this Contract or any other agreement relating to the City or its operations limits the application of such insurance coverage. Nothing contained in this Section is to be construed as affecting or altering the legal status of the parties to this Contract.

2. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only and is not intended by any party to be all inclusive, or to the exclusion of other coverage, or a waiver of any

type.

3. For any claims related to this Project, the Contractor's insurance coverage shall be primary to any other similar insurance. Any insurance or self-insurance maintained by the City, its officers, employees or volunteers, shall be excess of the Contractor's insurance and shall not contribute with it.

4. The City, its officers, elected officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

5. For purposes of insurance coverage only, this Contract will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards, performance of this Contract.

6. All general or auto liability insurance coverage provided pursuant to this Contract, or any other agreements pertaining to the performance of this Contract, shall not prohibit Contractor, and Contractor's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor waives its right of subrogation against City.

7. In the event any policy of insurance required under this Contract does not comply with these requirements or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Contractor.

8. Contractor shall provide proof that policies of insurance required herein expiring during the term of this Contract have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished within 72 hours of the expiration of the coverages.

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

10. All insurance coverage shall contain a provision that prohibits cancellation, modification or lapse without thirty (30) days' prior written notice from insurer to the City. Contractor agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

11 All insurance coverage shall include a severability of interests clause substantially similar to the following: "The insurance afforded by this policy applies separately to each insured against whom a claim or suit is made or suit is brought, except with respect to the limit of the insurer's liability."

12. All insurance coverage shall contain a clause substantially in the following words:

"It is hereby understood and agreed that this policy shall not be canceled nor materially changed except upon thirty (30) days' prior written notice to the City of Buena Park of such cancellation or material change as evidence by a return receipt for a registered letter."

13. All insurance coverage shall cover the operations of the Contractor pursuant to the terms of this Contract.

14. Contractor agrees to provide immediate notice to City of any claim or loss against Contractor that includes City as a defendant. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

15. In the event of any loss that is not insured due to the failure of Contractor to comply with these requirements, Contractor agrees to be personally responsible for any and all losses, claims, suits, damages, defense obligations and liability of any kind attributed to City, or City's employees, or any of the additional insureds as a result of such failure.

16. Coverage will not be limited to the specific location or individual or entity designated as the address of the Project.

17. Contractor agrees not to attempt to avoid its defense and indemnity obligations to City and its employees, agents, officials and servants by using as a defense Contractor's statutory immunity under workers' compensation and similar statutes.

18. Contractor agrees to require all parties or subcontractors, including architects or others, with which it enters into contracts or hires pursuant to or related in any way with the performance of this Contract, to provide insurance covering the operations contracted for and naming as additional insureds all parties to this Contract. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided as required here. Contractor agrees that no contract, standard form or otherwise, used by any party in any way connected with this Contract, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this or any other agreement.

E. Acceptability of Insurers. Coverage shall be written by insurers with a current A.M. Best's rating of no less than "A:VIII," and be admitted to conduct business in the State of California by the Department of Insurance.

F. Verification of Coverage. Contractor shall furnish the City with evidence of the insurance required by this Section, satisfactory to City, consisting of original certificates of insurance and amendatory endorsements, and an additional insured endorsement at least as broad as Insurance Services Office form CG 20 10 11 85. The endorsements should be on forms provided by the City or on other than the City's forms or a separate owner's policy, provided those forms or policies are approved by the City, and amended to conform to the City's requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time. Contractor agrees to provide complete certified copies of policies to City within 10 days of City's request for said copies.

G. Subcontractors. Contractor shall include all subcontractors or any other party involved in the Project by Contractor as insured under its policies or shall require subcontractors or any other party involved in the Project by Contractor to carry the same insurance as required herein. Contractor agrees to obtain certificates evidencing such coverage and make reasonable efforts to ensure that such coverage is provided as required here. Contractor agrees to require that no contract used by any subcontractor, or contracts Contractor enters into on behalf of City, will reserve the right to charge back to City the cost of insurance required by this Contract. Contractor agrees that upon request, all agreements with subcontractors or others with whom Contractor contracts with on behalf of City and all certificates of insurance obtained in compliance with this paragraph will be submitted to City or review. Failure of City to request copies of such documents will not impose and liability on City, or its employees.

7. Indemnitifcation.

A. Contractor and City agree that City, its employees, officers, agents and elected officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys fees, litigation costs, defense costs, court costs or any other cost arising out of or in any way related to the performance of this Contract. Contractor acknowledges that CITY would not have entered into this Contract in the absence of the commitment of Contractor to indemnify and protect City as set forth here.

B. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its elected officials, employees, agents, volunteers and officers ("Indemnitees"), from any and all liabilities, claims, suits, actions, arbitration proceedings, administrative proceedings, stop notices, regulatory proceedings, losses, expenses or costs of any kind, actual attorneys fees incurred by City, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of, arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the Contractor's performance of this Contract. All obligations under this provision are to be paid by Contractor as they are incurred by the City.

C. Without affecting the rights of City under any provision of this Contract or this section, Contractor shall not be required to indemnify and hold harmless City as set forth above for liability attributable to the sole fault of City, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction. This exception will apply only in instances where the City is shown to have been solely at fault and not in instances where Contractor is solely or partially at fault or in instances where City 's fault accounts for only a percentage of the liability involved. In those instances, the obligation of Contractor will be all-inclusive and City will be indemnified for all liability incurred, even though a percentage of the liability is attributable to the conduct of the City.

D. Contractor acknowledges that its obligation pursuant to this section extends to liability attributable to City, if that liability is other than the sole fault of City. Contractor has no obligation under this Contract for liability proven in a court of competent jurisdiction or by written agreement between the parties to be the sole fault of City.

E. The obligations of Contractor under this or any other provision of this Contract will not

be limited by the provisions of any workers' compensation act or similar act. Contractor expressly waives its statutory immunity under such statutes or laws as to the Indemnitees. The Contractor's indemnity obligation set forth in this section shall not be limited by the limits of any policies of insurance required or provided by the Contractor pursuant to this Contract.

8. Antitrust Claims. In entering into this Contract, Contractor offers and agrees to assign to City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Business and Professions Code Section 16700 *et seq*.) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time City tenders final payment to Contractor without further acknowledgment by the parties.

9. Prevailing Wages. City and Contractor acknowledge that the Project is a public work to which prevailing wages apply.

10. Reserved.

11. Titles. The titles used in this Contract are for convenience only and shall in no way define, limit or describe the scope or intent of this Contract or any part of it.

12. Authority. Any person executing this Contract on behalf of Contractor warrants and represents that he or she has the power and authority to execute this Contract on behalf of Contractor and has the power and authority to bind Contractor to the performance of its obligations hereunder.

13. Entire Agreement; Modification. This Contract, including the Contract Documents and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between City and Contractor. Each Party to this Contract acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein. This Contract supersedes all prior oral or written negotiations, representations or agreements. This Contract may not be modified or amended, nor any provision or breach waived, except in a writing signed by both parties that expressly refers to this Contract.

14. Exhibits; Precedence. All documents referenced as exhibits in this Contract are hereby incorporated into this Contract by this reference. In the event of any inconsistency between the express provisions of this Contract and any provision of an exhibit, the provisions of this Contract, then the City's invitation for bids, if any, shall prevail.

15. Counterparts. This Contract may be executed in counterpart originals, duplicate originals, or both, each of which is deemed to be an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed the Contract the day and year first above written.

CITY OF BUENA PARK

By: _____
City Manager

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

Dated: _____

_____
("CONTRACTOR")

By: _____

By: _____

Bond No. _____

PAYMENT BOND
(LABOR AND MATERIALS)

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Buena Park ("Public Agency"), State of California, has awarded to _____

_____

_____("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

BELLIS YARD IMPROVEMENTS
(Project Name)

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of the Work, to file a good and sufficient payment Bond with the Public Agency to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____

(Name and address of Surety)

("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Public Agency and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of _____

Dollars ($_____), and not less than 100% of total contract amount. Lawful money of the United States of America, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Public Agency in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code

Section 1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or the plans and Specifications accompanying the same shall in any manner affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its	Its
By: _____	By: _____
Its	Its
(Seal)	*(Seal)*

Note: *This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached.* *DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT.* Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

Bond No. _____

FAITHFUL PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Buena Park ("Public Agency"), has awarded to _____

_____ ("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as follows:

BELLIS YARD IMPROVEMENTS

(Project name)

which is hereby referred to and made a part hereof; and

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____,

(Name and address of Surety)

("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Public Agency in the penal sum of _____

_____

Dollars ($_____), this amount being not less than 100% of the total Contract Price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Public Agency, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Public Agency in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or of the Work to be performed thereunder or the plans and specifications accompanying the same shall in anywise affect its obligations under

this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the specifications. Surety hereby waives the provisions of California Civil Code Sections 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____ Its	By: _____ Its
By: _____ Its	By: _____ Its
(Seal)	*(Seal)*

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

WORKERS' COMPENSATION
CERTIFICATE OF INSURANCE

WHEREAS, the City of Buena Park ("City") has required certain insurance to be provided by:

_____

NOW THEREFORE, the undersigned insurance company does hereby certify that it has issued the policy or policies described below to the following named insureds and that the same are in force at this time:

This certificate is issued to:

City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

The insureds under such policy or policies are:

_____

Workers' Compensation Policy or Policies in a form approved by the Insurance Commissioner of California covering all operations of the named insureds as follows:

Policy Number	Effective Date	Expiration Date

_____

_____

_____

By: _____
Its Authorized Representative

PROGRESS PAYMENT SIGNATURE AUTHENTICATION

All company billings submitted for payment shall have the signature of an official of the company authorized to sign a bill and/or collect a check from the City, either on the invoice or an attached cover letter.

The following personnel of _____

_____
(Contractor)

are authorized to sign bills and/or receive checks.

NAME	TITLE	SIGNATURE

Any subsequent changes to supersede this signature list must be requested in writing and accompanied by a facsimile of this form to be complete in its entirety.

By: _____
(name and title)

For: _____
(Bidder)

ADDITIONAL INSURED ENDORSEMENT
COMPREHENSIVE GENERAL LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Buena Park ("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereof. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally

above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Contractual Liability
□ Owners/Landlords/Tenants
□ Manufacturers/Contractors
□ Products/Completed Operations
□ Broad Form Property Damage
□ Extended Bodily Injury
□ Broad Form Comprehensive General Liability Endorsement
□ Explosion Hazard
□ Collapse Hazard
□ Underground Property Damage
□ Pollution Liability
□ Liquor Liability
□ _____
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____ applies to all coverage(s) except: _____ _____*if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____*(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20____

_____
Signature of Authorized Representative *(Original signature only; no facsimile signature or initialed signature accepted)*

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
AUTOMOBILE LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Buena Park ("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

11. Scheduled items or locations are to be identified on an attached sheet. The following inclusions relate to the above coverages. Includes:

□ Any Automobiles
□ All Owned Automobiles
□ Non-owned Automobiles
□ Hired Automobiles
□ Scheduled Automobiles
□ Garage Coverage
□ Truckers Coverage
□ Motor Carrier Act
□ Bus Regulatory Reform Act
□ Public Livery Coverage
□ _____
□ _____

12. A □ deductible or □ self-insured retention *(check one)* of $_____applies to all coverage(s) except:_____*(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

13. This is an □ occurrence or □ claims made policy *(check one)*.

14. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____*(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20____

_____
Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

ADDITIONAL INSURED ENDORSEMENT
EXCESS LIABILITY

Name and address of named insured ("Named Insured"):

Name and address of insurance company ("Company"):

General description of agreement(s), permit(s), license(s), and/or activity(ies) insured:

Notwithstanding any inconsistent statement in the policy to which this endorsement is attached (the "Policy") or in any endorsement now or hereafter attached thereto, it is agreed as follows:

1. The City of Buena Park("Public Agency"), its elected officials, officers, attorneys, agents, employees, and volunteers are additional insureds (the above named additional insureds are hereafter referred to as the "Additional Insureds") under the Policy in relation to those activities described generally above with regard to operations performed by or on behalf of the Named Insured. The Additional Insureds have no liability for the payment of any premiums or assessments under the Policy.

2. The insurance coverages afforded the Additional Insureds under the Policy shall be primary insurance, and no other insurance maintained by the Additional Insureds shall be called upon to contribute with the insurance coverages provided by the Policy.

3. Each insurance coverage under the Policy shall apply separately to each Additional Insured against whom claim is made or suit is brought, except with respect to the limits of the Company's liability.

4. Nothing in this contract of insurance shall be construed to preclude coverage of a claim by one insured under the policy against another insured under the policy. All such claims shall be covered as third-party claims, i.e., in the same manner as if separate policies had been issued to each insured. Nothing contained in this provision shall operate to increase or replicate the Company's limits of liability as provided under the policy.

5. The insurance afforded by the Policy for contractual liability insurance (subject to the terms, conditions and exclusions applicable to such insurance) includes liability assumed by the Named Insured under the indemnification and/or hold harmless provision(s) contained in or executed in conjunction with the written agreement(s) or permit(s) designated above, between the Named Insured and the Additional Insureds.

6. The policy to which this endorsement is attached shall not be subject to cancellation, change in coverage, reduction of limits (except as the result of the payment of claims), or non-renewal except after written notice to Public Agency, by certified mail, return receipt requested, not less than thirty (30) Days before the effective date thereto. In the event of Company's failure to comply with this notice provision, the policy as initially drafted will continue in full force and effect until compliance with this notice requirement.

7. Company hereby waives all rights of subrogation and contribution against the Additional Insureds, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to the perils insured against in relation to those activities described generally above with

regard to operations performed by or on behalf of the Named Insured regardless of any prior, concurrent, or subsequent active or passive negligence by the Additional Insureds.

8. It is hereby agreed that the laws of the State of California shall apply to and govern the validity, construction, interpretation, and enforcement of this contract of insurance.

9. This endorsement and all notices given hereunder shall be sent to Public Agency at:

City Manager
City of Buena Park
City Hall
6650 Beach Boulevard
Buena Park, CA 90621

10. Except as stated above and not in conflict with this endorsement, nothing contained herein shall be held to waive, alter or extend any of the limits, agreements, or exclusions of the policy to which this endorsement is attached.

TYPE OF COVERAGES TO WHICH THIS ENDORSEMENT ATTACHES	POLICY PERIOD FROM/TO	LIMITS OF LIABILITY

□ Following Form
□ Umbrella Liability
□_____

11. Applicable underlying coverages:

INSURANCE COMPANY	POLICY NUMBER	AMOUNT

12. The following inclusions, exclusions, extensions or specific provisions relate to the above coverages:

13. A □ deductible or □ self-insured retention *(check one)* of $_____ _____applies to all coverage(s) except: _____ _____*(if none, so state)*. The deductible is applicable □ per claim or □ per occurrence *(check one)*.

14. This is an □ occurrence or □ claims made policy *(check one)*.

15. This endorsement is effective on _____ at 12:01 a.m. and forms a part of Policy Number _____.

I, _____*(print name)*, hereby declare under penalty of perjury under the laws of the State of California, that I have the authority to bind the Company to this endorsement and that by my execution hereof, I do so bind the Company.

Executed _____, 20____

_____

Signature of Authorized Representative
(Original signature only; no facsimile signature or initialed signature accepted)

Telephone No.: (_____) _____

September 8, 2026
CONSENT CALENDAR
Item No. 4F.

City Council Agenda Report

FUEL SUPPLY AGREEMENT WITH SOUTHERN COUNTIES OIL COMPANY (SC FUELS) FOR UNLEADED AND DIESEL FUEL FOR CITY VEHICLES

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

RECOMMENDED ACTION

1) Approve an agreement with Southern Counties Oil Company (SC Fuels) for an initial one-year term; 2) Dispense with competitive bidding pursuant to Municipal Code Section 3.28.080.H, as it is in the best interest of the City to access an existing government contract for lower overall fuel costs without the expense of the competitive bid process; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 4) Authorize the City Manager and the City Clerk to execute the agreement.

PREVIOUS CITY COUNCIL ACTION

The City Council previously approved a two-year agreement with SC Fuels on May 28, 2019. On March 22, 2022 the City Council approved Amendment No. 1 to the agreement, which extended it through June 23, 2023. On April 25, 2023, the City Council approved Amendment No. 2 to the agreement, which extended it through June 30, 2025. On June 24, 2025, the City Council approved Amendment No. 3 to the agreement, which extended it through June 30, 2026.

DISCUSSION

The City has two refueling stations serving a fleet of over 300 vehicles and equipment that require fuel to operate. SC Fuels has a long history of providing fuel to the City and can be relied upon to deliver fuel on schedule to keep our fleet operational. During recent years, the City has "piggybacked" off a competitive bid agreement with the City of Garden Grove, which has since expired. This proposal is to execute a similar agreement based on a bid with the City of Westminster, which will provide fuel at a discounted rate off the wholesale rack price based on the Oil Price Index Standard (OPIS). The proposed agreement would lower the cost of fuel purchases to the City by $.03 cents per gallon of unleaded and $.21 cents per gallon of diesel fuel.

Municipal Code Section 3.28.080.H allows the City to dispense with competitive bidding as it is in the best of the City to access an existing government contract for lower overall fuel costs without the expense of a competitive bid process.

The initial term of the agreement with be one-year with four one-year extension options.

This proposal was coordinated with the City's Purchasing Manager.

BUDGET IMPACT

The total amount of fuel needed is unknown due to driving requirements, which vary from day to day. The cost of fuel will also vary depending on the OPIS. However, SC Fuels will discount unleaded and diesel when packaged with a delivery of over 6,500 gallons. The discount off OPIS price per gallon is more significant than the previous agreement, totaling $.11 cents off OPIS unleaded price after delivery fees and $.02 cents over OPIS diesel price after delivery fees. This is $.03 cents lower for unleaded and $.21 cents lower for diesel than the previous agreement. A total of $650,000 is budgeted in Account No. 71-171710-6460 for fuel and oil.

Attachments

City of Buena Park.SC Piggyback Agreement & Exhibit A (Westminster).pdf

SCFuels Westminster May2025Contract.pdf

Docusign Envelope ID: 5F15AB7C-0BD7-8DE4-83F9-C5B376B80155

Fuel Supply Agreement (Piggyback Authorization)

This Fuel Supply Agreement (the "Agreement") is entered into between Southern Counties Oil Co., a California Limited Partnership dba SC Fuels ("SC Fuels") and the City of Buena Park ("Customer").

WHEREAS, the City of Westminster awarded a contract to SC Fuels for the purchase and delivery of diesel fuel and gasoline for its municipal fleet pursuant to Westminster City Council File No. 25-954, approved May 14, 2025 (the “Westminster Agreement”);

WHEREAS, the City of Buena Park desires to procure fuel under the same pricing, terms, and conditions as the Westminster Agreement through a cooperative purchasing (piggyback) arrangement; and

WHEREAS, SC Fuels agrees to extend such pricing and terms to the City of Buena Park.

Agreement

1. **Scope of Services.**
   SC Fuels shall furnish and deliver diesel fuel and gasoline to the City of Buena Park in accordance with the same terms, conditions, specifications, and service requirements established under the Westminster Agreement except as specified herein.

2. **Term.** This Agreement shall commence on the same date as the Westminster Agreement, 07/01/2026 to 06/30/2027 and shall remain in effect for an initial term of **one (1) year**, with the option to renew for up to **four (4) additional one-year terms** by mutual written agreement.

3. **Price.** Pricing as per **Exhibit A: Price**

   A) Gasoline: -$0.161 cents per gallon discount below OPIS rack price, plus $0.0521 cents per gallon delivery charge, plus all applicable stated and federal taxes.
   B) Diesel Fuel: -$0.041 cents per gallon discount below OPIS rack price, plus $0.0610 cents per gallon delivery charge, plus all applicable stated and federal taxes.

Docusign Envelope ID: 5F15AB7C-0BD7-8DE4-83F9-C5B376B80155

4. **Ordering and Payment.** Customer shall issue its own purchase orders, accept deliveries at the Customer's directed delivery locations, and make payments directly to SC Fuels. Customer shall be solely responsible for all obligations arising from its purchases under this Agreement.

5. **Contract Documents.** Except as specifically modified herein, all applicable terms, conditions, specifications, insurance requirements, and performance obligations of the Westminster Agreement shall govern purchases made by the Customer.

6. **Entire Agreement.** This Agreement constitutes the entire understanding between the parties regarding Customer's participation under the Westminster Agreement and may be amended only in writing signed by both parties. This Agreement may be executed in counterparts, each of which will be deemed to be an original and taken together shall be considered as one document. Further, this Agreement may be executed by facsimile signature, pdf or other electronic signature and the parties hereby acknowledge their intent to be bound by the facsimile, pdf or other electronic signatures the same as if they are original signatures. The parties hereby represent and warrant to one another that the person executing this Agreement on behalf of said party has been duly authorized to execute and deliver this Agreement and this Agreement is binding upon said party in accordance with the terms hereof. This Agreement has been executed by the authorized representatives of each party as indicated below

Signatures

SOUTHERN COUNTIES OIL CO., A CALIFORNIA LIMITED PARTNERSHIP DBA SC FUELS

By: DocuSigned by: Ted Brennan 6F1CD5F2C9474DE... DS APPROVED Initials: JG

Name: Ted Brennan

Title: Sr. Vice President, Supply and Distribution

Date: 8/20/2026

CITY OF BUENA PARK

By: _____

Name: _____

Title: _____

Date: _____

Docusign Envelope ID: 5F15AB7C-0BD7-8DE4-83F9-C5B376B80155

Exhibit A: Price

CONTRACTOR'S BID
PURCHASE & DELIVERY OF DIESEL FUEL
& GASOLINE BID 2025-2026

Name of Company Southern Counties Oil Co., a California Limited Partnership dba SC Fuels

Address

1800 W. Katella Ave. Suite 400	Orange	California	92867
Street	City	State	Zip

Email Address Fuelbids@scfuels,com

Phone 714-744-7140 Federal I.D. No. 33-0488996

Fill in all spaces either with a bid price or state "No Bid". Failure to do so may disqualify you from the bid process.

1. **BULK UNLEADED REGULAR GASOLINE**
Prices to be average Oilfield Publication Information Service (OPIS) rack price per gallon and adjusted as follows:

OPIS price in cents per gallon minus -0.161 discount, plus $.0521 equals delivery charge for net price of OPIS, minus $-0.1089 cents per gallon, plus all applicable State and Federal taxes.

2. **BULK DIESEL FUEL**
Prices to be average OPIS rack price per gallon and adjusted as follows:

OPIS price in cents per gallon minus -0.041 discount, plus $.0610 equals delivery charge for net price of OPIS, plus $.0200 cents per gallon, plus all applicable State and Federal taxes.

3. Annual fuel tank testing (topping off): $ 100 /hour.

4. **SMALL TANK FUELS**
Prices to be average OPIS rack price in cents per gallon plus all applicable State and Federal taxes, and adjusted as follows:

File #: 25-954, **Item #:** 5.1 **Meeting Date:** May 14, 2025

Westminster City Council

SUBJECT

Purchase and Delivery of Diesel Fuel and Gasoline for the City Fleet.

From: Jake Ngo, Public Works Director/City Engineer
Requested by: Administration
Prepared by: Scott Maestrejuan, Garage Superintendent

RECOMMENDED ACTION

A. Award the bid to SC Fuels; and

B. Authorize staff to approve a Purchase Order issued to SC Fuels in the yearly not-to-exceed amount of $475,000 for an initial one-year term with four renewable years for the purchase and delivery of diesel fuel and gasoline for the city fleet; and

C. Reject all other bids.

BACKGROUND

SC Fuels is the current supplier for the City's diesel fuel and gasoline. The renewable contract with SC Fuels expires June 30, 2025. The Fleet Division solicited formal bids for the Purchase and Delivery of Diesel Fuel and Gasoline for city vehicles. The City received the following two responses, which were opened by the City Clerk's Office on Monday, April 21, 2025:

1.	SC Fuels 1800 W. Katella Ave. Suite 400 Orange, CA 92867	Gas Diesel	12.28 cpg discount below OPIS rack price* 6.28 cpg discount below OPIS rack price*
2.	AAA Oil Inc. 11621 Westminster Ave Garden Grove, CA 92843	Gas Diesel	01.43 cpg discount below OPIS rack price* 01.40 cpg above OPIS rack price*

**cpg = cents per gallon*
OPIS = Oilfield Publication Information Service

The prices listed above are the amounts, in cents per gallon, above or below the OPIS rack price that the City will be charged per gallon of fuel.

The OPIS price per gallon can change multiple times per day, as fuel is a publicly traded commodity. As a result, no vendor will offer a fixed per-gallon price for a 12-month period.

This unit-priced contract is for an initial one year and contains an annual renewal clause for up to an additional four years at the discretion of the City Manager, and is subject to continued price competitiveness, budget availability, and performance. The proposed authorization would be a not-to-exceed amount of $475,000 per fiscal year.

FISCAL IMPACT

Funds for the contract with SC Fuels budgeted in the FY 2025-26 budget in the Motorpool Fund, Account No. 58000-44000. No additional appropriation is required for this action.

LEGAL REVIEW

The City Attorney's Office has reviewed as to form.

CONCLUSION

Staff recommends authorizing staff to issue a Purchase Order issued to SC Fuels in the yearly maximum of $475,000, for an initial one-year contract with up to four renewable years for the Purchase and Delivery of Diesel Fuel and Gasoline for the city fleet.

ATTACHMENTS

1. Contractor's Proposal

REVIEWED BY

Erin Backs, Finance Director
City Attorney's Office
Christine Cordon, City Manager

1800 West Katella Avenue, Suite 400
P. O. Box 4159
Orange, CA 92863-4159
(714) 516-7140
www.scfuels.com

April 17, 2025

City of Westminster
The City Hall
8200 Westminster Blvd.
Westminster, CA 92683
Atten: Scott Maestrejuan

RE: Purchase & Delivery of Diesel Fuel & Gasoline Fiscal Year 2025-2026
April 17, 2025

Southern Counties Oil Co., a California Limited Partnership dba SC Fuels is pleased to submit the following proposal for the fuel requirements for the Purchase & Delivery of Diesel Fuel & Gasoline Fiscal Year 2025-2026 . Please note the following regarding our proposal:

1. Prices listed are exclusive of all taxes and environmental fees.
2. Although prices listed are based on the OPIS without CAR, Cap-at-the-Rack (CAR) and Low Carbon Fuel Standard (LCFS) fees will not be line itemized on your invoices.
3. Payment terms are Net 30 Days.

If you have any questions or need additional information regarding this proposal, please contact the undersigned at 714-516-7374.

Sincerely,
Amanda Alvarado

Rep I, Customer Support, fuel bids

CITY OF WESTMINSTER
NOTICE INVITING SEALED BIDS OR PROPOSALS

NOTICE IS HEREBY GIVEN that the City of Westminster, 8200 Westminster Boulevard, Westminster, County of Orange, California, will receive at the office of the City Clerk on or before the hour of **10:00 AM, Monday, April 21, 2025,** sealed bids or proposals for:

PURCHASE & DELIVERY OF DIESEL FUEL & GASOLINE
FISCAL YEAR 2025-2026

Bids will be opened and publicly declared at **10:00 AM, Monday, April 21, 2025,** in the City Hall located in the Westminster Civic Center, 8200 Westminster Boulevard, Westminster, California

Bids must be made on the forms provided for the purpose in an envelope addressed to the Westminster City Clerk, Westminster, California, marked:

PURCHASE & DELIVERY OF DIESEL FUEL & GASOLINE
FISCAL YEAR 2025-2026

Bids shall be for furnishing all materials and/or labor, equipment, and materials as necessary, in accordance with the specifications. The bidder must also submit with their proposal a satisfactory certified or cashier's check, certified by a responsible bank; cash; or bidder's bond on the City's bond form, in favor of the City of Westminster, executed by an admitted surety insurer authorized to issue such bonds in the State of California, and secured through an authorized agent with an office in California, subject to approval of the City Attorney, in an amount of TWENTY THOUSAND DOLLARS ($20,000.00). Such bidder's security shall be forfeited to the City of Westminster should the successful bidder to whom the contract is awarded fails to timely execute the contract and/or deliver any necessary documents, including insurance certificates/endorsements (if required).

Specifications are available for examination or may be obtained free of charge at the Westminster Engineering Division. The work shall be done in accordance with these specifications. Any questions regarding this bid should be addressed to Scott Maestrejuan at 714/548-3701. The City of Westminster reserves the right to accept or reject any bids presented; to waive any irregularity and informality in the bids and bid process, and to retain all bids and guarantees for a period of sixty (60) calendar days for examination and comparison, after the time set for the opening thereof.

By order of the City of Westminster, County of Orange, State of California.

/S/
Ashton Arocho
City Clerk of the City of Westminster

PURCHASE & DELIVERY OF DIESEL FUEL & GASOLINE
FISCAL YEAR 2025-2026

This bid request is intended to obtain competitive bids for the purchase and delivery of diesel fuel and regular unleaded gasoline, which meets the enclosed specifications.

The determination of the bid award will be made on a comparison of prices and discounts offered. QUALITY and DELIVERY will also be a part of the final determination.

This Agreement shall be for an initial one (1) year term with four (4) successive renewable one (1) year terms, unless terminated earlier by either party in the manner set forth herein. The City Manager or his/her designee shall be authorized to extend this Agreement each renewal period, with the concurrence of the Contractor. Renewal will be at the discretion of the City and based on continuance of the bidder who is awarded the contract providing satisfactory materials, goods, and/or services.

If necessary, bidders must satisfy themselves by personal examination of the location of the proposed work and by personal examination of the proposed contract documents as to the actual conditions and requirements of this work, and shall not at any time after submission of the bids, dispute, complain, or assert that there was any misunderstanding in regard to the nature or the amount of work to be done, unless a written change in these specifications or contract, or written clarification thereof, has been issued by the City.

GENERAL TERMS AND CONDITIONS

The following General Terms and Conditions set forth are binding on all contracts between the City and participating bidders. The requirements herein specified are minimum, unless otherwise stated.

1. Whenever a question as to the meaning of any portion of these specifications is in dispute, or where there may be more than one interpretation given to any portion of the specifications, the interpretation of the City shall be final.

2. The City reserves the right to purchase goods, materials, services, or equipment provided for under the contract from any vendor, when circumstances necessitates the immediate purchase of such goods, materials, services, or equipment provided for under the contract, and which the bidder that is awarded the contract, cannot provide; or, if the bidder fails to meet any delivery date specified in its bid; or, if such goods, materials, services, or equipment are less costly via other suppliers. When the City has submitted a specific request or order for particular goods, materials, services, or equipment, provided for under the contract, to the bidder that is awarded the contract, but has not received delivery of the items ordered in compliance with the bid, then the City may immediately cancel that order for cause, without penalty, and shall inform the bidder that is awarded the contract, as soon as possible, that the

items will be obtained elsewhere.

3. Bidders are requested to bid in accordance with the specifications, on the brand or manufacturer's names, as used in the description section, on new production models and unused materials, without the use of substitutions or equals, unless otherwise specified. Substitutes may be bid where substitution meets or exceeds specified brand/manufacturer requirements, and provided that such articles are considered by the City to be functionally comparable to, and in all essential respects in compliance with, the specification requirements, and at the discretion of the City. Substitution requests must be submitted for approval at least seven (7) calendar days prior to the bid opening date for evaluation. Where specifications for specific items are not included, manufacturer's standard specifications will be met. It is understood that the articles offered by the bidder will meet all requirements of these specifications, unless deviations therefrom are clearly set forth in the submitted bid. Each bidder shall submit adequate information on equipment, materials, or services they propose to furnish to enable the City to evaluate the suitability for the purpose intended. Items purchased hereunder will be subject to final inspection and acceptance at destination.

4. All materials, equipment, goods, services, and/or labor, as necessary, covered by this bid, shall comply with the provisions of the Occupational Safety and Health Act of 1970 (or latest revision); the State of California Safety Orders, including Air-Pollution Control laws and regulations, and the California Motor Vehicle Code, if such regulations apply, and any other applicable State and/or Federal regulations relating to or governing the materials, equipment, and/or labor, pursuant to the contract. Bidder certifies that all items furnished under this bid will conform and comply with said standards and regulations. Bidder further agrees to indemnify, defend and hold City harmless for all damages assessed against City as a result of bidder's failure to comply with Acts and Standards issued thereunder, and for the failure or the items furnished under this bid to so comply. Material Safety Data Sheet must be supplied for all chemical supplies.

5. Manufacturers' warranties or guarantees on all goods, materials, services, or equipment shall apply. Should any equipment prove defective or should the system as a whole prove defective due to faulty workmanship, material furnished, methods of installation, or should said system or any part thereof fail to operate as planned due to any of the foregoing causes, the bidder agrees that the repairs shall be made and such material as necessary shall be furnished and installed within thirty (30) calendar days after oral or written receipt of demand from the City. In the event repairs are not made within thirty (30) calendar days, the City shall have the unqualified option to make any needed repairs or replacements itself or by any other firm. The bidder agrees to reimburse the City, upon demand, for its expenses incurred in restoring said systems to the condition specified in said contract, including the cost of any

equipment or materials replaced or, upon demand by the City, to replace any such equipment and repair said systems completely without cost to the City so they will operate successfully as originally contemplated. Repair work performed by the City's authorized person(s) WILL NOT VOID any portion of the warranty/guarantee.

6. The determination of the bid award will be made on a comparison of prices, quality, warranty, delivery, and discounts offered. Construction details, materials, and performance characteristics will also be a part of the final determination, shall be analyzed by the City, and the goods, materials, services, and/or equipment which, in its opinion, best serves the interest of the City, will be purchased. To qualify as an eligible bidder, the bidder must provide delivery service. Bidder shall indicate delivery time on all materials, (i.e., one hour, one-half day, 24 hours, ten days, etc.). Delivery will be between the hours of 8:30 AM and 3:30 PM, Monday through Friday. Each bidder shall quote its earliest delivery time with the bid, and elapsed time between bid date and delivery date shall be one of the determining factors in the award of the purchase order. The City reserves the right to award to other than the lowest bidder, if, in the City's opinion, the delivery time is excessive.

7. Bidders will show on the bid form the price for each item, and all the information requested. In the event the bidder does not wish to bid on a specific category, a "NO BID" entry shall be shown for the specific category. Failure to do so may disqualify you from the bid process. Any bid, which does not clearly and fully indicate the amount of the bid for each item thereof, may be rejected.

8. Submission of a signed bid shall be interpreted to mean that the bidder does agree to and has accepted all of the terms and conditions set forth in all the pages that make up this bid document. The bidder's signature is required on all sheets where noted. All bids must be typewritten or clearly printed, in ink; no erasures are permitted. Mistakes may be crossed out, the corrections made adjacent to, and must be initialed, in ink, by the person authorized to sign the bid. Proposals/quotations, if signed by other than an authorized officer of the bidder's firm, must also be signed by a person who is authorized to submit bids. The bid should be checked and verified before submission, as it cannot be withdrawn after the bid opening. Responsibility for errors and/or omissions on the part of the bidders in making up their bids will not be assumed by the City. Bids must be submitted on the forms provided; return all pages. No oral or telephone modifications of any bid will be considered. Any bid may be withdrawn, either personally, by written request, or by Fax (confirmed) at any time prior to the designated bid opening time.

9. The bidder must also submit with their proposal a satisfactory certified or cashier's check, certified by a responsible bank; cash; or bidder's bond on the City's bond form, in favor of the City of Westminster, executed by an admitted surety insurer authorized to issue such bonds in the State of California, and

secured through an authorized agent with an office in California, subject to approval of the City Attorney, in an amount of Twenty Thousand Dollars ($20,000.00). Such bidder's security shall be forfeited to the City of Westminster should the successful bidder to whom the contract is awarded fails to timely execute the contract and/or deliver any necessary documents, including insurance certificates/endorsements (if required).

10. The bidder, if awarded the contract and located within the City of Westminster, must provide proof of a valid business license, or must procure a valid business license from the City.

11. Bidder's signed bid and written acceptance by the City, in the form of a Purchase Order, shall constitute a contract. No other formal contract or agreement will be required.

12. All prices are to be F.O.B. City of Westminster Corporation Yard, 14381 Olive Street, Westminster, California 92683.

13. Each bidder shall state whether they are an individual firm, corporation, or partnership; if a firm, give the name of the owner; if a corporation, the name of the president and secretary; and if a partnership, the name of the general partners.

14. The bidder shall submit a list of references of other accounts to whom bidder provides similar service. The reference list shall contain the name and phone number of the company, as well as a contact person.

15. The successful bidder shall accept the compensation, as herein indicated, as full payment for the material, labor, goods, and/or services as specified herein. No adjustments in payment to bidder resulting in an increased cost above the bid price quoted herein will be accepted. Prices shall remain unchanged for a one year period, July 1, 2025 through June 30, 2026. All invoices are to be submitted monthly, in duplicate, to the City of Westminster, attention **Scott Maestrejuan**, 14381 Olive Street, Westminster, California 92683. Invoices shall contain the Purchase Order number, description of item(s), size(s), quantities, unit price(s), extended total, and terms. Bid prices shall remain unchanged for a one-year period, (at the time the contract is awarded).

16. Time for taking discounts offered for prompt payment will be computed from the date of delivery and acceptance at destination, or from the date a correct invoice is received, if the latter date is later than the acceptance date.

17. The term "heavy duty" as applied in these specifications, shall be interpreted to mean that the item to which it applies shall exceed the usual quality, capacity, strength, and durability of standard production items; and, heavy duty items shall be able to withstand unusual strain, wear, exposure, temperature, or other

usage factors to which the item may be subjected. Bidder shall furnish with this bid, the manufacturer's specifications and code, so that all heavy duty items supplied may be easily identified.

18. The City will award the contract to the lowest responsible bidder; however, said City reserves the right to accept or reject any or all bids and any part of any bid, to waive any informality in the bids received, and if necessary, to take the said bids under advisement for a period not to exceed sixty (60) calendar days. The City shall not be required to make a statement of the reason for acceptance/rejection. The City shall be the sole judge as to whether any bid is acceptable and such decision of said party shall be final and conclusive. The City reserves the right to reject the bid of any bidder(s) who has previously failed to perform properly or complete on time, contracts of a similar nature, or to reject the bid of a bidder who is not in a position to perform such a contract satisfactorily. A firm's past warranty service performance and failure to correct deficiencies which may have resulted in a cost to the City which was a proper warranty service, will be a factor in making an award. The City expressly reserves the right to award the contract to the bidder that best meets the requirements as set forth in the specifications.

19. City shall have the right to cancel at any time for bidder's breach of any provisions of this bid, including failure to meet their stated delivery date. Time is of the essence to meet the promised delivery date. City may cancel any subsequent bid award if bidder, in City's judgment, is failing to make sufficient progress so as to endanger performance of this bid and subsequent order in accordance with its terms. City reserves the right to terminate the contract without penalty, without cause, or with cause immediately, ten (10) calendar days after written notice thereof if delivered to the bidder personally or by mail addressed as shown on the purchase order form.

20. The City also reserves the right to terminate, for cause and without penalty, the entire contract, or any remaining portion thereof, for the purchase of goods, materials, services, or equipment, provided for under the contract, if the bidder that is awarded the contract fails to make sufficient progress under the contract so as to endanger performance of the contract, or if the bidder that is awarded the contract breaches or otherwise violates any provisions of the bid or contract.

21. The bidder that is awarded the contract shall be liable to the City, in the event of any termination or cancellation for cause, for any difference in price between the contract or bid price and the price that the City actually pays for goods, materials, services or equipment, provided for under the contract. The price paid by the City shall be considered the prevailing market price at the time such purchase is made. The bidder that is awarded the contract shall also be liable to the City for , plus its costs and expenses related to purchasing the goods, materials, services, or equipment, provided for under the contract, from an alternate source, as well as costs and expenses related to in enforcing the City's rights hereunder,

including reasonable attorney's fees. Further, City may offset any such costs or expenses incurred against any of the monies which may be subsequently owing to the bidder that is awarded the contract.

22. The successful bidder shall be excused from performance hereunder during the time and to the extent that they are prevented from obtaining, delivering, or performing in the customary manner by acts of God, fire, strike, partial or total interruption of, loss or shortage of transportation facilities, lockout, commandeering of raw materials, products, plants of facilities by the government, where satisfactory evidence thereof is presented that the performance is not due to the fault or negligence of the party not performing.

23. The City also reserves the right to purchase and have delivered diesel fuel and gasoline as noted in the contract from any vendor when circumstances necessitate the immediate purchase and/or delivery of diesel fuel and gasoline, and which the bidder that is awarded the contract, cannot provide.

24. Your bid must be received at the office of the City Clerk, 8200 Westminster Boulevard, Westminster, California 92683, on or before **10:00 AM, Monday, April 21, 2025.** Each bid shall be in a separate sealed envelope with the bid request name and due date showing on the outside of the envelope.

I have read and understand the foregoing pages of the City of Westminster General Conditions, and have carefully checked all words and figures inserted in this bid. I understand that my company will not be released on account of any errors of the undersigned in the preparation of this bid. (Explain over your signature any erasures or interlineations in this bid proposal.)

_____	Angus McDonald
Signature	(Printed Name)
Sr Director, Commercial Operations	4/17/25
Title	Date

Company: Southern Counties Oil Co., a California Limited Partnership dba SC Fuels

SPECIFICATIONS

CARBOB REGULAR

Major Oil Company Quality With Full Additive Package

Specification Points	ASTM Method (2)	CARB 3
*Octane (R+M)/2	D-2699 D-2700	87.0

*Octane specification is post blending with 10 vol% Fuel Ethanol per ASTM D4806

Vapor Pressure psi max.	13 CCR § 2297 D-323 & D-6378-08	5.99
Sulfur, ppmw	D-5453-93	21
Benzene, Vol. % Max	D-5580-02	1.22
Aromatic HC, Vol. % Max	D-5580-02	38.7
Olefins, Vol. % Max	D-6550-10	11.1
MTBE, Vol% Max	D-7754-11	0.05
Oxygen, (Combined) Wt. %, Max **(Total, from combined Oxygenates other Than MTBE or Ethanol)**	D-7754-11	0.06
Distillation, deg. F.	D-86-99ae1	
T50, Max		232
T90, Max		335
End Point, Max		437
Workmanship		Clear and Bright
Lead, Max. gm/gal.	D-3237	0.030
Phosphorus, Max gm/gal	D-3231	0.005

(1) In addition to above KM specifications, product must meet latest revision of ASTM D4814.

(2) This CARBOB certified for 3.3-3.7 wt% oxygen range with 10 vol% ethanol.

(3) This product does not comply with the standards for California gasoline without the addition of ethanol.

(4) Product suppliers assume all liability for consequences of this product not meeting required specifications according to the test methods prescribed above.

SPECIFICATIONS

CARB ULTRA LOW SULFUR DIESEL

Major Oil Company Quality With Full Additive Package

Product Code
80 (1) (2) (3)
(4) (5)

Specification Points	ASTM Method	Shipments Min.	Max.
Gravity, deg. API	D-287, D-1298, D-4052	30.0	
Flash point, deg. F.	D-93	130 (5)	
Sulfur, max ppm	D-5453, D-7039		11.0 (2)
Aromatic vol %, Max	D-5186-03(3)		10 35.0 (3)
Biodiesel (FAME) %	D-7371		0.0
Color D-1500			4.0
Cetane Number OR Cetane Index	D-613 D-976	40.0 40.0	
Haze Rating/Workmanship	D-4176		2.0
Cloud Point deg. F.	D-2500	ASTM	
Distillation 90% Recovered deg. F.	D-86	540	640

(1) In addition to above KM specifications, product must meet ASTM D-975 latest revision, with exception to lubricity requirements; this product may require treatment with a lubricity and/or conductivity improver inorder to be fully compliant with the latest revision of ASTM D-975 prior to terminal distribution.

(2) At pipeline input; terminal delivery/distribution not to exceed 15 ppm.

(3) Maximum allowable fungible specification. All Refinery production having greater than 10 Vol% Aromatics must have been produced within the restrictions of a CARB Executive Order.

(4) Product may contain up to 5 vol% renewable diesel content. (See renewable definition in section 6.1) Effective 01/01/2023 CARB Diesel (80) for Southern California input may not exceed two (2) volume percent renewable diesel.

(5) Terminal delivery is 125°F.

CONTRACTOR'S BID
PURCHASE & DELIVERY OF DIESEL FUEL
& GASOLINE BID 2025-2026

Name of Company Southern Counties Oil Co., a California Limited Partnership dba SC Fuels

Address

1800 W. Katella Ave. Suite 400	Orange	California	92867
Street	City	State	Zip

Email Address Fuelbids@scfuels,com

Phone 714-744-7140 Federal I.D. No. 33-0488996

Fill in all spaces either with a bid price or state "No Bid". Failure to do so may disqualify you from the bid process.

1. BULK UNLEADED REGULAR GASOLINE

Prices to be average Oilfield Publication Information Service (OPIS) rack price per gallon and adjusted as follows:

OPIS price in cents per gallon minus -0.161 discount, plus 0.03819 equals delivery charge for net price of OPIS, minus -0.12281 cents per gallon, plus all applicable State and Federal taxes.

2. BULK DIESEL FUEL

Prices to be average OPIS rack price per gallon and adjusted as follows:

OPIS price in cents per gallon minus -0.041 discount, plus 0.03472 equals delivery charge for net price of OPIS, minus -0.00628 cents per gallon, plus all applicable State and Federal taxes.

3. Annual fuel tank testing (topping off): $ 100 /hour.

4. SMALL TANK FUELS

Prices to be average OPIS rack price in cents per gallon plus all applicable State and Federal taxes, and adjusted as follows:

FUEL	LESS DISCOUNT (cents/gallon)	GALLONS Tank Size:	ADD ON $ (cents/gallon)	DELIVERY$ (cents/gallon)	NET PRICE OPIS PLUS/ <MINUS>
Regular Unleaded	N/A	0-2,499	N/A	N/A	No Bid
Regular Unleaded	0.161	2,500-5,999	0	0.03819	-0.12281
Diesel	N/A	0-2,499	N/A	N/A	No Bid
Diesel	-0.041	2,500-5,999	0	0.03472	-0.00628

1. To qualify as an eligible bidder, bidder must provide delivery service. Bidder shall indicate delivery time on all purchases of diesel fuel and gasoline (i.e., one hour, ½ day, 24 hours, ten days, etc.): 24 hours Same Day Best Effort

2. Prompt Payment Discount: 0% Net 30

The undersigned has carefully checked all words and figures inserted in this bid and that the undersigned will not be released on account of the errors of the undersigned in the preparation of this bid. Explain over your signature any erasures or interlineation in this bid proposal.

Signature 

Date 4/17/25

Title Angus McDonald Sr Director, Commercial Operations

BIDDER'S BOND TO ACCOMPANY PROPOSAL

(Required if bidder desires to submit bond instead of cash, certified check, or cashier's check)

BID BOND NUMBER: 78177-Trav-25-01

KNOW ALL PEOPLE BY THESE PRESENTS:

That we, SCOC, LP is PFJE SOCAL GP Holdings LLC, as Principal, and Travelers Casualty and Surety Company of America, as Surety, are held and firmly bound unto the City of Westminster, a municipal corporation, organized under the laws of the State of California and situated in Orange County, in the penal sum of Twenty thousand and no/100 ---------- ($20,000.00), (not less than ten percent (10%) of the total amount of the bid of the Principal above named, submitted by said Principal to said City, for the work described below), to be paid to the City, its successors and assigns, in lawful money of the United States of America, for payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors or assigns, jointly and severally, firmly by these presents.

In no case shall the liability of the Surety hereunder exceed the aforestated sum.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH,

That whereas said Principal has submitted a bid to said City for Purchase & Delivery of Diesel Fuel & Gasoline Fiscal Year 2025-2026 under Project No. _____ for which bids are to be opened in the office of the City Clerk of said City on April 21, 2025.

NOW, THEREFORE,

If said Principal is awarded the contract, and within the time and manner required under the contract documents as specified in the Notice Inviting Bids, after the prescribed forms are presented to said Principal for signature, enters into a written contract executed in accordance with the contract documents within the time specified, and executes and

delivers the two bonds with said City, one to guarantee faithful performance, and the other to guarantee payment for labor and materials, and the insurance certificates and endorsements, in accordance with the contract documents, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

It is hereby agreed that bid errors shall not constitute a defense to forfeiture except as provided by law.

In the event suit is brought upon this Bond by the City and judgment is recovered, said Surety shall pay all costs incurred by the City in such suit, including a reasonable attorney's fee to be fixed by the Court.

IN WITNESS WHEREOF:

We set our hands and seals this 17th day of April, 20 25.

SCOC, LP is PFJE SOCAL GP Holdings LLC	Travelers Casualty and Surety Company of America
Principal Address: 1800 W. Katella Ave., Suite 400 Orange, CA 92867	Surety Address: One Tower Square Hartford, CT 06183
Phone: 714-516-7374	Phone: 860-277-0111
By: _____ (SEAL)	By: Sandra L Ham (SEAL) Sandra L. Ham Attorney-in-Fact

State of _____

County of _____

On _____ (date) before me, _____ (name and title of officer (e.g., "Jane Doe, Notary Public"), personally appeared _____ (name(s) of signer(s).

Personally known to me OR

Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____

Signature of Notary Public

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Missouri }

County of St. Louis City }

On April 17, 2025 before me, Karen L Roider, Notary Public
(Here insert name and title of the officer)

personally appeared Sandra L Ham,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karen L Roider

Notary Public Signature Karen L Roider (Notary Public Seal)

KAREN L ROIDER
Notary Public, Notary Seal
State of Missouri
St. Louis City
Commission # 10401561
My Commission Expires 06-17-2026

My Commission Expires: June 17, 2026

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ ~~is~~ are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Sandra L. Ham of St. Louis, Missouri, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021.**

State of Connecticut

By: _____
Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 17th day of April, 2025

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

HARTFORD, CONNECTICUT 06183

FINANCIAL STATEMENT AS OF DECEMBER 31, 2024

CAPITAL STOCK $ 6,480,000

ASSETS		LIABILITIES & SURPLUS	
BONDS	$ 5,367,684,447	LOSSES	$ 1,648,831,742
STOCKS	99,502,344	LOSS ADJUSTMENT EXPENSES	169,492,904
CASH AND INVESTED CASH	69,689,826	REINSURANCE PAYABLE ON PAID LOSSES & LOSS ADJ. EXPENSES	15,148,347
OTHER INVESTED ASSETS	9,959,793	COMMISSIONS	82,360,717
SECURITIES LENDING REINVESTED COLLATERAL ASSETS	30,993,966	OTHER EXPENSES	69,184,511
INVESTMENT INCOME DUE AND ACCRUED	45,630,862	TAXES, LICENSES AND FEES	18,311,579
PREMIUM BALANCES	346,017,428	CURRENT FEDERAL AND FOREIGN INCOME TAXES	7,102,552
REINSURANCE RECOVERABLE	62,034,928	UNEARNED PREMIUMS	1,647,964,685
NET DEFERRED TAX ASSET	78,278,940	ADVANCE PREMIUM	3,970,618
UNDISTRIBUTED PAYMENTS	15,607,795	POLICYHOLDER DIVIDENDS	26,977,587
GUARANTY FUNDS RECEIVABLE OR ON DEPOSIT	2,148,727	CEDED REINSURANCE NET PREMIUMS PAYABLE	57,879,540
OTHER ASSETS	1,100,106	AMOUNTS WITHHELD / RETAINED BY COMPANY FOR OTHERS	17,071,885
		REMITTANCES AND ITEMS NOT ALLOCATED	10,456,481
		PROVISION FOR REINSURANCE	8,746,887
		PAYABLE TO PARENTS, SUBSIDIARIES AND AFFILIATES	79,937,444
		PAYABLE FOR SECURITIES LENDING	30,993,966
		ESCHEAT LIABILITY	585,014
		OTHER ACCRUED EXPENSES AND LIABILITIES	4,726
		TOTAL LIABILITIES	$ 3,873,025,985
		CAPITAL STOCK	$ 6,480,000
		PAID IN SURPLUS	433,803,760
		OTHER SURPLUS	1,815,349,416
		TOTAL SURPLUS TO POLICYHOLDERS	$ 2,255,633,176
TOTAL ASSETS	$ 6,128,659,161	TOTAL LIABILITIES & SURPLUS	$ 6,128,659,161

STATE OF CONNECTICUT)

COUNTY OF HARTFORD) SS

CITY OF HARTFORD)

MICHAEL J. DOODY, BEING DULY SWORN, SAYS THAT HE IS VICE PRESIDENT - FINANCE, OF TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FINANCIAL CONDITION OF SAID COMPANY AS OF THE 31ST DAY OF DECEMBER, 2024

VICE PRESIDENT - FINANCE

SUBSCRIBED AND SWORN TO BEFORE ME THIS
15TH DAY OF MARCH, 2025

NOTARY PUBLIC

SUSAN M. WEISSLEDER
Notary Public
My Commission Expires November 30, 2027

Westminster City Clerk
Westminster California

Purchase & Delivery of Diese
Fuel & Gasoline.

Fiscal Year 2025-2026

21APR'25 AM 8:99 RCVD

September 8, 2026
CONSENT CALENDAR
Item No. 4G.

City Council Agenda Report

MASTER SERVICES AGREEMENT WITH AURELIAN FOR A NON-EMERGENCY CALL AUTOMATION PILOT PROGRAM AND BUDGET APPROPRIATION FROM THE ASSET FORFEITURE FUND FOR THIS PURPOSE

PREPARED BY	PRESENTED BY
Nghia Nguyen, Police Captain	Nghia Nguyen, Police Captain
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Brad Geyer, Interim Police Chief	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve a master services agreement with Aurelian for the Police Department's Non-Emergency Call Automation Pilot Program; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Authorize the City Manager and City Clerk to execute the agreement; and, 4) Approve a budget appropriation of $25,000 from the undesignated Asset Forfeiture Fund balance for this purpose.

PREVIOUS CITY COUNCIL ACTION

On August 25, 2026, the Police Department presented a study session item on options for enhancing dispatch services to the public by contracting with Aurelian for an automated answering platform to aid in responding to non-emergency calls. After receiving staff's presentation, including comments from members of the Department's dispatch team, the City Council supported contracting with Aurelian for a one-year pilot program.

DISCUSSION

The Buena Park Police Department Communications Center provides exceptional service to Buena Park residents, businesses, and visitors. In 2025, the Communications Center received over 67,000 calls from the community. Of those calls, approximately 41,000 (or 61%) were non-emergency, and 26,000 (or 39%) were 9-1-1 emergencies. Despite their continued dedication and professionalism, the Communications Center faces persistent challenges, including mandatory overtime, employee burnout, staff turnover, and an extensive training process that takes approximately six months to one year for a new dispatcher to become fully trained. These challenges highlight the need for additional resources to support dispatchers and enhance service levels.

In an effort to identify potential solutions, the Police Department researched several automated call-handling platforms that are specifically designed for public safety communications centers. These systems utilize artificial intelligence (AI) and real-time data to assist with answering non-emergency calls, provide automated transcription services, support language translation, and guide callers through scripted questions based on the nature of their needs or concern. Additionally, live guidance 9-1-1 call-taking provides a “copilot” to guide dispatchers during a 9-1-1 call, helping ensure that all appropriate information is received and best practices are met.

On August 25, 2026, the Police Department presented a study session item on options for enhancing dispatch services to the public by utilizing an automated answering platform aid to respond to non-emergency calls (Attachment 2). After evaluating three established vendors in this industry, the Police Department found Aurelian to be the preferred vendor because it was the only vendor to offer a one-year pilot program for both automated call-taking and assistive 9-1-1 at a substantial discount. Aurelian’s platform utilizes artificial intelligence (AI) and real-time data to assist with answering non-emergency calls, provide automated transcription services, support language translation, and guide callers through scripted questions based on the nature of their needs or concern. This technology is intended to augment and support, not replace Department personnel, and will be a tool that allows the Department's skilled communications team to provide accurate and efficient assistance to those most urgently in need.

Aurelian’s platform is expected to enhance the quality of services provided by the Department to the general public by allowing the Department’s trained dispatch staff to focus on emergency calls, while simultaneously reducing hold-times for non-emergency calls that may be remedied or appropriately routed by an automated answering platform.

The cost of the one-year contract with Aurelian is $25,000, which is within the signature authority of the City Manager. However, due to the fact there is no current budget allocation for this program, BPMC Section 3.48.010.C. requires City Council approval of the contract. Therefore, staff is seeking City Council approval to authorize the City Manager to execute the contract and appropriate the necessary funding.

This agreement has been reviewed by the City Attorney.

BUDGET IMPACT

The cost of the one-year pilot program is $25,000. Staff recommends the City Council approve a budget appropriation of $25,000 from the undesignated Asset Forfeiture Fund balance to the Narcotics Recovery Fund (Account No. 20-651607-6240) for this purpose. There is no impact to the General Fund.

Attachments

Aurelian - Buena Park PD - Master Services Agreement Final.pdf
Aurelian 8-25-26.pdf

MASTER SERVICES AGREEMENT (SAAS)

This **MASTER SERVICES AGREEMENT** ("**Agreement**") is dated _____ ("**Effective Date**") and entered into between Needl, Inc. dba Aurelian, a Delaware corporation ("**Aurelian**") and the Buena Park Police Department ("**Customer**"). Customer desires to use Aurelian's software platform, pursuant to the terms and conditions of this Agreement. The parties agree as follows:

1. DEFINITIONS.

1.1 "**Affiliate**" means, with respect to a party, any other entity that directly or indirectly controls, is controlled by or is under common control with such entity, where "control" means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of such entity through the ownership of 50% or more of the outstanding voting securities (but only for as long as such entity meets these requirements).

1.2 "**Caller**" means any caller that calls into Customer's non-emergency or emergency number (depending on the Service used) that utilizes the Platform.

1.3 "**Caller Data**" means any data and information made available by a Caller to Aurelian in connection with Aurelian's performance of the Services.

1.4 "**Content**" means content, data, and information that is owned by Aurelian or any of its licensors that is provided or made available by Aurelian through use of the Platform or as part of or in connection with Aurelian's provision of Services. Content does not include Customer Data.

1.5 "**Customer Data**" means the electronic data and information input into the Platform by or on behalf of Customer. Customer Data includes Caller Data but does not include Usage Data or Aggregated Data.

1.6 "**Documentation**" means any user materials, instructions, and specifications made available by Aurelian to Customer for the Services.

1.7 "**Implementation Services**" means Aurelian's standard implementation and set up services for the Platform.

1.8 "**Order**" means any written order document executed by Aurelian and Customer setting forth the terms and conditions relating to the Services. Each Order is incorporated by reference into this Agreement.

1.9 "**Personal Information**" means Customer Data that constitutes "personal information," "personal data," or "personally identifiable information" as such terms are defined under applicable law.

1.10 "**Platform**" means the Aurelian's proprietary platform utilized by Aurelian to provide the Software to Customer under this Agreement. The Platform does not include Customer's connectivity equipment, internet and network connections, hardware, software and other equipment as may be necessary for Customer and its Users to connect to and obtain access to the Platform or to utilize the Services.

1.11 "**Services**" means, collectively, Implementation Services, access to the Platform, Support Services, and the other services made available on, by, or through the Platform by Aurelian under this Agreement.

1.12 "**Software**" means Aurelian's proprietary software as a service offering as set forth in the applicable Order and made available through remote access by Aurelian to Customer and Users as part of the Platform, including any modifications, updates, improvements, configurations, and enhancements thereto.

1.13 "**Support Services**" means Aurelian's standard technical support and Software maintenance.

1.14 "**Usage Data**" means any content, data, or information that is collected or produced by the Platform in connection with use of the Services that does not identify Customer, its Users, or Callers, and may include, but is not limited to, usage patterns, traffic logs, and user conduct associated with the Platform.

1.15 "**Users**" means Customer's employees, independent contractors, and other individuals who are authorized by Customer to use the Services on behalf of Customer.

1.16 "**Force Majeure**" means any event or circumstance beyond the reasonable control of a party, including but not limited to acts of God, natural disasters, war, terrorism, civil unrest, strikes or other labor disturbances, embargoes, government orders or regulations, epidemics, pandemics, or failures of suppliers, subcontractors, or carriers, which prevents or delays the affected party from performing its obligations under this Agreement.

2. SERVICES.

2.1 **Provision of Services**. Subject to the terms and conditions of this Agreement, Aurelian shall provide the Services to Customer and its Users. Aurelian has valid and effective agreements with all vendors and providers of technology (including AI platforms) ("Vendor Systems") sufficient to allow Aurelian to use the Vendor Systems as part of the Services.

2.2 **Cooperation.** Customer shall supply to Aurelian the Customer Data along with access and personnel resources that Aurelian reasonably requests in order for Aurelian to provide the Services.

2.3 Resources. Customer is solely responsible for, at its own expense, acquiring, installing, and maintaining all connectivity equipment, internet and network connections, hardware, software, and other equipment as may be necessary for its Users to connect to and access the Platform.

2.4 Third Party Offerings. Aurelian may make access to or use of third-party software services, applications, or functionality that link to, interoperate with, or are incorporated into the Platform available to Customer (collectively, "**Third-Party Offerings**"). Customer acknowledges that Aurelian does not own or control such Third-Party Offerings, they are made available as a convenience only, and are not part of the Platform or subject to any of the warranties, service commitments, or other obligations with respect to the Platform under this Agreement and that such Third-Party Offerings are subject to their own terms and conditions. Any acquisition by Customer of Third-Party Offerings, and any exchange of data between Customer and its Users and any Third-Party Offering is solely between Customer and its Users and the applicable Third-Party Offering provider. Access to and use of any Third-Party Offering is at Customer's own risk and is solely determined by the relevant third-party provider and is subject to such additional terms and conditions applicable to such Third-Party Offering. Aurelian may disable or restrict access to any Third-Party Offerings on the Platform at any time without notice. Aurelian is not liable for Third-Party Offerings or any Customer Data provided to a third party via a Third-Party Offering.

2.5 Artificial Intelligence. Aurelian may use artificial intelligence technologies, including but not limited to generative AI, machine learning, natural language processing, large language models (LLMs), and other AI tools (collectively, "**AI**") in connection with the Services, including to analyze Customer Data such as call recordings and to generate outputs, recommendations, or insights for Users. Aurelian's use of AI, including any third-party AI tools, will comply with all applicable laws. All outputs, results, recommendations, and insights generated by AI from Customer Data are owned by Customer and are deemed Customer Data under this Agreement. Aurelian shall not use Customer Data to train, test, or improve any third-party AI models without Customer's express written consent. AI is used solely to assist in providing the Services and is not intended to replace human judgment or decision-making by Customer's personnel. Customer is responsible for evaluating and verifying the accuracy of any AI-generated outputs, recommendations, or insights through human review before taking any action based on such outputs. Aurelian disclaims any responsibility for decisions or actions taken by Customer based on AI-generated outputs, and Customer is solely responsible for all such decisions and actions.

3. GRANT OF RIGHTS.

3.1 Access Rights; Customer's Use of the Platform. Subject to the terms and conditions of this Agreement, Aurelian hereby grants to Customer, during the Term (as defined below), a non-exclusive, non-transferable (except as permitted by Section 13.3 (Assignment)), non-sublicensable right to access and use the Platform for Customer's and its Affiliates' internal business purposes in accordance with the Documentation and the terms and conditions of this Agreement and subject to the usage limitations set forth in the applicable Order (the "**Usage Limitations**"). Aurelian and its licensors reserve all rights in and to the Platform and the Services not expressly granted to Customer under this Agreement.

3.2 Restrictions on Use. Customer shall not (a) reproduce, display, download, modify, create derivative works of or distribute the Platform, or attempt to reverse engineer, decompile, disassemble or access the source code for the Platform or any component thereof; (b) use the Platform, or any component thereof, in the operation of a service bureau to support or process any content, data, or information of any party other than Customer or Customer Affiliates; (c) permit any party, other than the then-currently authorized Users to independently access the Platform; (d) use the Platform in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property right or other right of any third-party, or that violates any applicable law; (e) exceed the Usage Limitations; (f) use the Platform to store or transmit any code, files, scripts, agents, or programs intended to do harm, including, for example, viruses, worms, time bombs and Trojan horses; or (g) use the Platform, including any AI features contained therein, for making decisions that could produce legal or similarly significant effects without review by and involvement of Users.

3.3 Users. Under the rights granted to Customer under this Agreement, Customer may permit its and its Affiliates' independent contractors and employees to become Users in order to access and use the Platform in accordance with this Agreement; provided that Customer will be liable for the acts and omissions of all Customer Affiliates and Users to the extent any of such acts or omissions, if performed by Customer, would constitute a breach of, or otherwise give rise to liability to Customer under, this Agreement. Customer shall not, and shall not permit any User to, use the Platform, Software or Documentation except as expressly permitted under this Agreement. Customer is responsible for Users' compliance with this Agreement.

3.4 Callers. Customer is responsible for: (a) giving adequate notice and making any required disclosures to Callers regarding Aurelian's processing of Caller Data as contemplated under this Agreement; and (b) obtaining all necessary rights, permissions, and valid consents, which may be required in order to permit: (i) Aurelian's performance of its obligations and exercise of its rights under this Agreement; and (ii) Customer's and its Users' access to and use of any Caller Data.

3.5 Prohibited Data. Notwithstanding anything to the contrary in this Agreement, Customer shall not, and shall take commercially reasonable efforts to ensure that its Users and Callers do not, upload or provide to the Platform or otherwise submit or make accessible to Aurelian any financial account or government issued identifiers (e.g., social security numbers, credit card information, or bank information), protected health information, or other types of sensitive data that is subject to specific or elevated data protection requirements (other than personal data) (collectively, "**Prohibited Data**"). Notwithstanding anything to the contrary in this Agreement, Customer acknowledges that: (i) the Software and Platform are not intended for the management or protection of Prohibited Data and may not provide adequate or legally required security for Prohibited Data; and (ii) Aurelian will have no liability for any failure to provide protections set forth in any laws, rules, regulations, or standards applicable to such Prohibited Data or to otherwise protect the

Prohibited Data. If Customer, any Users, or any Callers upload or provided any Prohibited Data to the Platform in violation of this Section 3.5 (Prohibited Data), Aurelian may, without limiting any of its other rights and remedies, delete such Prohibited Data.

4. FEES AND PAYMENT TERMS.

4.1 Price. Customer shall pay Aurelian the fees set forth in the applicable Order ("**Fees**") in accordance with the terms of this Agreement. Fees are exclusive of, and Customer shall pay all taxes, fees, duties, and other governmental charges arising from the payment of any Fees or any amounts owed to Aurelian under this Agreement (excluding any taxes arising from Aurelian's income or any employment taxes). Fees for any Services requested by Customer that are not set forth in an Order will be charged as mutually agreed to by the parties in writing.

4.2 Payment. Customer shall pay to Aurelian all Fees within 30 days after Customer's receipt of the applicable invoice for such Services. If Customer disagrees with any Fees set forth in an invoice, Customer must notify Aurelian of the dispute within 30 days after receipt of such invoice. If Aurelian does not receive notice of a dispute during such 30 day period, Customer will be deemed to have accepted the Fees set forth in the invoice. All payments received by Aurelian are non-refundable except as otherwise expressly provided in this Agreement. Customer shall make all payments in United States dollars.

5. TERM AND TERMINATION.

5.1 Term. Unless otherwise provided in an Order, this Agreement commences on the Effective Date and, unless terminated earlier in accordance with this Agreement, continues until all Orders have terminated ("**Term**").

5.2 Order Term. The initial term of an Order begins on the date set forth in the Order and continues until the expiration date set forth in such Order ("**Initial Term**"), unless otherwise terminated as provided for in this Agreement or applicable Order..

5.3 Termination.

A party may terminate this Agreement or an Order upon notice if the other party breaches any material provision of this Agreement and (provided that such breach is capable of cure) does not cure such breach within 30 days after being provided with written notice of such breach. Customer may terminate any Order for convenience upon 30 days' written notice to Aurelian until the first anniversary of an Order's effective date and will be given a pro-rated refund for the remaining contract value.

5.4 Effects of Termination. Upon termination of this Agreement and all Orders: (a) all amounts owed to Aurelian under this Agreement before such termination will be due and payable in accordance with Section 4 (Fees and Payment Terms); (b) Customer's rights granted in this Agreement will immediately cease; (c) Customer shall promptly discontinue all access to and use of the Platform and Documentation; and (d) Aurelian shall promptly return or erase all Customer Data, except that Aurelian may retain Customer Data in Aurelian's archived backup files. Sections 4, 5.4, 6, 7.3, 8, 9, 10, 11, 12, and 13 survive expiration or termination of this Agreement.

5.5 Suspension. Notwithstanding anything to the contrary in this Agreement, Aurelian may suspend Customer's access to the Platform if Aurelian determines that: (a) there is an attack on the Platform; (b) Customer's or any of its Users' use of the Platform poses a reasonable risk of harm or liability to Aurelian and, if capable of being cured, Customer is not taking appropriate action to cure such risk; (c) Customer has breached Sections 3.2 (Restrictions on Use) or 12 (Confidentiality) ; (d) Customer's or its Users' use of the Platform violates applicable law; or (e) Customer has failed to pay any undisputed amounts owed under this Agreement when due and has failed to cure such late payment within 15 days after Aurelian has provided Customer with written notice of such late payment. Aurelian shall use commercially reasonable efforts to provide Customer with notice of such suspension. Aurelian may suspend Customer's access to the Platform until the situation giving rise to the suspension has been remedied to Aurelian's reasonable satisfaction. Aurelian's suspension of Customer's access to the Platform will not relieve Customer of its payment obligations under this Agreement.

6. PROPRIETARY RIGHTS.

6.1 Customer Data. As between the parties, Customer owns all right, title, and interest in Customer Data, including all intellectual property rights therein.

6.2 Customer Data License Grant. Customer hereby grants to Aurelian and its authorized representatives and contractors, during the Term, a limited, non-exclusive, non-transferable (except as permitted by Section 13.3 (Assignment)) license to use the Customer Data solely for the limited purpose of performing the Services for Customer and fulfilling its other obligations and exercising its rights under this Agreement.

6.3 The Services. All proprietary technology utilized by Aurelian to perform its obligations under this Agreement, and all intellectual property rights in and to the foregoing, as between the parties, are the exclusive property of Aurelian. Aurelian or its third party licensors retain ownership of all right, title, and interest to all copyrights, patents, trademarks, trade secrets, and other intellectual property rights in and to the Content and the Platform, including without limitation the Software, Documentation, customizations, and enhancements, and all processes, know-how, and the like utilized by or created by Aurelian in performing under this Agreement. Any rights not expressly granted to Customer hereunder are reserved by Aurelian.

6.4 Aggregated Data. Notwithstanding anything in this Agreement to the contrary, Aurelian may analyze Customer Data to create a de-identified or aggregated data set that does not identify Customer, its Users, or Callers (collectively, "**Aggregated Data**"). Aurelian

retains ownership of all right, title, and interest in and to Aggregated Data. Aurelian may use Aggregated Data for any lawful purpose, including, but not limited to, to improve, market, and provide the Services.

6.5 Usage Data. Aurelian retains ownership of all right, title, and interest in and to the Usage Data. Aurelian may use Usage Data in connection with its performance of its obligations in this Agreement and for any other lawful business purpose, including, but not limited to, benchmarking, data analysis, and to improve Aurelian's services, systems, and algorithms.

7. WARRANTY; DISCLAIMERS.

7.1 Access to the Platform. Aurelian warrants that the Platform will perform materially in accordance with the Documentation and this Agreement. Aurelian does not warrant that the Platform will be completely error-free or uninterrupted. If Customer notifies Aurelian of a reproducible error in the Platform that indicates a breach of the foregoing warranty (each, an "**Error**") within 30 days after Customer experiences such Error, Aurelian shall, at its own expense and as its sole obligation and Customer's exclusive remedy for breach of the foregoing warranty : (a) use commercially reasonable efforts to correct or provide a workaround for such Error; or (b) if Aurelian is unable to correct or provide a workaround for such Error within 60 days after receiving notice of such Error from Customer, Customer may terminate this Agreement upon notice to Aurelian and, Aurelian shall refund the amounts paid by Customer for access to the Platform for the period during which the Platform was not usable by Customer. The warranties set forth in this Section 7.1 (Access to the Platform) do not apply to any Third Party Offerings or cover any Error caused by: (i) Customer or its Users; (ii) use of the Platform in any manner or in any environment inconsistent with its intended purpose; (iii) Customer's hardware or software if modified or repaired in any manner which materially adversely affects the operation or reliability of the Platform, or (iv) any equipment, software, or other material utilized by Customer in connection with the Platform contrary to the provider's instructions.

7.2 Right to Customer Data. Customer represents and warrants that it has the right to: (a) use the Customer Data as contemplated by this Agreement; and (b) grant Aurelian the license in Section 6.2 (Customer Data License Grant).

7.3 Disclaimer. EXCEPT AS EXPRESSLY PROVIDED IN THIS SECTION 7 (WARRANTY DISCLAIMERS), NEITHER PARTY MAKES ANY WARRANTIES OF ANY KIND AND EACH PARTY SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, AND ANY WARRANTIES ARISING FROM COURSE OF DEALING OR COURSE OF PERFORMANCE. WITHOUT LIMITING THE FOREGOING, CUSTOMER ACKNOWLEDGES THAT THE SERVICES ARE NOT INTENDED FOR USE FOR EMERGENCIES. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, AURELIAN MAKES NO WARRANTIES OF ANY KIND REGARDING THE SERVICES' ABILITY TO PROPERLY REROUTE CALLERS TO EMERGENCY SERVICES, AND CUSTOMER ACKNOWLEDGES THAT THE SERVICES MAY NOT PROPERLY IDENTIFY CALLS AS EMERGENCIES AND MAY NOT PROPERLY REROUTE EMERGENCY CALLS TO EMERGENCY SERVICES. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, IN NO EVENT WILL AURELIAN BE LIABLE TO CUSTOMER FOR ANY DAMAGES OR LIABILITY THAT CUSTOMER MAY INCUR THAT ARISE OUT OF THE USE OF THE SERVICES IN CONNECTION WITH EMERGENCIES.

8. INDEMNIFICATION.

Aurelian shall defend, indemnify, and hold the Customer, its officers, officials, employees, and volunteers harmless from any and all third-party claims, injuries, damages, losses, or suits, including attorney fees (each a "**Claim**"), to the extent arising out of or resulting from: (a) the gross negligence or willful misconduct of Aurelian in performance of this Agreement; (b) violation of applicable law; and (c) an allegation that the Software used in accordance with this Agreement infringes any intellectual property rights, including copyright, of such third party (an "Infringement Claim"). The foregoing obligations are conditioned on Customer: (A) promptly notifying Aurelian in writing of such Claim; (B) giving Aurelian sole control of the defense thereof and any related settlement negotiations; and (C) cooperating and, at Aurelian's request and expense, assisting in such defense. In the event that the use of the Platform is enjoined as a result of an Infringement Claim, Aurelian shall, at Customer's option and at Aurelian's expense, either: (i) procure for Customer the right to continue using the Platform; (ii) replace the Software with a non-infringing but functionally equivalent product; (iii) modify the Software so it becomes non-infringing; or (iv) terminate this Agreement and refund the amounts Customer paid for access to the Platform that relate to the period during which Customer was not able to use the Platform. Notwithstanding the foregoing, Aurelian will have no obligation under this Section 8 (Indemnification) to the extent an Infringement Claim is based upon: (1) any use of the Platform not in accordance with this Agreement; (2) any use of the Platform in combination with products, equipment, software, or data that is not contemplated by the Documentation or that Aurelian did not supply or approve of, if such infringement would have been avoided without the combination with such other products, equipment, software, or data; (3) any modification of the Platform by any person other than Aurelian or its authorized agents or subcontractors; or (4) any Third-Party Offering. This Section 8 (Indemnification) states Aurelian's entire liability and Customer's sole and exclusive remedy for Infringement Claims.

Customer shall defend, indemnify, and hold Aurelian harmless from any Claim brought by a third party (including Callers) to the extent that such claim, suit, or action is based upon: (a) Aurelian's use of any Customer Data in accordance with this Agreement; (b) Customer's use of any Customer Data; or (c) Customer's use of the Services, including, but not limited to, a claim that the Services failed to reroute a Caller to emergency services. The foregoing obligations are conditioned on Aurelian: (a) promptly notifying Customer in writing of such Claim; (b) giving Customer sole control of the defense thereof and any related settlement negotiations; and (c) cooperating and, at Customer's request and expense, assisting in such defense.

9. INSURANCE.

9.1 During the term of the Agreement, Aurelian shall obtain insurance of the types and coverage described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written at least as broad as Insurance Services Office (ISO) form CA 00 01.

2. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap, independent contractors and personal injury and advertising injury. The Customer shall be named as an additional insured under Aurelian's Commercial General Liability insurance policy with respect to the work performed for the Customer using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.

3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

4. Technology Errors & Omissions (E&O)

5. Network Security (Cyber) and Privacy Insurance shall include, but not be limited to, coverage, including defense, for the following losses or services:

Liability arising from theft, dissemination, and/or use of Customer confidential and personally identifiable information, including but not limited to, any information about an individual maintained by the Customer, including (i) any information that can be used to distinguish or trace an individual's identity, such as name, social security number, date and place of birth, mother's maiden name, or biometric records; and (ii) any other information that is linked or linkable to an individual, such as medical, educational, financial, and employment information regardless of how or where the information is stored or transmitted.

Network security liability arising from (i) the unauthorized access to, use of, or tampering with computer systems, including hacker attacks; or (ii) the inability of an authorized third party to gain access to supplier systems and/or Customer data, including denial of service, unless caused by a mechanical or electrical failure; (iii) introduction of any unauthorized software computer code or virus causing damage to the Customer or any other third party data.

Lawfully insurable fines and penalties resulting or alleging from a data breach.

Event management services and first-party loss expenses for a data breach response including crisis management services, credit monitoring for individuals, public relations, legal service advice, notification of affected parties, independent information security forensics firm, and costs to re-secure, re-create and restore data or systems.

9.2 During the term of the Agreement, Aurelian shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of $1,000,000 per accident.

2. Commercial General Liability insurance shall be written with limits no less than $2,000,000 each occurrence, $2,000,000 general aggregate.

3. Technology Errors & Omissions (E&O) shall be written with limits no less than $1,000,000 per claim and $1,000,000 policy aggregate limit.

4. Network Security (Cyber) and Privacy Insurance shall be written with limits no less than $2,000.000 per claim $2,000,000 policy aggregate for network security and privacy coverage, $100,000 per claim for regulatory action (fines and penalties), and $100,000 per claim for event management services.

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII. Upon written request from Customer, Aurelian shall furnish the Customer with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work. Aurelian shall provide the Customer with written notice of any policy cancellation within two business days of its receipt of such notice.

10. SAFEGUARDING OF PERSONAL INFORMATION. Aurelian shall not use or disclose Personal Information except in accordance with Customer's documented instructions or to perform Aurelian's obligations or exercise Aurelian's rights under this Agreement. Aurelian agrees to comply with applicable federal and state laws and regulations, as currently enacted or revised, regarding data security and electronic data interchange of Personal Information. Aurelian shall ensure its directors, officers, employees, subcontractors or agents use Personal Information solely for the purposes set forth in this Agreement. Aurelian shall implement and maintain information security measures designed to protect Personal Information against unauthorized use, disclosure, modification or loss. Upon becoming aware of unauthorized access to or acquisition of Personal Information in Aurelian's possession or control, Aurelian will promptly inform Customer in writing and take reasonable steps designed to mitigate the harmful effects of such access or acquisition.

11. LIMITATIONS OF LIABILITY. IN NO EVENT WILL EITHER PARTY BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, EXEMPLARY, SPECIAL, OR INCIDENTAL DAMAGES, OR FOR ANY LOST DATA, LOST PROFITS OR COSTS

OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES, ARISING FROM OR RELATING TO THIS AGREEMENT., HOWEVER CAUSED AND UNDER ANY THEORY OF LIABILITY (INCLUDING NEGLIGENCE), EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. EACH PARTY'S TOTAL CUMULATIVE LIABILITY IN CONNECTION WITH THIS AGREEMENT, WHETHER IN CONTRACT OR TORT OR OTHERWISE, WILL NOT EXCEED THE AMOUNT OF FEES PAID OR OWED BY CUSTOMER TO AURELIAN UNDER THIS AGREEMENT DURING THE TWELVE MONTH PERIOD PRECEDING THE CLAIM, AS THE CASE MAY BE, DURING WHICH THE EVENTS GIVING RISE TO SUCH LIABILITY OCCURRED. THE EXCLUSIONS AND LIMITATION OF LIABILITIES SET FORTH IN THIS SECTION 11 (LIMITATIONS OF LIABILITY) DO NOT APPLY TO A PARTY'S OBLIGATIONS UNDER SECTION 8 (INDEMNIFICATION), TO LIABILITY ARISING FROM A PARTY'S BREACH OF SECTION 12 (CONFIDENTIALITY), OR TO LIABILITY ARISING FROM CUSTOMER'S BREACH OF ANY ONE OR MORE OF THE FOLLOWING: SECTIONS 3.2 (RESTRICTIONS ON USE) OR 7.2 (RIGHT TO CUSTOMER DATA).

12. CONFIDENTIALITY.

12.1 Definitions. "Confidential Information" means all information disclosed by one party ("**Discloser**") to the other party ("**Recipient**") under this Agreement during the Term. Confidential Information includes information that is marked or identified as confidential and, if not marked or identified as confidential, information that should reasonably have been understood by Recipient to be proprietary and confidential to Discloser or to a third party. Aurelian's Confidential Information includes Software and Documentation. Customer's Confidential Information includes Customer Data.

12.2 Protection. Recipient shall not use any Confidential Information for any purpose not expressly permitted by this Agreement and shall not disclose Confidential Information to anyone other than Recipient's employees and independent contractors who have a need to know such Confidential Information for purposes of this Agreement and who are subject to confidentiality obligations no less restrictive than Recipient's obligations under this Section 12 (Confidentiality). Recipient will be liable to the Discloser for any of its employees' and independent contractors' acts or omissions, which, if performed by Recipient, would constitute a breach of this Section 12 (Confidentiality). Recipient shall protect Confidential Information from unauthorized use, access, and disclosure in the same manner as Recipient protects its own confidential or proprietary information of a similar nature and with no less than reasonable care.

12.3 Exceptions. Recipient will have no confidentiality obligations under Section 12 (Confidentiality) above with respect to any information of Discloser that Recipient can document: (a) was already known to Recipient prior to Discloser's disclosure; (b) is disclosed to Recipient by a third party who had the right to make such disclosure without violating any confidentiality agreement with or other obligation to the party who disclosed the information; (c) is, or through no fault of Recipient has become, generally available to the public; or (d) is independently developed by Recipient without access to or use of Confidential Information. Recipient may disclose Confidential Information if required to as part of a judicial process, government investigation, legal proceeding, response to a public records request, or other similar process on the condition that, to the extent permitted by applicable law, Recipient gives prior written notice of such requirement to Discloser. Recipient shall take reasonable efforts to provide this notice in sufficient time to allow Discloser to seek an appropriate confidentiality agreement, protective order, or modification of any disclosure.

13. GENERAL.

13.1 Independent Contractor. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture partner of or with the other, and neither party has the right or authority to assume or create any obligation on behalf of the other party.

13.2 Subcontractors. Aurelian may utilize subcontractors, subprocessors, and other third-party service providers (collectively, "**Subcontractors**") in the performance of its obligations, provided that Aurelian will remain liable and responsible for the Subcontractors' acts and omissions to the extent any of such acts or omissions, if performed by Aurelian, would constitute a breach of, or otherwise give rise to liability to Aurelian under, this Agreement when they are performing for or on behalf of Aurelian.

13.3 Assignment. Neither party may assign this Agreement or any of its rights under this Agreement to any third party without the other party's prior written consent; except that a party may assign this Agreement without consent from the other party to (a) an Affiliate; or (b) any successor to its business or assets to which this Agreement relates, whether by merger, acquisition, or sale of all or substantially all of its assets, or otherwise. Any attempted assignment in violation of the foregoing will be void and of no force or effect.

13.4 Use by Other Government Agencies. The parties acknowledge that this Agreement has been negotiated by and entered into between Customer and Aurelian for the provision of Services described herein. Subject to Aurelian's approval, which shall not be unreasonably withheld, other government entities, including, but not limited to, other municipalities, counties, special districts, school districts, federal/state/local agencies, and other political subdivisions ("Participating Agencies"), may, to the extent permitted by law, procure the same Services and related services under the terms and conditions of this Agreement by entering into a fully-executed written order form with Contractor that references this Agreement (each, an "Order Form"), through a process commonly referred to as "piggybacking". Each Participating Agency that enters into such an Order Form shall be deemed a separate and independent licensee and party to this Agreement solely for the purposes of its use of the Services, and Contractor shall contract directly with each Participating Agency. Nothing herein shall obligate any Participating Agency to utilize this Agreement, nor shall it obligate Aurelian to provide goods or services beyond the scope of this Agreement, except to the extent agreed in an Order Form between Aurelian and such Participating Agency. The Customer shall have no liability or responsibility for the actions, obligations, or payments of any Participating

Agency. Any dispute, obligation, or enforcement action arising from a Participating Agency's use of this Agreement shall be handled solely between Aurelian and the relevant Participating Agency.

13.5 Force Majeure. Except for payment obligations, neither party will be liable for delays in performing its obligations under this Agreement to the extent that the delay is caused by Force Majeure; provided, however, that within ten (10) business days of the Force Majeure event, the party whose performance is delayed provides the other party with written notice explaining the cause and extent thereof, as well as a request for a reasonable time extension equal to the estimated duration of the Force Majeure event.

13.6 Notices. All notices or communications required or permitted under this Agreement, including but not limited to notice of an alleged material breach for a termination for cause or a dispute that must be submitted to dispute resolution, must be in writing and delivered by courier, certified or registered mail (postage prepaid and return receipt requested), or by email (with confirmation of delivery) to the other party at the address set forth on the signature page or such other address as the party may have designated by proper notice. Notices will be deemed delivered upon the earlier of: (a) actual receipt by the receiving party; (b) receipt by sender of a certified mail, return receipt signed by an employee or agent of the receiving party; (c) receipt by sender of proof of email delivery; or (d) if not actually received, five (5) days after deposit with the United States Postal Service authorized mail center with proper postage (certified mail, return receipt requested) affixed and addressed to the other party. The consequences for the failure to receive a notice due to improper notification by the intended receiving party of a change in address will be borne by the intended receiving party. E-mail may be used for routine communications and to obtain operational approvals and consents but may not be used for any other notices unless otherwise specified herein.

13.7 Governing Law; Venue. The laws of the State of California govern this Agreement and any matters related to this Agreement, without regard to any conflicts of laws principles that would require the application of the laws of a different jurisdiction. The parties hereby submit to the exclusive jurisdiction of, and waive any venue objections against, the state or federal courts located in the State of California, in the county where the Customer is located, for any litigation arising out of or relating to this Agreement or the Services.

13.8 Remedies. Each party acknowledges that any actual or threatened breach of Sections 3.2 (Restrictions on Use) or 12 (Confidentiality) will constitute immediate, irreparable harm to the non-breaching party for which monetary damages would be an inadequate remedy and that injunctive relief is an appropriate remedy for such breach. If any legal action is brought by a party to enforce this Agreement, the prevailing party will be entitled to receive its attorneys' fees, court costs, and other legal expenses, in addition to any other relief it may receive from the non-prevailing party.

13.9 Binding Effect; No Assignment. This Agreement shall be binding on, and shall be for the benefit of, either Customer's or Aurelian's successor(s) or permitted assign(s).

13.10 No Intended Third Party Beneficiaries. This Agreement is entered into solely for the benefit of Customer and Aurelian. No third party will be deemed a beneficiary of this Agreement, and no third party will have the right to make any claim or assert any right under this Agreement.

13.11 Waivers. To be effective, any waivers must be in writing and signed by the party to be charged. Any waiver or failure to enforce any provision of this Agreement on one occasion will not be deemed a waiver of any other provision or of such provision on any other occasion.

13.12 Dispute Resolution. Customer agrees to provide us with written notice within thirty (30) days of becoming aware of a dispute. Customer agrees to cooperate with Aurelian in trying to reasonably resolve all disputes, including, if requested by either party, appointing a senior representative to meet and engage in good faith negotiations with our appointed senior representative. Senior representatives will convene within thirty (30) days of the written dispute notice, unless otherwise agreed. All meetings and discussions between senior representatives will be deemed confidential settlement discussions not subject to disclosure under Federal Rule of Evidence 408 or any similar applicable state rule.

13.13 Severability. If any provision of this Agreement is unenforceable, the other provisions of this Agreement will be unimpaired, and the unenforceable provision will be deemed modified so that it is enforceable to the maximum extent permitted by law (unless such modification is not permitted by law, in which case such provision will be disregarded).

13.14 Counterparts. This Agreement may be executed in counterparts, each of which will be considered an original, but all of which together will constitute the same instrument.

13.15 Entire Agreement. This Agreement, including any Order and any exhibits or attachments thereto (including any Executive Summary), constitutes the final and entire agreement between the parties regarding the subject hereof and supersedes all other agreements, whether written or oral, between the parties concerning such subject matter. No modifications to this Agreement will be binding on the other party unless accepted in writing by both parties. To the extent of any conflict between the provisions of this Agreement and the provisions of any Order, the provisions of the Agreement will govern unless the Order specifically overrides this Agreement. No amendment to this Agreement will be effective unless in writing and signed by the party to be charged.

The parties by their authorized representatives have entered into this Master Services Agreement as of the Effective Date.

Buena Park Police Department	**Needl, Inc.**
Signature: _____	Signature: _____
Printed: _____	Printed: _____
Title: _____	Title: _____

AURELIAN

ORDER #1

This **ORDER** ("**Order**") is dated _____ (the "**Order Effective Date**") and is between **Needl, Inc.**, a Delaware corporation ("**Aurelian**") and the customer identified below ("**Customer**") and governs Customer's access to and use of the Platform and Aurelian's provision of the Services under the Master Services Agreement between the parties dated _____ (the "**MSA**"). Capitalized terms used in this Order but not defined have the meanings given to them in the MSA.

CUSTOMER INFORMATION					
Name:	Buena Park Police Department	**Address:**			
City		**State:**		**Zip Code:**	
CUSTOMER PRIMARY CONTACT INFORMATION					
Full Name:		**Title:**			
Phone Number:		**Email:**			

TERM

- The Initial Term of this Order begins on the order effective date and continues for one (1) year thereafter. Notwithstanding anything to the contrary set forth in the MSA, this Order will expire following the Initial Term and will not automatically extend for any renewal term.

SOFTWARE PURCHASED

- Standard hosted software service offering of Aurelian, inclusive of all call routing, call automation services, and assistive call-taking software (referred to as the "Service" in the MSA).

FEES

- Customer's use of the Services under this Order will be subject to the following fees:
  Year 1: $25,000 due on the Order Effective Date

  Fees include implementation, support, and CAD integration services (excluding any charges your CAD provider may apply). The contract may be canceled with 30 days' notice for a pro-rated refund within the first year or as otherwise provided by the MSA.

USAGE LIMITS

- The Services may be accessed and used by the Customer only. The Customer shall not permit any other affiliates, subsidiaries, agencies, or parties to access or use the Services under this Order.

This Order is governed by, and subject to, the MSA. This Order may be executed in counterparts, each of which will be considered an original, but all of which together will constitute the same instrument.

Buena Park Police Department	**NEEDL, INC.**
Signed: _____	Signed: _____
Name: _____	Name: _____
Title: _____	Title: _____

City of Buena Park

City Council Regular Meeting Agenda Report

B. DISCUSS AND PROVIDE DIRECTION REGARDING AN AUTOMATED CALL-TAKING OPTIMIZATION AND RESPONSE PILOT PROGRAM TO SUPPORT THE BUENA PARK POLICE DEPARTMENT COMMUNICATIONS CENTER

Presented by Nghia Nguyen, Police Captain

Meeting	Agenda Group
Tuesday, August 25, 2026, 5:00 PM	STUDY SESSION Item: 9B.

Prepared By	Department Head Approval
Nghia Nguyen, Police Captain	Brad Geyer, Interim Police Chief

Presented By
Nghia Nguyen, Police Captain

DISCUSSION

The Buena Park Police Department Communications Center provides exceptional service to Buena Park residents, businesses, and visitors. In 2025, the Communications Center received over 67,000 calls from the community. Of those calls, approximately 41,000 (or 61%) were non-emergency, and 26,000 (or 39%) were 9-1-1 emergencies. Despite their continued dedication and professionalism, the Communications Center faces persistent challenges, including mandatory overtime, employee burnout, staff turnover, and an extensive training process that takes approximately six months to one year for a new dispatcher to become fully trained. These challenges highlight the need for additional resources to support dispatchers and enhance service levels.

In an effort to identify potential solutions, the Police Department has researched several automated call-handling platforms that are specifically designed for public safety communications centers. These systems utilize artificial intelligence (AI) and real-time data to assist with answering non-emergency calls, provide automated transcription services, support language translation, and guide callers through scripted questions based on the nature of their needs or concern. Additionally, live guidance 9-1-1 call-taking provides a “copilot” to guide dispatchers during a 9-1-1 call, helping ensure that all appropriate information is received and best practices are met.

The Department's due diligence included an evaluation of three established vendors in this industry: Motorola Hyper, Axon Prepared, and Aurelian’s AVA & CORA. The Communications Center’s leadership and management consulted with all three vendors and received demonstrations and cost proposals from each. Based on the Department's review, Aurelian was identified as the preferred vendor because it was the only vendor to offer a one-year pilot program for both automated call-taking and assistive 9-1-1 at a substantial discount. A one-year agreement would allow the Department to test and evaluate the technology, gauge community and employee feedback, and evaluate Aurelian’s platform and customer service.

Currently, in California, the El Cajon Police Department and National City Police Department use the Aurelian platform. Staff conducted an on-site visit at the El Cajon Police Department and spoke with Communications Center personnel regarding their experience. El Cajon provided positive feedback, reporting that its staff are pleased with the call-handling solution and the ongoing support provided by Aurelian. The community has also responded favorably, and the agency has experienced a noticeable reduction in calls handled by Communications Center personnel.

Importantly, this technology is intended to augment and support, not replace Department personnel. Implementation of this system will not result in the elimination of any full-time positions, but instead will be a tool that allows the Department's skilled communications team to provide accurate and efficient assistance to those most urgently in need. If the City Council supports the implementation of the platform, the Police Department would continue to maintain its established staffing requirements and actively recruit to fill all full-time vacancies. This technology would allow dispatchers to focus on 9-1-1 emergencies, monitor and respond to radio communications, and allow lead dispatchers to supervise and oversee operations. Aurelian reports that the system has the potential to reduce non-emergency call volume handled by dispatchers by up to 70 percent. Consistent with Assembly Bill 339, this project was previously presented and discussed with representatives of the Buena Park Police Association, who were also provided with a copy of this report.

If supported by the City Council, the year one pilot program would cost approximately $25,000. Alternatively, Aurelian has extended a special introductory offer for a three-year contract: with the first year being the pilot program at a cost of $25,000, and if the City were satisfied with the platform, it would have the option to extend the contract for two additional years at a discounted rate of $63,000 each year. So long as the City retains the ability to terminate the contract at the end of the first year, staff believes the three-year term is likely to provide better value to the City long-term. If the Department finds the Aurelian platform to be beneficial to the Communications Center during the pilot year, the three-year contract option will allow the City to continue using the services at this previously established discounted rate. The first year cost under either scenario would be funded with Asset Forfeiture funds.

If the one-year pilot program is supported by the City Council, staff would work with the City Attorney to finalize the contract with Aurelian for the City Manager's signature. If the City Council prefers the three-year term option, staff would finalize the contract and bring it back at the next meeting for the City Council's consideration.

Staff will provide a brief demonstration of the product at the study session.

September 8, 2026
CONSENT CALENDAR
Item No. 4H.

City Council Agenda Report

AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ONWARD ENGINEERING FOR THE SCE TRAIL PHASE III

PREPARED BY	PRESENTED BY
Nader Alqam, Principal Engineer	Nader Alqam, Principal Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve Amendment No. 1 to Professional Services Agreement No. 25-18 with Onward Engineering in the amount of $11,810; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the amendment; and, 3) Authorize the City Manager and City Clerk to execute the amendment.

PREVIOUS CITY COUNCIL ACTION

On June 10, 2025, the City Council approved a professional services agreement in the amount of $172,258 with Onward Engineering to develop the SCE Corridor Trail Improvements Phase III plans, specifications, and estimate documents.

DISCUSSION

The City of Buena Park currently has two existing segments as part of the SCE Corridor Trail also known as Silverado Trail: Phase I, located between Valley View Street and Holder Street, and Phase II, located between Stanton Avenue and Camellia Drive.

The next planned segment, Phase III, will be located between Knott Avenue and El Monte Drive, on the northern border of Peak Park. This new segment will feature design elements consistent with the previous phases to maintain aesthetic continuity.

On June 18, 2025 PSA No. 25-18 was executed, and the design consultant subsequently began working on the development of the documents. After completion of the plans, the estimated construction cost of the trail was estimated to be $1,607,049.75. When construction contingency and other project-related costs are included, the anticipated total project cost exceeds the approved project budget of $1.7 million.

A significant portion of the estimated construction cost is associated with the proposed irrigation system. The original design included a new point of connection, backflow preventer, booster pump and electrical point of connection, flow meter, new controller, mainline, and irrigation laterals.

In an effort to reduce the overall project cost, and bring the project within the available budget, staff worked with Onward Engineering to identify value-engineering opportunities. The team determined that portions of the existing irrigation infrastructure, including the existing point of connection, backflow prevention assembly, and mainline, could be rehabilitated and reused. In addition, the irrigation system can be reconfigured to eliminate the need for a new booster pump and associated electrical improvements.

The proposed irrigation redesign is estimated to reduce the overall project cost by approximately $400,000. Amendment No. 1 will compensate Onward Engineering for the additional engineering services necessary to revise the plans, specifications, and estimates to incorporate these modifications.

Staff recommends approval of Amendment No. 1 in the amount of $11,810.

BUDGET IMPACT

This amendment is in the amount of $11,810. There are sufficient funds in the Silverado Trail CIP Project Account to cover this expenditure (Account No. 32-9806-290153).

Attachments

Att 1 of 1 - AMENDMENT NO1 to PSA 25-18.pdf

AMENDMENT NO. 1 TO
PROFESSIONAL SERVICES AGREEMENT NO. 25-18

Professional Engineering Services for SCE Corridor Trial Improvements Phase III

This Amendment No. 1 to Professional Services Agreement No. 25-18 ("Amendment") dated September 8, 2026, is between the City of Buena Park, a California municipal corporation ("CITY") and Onward Engineering, a California Corporation ("CONSULTANT"). CITY and CONSULTANT are at times referred to herein jointly as the "Parties" and individually as a "Party."

WHEREAS, the Parties previously entered into that certain Professional Services Agreement No. 25-18 dated **June 18, 2025**, (the "Agreement"), pursuant to which CITY contracted with CONSULTANT to provide those professional those professional engineering services for the SCE Corridor Trail Improvements Phase III Project, as such "Services" are more specifically defined in the Agreement;

WHEREAS, the Parties now desire to amend the Agreement to revise the Services to be performed by CONSULTANT, and to increase the compensation and extend the term of the Agreement, subject to the terms and conditions set forth in this Amendment.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. TERM. Section 1 (Term) of the Agreement is hereby amended in full to read as follows:

1. TERM. The term of this Agreement shall commence on **June 18, 2025** and shall remain in full force and effect until December 31, 2026 unless extended upon the mutual written agreement of the Parties or earlier terminated pursuant to Section 16.2 of this Agreement ("*Term").*

2. ADDITIONAL SERVICES. In addition to the Scope of Services set forth in Section 2 of the Agreement, CONSULTANT shall perform those additional services that are set forth in Exhibit A to this Amendment (the "Additional Services") to the CITY'S reasonable satisfaction.

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

4. INCORPORATION. Except as expressly amended herein this Amendment, all other terms and provisions of the Agreement shall govern this Amendment and remain in full force and effect, being deemed incorporated fully herein by this reference.

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

CITY OF BUENA PARK a California Municipal Corporation	CONSULTANT
	Onward Engineering Name of Business
BY: _____ Aaron France, City Manager	_____ Signature
	Majdi Ataya Print Name
ATTEST:	
BY: _____ Adria M. Vicuña, MMC, City Clerk	
APPROVED AS TO FORM:	
BY: _____ Christopher Cardinale, City Attorney	

EXHIBIT A

1) ADDITIONAL SERVICES. CONSULTANT shall provide to CITY the following Additional Services:

Coordinate the revision of the 100% PS&E package to modify landscape irrigation plans to incorporate changes to the irrigation distribution and rotors, points of connections, and controller/station counts. Update civil, electrical, and landscape plans to accommodate modified trail and irrigation alignments, resolve infrastructure conflicts, optimize power requirements, and adjust planting specifications.

2) SCHEDULE OF PERFORMANCE. CONSULTANT shall perform all Additional Services in compliance with the following Schedule of Performance:

July 1, 2026 – December 31, 2026

Upon authorization from the City, the complete revised 100% PS&E package is to be submitted within 4 weeks.

3) COMPENSATION SCHEDULE. CONSULTANT shall be paid for performing the Additional Services at the follow rates:

This amendment shall add a maximum of $11,810 to the original compensation schedule outlined in PSA 25-18. The new not-to-exceed amount of this agreement is $184,068.

Onward Engineering
300 S. Harbor Blvd., Suite 814
Anaheim, CA 92805
(714) 533.3050 I www.oe-eng.com

Nader Alqam
City of Buena Park
6650 Beach Blvd.
Buena Park, CA 90622

August 19th, 2026

RE: PROPOSAL FOR EXTRA WORK – LANDSCAPE AND IRRIGATION REDESIGN FOR SCE CORRIDOR PHASE III (REUSE OF EXISTING IRRIGATION SYSTEM)

Dear Mr. Alqam,

This letter provides a summary of recent project milestones and outlines the revised scope of work, technical approach, and associated fee for the landscape and irrigation redesign for the **SCE Corridor Phase III project**.

Project Background

The 100% PS&E package was originally submitted to the City on May 28, 2026. On June 17, 2026, a revised 100% PS&E package incorporating Southern California Edison (SCE) comments was submitted for issuance via addendum during the advertisement period. Following the receipt of contractor RFIs after June 22, 2026, the bid opening was cancelled on July 15, 2026, to rework the contract documents. On July 27, 2026, Onward Engineering met on-site with City staff and Sitio to evaluate field conditions and formulate a revised design strategy focused on maximizing the reuse of existing irrigation infrastructure.

Site Findings and Recommendations

1. **Distribution and Rotors:** Existing rotors were observed spraying within SCE pole clear zones and directly onto structures. City maintenance confirmed aging galvanized steel swing joints/pipe and an available water pressure of 75 psi.
    a. Recommendation: Completely remove existing rotors and laterals while reusing the mainline. Replace valves as needed (increasing total valve count while decreasing rotors per valve to optimize pressure). Relocate approximately 300 linear feet of mainline and conflicting valves out of the proposed trail alignment. Apply hydroseed outside SCE clear zones and mulch within clear zones.

2. **Point of Connection (POC):** The SCE Corridor utilizes a dedicated 3-inch water meter, backflow preventer, master valve, and flow sensor (not shared with William Peak Park).
    a. Recommendation: Retain and reuse existing POC equipment, replacing only the aging flow sensor with a new unit.

3. **Controller and Station Count:** The SCE Corridor currently shares a controller with William Peak Park, utilizing 17 of 48 stations. The redesign requires 38 or more stations to satisfy required watering windows.
    a. Recommendation: Install a new dedicated controller for the SCE Corridor system.

Scope of Work by Firm

Onward Engineering
- Coordinate the overall revised design effort between the City of Buena Park, Sitio, and FBA Engineering.
- Revise civil improvement plans, technical specifications, and engineer's estimate to incorporate the modified irrigation and trail alignments.
- Resolve demolition and trail footprint conflicts with the existing mainline and valves.
- Prepare and compile addendum documents into the complete revised 100% PS&E package.
- Resubmit the final PS&E package to the City for review, approval, and re-bidding.

Sitio (Landscape Consultant)
- Prepare revised irrigation demolition plans reflecting the removal of existing rotors, laterals, and conflicting valves.
- Prepare new irrigation design plans (laterals, rotors, valves) utilizing the existing mainline and POC equipment.
- Design the new dedicated controller layout and station assignments for the SCE Corridor system.
- Update planting plans to delineate hydroseed outside SCE clear zones and mulch within clear zones.
- Revise landscape/irrigation technical specifications, standard details, and probable cost estimates.

FBA Engineering (Electrical Consultant)
- Revise the location of the irrigation controller and electrical power service connection.
- Remove the electrical power feed to the booster pump, as existing water pressure (75 psi) is sufficient.
- Update electrical load calculations, panel schedules, specifications, and cost estimates.

Fee Proposal
- A total of **$11,810.00** is requested to complete this work, and a breakdown can be found on the following page.

Schedule and Authorization
Our team is prepared to begin immediately upon written authorization. We anticipate submitting the complete revised 100% PS&E package within 3 to 4 weeks of receiving a Notice to Proceed.

If this scope and fee are acceptable, please execute the acceptance line below and return a copy to our office, or provide a formal contract amendment.

Sincerely,



ONWARD ENGINEERING
Muhammad Ataya, MPA Vice President / Operations Manager

City of Buena Park Acceptance:

\

Nader Alqam City of Buena Park

Date: _____

FEE PROPOSAL

		ONWARD ENGINEERING				
		QA/QC MANAGER $200.00 HOURLY	PROJECT MANAGER $185.00 HOURLY	PROJECT ENGINEER $140.00 HOURLY	SUBCONSULTANTS	GRAND TOTAL COST
LANDSCAPE AND IRRIGATION REDESIGN						**PHASE 1**
1	Onward Engineering - Civil Plans	2	12	40		$8,220.00
2	Sitio - Landscaping & Irrigation Plans				$3,000.00	$3,000.00
3	FBA Engineering - Electrical Plans				$590.00	$590.00
TOTAL HOURS AND COSTS			12	40		**$11,810.00**

September 8, 2026
NEW BUSINESS
Item No. 5A.

City Council Agenda Report

RESOLUTION TO CREATE A NEW PREFERENTIAL PARKING DISTRICT ON LOS RAMOS CIRCLE, LOS RAPIDOS CIRCLE, LOS CIENTOS CIRCLE, LOS RANCHOS DRIVE, AND A PORTION OF THE VALLEY VIEW FRONTAGE ROAD

PREPARED BY	PRESENTED BY
Norm Wray, Senior Engineering Technician	Norm Wray, Senior Engineering Technician
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a resolution to create a new Preferential Parking District (PPD) on Los Ramos Circle, Los Rapidos Circle, Los Cientos Circle, Los Ranchos Drive, and a portion of the Valley View Frontage Road (hereinafter "The Streets").

PREVIOUS CITY COUNCIL/COMMISSION ACTION

The Traffic & Transportation Commission (TTC) reviewed this item on August 6, 2026. The TTC approved a motion (3 to 1) to recommend that the City Council approve the request for a PPD and not consider allowing a lottery system for the new PPD.

DISCUSSION

Area residents submitted a complete application for a new PPD in July 2026. According to the request, the residents are experiencing a lack of parking due to overflow parking from nearby apartment complexes and the Cypress Swap Meet. They reported several concerns, including: 1) pedestrians making mid-block crossings on Valley View Street; 2) a lack of compliance with the day-lighting law causing sight distance issues; 3) an increase in congestion; 4) nuisance vehicles and on-street vehicle maintenance: and, 5) vehicles blocking Americans with Disabilities Act (ADA) access ramps.

The Streets are within a single-family zoned neighborhood. However, just to the east of this area (across Valley View Street) are several large apartment complexes which are zoned as RM-20, which is the densest zoning allowed in the municipal code. Also nearby are a number of Commercial Office (CO) zoned properties, including two retail shopping centers. There is also a swap meet held at the Cypress College parking lot every Saturday and Sunday from 8 AM to 4 PM. The nearest edge of the swap meet to this area is approximately 1,900 feet, or just over 1/3 of a mile.

The apartment complexes across Valley View have approximately 230 units spread between 4 different complexes. All the complexes offer some type of on-site parking, including open parking, covered parking stalls, and some garage spaces. Staff attempted to count available on-site parking and has the following information available:

Site	Number of Units	Approximate Number of on-site Parking Spaces
8772-8828 Valley View (Valley View Villas)	48	69
8740 – 8752 Valley View	11	46
8720 Valley View (Emerald Gardens Apartments)	121	159
8702 Valley View (Valley View Apartments)	50	80
Totals	230	354

Los Ramos, Los Rapidos, and Los Cientos Circles are local residential cul-de-sac streets that are undivided and have a prima facie speed limit of 25 miles-per-hour (MPH). On-street parking is allowed on both sides of the street, although there is some red curb at various locations. See Attachment 2 for a vicinity map of the area. The streets are very short, with only seven homes on each street. Additionally, the entrance to each street is fairly narrow (28 feet), and when vehicles are parked on both sides of the entrance, the street is essentially one-way only.

Los Ranchos Drive is a local residential street that is undivided and has a prima facie speed limit of 25 MPH. On-street parking is generally allowed on both sides of the street, although there are several fire hydrants and some small sections of red curb. The street is of typical width for a residential street (40 feet).

The Valley View Frontage Road is a local residential street that is undivided and has a prima facie speed limit of 25 MPH. On street parking is allowed only on the west side of the street, as is typical for frontage roads. There is also some red curb on the west side of the street near the intersection with Los Ranchos Drive.

The City policy on PPDs has two basic requirements. The request must be made by at least 2/3 (66.6%) of the residents on the street and the area must be reasonably self-contained. In this case, 73.1% of the residents of the area signed the petition, meeting the first part of the policy requirement. See Attachment 3 for the voting results of the petition.

The second requirement is that the area must be “reasonably self-contained.” Being reasonably self contained is typically interpreted as an area that is not so small as to cause overflow parking issues to move onto an adjacent street. In this case, staff does consider the area to be reasonably self-contained. It is the contention of the residents of these streets that the majority of overflow parking is coming from apartments across Valley View Street or from the nearby Swap Meet. The proposed PPD area means that people who do not live on these streets but are coming in from Valley View Street would have to go more than 1,000 feet to get to the next nearest street from Los Ranchos Drive. Likewise, they would have to go about 900 feet to get to the next nearest street from the Valley View Frontage Road.

In addition to the two requirements of the policy, there is also a recommendation related to parking demand. The recommendation is that at least 75% of the available parking is in use during peak times. To review this, staff first determined the approximate number of vehicles that could legally be stored on each street. Staff then conducted multiple parking observations to determine the number of vehicles parked. This enabled staff to determine the average parking demand in the area. All reviews were made during night-time hours. Complete count data is available in Attachment 6, and a summary is shown in the table below.

Street	Peak Parking Demand (On Average)

Los Ramos Circle	114%
Los Rapidos Circle	73%
Los Cientos Circle	20%
Los Ranchos Drive	81%
Valley View Frontage Road	71%

As shown in the table, 2 of the 5 streets meet the recommendation to implement a PPD, and 2 of the streets are just below the recommendation. While Los Cientos Circle has very little overnight parking currently, excluding it from the PPD be likely to make the PPD not a self-contained area.

The request meets all the requirements of the City's PPD Policy. Two of the streets meet the recommendations of the policy, and two of the streets are within 4% of the recommendations of the policy. Limiting the PPD to only the streets that meet the recommendations would create a PPD that is not self-contained. Based on the findings, staff recommends approving a request to create PPD No. 16 on the streets.

This item was reviewed by the Traffic & Transportation Commission (TTC) on August 6, 2026. The TTC approved a motion (3 to 1) to recommend that the City Council approve the request for a PPD and not consider allowing a lottery system for the new PPD.

BUDGET IMPACT

If the proposed new PPD No. 15 is approved, the cost to install the necessary signs would be approximately $6,300. The cost for parking permits would be approximately $2,500. The cost for the signs would be borne by the existing Signing and Striping budget.

Attachments

Att 1 of 6 - Reso.pdf
Att 2 of 6 - Vicinity Map.pdf
Att 3 of 6 Voting Map.pdf
Att 4 of 6 - Petitions.pdf
Att 5 of 6 - Parking Calcs.pdf
Att 6 of 6 - Combined Counts.pdf

RESOLUTION NO._____

A RESOLUTION OF THE CITY OF BUENA PARK, CALIFORNIA, ESTABLISHING A PREFERENTIAL PARKING DISTRICT ON LOS RAMOS CIRCLE, LOS RAPIDOS CIRCLE, LOS CIENTOS CIRCLE, LOS RANCHOS DRIVE, AND THE VALLEY VIEW FRONTAGE ROAD FROM LOS RANCHOS DRIVE TO LOS ENCINOS STREET, ALL AS MORE PARTICULARLY DESCRIBED HEREIN

WHEREAS, the City of Buena Park ("City") has received a request from over 2/3 of the residents within the subject area for the designation of these streets as a preferential parking district; and

WHEREAS, the City has jurisdiction over the subject streets; and

WHEREAS, California Vehicle Code Section 22507 authorizes the City to establish Preferential Parking Districts.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK hereby determines, finds, and resolves as follows:

Section 1. In accordance with California Vehicle Code Section 22507, the City Council hereby establishes a preferential parking district consisting of both sides of Los Ramos Circle, Los Rapidos Circle, Los Cientos Circle, Los Ranchos Drive, and the Valley View Frontage Road from Los Ranchos Drive to Los Encinos Street, as shown in the attached map, which district shall be referred to as "Preferential Parking District No. 16."

Section 2. Residential parking permits for Preferential Parking District No. 16 shall be individually numbered and otherwise in such form as approved by the Director of Public Works. The residential parking permits for Preferential Parking District No. 16 shall comply with the following guidelines:

a. The residential parking permits shall be divided into two types:

    i. Resident/visitor. A permit for exclusive use of residents and their guests.

    ii. Temporary (one-day). A permit that is issued to residents of the district for special occasions in which a resident may require additional permits. There is no maximum number of temporary permits that are available in one year. These permits shall only be valid for the date specified on the permit.

b. All resident/visitor permits shall be issued by the Department of Public Works; all temporary permits shall be issued by the Police Department. Said departments shall maintain all records as necessary to issue and track permits.

c. Any residence within the boundaries of Preferential Parking District No. 16 may purchase up to two resident/visitor permits. These permits shall be subject to a purchasing or replacement fee of fifteen dollars ($15) per permit. These permits shall be renewed every five (5) years. Notwithstanding the foregoing, more than two resident/visitor permits may be approved by the Director of Public Works at his or her discretion for specific vehicles parked at a residence in a district including those providing temporary services or activities to these residences such as maintenance, construction, or healthcare. These additional resident/visitor permits must be requested by the resident, in writing, and must be justified to the satisfaction of the Director of Public Works. The permitted use or service being provided must be consistent with the use of the property and in conformance with the Buena Park Municipal Code. The additional permits shall be subject to a purchasing or replacement fee of thirty dollars ($30) per permit. These permits shall be renewed every five (5) years.

d. The fee for temporary permits shall be one dollar ($1) per permit. Each temporary permit shall be valid for one day only as written on the permits. When writing the date of use on the temporary permits, residents shall use indelible ink only.

e. To obtain a resident/visitor or temporary permit, the resident must bring proof of residency on the affected portion of this district to the Department that issues the permits.

f. Each parking permit issued pursuant to this Resolution may only be used within Preferential Parking District No. 16. No resident/visitor parking permit may be sold, conveyed, or otherwise permanently transferred.

g. Intentional, fraudulent, or repeated misuse of parking permits, including but not limited to submitting false or misleading information in order to obtain any new, replacement, or temporary permit, falsifying a permit, transferring or selling any permit, or similar actions, may result in revocation.

Section 3. This Resolution shall not take effect unless and until signs or markings as described in California Vehicle Code Section 22507 (a) are installed in the areas affected by this Resolution.

Section 4. CEQA. This Resolution is exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b)(3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

Section 5. The City Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 8th day of September, 2026, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

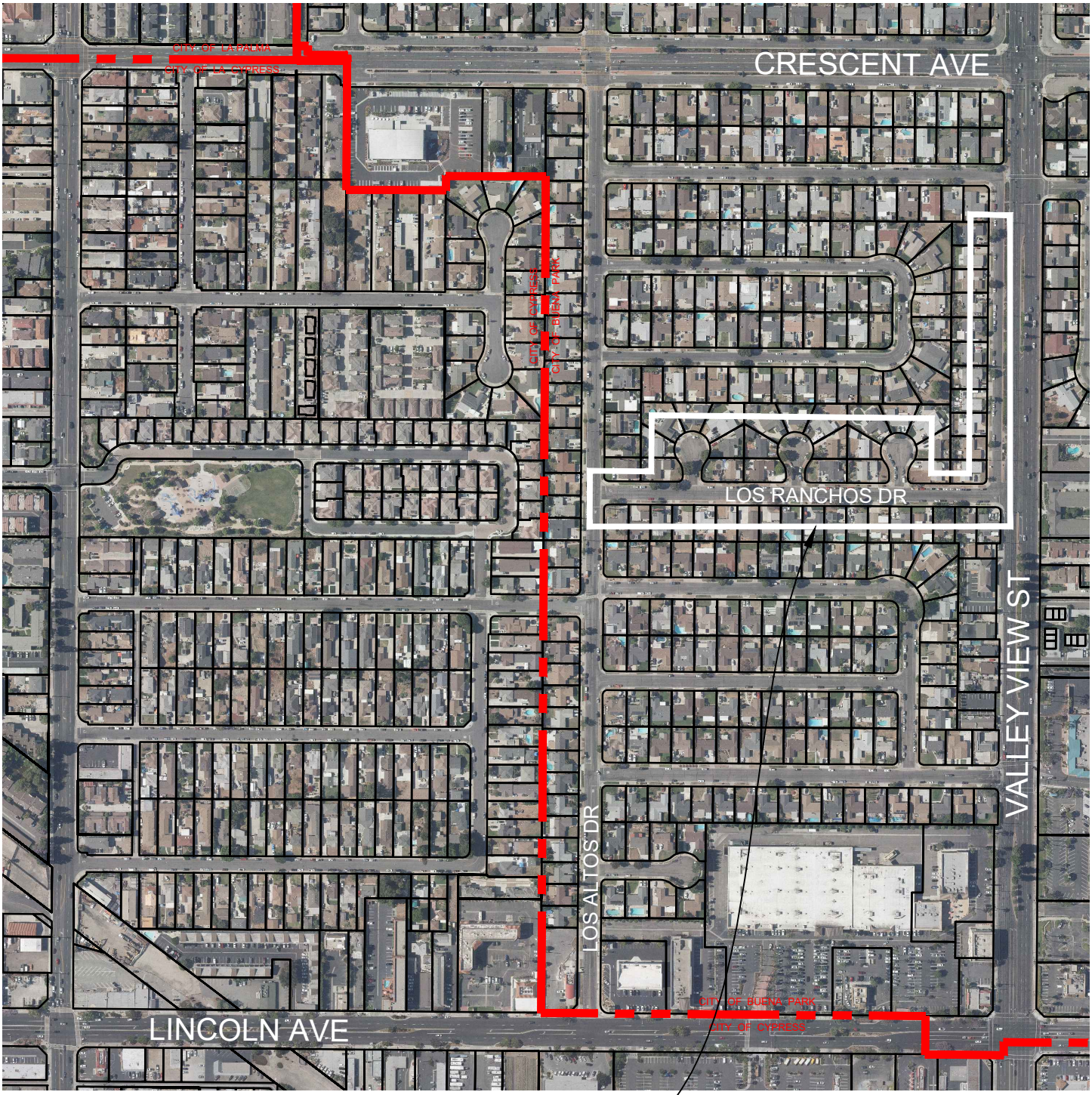
_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuna, MMC, City Clerk, hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this 8th day of September, 2026.

_____
City Clerk



City of BUENA PARK

DEPARTMENT OF PUBLIC WORKS

PREFERENTIAL PARKING REQUEST

NEW PPD REQUEST IN THE "LOS TRACT" VICINITY MAP

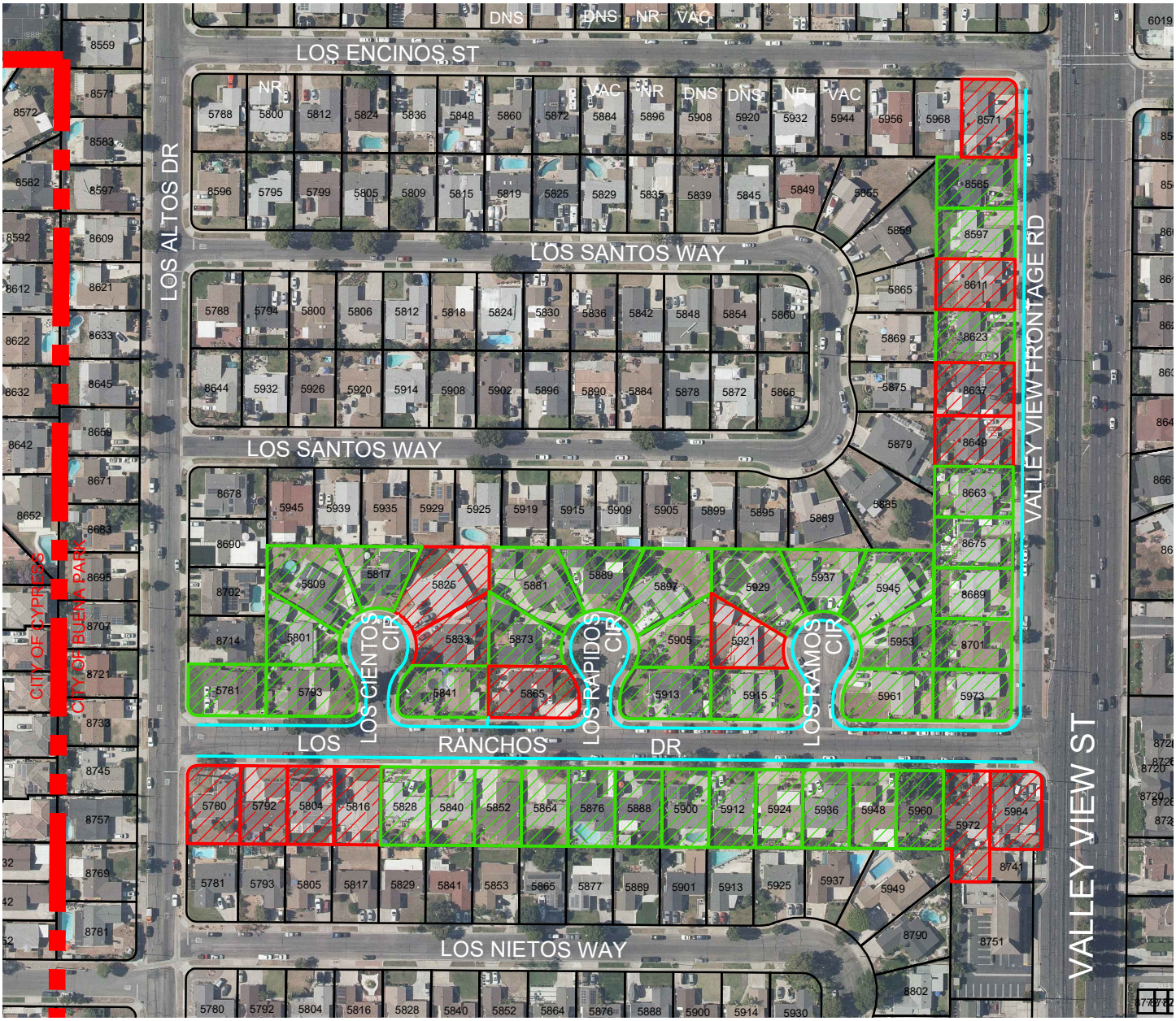
EXHIBIT NO.

A

DRAWN BY: NW

DATE: 07/07/2026

T:\NEW FOLDER STRUCTURE\Traffic Investigations\Los Ramos Cir\2026\PPD Request\Map\PPDMap.dwg



: INDICATES A PROPERTY THAT SIGNED THE PETITION IN FAVOR OF THE PPD (38 OF 52 OR 73.1%)

: INDICATES A PROPERTY THAT DID NOT SIGN THE PETITION IN FAVOR OF THE PPD (14 OF 52 OR 26.9%)

: INDICATES THE LIMITS OF THE PROPOSED PPD

0 100' 200'

SCALE: 1" = 200'

City of BUENA PARK

DEPARTMENT OF PUBLIC WORKS

PREFERENTIAL PARKING REQUEST

NEW PPD REQUEST IN THE "LOS TRACT" VOTING MAP

EXHIBIT NO.

B

DRAWN BY: NW

DATE: 07/07/2026

T:\NEW FOLDER STRUCTURE\Traffic Investigations\Los Ramos Cir\2026\PPD Request\Map\PPDMap.dwg

RECEIVED
JUL 07 2026
By: PUBLIC WORKS ENGINEERING

Preferential Parking District Petition

BEFORE SIGNING THIS PETITION YOU NEED TO CONFIRM THE FOLLOWING:

- You are at least eighteen (18) years of age.
- You reside within the designated area (see attached map).
- You have specified the correct address for your residence or property.
- You have signed your name only (first, middle and last name). You cannot sign for another individual.
- You have not signed another petition concerning the same application.
- You have read the petition in its entirety and understand its meaning.
- The petition circulator has witnessed your signature.
- You agree with the statement below and ***support*** the idea of establishing a preferential parking district.
- You understand that if said district is implemented, permits will be available for a small fee and will have to be renewed every two ~~years~~ 5.

REQUEST

"We, the residents/property owners of the designated residential district in the City of Buena Park, petition the City to consider establishing a Preferential Parking District for the following reasons:

- Critical Safety - No crosswalk on Valley View. Apartment residents cross street to park cars. (Apartment residents jaywalking across Valley View.)
- State Law Compliance - Daylighting Law prohibits parking 20ft from marked/unmarked crosswalk. Permits would clear the 20ft buffer for safety.
- Spillover Congestion from apartment complex, swapmeet/Cypress College.
- Deterring nuisance vehicles. Example changing oil/maintaining vehicles on street
- Reducing crime - Noise disturbances, littering, stolen property
- Violation of California Vehicle Code 22500(i) cars are parked in front of handicap ramps on cul de sacs. Multiple infractions in cul de sacs especially on Los Ramos Circle.

LIST OF PETITIONERS

	#	Name (Print)	Residential Address	Owner (O)or Tenant (T) (Circle One)	Signature	Date Signed
✓	1	PAUL SUMMERS	5953 LOS RAMOS	T / (O)		6/1/2026
✓	2	FERDINAND BISCOCHO	5945 LOS RAMOS	T / (O)		7/1/2026
5937?	3	ANTONIO GASPI	5939 " "	(T) / O		7/1/2026
✓	4	Gladis Pechua	5929 Los Ramos Cir	(T) / O		7/1/2026
✓	5	Michael Rasmussen	5961 Los Ramos Cir.	T / (O)		7/1/2026
✓	6	DIEU NGUYEN	5905 Los Rapidos	(T) / O		7/1/26
✓	7	JOSE SOTO	5913 LOS RANCHOS	T / (O)		7/1/2026
✓	8	John Edwards	5897 Los RAPIDOS	T / (O)		7/1/2026
✓	9	Dan Borja	5869 Los Rapidos Cir.	T / (O)		7/1/26
✓	10	LORI EDWARDS	5873 LOS RAPIDOS	(O) / O		7/1/26

		Print Name	Address		Signature	Date
✓	11	Juan Ramirez	5941 Los Ranchos	(T) / O		7/2/26
✓	12	Jang, Youngsil	5817 Los Cientos	T / (O)		7/2/2026
✓	13	Vanessa Tillery	5809 Los Cientos Cir	T / (O)		7/2/2026
✓	14	Susan Ryther	5801 Los Cientos CIR	T / (O)		7-2-26
✓	15	Connie Ward	5793 Los Ranchos	T / (O)		7-2-26
✓	16	Shannon Jehoich	5781 Los Ranchos	(T) / O		7/2/26
✓	17	ISRISSA BALTAZAR	5828 LOS RANCHOS	T / (O)		7.2.26
✓	18	Jordan Marshall	5840 Los Ranchos	(T) / O		7.2.26
✓	19	Nohemy Alvarez	5888 Los Ranchos	(T) / O		7.2.26
✓	20	[illegible]	5876 Los Ranchos	T / (O)		7-2-26
✓	21	[illegible]	5900 LOS RANCHOS DR	T / (O)		7-2-26
✓	22	Judy Bouchy	5912 Los Ranchos	T / (O)		7.2.26
✓	23	Nicolas Duan	5936 Los Ranchos Dr.	T / (O)		7/4/26
✓	24	MAYRA SIMENTAL	5960 Los Ranchos Dr.	(T) / O		7/2/26
✓	25	[illegible]	5973 Los Ranchos DR	T / (O)		7-2-26
✓	26	Jenn Hesseltine	5864 Los Ranchos DR	T / (O)		7.3.26
✓	27	Oscar G. Meza	5948 Los Ranchos Dr	(T) / O		7.3.26
✓	28	JEFREY C. BROWN	5924 " "	T / (O)		7-3-26
✓	29	MAXWELL SMITH	5852 LOS RANCHOS DR	T / (O)		7/5/26
✓	30	Nurah Neri	5881 Los Rapidos	T / (O)		7/5/26
✓	31	Mohamed Moussa	5915 Los Ranchos	(T) / O		7/6/26
	32			T / O		
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AFFADAVIT

I, Michael Rasmussen do hereby state that I was the circulator of said petition consisting of 3 pages including this page, and further state that I personally witnessed each signature appearing on said petition, and that each signature thereon is the signature of the person whose name it purports to be; further, that the address given opposite the person's name is the true address of the person signing; that every person who signed, represented himself or herself to be twenty-one years of age or older; that each person who signed the petition read or had read to him the statement appearing on page one (1) and understood the nature of the petition. I also hereby swear or affirm that no promises, threats, or inducements were employed whatsoever in connection with the presentation of this petition, and that every signature appearing hereon was completely free and voluntarily given.

Signature of Circulator:	Date Signed:
Michael Rasmussen	7-16-26

RECEIVED
JUL 07 2026
By: PUBLIC WORKS ENGINEERING

Preferential Parking District Petition

BEFORE SIGNING THIS PETITION YOU NEED TO CONFIRM THE FOLLOWING:

- You are at least eighteen (18) years of age.
- You reside within the designated area (see attached map).
- You have specified the correct address for your residence or property.
- You have signed your name only (first, middle and last name). You cannot sign for another individual.
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- You have read the petition in its entirety and understand its meaning.
- The petition circulator has witnessed your signature.
- You agree with the statement below and ***support*** the idea of establishing a preferential parking district.
- You understand that if said district is implemented, permits will be available for a small fee and will have to be renewed every ~~two~~ 5 years.

REQUEST

"We, the residents/property owners of the designated residential district in the City of Buena Park, petition the City to consider establishing a Preferential Parking District for the following reasons:

- Critical Safety - No crosswalk on Valley View. Apartment residents cross street to park cars. (Apartment residents ~~walk~~ jaywalking.)
- State Law Compliance - Daylighting Laws prohibits parking 20ft from marked/unmarked crosswalk. Permits would clear the 20ft buffer for safety.
- Spillover Congestion from apartment complex, Swapmeet / Cypress College.
- Deterring nuisance Vehicles. Examples changing oil / maintancing vehicles on Street.
- Reducing crime - Noise disturbances, littering, stolen property
- Violation of California Vehicle Code 22500(i) cars are parked in front of handicap ramps on cul de sacs multiple infractions in cul de sacs especially on los Ramos Circle.

LIST OF PETITIONERS

#	Name (Print)	Residential Address	Owner (O)or Tenant (T) (Circle One)	Signature	Date Signed
✓ 1	PRANOM KARNNET	8701 VALLEY VIEW	T / O		7-5-26
✓ 2	LISA SAKAKURA	8675 Valley View	T / O		7-5-26
✓ 3	RONALD DEWYKE	8663 VALLEY VIEW	T / O		07-05-26
✓ 4	NINA TAN-TIU	8691 VALLEY VIEW	T / O		07-05-26
✓ 5	JORGE QUEZADA	8689 VALLEY VIEW	T / O		07-05-26
✓ 6	ARE CUERVO-MITCHELL	8623 VALLEY VIEW	T / O		07-06-26
✓ 7	KEVIN TRAN	8585 VALLEY VIEW	T / O		07-06-26
8			T / O		
9			T / O		
10			T / O		

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Signature of ~~Circulator~~:	Date Signed:
Michael Rasmussen	7-6-26

Parking Space Calculations

Los Ramos Circle		
Measurement (feet)	**18' Spaces**	**24' Spaces**
41	2	2
26	1	1
5	0	0
15	0	0
65	4	3

Totals:	**7**	**6**

Average:	**6.5**

Los Rapidos Circle		
Measurement (feet)	**18' Spaces**	**24' Spaces**
84	5	4
47	3	2
16	0	0
72	4	3

Totals:	**12**	**9**

Average:	**10.5**

Los Cientos Cir		
Measurement (feet)	**18' Spaces**	**24' Spaces**
86	5	4
35	2	1
6	0	0
3	0	0
72	4	3

Totals:	**11**	**8**

Average:	**9.5**

Parking Space Calculations

Los Ranchos Dr			
Measurement (feet)	**18' Spaces**	**24' Spaces**	
18	1	1	
146	8	6	
22	1	1	
126	7	5	
7	0	0	
19	1	1	
131	7	5	
10	0	0	
31	2	1	
118	7	5	
10	0	0	
31	2	1	
11	0	0	
82	5	3	
6	0	0	
77	4	3	
13	0	0	
7	0	0	
47	3	2	
44	2	2	
43	2	2	
77	4	3	
7	0	0	
45	3	2	
39	2	2	
54	3	2	Fire Hydrant
38	2	2	
41	2	2	
35	2	1	
	0	0	
	0	0	
	0	0	
	0	0	

Totals:	**70**	**52**

Average:	**61**

Parking Space Calculations

Valley View Frontage Road		
Measurement (feet)	**18' Spaces**	**24' Spaces**
47	3	2
79	4	3
88	5	4
7	0	0
100	6	4
44	2	2
23	1	1
4	0	0
106	6	4
18	1	0

Totals:	**28**	**20**

Average:	**24**

Parking Observation Study

Los Tract Preferential Parking Request

Observer: Norm Wray

Los Ramos Circle			
Date	**Time**	**Day of Week**	**Total # of Parked Vehicles**
07/07/26	10:11 PM	Tuesday	8
07/08/26	10:20 PM	Wednesday	9
07/12/26	10:43 PM	Sunday	8
07/17/26	10:01 PM	Friday	7
07/19/26	10:52 PM	Sunday	8
07/20/26	10:27 PM	Monday	8

% of Existing Parking Spaces Occupied
114%
129%
114%
100%
114%
114%
0%
0%
0%
0%
Average Peak Parking Demand (%)
114%

Los Rapidos Circle			
Date	**Time**	**Day of Week**	**Total # of Parked Vehicles**
07/07/26	10:11 PM	Tuesday	10
07/08/26	10:20 PM	Wednesday	9
07/12/26	10:43 PM	Sunday	6
07/17/26	10:01 PM	Friday	9
07/19/26	10:52 PM	Sunday	5
07/20/26	10:27 PM	Monday	9

% of Existing Parking Spaces Occupied
91%
82%
55%
82%
45%
82%
0%
0%
0%
0%
Average Peak Parking Demand (%)
73%

Notes: This assumes that there are 7 parking spaces on Los Ramos Circle and 11 Parking Spaces on Los Rapidos Circle.

Parking Observation Study

Los Tract Preferential Parking Request

Observer: Norm Wray

Los Cientos Circle			
Date	**Time**	**Day of Week**	**Total # of Parked Vehicles**
07/07/26	10:11 PM	Tuesday	0
07/08/26	10:20 PM	Wednesday	1
07/12/26	10:43 PM	Sunday	0
07/17/26	10:01 PM	Friday	4
07/19/26	10:52 PM	Sunday	4
07/20/26	10:27 PM	Monday	3

% of Existing Parking Spaces Occupied
0%
10%
0%
40%
40%
30%
0%
0%
0%
0%
Average Peak Parking Demand (%)
20%

Los Ranchos Drive			
Date	**Time**	**Day of Week**	**Total # of Parked Vehicles**
07/07/26	10:11 PM	Tuesday	49
07/08/26	10:20 PM	Wednesday	50
07/12/26	10:43 PM	Sunday	51
07/17/26	10:01 PM	Friday	46
07/19/26	10:52 PM	Sunday	48
07/20/26	10:27 PM	Monday	52

% of Existing Parking Spaces Occupied
80%
82%
84%
75%
79%
85%
0%
0%
0%
0%
Average Peak Parking Demand (%)
81%

Notes: This assumes that there are 10 parking spaces on Los Cientos Circle and 61 parking spaces on Los Ranchos Drive.

Parking Observation Study

Los Tract Preferential Parking Request

Observer: Norm Wray

Valley View Street Frontage Road				
Date	**Time**	**Day of Week**	**Total # of Parked Vehicles**	**% of Existing Parking Spaces Occupied**
07/07/26	10:11 PM	Tuesday	19	79%
07/08/26	10:20 PM	Wednesday	19	79%
07/12/26	10:43 PM	Sunday	14	58%
07/17/26	10:01 PM	Friday	18	75%
07/19/26	10:52 PM	Sunday	15	63%
07/20/26	10:27 PM	Monday	17	71%
				0%
				0%
				0%
				0%
			Average Peak Parking Demand (%)	
			71%	

Notes: This assumes that there are 24 parking spaces on the Valley View Street Frontage Road.

September 8, 2026
NEW BUSINESS
Item No. 5B.

City Council Agenda Report

LEASE AGREEMENT WITH LLP INVESTMENTS, LLC FOR OPERATION OF A RESTAURANT ON CITY-OWNED PROPERTY AT 6591 BEACH BOULEVARD

PREPARED BY	PRESENTED BY
Matt Foulkes, Director of Community and Economic Development	Matt Foulkes, Director of Community and Economic Development
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve a lease agreement with LLP Investments, LLC for property located at 6591 Beach Boulevard; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the documents; and, 3) Authorize the City Manager and City Clerk to execute any necessary documents related to the lease.

PREVIOUS CITY COUNCIL ACTION

On January 10, 2023, the City Council approved an amended and restated lease with CH Buena Park, LLC to operate a restaurant at the subject property. On July 17, 2024, the City approved an Interdepartmental Review (IDR-23-16) to allow the exterior and interior remodel of the existing restaurant building in conjunction with the lease with CH Buena Park, LLC.

DISCUSSION

In June 2017, the City Council approved a lease agreement with Perfect Tortilla, Inc. to operate the Poquito Mas Restaurant at 6591 Beach Boulevard after the former Tice House Café closed. The lease agreement with Poquito Mas was for a ten (10) year term with four (4) options to extend the lease for 5-years each. In August 2022, the owner of Poquito Mas notified the City of their intent to close the restaurant in Buena Park due to financial difficulties stemming from the long closure period during the COVID pandemic. Poquito Mas requested the City to approve an amendment to assign the remaining term of its lease to CH Buena Park, LLC (DBA Mr. Tempo), owned by Arturo Concha. Staff met several times with the new business owner, reviewed the proposed business plan, and finalized the amended lease for City Council approval in January 2023. The new business tenant prepared plans for the remodel of the interior and expansion of the outdoor seating area for the restaurant which were approved in July 2024. Construction began soon after, with revisions to the plans submitted in September 2024, a second revision in December 2024 and a third revision in May 2025. After several months of delayed construction and failure to pay rent, the City issued a Notice of Default and a Notice to Perform or Quit in July 2025. After several months of discussions with the City regarding the future of the restaurant and timeline for completion of the tenant improvements, the tenant agreed to voluntarily terminate the lease with the City in April 2026.

Following the termination of the lease with CH Buena Park, LLC, the City began discussions with a new operator, who has agreed to step in and complete the tenant improvements and finalize the building permits for the restaurant remodel and outdoor seating area. The new tenant, Leo Prats (LLP Investments, LLC), has constructed, owned, and operated several restaurants in Los Angeles County over the past 30 years. In addition to being a former restaurant owner/operator, Mr. Prats also owns an architecture and construction company.

Through the terms of the proposed lease agreement (Attachment 1), Mr. Prats will complete the construction of the restaurant and, through a sublease, operate a restaurant at the subject property. The restaurant (Beach Cafe), will focus on breakfast and lunch and will offer a variety of Mexican and Classic American menu options in a casual setting, which leans into the property's location along Beach Boulevard with coastal beach-themed decor and furniture. In addition to the restaurant, Mr. Prats has expressed interest in adding EV charging to the property as a secondary means of attracting customers and generating revenue. As the landlord, the City has consented to this sublease provided that all proposed improvements are done with the City's approval and the Tenant’s interest in the EV Sublease shall become automatically assignable or transferable to the City (landlord) should the primary lease of the restaurant terminate or expire.

Mr. Prats expects to have the construction portion of the project completed in the next three weeks and will require another three to four weeks to hire, stock and train staff to open the restaurant, which would occur by late October. The monthly rent will start at $3,068 per month and will escalate three-percent annually starting in year two. The lease term will be five years with up to three five-year renewals exercised at the sole discretion of the City provided the tenant is not in default under the current lease term. The restaurant shall be required to operate at least five days per week from 8 am to 3 pm and shall serve breakfast and lunch. Mr. Prats has indicated that the restaurant may expand to offer a dinner menu if there is sufficient demand, but shall have a closing time of no later than 10 pm.

BUDGET IMPACT

The City will receive $38,000 in the form of an Option Fee and Lease Fee as conditions of entering into the Lease Agreement. Additionally, the City will receive monthly rent payments starting at $3,068 per month with an annual increase of three percent starting in year two.

Attachments

Attachment 1 - Draft Lease Agreement.pdf

AGREEMENT FOR OPTION TO LEASE REAL PROPERTY

THIS AGREEMENT FOR OPTION TO LEASE REAL PROPERTY ("**Agreement**") is entered into as of September __, 2026 ("**Effective Date**"), by and between the CITY OF BUENA PARK, a municipal corporation ("**Landlord**"), and LLP Investments, LLC ("**Tenant**"), with reference to the following facts:

RECITALS

WHEREAS, Landlord is the owner of that certain real property located at 6591 and 6581 Beach Boulevard, Buena Park, California (Orange County Assessor Parcel Numbers 276-282-19 and 276-282-43), together with certain improvements existing thereon generally consisting of a historical building comprised of approximately 1,173 square feet that is listed on the local historical registry ("**Historical Building**"), a storage building, patios, surface parking, and pylon sign as depicted in the site plan attached in Exhibit "A" and generally described in Exhibit "B" (cumulatively hereinafter the "**Property**");

WHEREAS, Landlord had previously leased the Property to a third-party for purposes of operating a restaurant, with the lease requiring the third-party to complete certain improvements to the Property prior to opening for business that are specifically described in Exhibit "B" to this Agreement (the "**Project**"); however the lease was terminated by mutual agreement before completion of the Project;

WHEREAS, as of the Effective Date of this Agreement the Project remains in a partially-completed state, and Tenant, as the registered architect and general contractor for the Project and owner of the plans and specifications ("**Plans and Specifications**"), desires to lease the Property from Landlord for purposes of completing construction and operating a quality restaurant on the Property as contemplated by the Landlord in the third-party lease;

WHEREAS, Landlord is willing to lease the Property to Tenant for such purpose subject to Tenant's satisfaction of certain conditions precedent that are set forth in this Agreement;

WHERAS, Landlord and Tenant desire to enter into this Agreement providing Tenant with the option and right to enter into a lease for the Property on the terms and conditions set forth in Exhibit "D" to this Agreement (the "**Lease**"), subject to the parties' performance and satisfaction of certain conditions precedent set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

AGREEMENT

1. Option. Landlord hereby grants to Tenant the exclusive right and option to enter into the Lease for the Property with Landlord (the "**Option**"), which Option may, subject to satisfaction of the conditions precedent and other terms and conditions set forth herein, be exercised by Tenant anytime after expiration of the Due Diligence Period and prior to 5:00 p.m. on February 1, 2027 (the **"Option**

Period"), by delivering to Landlord written notice of Tenant's exercise of the Option in the form described hereinbelow (the "**Exercise Notice**"). If Tenant has not completed the conditions precedent to exercising the Option or otherwise fails to deliver the Exercise Notice to Landlord prior to expiration of the Option Period, then so long as Landlord is not in breach of this Agreement Landlord may terminate this Agreement pursuant to Section 8.

A. Option Fee. In consideration for Landlord granting the Option to Tenant, within thirty (30) days of the Effective Date Tenant shall deliver to Landlord the sum of $19,000.00 (USD) by cashier's check ("**Option Fee**"). The Option Fee shall be nonrefundable except upon a default by Landlord as described in Section 8.

B. Conditions Precedent to Exercise Notice. Prior to, and as a condition precedent to Tenant's exercise of the Option and delivery of a valid Exercise Notice to Landlord, each of the following shall have been duly performed or satisfied:

1. Tenant shall have paid the Option Fee to Landlord as described in Section 1.A;

2. Tenant shall have completed its due diligence of the Property as described in Section 2.A;

3. Landlord shall have received the SLA Clearance as described in Section 2.C;

4. Tenant has delivered and Landlord has accepted Tenant's Financing Plan as described in Section 2.D;

5. Tenant has called for an inspection of the Project and, to the extent necessary, revised Plans and Specifications have been approved by the Building Department;

6. The Due Diligence Period shall have expired; and

7. Tenant has completed construction of the Project, as signified by Tenant having been issued a finaled building permit for the Project from the Building Department.

C. Tenant's Exercise Notice. The Exercise Notice shall state that Tenant has exercised the Option to enter into the Lease with Landlord, with the Lease to be effective no later than thirty (30) days after the date of the Exercise Notice, or as soon thereafter as is reasonably practical with the parties' exercise of diligent efforts. Concurrent with the Exercise Notice, Tenant shall deliver the Lease Fee and a fully executed copy of the Lease, as follows:

1. Lease Fee. In consideration for Landlord agreeing to enter into the Lease with Tenant, Tenant shall deliver to Landlord the sum of $19,000.00 by cashier's check ("**Lease Fee**"), which shall be nonrefundable except upon a breach of this Agreement by Landlord. The Lease Fee shall be nonrefundable except as described in Section 8.

2. Form of Lease. Tenant shall provide to Landlord a copy of the Lease, duly executed by Tenant and acknowledged in recordable form. The Lease shall be in the form attached hereto as Exhibit D, except that Landlord and Tenant agree to negotiate in good faith any modifications of the Lease form as may be necessary and reasonable to accommodate the EV Sublease or changed circumstances, or by mutual agreement of the parties.

D. Landlord's Review of Exercise Notice. Within ten (10) days of receiving the Exercise Notice, Lease Fee, and Lease from Tenant, Landlord shall review Tenant's compliance with the terms and conditions of this Agreement and Landlord shall either: (1) cause the Lease to be executed in a recordable form, provide a copy of the fully executed Lease to Tenant, and cause the Lease to be recorded in the official records for the County of Orange; or (2) deny the Exercise Notice in a writing to Tenant specifying in detail the nature of basis of the denial. If Landlord denies the Exercise Notice, Tenant shall have ten (10) days within which to cure or remedy the basis for Landlord's denial and resubmit the Exercise Notice for Landlord's consideration. If Tenant fails to correct or remedy the deficiency or resubmit the Exercise Notice within said ten (10) day period, then Landlord may terminate this Agreement pursuant to Section 8.

E. Recording of Lease; Effect and Effective Date. The date the Lease is recorded by Landlord shall be deemed the effective date thereof, and upon such effective date the Lease shall supersede and replace this Agreement in its entirety which shall be rendered null and void, with the exception of the continuing covenants and commitments that survive the termination or expiration of this Agreement.

F. Extension of Option Period. Prior to expiration of the Option Period, the City Manager, in his/her good faith discretion, may grant extension(s) of the Option Period not exceeding three (3) months in the aggregate, with any longer extensions of time requiring the approval of the City Council for the City of Buena Park. Tenant may submit a request for an extension of time before expiration of the original deadline, and such extension may be granted or denied by the City Manager or City Council, as applicable, in the exercise of their sole and absolute discretion.

G. EV Charger Sublease. Landlord acknowledges that, contingent on the effectiveness of the Lease, Tenant desires to enter into a sublease with Tesla providing for the installation and operation of eight (8) vehicle charging stations on a portion of the Property's surface parking lot ("**EV Sublease**"). Landlord consents to such sublease and use subject to: (a) the EV Sublease being applicable only to the portion of the Property identified as Orange County Assessors' Parcel Number 276-282-43; (b) Tenant (or the subleasee) applying for and obtaining all necessary permits and approvals from the City, utility providers, and any other governmental or regulatory agencies with jurisdiction over the necessary work; (c) parking spaces covered by the Sublease will be available for employees, customers, and visitors of the Property; (d) the terms and conditions of the EV Sublease being acceptable to the City Manager and the form thereof being acceptable to the City Attorney, each in the exercise of their sole and independent discretion; and (d) Tenant's interest in the EV Sublease shall be automatically assignable or transferable to Landlord should it be in effect upon the earlier termination or expiration of the Lease.

H. Restaurant Operator Sublease. Landlord acknowledges that, contingent on, and following the effectiveness of the Lease, Tenant may enter into a sublease with a restaurant operator for operation of the Property consistent with the terms and conditions of the Lease (the "Operating Sublease"), provided that: (1) the principal of Tenant (Leo Prats) is and at all times remains an owner or managing member of the sublease; (2) the terms and conditions of the Operating Sublease expressly incorporate this Lease and are acceptable to the City Manager, and the form is acceptable to the City Attorney, each in the exercise of their sole and independent discretion; (3) the duration of the Operating Sublease shall not exceed and shall expire upon the termination or expiration of the Lease; and (4) Landlord shall not be released and shall remain jointly and severally liable and responsible for complying with the terms of the Lease.

2. Due Diligence Period.

A. Due Diligence Investigation. Commencing on the Effective Date and continuing for a period of thirty (30) days (the "**Due Diligence Period**"), Tenant shall perform all due diligence, testing, feasibility analysis and other review of the Property that Tenant deems necessary or desirable prior to commencing construction of the Project and entering into the Lease. Without limiting the generality of the foregoing, within two (2) days after the mutual execution hereof, to the extent not already provided, Landlord shall provide copies of or make available for review and copying all due diligence items related to the Property to the extent they exist and are in the possession of, or are reasonably accessible to, Landlord (collectively, "**Due Diligence Items**"). During the Due Diligence Period, Tenant shall have the right to review and investigate the Due Diligence Items, the physical, environmental and soils conditions of the Property, the character, condition of title, quality, value and general utility of the Property, the zoning, land use, environmental and building requirements and restrictions applicable to the Property, the state of title to the Property, and review and investigate any other factors or matters relevant to Tenant's decision to enter into the Lease. Prior to the expiration of the Due Diligence Period, Tenant, in Tenant's sole and absolute discretion, may determine whether or not the Property is acceptable to Tenant. Tenant's delivery of the Option Fee to Landlord shall be deemed final and conclusive evidence of Tenant's acceptance of the Property's condition.

B. Right of Entry; Insurance and Indemnity. At any time during the Due Diligence Period, Tenant may enter and conduct, at Tenant's sole discretion and expense, such inspections and testing of the Property as Tenant may desire or deem appropriate to determine the suitability of the Property, and for preconstruction planning, surveying, or similar purposes relating to the Project. In conducting such activities Tenant shall endeavor to minimize damage to the Property and any improvements, and in the event the Lease does not become effective shall return the Property and any improvements to its condition prior to Tenant's activities; reasonable wear and tear excepted. Landlord grants Tenant and its authorized employees, representatives, and agents permission to enter the Property during permitted construction hours for such purpose. Landlord shall make reasonable arrangements to ensure access by Tenant pursuant to this section. Tenant shall indemnify, protect, defend (with legal counsel reasonably acceptable to Landlord) and hold Landlord harmless from and against any and all claims, liabilities, damages, costs and expenses arising from, related to or caused by, Tenant's entry upon the Property or the performance of any activities on the Property under this subsection. Before entering exercising rights under this subsection, Tenant shall provide Landlord with evidence of insurance of the types, amounts, and with the terms reasonably acceptable to Landlord.

C. Surplus Land Act Compliance; Remedy for Failure of Condition. Landlord must comply with the requirements of the California Surplus Lands Act (Gov't Code § 54220 *et seq*., the "**SLA**") before disposing of the Property to Tenant by way of the Lease. Within ten (10) days of the Effective Date of this Agreement, Landlord shall provide the California Department of Housing and Community Development ("**HCD**") with notice of this Agreement in the manner and form required by law. HCD issuance of a determination that transaction contemplated by this Agreement complies with the SLA is a condition precedent to Landlord's ability to enter into the Lease ("**SLA Clearance**"). If the HCD Clearance has not issued such determination prior to expiration of the Due Diligence Period, then the Due Diligence Period shall be automatically extended to the date that is fifteen (15) days after Landlord provides written notice to Tenant of the SLA Clearance. Notwithstanding any contrary term of provision of this Agreement, in the event that HCD has not issued the SLA Clearance to Landlord prior to the scheduled expiration of the Option Period. In such event, Landlord shall return the Option Fee and Lease Fee (if applicable) to Tenant in full. Upon such termination, all obligations and liabilities of the Parties under this Agreement, excepting for Landlord's obligation to return the foregoing fees if previously paid, shall cease and terminate.

D. RESERVED

E. Call for an Inspection; Revised Plans and Specifications. No later than (10) days prior to expiration of the Due Diligence Period, Tenant will request an inspection of the Project by the City of Buena Park Building Department ("**Building Department**") for purposes of reviewing and confirming that the process and condition of the Project is consistent with the Plans and Specifications. If, as a result of such inspection, the Building Department determines that alternations or changes to the Plans and specifications are necessary, then Tenant shall complete such alterations or changes and resubmit and approval by the Building Department. If the Building Department finds and determines, in good faith and a showing of good cause, that the existing Project work does not comply with the Plans and Specifications, the Building Department may require revisions to the Plans and Specifications in writing to Tenant. Tenant will thereafter resubmit revised Plans or Specifications to Landlord within ten (10) days after the Building Department's notification. If the Building Department finds and determines, in good faith and a showing of good cause, that the Plans and Specifications are inadequate, this Agreement may be terminated by Landlord pursuant to Section 8. The Due Diligence Period shall be automatically extended as may be necessary to accommodate the foregoing procedures and timelines.

3. Completion of Project Work. Commencing upon expiration of the Due Diligence Period and continuing for the remainder of the Option Period, Tenant covenants, promises, and agrees to commence and pursue without interruption the completed construction and opening of the Project on the Property. Landlord grants Tenant and license to enter upon the Property for such purpose. Completion of the construction shall be signified by a City's issuance of a final certificate of occupancy for all buildings or improvements that are part of the Project (thereby signifying that all permitted work comprising the Project has been completed) ("**Completion Certificate**").

A. Cost of Development. Any and all costs for engineering, planning, designing, construction, development, and opening of the Project shall be paid by Tenant.

B. Construction Progress Reports. Tenant shall provide Landlord with quarterly progress reports, or more frequent updates if Landlord reasonably requires, regarding the status of the construction of the Project.

C. Rights of Access. For the purposes of assuring compliance with this Agreement, representatives of Landlord shall have the reasonable right of access to the Property. To ensure safety, Landlord shall request approval for such access with at least twenty-four (24) hours to Tenant, such approval shall not be unreasonably delayed, conditioned, or withheld. This right of access is in addition to any rights or remedies City may possess as a governmental, regulatory, or law enforcement agency with jurisdiction over the Property.

D. Prohibition on Liens or Encumbrances. Tenant shall not place or allow to be placed on the Property any mortgage, trust deed, encumbrance or lien during the term of this Agreement, and shall immediately remove or have removed any lien on any of the Property or portion thereof or assure the satisfaction thereof. Notwithstanding the foregoing, Tenant may contest the validity or grant of any recorded lien provided notice of such intent to contest is provided to Landlord, and any payment due shall be made immediately upon final resolution of any such contest.

E. Completed Work at Tenant's Risk; Waiver and Release. Tenant recognizes and agrees that any and all work, improvements, or other thing of value added, invested, or otherwise contributed to the Property prior to the effective date of the Lease is done at Tenant's risk, and if this Agreement is lawfully terminated by Landlord because of a breach or default by Tenant occurring prior to a Completion Certificate, then Landlord will terminate this Agreement and retake possession of the Property and Project in it's then-existing state. In the event of such termination by Landlord, Tenant will forfeit and waive any and all rights, title, or interest to the Property and Project, and have no right to any payment or consideration of any kind in exchange for any work that may have been completed or value added to the Property. Tenant acknowledges that part of the consideration to Landlord for this Agreement is that Tenant has promised to and will complete construction of the Project, and Tenant's failure to do so will undermine the consideration bargained for by Landlord. The parties expressly desire and agree that the waivers and releases covered by this section include a waiver of the protections of Civil Code Section 1542. Each party hereby acknowledges that it has either consulted with legal counsel, or had an opportunity to consult with legal counsel regarding, and represents and warrants that it is familiar with the provisions of, California Civil Code Section 1542 which provides:

> "A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that if known by him or her, would have materially affected his or her settlement with the debtor or released party."

Each party acknowledges that it may have sustained damage, loss, costs or expenses which are presently unknown and unsuspected, and such damage, loss, costs or expenses which may have been sustained, may give rise to additional damage, loss, costs or expenses in the future. Nevertheless, each party hereby acknowledges, represents and warrants that this section and corresponding waivers and releases has been negotiated and agreed upon in light of that situation,

and hereby waives, to the maximum legal extent, any rights accruing to it under Section 1542 or other statute or judicial decision of similar effect. These waivers and releases shall survive the termination or expiration of this Agreement.

_____ _____

Landlord 's Initials Tenant's Initials

4. Indemnity and Releases.

A. Indemnity. Tenant shall, defend, indemnify and hold Landlord and its elected or appointed officers, employees, or agents ("**Indemnitees**") harmless from liability for damage and/or claims for damage for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities under California or federal law for damages caused or alleged to have been caused by reason of Tenant's activities in connection with exercise and enjoyment of rights arising out of this Agreement, or which arise from the direct or indirect actions or inactions of Tenant of Tenant's contractors, agents, employees or any other persons acting or failing to act on Tenant's behalf. This defense and indemnity obligation includes payment of attorney's fees and all costs of litigation. Landlord shall have the right to select counsel of its choice, with rates subject to reasonable approval by Tenant. The parties hereby agree to cooperate in defending such action. Landlord will not voluntarily assist in any such third-party challenge or take any position adverse to the Tenant in connection with such third-party challenge. Notwithstanding the foregoing, Tenant shall not be liable for, and shall not indemnify any Indemnitee(s) from any liability for damage and/or claims for damage for personal injuries, including death, and claims for property damage, and liabilities for damages to the extent caused by the intentional misconduct or gross negligence of such Indemnitee(s).

5. Insurance. During the term of this Agreement, Tenant shall purchase and maintain liability insurance in the types and amounts set forth in Exhibit "C" to this Agreement. Upon request, Tenant shall deliver to Landlord certificates of insurance or other reasonable evidence showing compliance with this Section.

6. Notices and Demands. All notices, statements, demands, consents, approvals, authorizations, offers, designation, requests or other communications hereunder by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if delivered personally or if mailed by United States certified or registered mail, return receipt requested, postage prepaid, and:

If to Landlord: City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90622
Attention: City Manager

If to Tenant: LLP Investments, LLC
C/O Leonel Prats

Or to such other addresses as each respective party may from time to time designate by written notice given in accordance with this Section.

7. Party Representations.

A. Landlord's Representations. As a material inducement to Tenant entering into this Agreement, Landlord represents and warrants to Tenant that: (1) Landlord is a California municipal corporation, duly formed and operating under the laws of the State of California; (2) Landlord has full right and lawful authority to enter into and perform Landlord's obligations under this Agreement; (3) the person(s) executing this Agreement and any related instruments for or on behalf of the Landlord have been authorized to act on behalf of the Landlord, and this Agreement is valid and enforceable against Landlord in accordance with its terms and each instrument to be executed by Landlord pursuant hereto or in connection therewith shall be, when executed, valid and enforceable against Landlord in accordance with its terms; (4) Landlord has good and marketable fee simple title to the Property subject only to matters of record existing on title as of the Effective Date; and (5) except for matters of record existing on title as of the Effective Date, Tenant's rights under this Agreement shall not be subject or subordinate to any encumbrance. If Landlord becomes aware of any act or circumstance that would change or render incorrect, in whole or in part, any representation or warranty made by Landlord in this section, whether as of the date given or any time thereafter, whether or not such representation or warranty was based upon Landlord's knowledge and/or belief as of a certain date, Landlord will give immediate written notice of such changed fact or circumstance to Tenant.

B. Tenant's Representations. As a material inducement to Landlord entering into this Agreement, Tenant represents and warrants to Landlord that: (1) Tenant is lawful owner of the plans and specifications for the Project; (2) Tenant is a California limited liability company, lawfully entitled to do business in the State of California and the City of Buena Park, California; (3) Tenant has full right and lawful authority to enter into and perform Tenant's obligations under this Agreement; (4) the person(s) executing this Agreement and any related instruments for or on behalf of the Tenant have been authorized to act on behalf of the Tenant, and this Agreement is valid and enforceable against Tenant in accordance with its terms and each instrument to be executed by Tenant pursuant hereto or in connection therewith shall be, when executed, valid and enforceable against Landlord in accordance with its terms; and (5) Tenant has the intent, knowledge, capacity (financial and otherwise), and experience necessary to perform this Agreement. If Tenant becomes aware of any act or circumstance that would change or render incorrect, in whole or in part, any representation or warranty made by Tenant in this section, whether as of the date given or any time thereafter, whether or not such representation or warranty was based upon Tenant's knowledge and/or belief as of a certain date, Tenant will give immediate written notice of such changed fact or circumstance to Landlord.

8. Default and Remedies. In the event either party violates any obligation hereunder which it is obligated is to perform prior to expiration of the Option Period, and the defaulting party fails to cure such violation within 14 days after receipt of written notice from the other party, in addition to any other rights or remedies available in law or equity, then the non-defaulting party may terminate this Agreement by giving notice, in writing, of such termination to the defaulting party.

In the event of a termination by Landlord because of a breach by Tenant, the Option Fee, Lease Fee, and ownership the Plans and Specifications for the Project, shall be paid or transferred to Landlord as liquidated damages for Tenant's failure or breach, as Landlord's sole and exclusive damages remedy. In the event of a termination by Tenant because of a breach by Landlord, Landlord shall, in addition to returning the Option Fee and Lease Fee, be liable for the reasonable and documented value any Project work completed by or on behalf of Tenant following expiration of the Due Diligence Period (such that, for example, Tenant's damages will be calculated starting with the original value of the Project work indicated in the building permit, and subtracting the value of work Project actually completed by Tenant after the Due Diligence Period and prior to the breach), up to a maximum total of Fifty Thousand dollars ($50,0000), shall be paid directly by Landlord directly to returned to Tenant.

IF LEASE FAILS TO BECOME EFFECTIVE SOLELY BECAUSE OF A PARTY'S DEFAULT, THE NON-DEFAULTING PARTY WILL BE DAMAGED AND WILL BE ENTITLED TO COMPENSATION FOR THOSE DAMAGES, BUT SUCH DAMAGES WILL BE EXTREMELY DIFFICULT AND IMPRACTICAL TO ASCERTAIN. EACH PARTY DESIRES TO LIMIT THE AMOUNT OF DAMAGES FOR WHICH THEY MIGHT BE LIABLE SHOULD IT BREACH THIS AGREEMENT. BOTH TENANT AND LANDLORD WISH TO AVOID THE COSTS AND LENGTHY DELAYS THAT WOULD RESULT IF A PARTY FILED A LAWSUIT TO COLLECT ITS DAMAGES FOR A BREACH OF THIS AGREEMENT. IF THE LEASE FAILS TO BECOME EFFECTIVE BECAUSE OF A PARTY'S DEFAULT DURING THE OPTION PERIOD, THEN THE DAMAGES AND RELIEF, AS ALLOCATED ABOVE, SHALL BE DEEMED TO CONSTITUTE A REASONABLE AND FINAL ESTIMATE OF A PARTY'S DAMAGES AND SHALL BE RETAINED BY THE NON-DEFAULTING PARTY AS LIQUIDATED DAMAGES AS THE NON-DEFAULTING PARTY'S SOLE AND EXCLUSIVE REMEDY FOR BREACHES OF THIS AGREEMENT THAT RESULT IN A FAILURE OF THE LEASE BECOMING EFFECTIVE. LANDLORD AND TENANT ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTAND THE PROVISIONS OF THIS SECTION AND BY THEIR INITIALS IMMEDIATELY BELOW AGREE TO BE BOUND BY ITS TERMS.

THE PARTIES ACKNOWLEDGE THAT THE PAYMENT OF SUCH LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTIONS 3275 OR 3369, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO NON-DEFAULTING PARTY PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677. THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

THIS SECTION SHALL APPLY ONLY TO BREACHES OF THIS AGREEMENT THAT PREVENT OR RESULT IN A FAILURE OF THE CONDITIONS PRECEDENT TO THE LEASE AND SHALL NOT OPERATE TO LIMIT OR OTHERWISE RESTRICT THE PARTIES' RIGHTS AND REMEDIES RELATING TO OTHER DISPUTES.

9. Miscellaneous

A. Prohibition Against Transfer, Change in Ownership, Management and Control of Tenant. Tenant's identity, experience, and capacity to complete the Project are important to Landlord. Prior to a Completion Certificate, Tenant may not assign this Agreement without Landlord's written consent, which will may be approved or denied in the sole and absolute discretion of Landlord.

B. Conflicts of Interest. No member, official or employee of Landlord shall have any personal interest, direct or indirect, in this Agreement, nor shall any member, official or employee participate in any decision relating to the Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested. No member, official or employee of Landlord shall be personally liable to Tenant, or any successor in interest, in the event of any default or breach by Landlord, or for any amount which may become due to Tenant or successor or on any obligations under the terms of this Agreement. Tenant warrants that it has not paid or given, and will not pay or give, any third person any money, campaign contribution, or other consideration for obtaining this Agreement, nor provided any gift, contribution, income, or other benefit to an official or employee of Landlord that creates a conflict of interest under California law, except to the extent such conflict was disclosed on the record and avoided (e.g. through the non-participation of the recipient official) in the manner required by law.

C. Brokers and Sales Commissions. Each party represents to the other that it has not engaged a broker, salesperson or finder in connection with this Agreement of the Lease, and each party shall defend, indemnify and hold the other harmless from any claims for fees or commissions asserted by any broker, salesperson or finder based on communication with the indemnifying party.

D. Cooperation of Parties. Each party agrees to execute such instruments and documents and to diligently undertake such actions as may be reasonably required to achieve the objectives of this Agreement and each shall use commercially reasonable efforts to accomplish their obligations arising hereunder.

E. Time of Essence. Time is of the essence of each and every term, condition, obligation and provision hereof in which time is a factor. If the date for performance of any obligation hereunder or the last day of any time period provided for herein shall fall on a Saturday, Sunday or legal holiday, then said date for performance or time period shall expire on the first day thereafter which is not a Saturday, Sunday or legal holiday in the locality (State of California, City of Buena Park) where the Property is located.

F. Counterparts. This Agreement may be executed in multiple counterparts and delivered as originals, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

G. Captions. Any captions to, or headings of, the paragraphs or subparagraphs of this Agreement are solely for the convenience of the Parties, are not a part of this Agreement, and shall not be used for the interpretation or determination of the validity of this Agreement or any provision hereof.

H. No Obligations to Third Parties. The execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties to, any person or entity other than the Parties and, to the extent this Agreement constitutes escrow instructions, the Title Company.

I. Exhibits and Attachments. The following exhibits attached hereto are hereby incorporated fully into this Agreement by this reference as if set out if full:

Exhibit A – Description of Property / Site Map
Exhibit B – Description of Project
Exhibit C – Insurance Requirements
Exhibit D – Lease

J. Waiver. The waiver or failure to enforce any provision of this Agreement shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

K. Applicable Law. All questions with respect to this Agreement, and the rights and liabilities of the Parties and venue hereto, shall be governed by the laws of the State of California. Any and all legal actions sought to enforce the terms and provisions of the Agreement shall be brought in the courts of the County of Orange.

L. Assignment. Neither Party shall assign this Agreement to any party without the prior written consent of the other Party.

M. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties hereto.

N. Severability. If any term or provision of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

O. Construction. This Agreement will be liberally construed to effectuate the intention of the Parties with respect to the transaction described herein. In determining the meaning of, or resolving any ambiguity with respect to, any word, phrase or provision of this Agreement, neither this Agreement nor any uncertainty or ambiguity herein will be construed or resolved against either Party (including the Party primarily responsible for drafting and preparation of this Agreement), under any rule of construction or otherwise, it being expressly understood and agreed that the Parties have participated equally or have had equal opportunity to participate in the drafting thereof.

P. Legal Fees. Each Party shall be responsible for payment of its own attorney's fees with respect to negotiation, preparation or performance of this Agreement. Should any action be brought by either party to enforce or interpret this Agreement, the prevailing party will be entitled to recovery of its actual attorneys' fees, including the fair market value of any in-house attorneys and staff, court costs, expert witness fees and/or trustee costs and fees, including all related expenses, all as costs in accordance with this Agreement, through to final non-appealable conclusion, in addition to any other relief to which that party may be entitled.

Q. Entire Agreement. This Agreement supersedes any prior agreements, negotiations and communications, oral or written, and contains the entire agreement between the parties as to the subject matter hereof. No subsequent agreement, representation, or promise made by either Party hereto, or by or to an employee, officer, agent or representative of either Party, shall be of any effect unless it is in writing and executed by the Party to be bound thereby.

R. Amendments to this Agreement. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the Parties hereto.

S. No Partnership, Third Person. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between Landlord and Tenant except as specifically provided herein. No term or provision of this Agreement is intended to benefit any person, partnership, corporation or other.

SIGNATURE PAGE FOLLOWS

EXHIBIT “A”

Legal Description / Site Plan of the Property

Real property in the City of Buena Park, County of Orange, State of California, described as follows:

COMMENCING AT A POINT 150 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 58 IN "BUENA PARK", AS SHOWN ON A MAP RECORDED IN BOOK 18, PAGE 50 ET SEQ., MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND RUNNING THENCE WEST 155 FEET; THENCE SOUTH 50 FEET; THENCE EAST 155 FEET; AND THENCE NORTH 50 FEET TO THE PLACE OF BEGINNING.

APN: 276-282-19

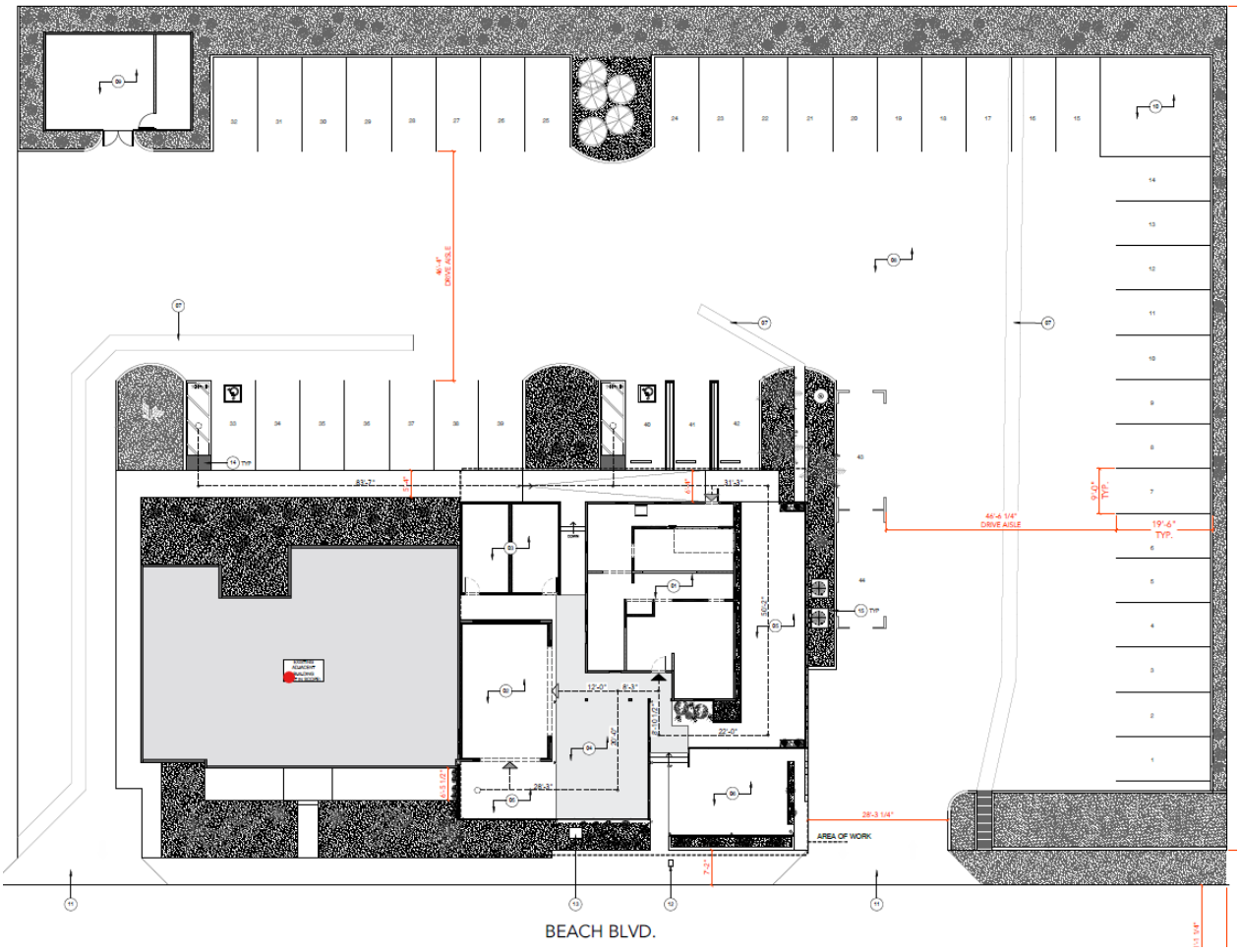


EXHIBIT “B”

Description of the Project

The Project consists of all work and improvements described in the plans and specifications approves by way of Building Permit No. B-23-1615 issued by the City of Buena Park, with such work and improvements being generally described as the following exterior and interior tenant improvements to the Historical Building to: a restaurant, bar, kitchen, and back of house (1,058 square feet); installation of a new cover on the preexisting patio structure (747 square feet); a new ADA compliant bathroom (334 square feet); new exterior decking with a roof (912 square feet); and new exterior decking without a roof (742 square feet).

EXHIBIT "C"

Insurance Requirements

During the Term of the Agreement, Tenant agrees to and shall secure and maintain, at its own expense, insurance policies of the type and in the amounts that are at least equal to the minimum standards contained in this Exhibit C. For purposes of this Agreement, the term "Insured Parties" shall include Landlord and its respective officers, directors, shareholders, agents, trustees, employees, and property management company whether named herein or not.

A. Insurance Mandatory.

1. Landlord reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances. If Tenant's existing policies do not meet the insurance requirements set forth herein, Tenant agrees to amend, supplement or endorse the policies to bring them into compliance.

2. Tenant shall maintain the insurance coverage required herein throughout the term of the Lease, and, upon the Landlord's request, Tenant shall provide Landlord with evidence of such coverage, which may include visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance. Insurance coverage shall be provided in the forms and coverage amounts set forth herein.

3. If the Tenant maintains broader coverage and/or higher limits than required herein, the Landlord requires and shall be entitled to the broader coverage and/or higher limits maintained by the Tenant.

B. Minimum Scope / Types of Insurance. Tenant shall obtain and maintain insurance policies with coverage at least as broad as the following:

1. Insurance Services Office Commercial General Liability insurance (occurrence Form Number CG 00 01).

2. Automobile Liability insurance with coverage at least as broad as Insurance Services Office Form Number CA 0001 covering "Any Auto" (Symbol **1).**

3. Workers Compensation insurance as required by the State of California.

4. Liquor Liability Insurance to cover Tenant's operation at the Property defined in the Lease.

5. Builders' Risk Insurance.

6. Architectural / Engineering Services.

C. Minimum Limits of Insurance. The TENANT shall maintain insurance coverage limits not less than:

1. *General Liability:* $2,000,000 per occurrence for bodily injury, personal injury, and property damage, and to include coverage for products completed. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project/location or the general aggregate limit shall be twice the required occurrence limit, and shall contain specific language creating a duty to defend against any suit seeking damages.

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

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

4. *Workers Compensation Liability:* $1,000,000 per accident or in greater amount required by the State of California.

5. *Builders' Risk Insurance*: In an amount equal to 100% of value of the Project assigned by the building permit(s) for the Project.

6. *Architectural / Engineering Services*. Tenant provides or hires a consultant to provide design services, such as architectural or engineering services in connection with the Project, or any portion of the Project, Tenant shall provide or require each such consultant to provide Professional Liability (Errors and Omissions) Insurance, for liability arising out of, or in connection with, the performance of such design services, with limits of not less than TWO MILLION DOLLARS ($2,000,000) per incident and not less than TWO MILLION DOLLARS ($2,000,000) aggregate.

D. Tenant's Contractors. The following insurance shall be maintained by Tenant's construction contractors with limits not less than those set forth below:

1. *Commercial General Liability* (ISO form CG 00 01 or equivalent): $1,000,000 per occurrence; $2,000,000 general aggregate.

2. *Automobile Liability* (ISO edition of form CA 00 01): $1,000,000 per accident for bodily injury and property damage.

3. *Workers Compensation Liability:* $1,000,000 per accident or in greater amount required by the State of California.

4. *Builder's Risk Insurance:* In an amount equal to the initial contract sum, plus an amount acceptable to Landlord, to increase by amount of subsequent modifications to the Contract Sum.

5. *Architectural / Engineering Services*. Not less than TWO MILLION DOLLARS ($2,000,000) per incident and not less than TWO MILLION DOLLARS ($2,000,000) aggregate.

E. Endorsements. Insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the Landlord for approval. The insurance policies shall contain or be endorsed to contain, the following provisions:

1. Additional Insured.

(a) Commercial General Liability — Additional Insured: The Landlord, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Tenant including materials, parts or equipment furnished in connection with such work or operations. Additional Insured Endorsements shall not:

1. Be limited to "Ongoing Operations"

2. Exclude "Contractual Liability"

3. Restrict coverage to the "Sole" liability of Tenant

4. Exclude "Third-Party-Over Actions"

5. Contain any other exclusion contrary to the Contract

Additional Insured Endorsements shall be at least as broad as ISO Form(s) CG 20 10 11 85; or CG 20 10 and CG 2037.

(b) Auto Liability — Additional Insured: The Landlord, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Tenant.

(c) Liquor Liability — Additional Insured: The Landlord, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Tenant.

(d) Builder's Risk Insurance Additional Insured: The Landlord, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Tenant.

(e) Architectural / Engineering Services. The Landlord, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Tenant.

2. Waiver of Subrogation: All polices of insurance required herein shall include a waiver of subrogation stating that the insurer waives all rights of subrogation against the Landlord.

3. Primary Insurance: All polices of insurance required herein shall be primary and any other insurance whether primary, excess, umbrella or contingent insurance, including deductible, or self-insurance available to the insureds added by endorsement shall be in excess of and shall not contribute with this insurance.

EXHIBIT D

Form of Lease

REAL PROPERTY LEASE

THIS REAL PROPERTY LEASE ("Lease") is entered into as of September ___, 2026 ("Effective Date"), by and between the CITY OF BUENA PARK, a municipal corporation ("Landlord"), and LLP Investments, LLC ("Tenant"), with reference to the following facts:

RECITALS

WHEREAS, Landlord is the owner of that certain real property located at 6591 and 6581 Beach Boulevard, Buena Park, California (Orange County Assessor Parcel Numbers 276-282-19 and 276-282-43), together with certain improvements existing thereon generally consisting of a historical building comprised of approximately 1,173 square feet that is listed on the local historical registry, a remote storage building, patios, surface parking, and a historical monument sign as depicted in the site plan attached in Exhibit "A", together with those certain improvements to the historical building approved in that certain building permit no. B-23-1615 issued by the City of Buena Park on July 9, 2024 (cumulatively hereinafter the "**Property**"[1]);

WHEREAS, Tenant desires to lease the Property from Landlord for purposes of operating a quality restaurant and Landlord is willing to lease the Property to Tenant on the terms and conditions set forth in this Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

AGREEMENT

1. Lease of Property. Subject to the full execution and recording of this Lease, Landlord leases to Tenant, and Tenant leases from Landlord, the Property for the term defined in Section 3 below and upon the covenants, agreements, and conditions set forth herein. Tenant's rights specifically include the exclusive right to use or replace the pylon sign, and to use the remote storage building (the rest of which is used by the Landlord).

2. Overflow Parking Rights. In addition to possession and occupancy of the Property, Tenant shall also have the non-exclusive right to use the surface lot that is located on the Landlord-owned parcel immediately south of the Property (identified as Orange County Assessor

[1] The Property includes all work and improvements described in the plans and specifications approved by way of Building Permit No. B-23-1615 issued by the City of Buena Park, with such work and improvements being generally described as the following exterior and interior tenant improvements to the Historical Building to: a restaurant, bar, kitchen, and back of house (1,058 square feet); installation of a new cover on the preexisting patio structure (747 square feet); a new ADA compliant bathroom (334 square feet); new exterior decking with a roof (912 square feet); and new exterior decking without a roof (742 square feet).

Parcel No. 276-282-01), for purposes of employee or overflow customer parking ("**Overflow Lot**").

3. Term and Effective Date. This Lease shall commence upon the date the Lease is recorded on the Property ("Effective Date"), and unless extended by a Renewal Term as described in in subsection A of this section, this Lease shall expire at 5:00 p.m. on the date that is five (5) years from the Effective Date (inclusive of any Renewal Term, hereinafter the "**Term**").

A. Renewal Terms. Tenant shall have the option to extend the Term of the Lease for up to three (3) renewal periods of five (5) years each (each a "**Renewal Term**"), which may be exercised at Tenant's sole discretion provided that Tenant is not then in default under this Lease, and provided further, that Tenant notifies Landlord in writing at least 180 days prior to the schedule expiration of the then-current five-year period Tenant's exercise of the applicable renewal term.

B. Landlord Rights on Termination for Reletting. If Tenant has not exercised the applicable Renewal Term, or if the last such Renewal Term has been exercised by Tenant and the parties have not entered into a new lease, then Landlord or its agent shall thereafter have the right to enter the Property at all reasonable times with prior notice to Tenant for the purpose of exhibiting the Property to others and to place upon the Property during the period commencing 120 days prior to the expiration of the then current Term "for sale" or "for rent" notices or signs of such number and in such locations as Tenant reasonably approves.

4. Rent. Tenant agrees to pay a monthly rent of $3,068.00 ("Rent") payable in advance on the first day of each calendar month during the Term, with Tenant's initial payment of Rent due on the first day of the first full calendar month following the Effective Date of this Lease. Except for Tenant's initial Rent payment, Rent for any period during the Term which is for less than a full calendar month shall be prorated based upon the actual number of days of the calendar month involved. In the event that any Rent due is not received by Landlord within ten (10) days of the payments due date, then Tenant shall pay a late charge equal to 10% of the rent then due, calculated and compounded monthly. The monthly rent will automatically increase effective as of the beginning of the second Lease Year and annually thereafter during the Lease Term by 3%.

A. Manner of Payment. Rent shall be paid in the form of Tenant's corporate check, payable to Landlord, without deduction or offset, and shall be delivered to Landlord at the address set forth herein or to any other address as designated by Landlord from time to time. Automated Clearing House (ACH) payments may also be established to allow automatic rent payments at the discretion of the Tenant.

B. Continued Possession of Tenant. Any holding over after the last day of the Term of this Lease shall be construed to be a month-to-month tenancy, on the terms herein set forth, terminable by either party on not less than sixty (60) days' notice, with the exception that Rent shall be increased to one hundred ten percent (110%) of the Rent paid by Tenant in the prior year under the Lease. Tenant shall have sixty (60) days after such notice of termination by either party within which to remove any personal property of Tenant, and any of Tenant's property not so removed may be kept or destroyed by Landlord at its discretion. The provisions of this subsection shall survive the expiration or the earlier termination of this Lease.

C. No Withholding. Notwithstanding any dispute between the Tenant and the Landlord, Tenant shall make all payments of Rent when due and shall not withhold any Rent pending the final resolution of such dispute.

5. Security Deposit. Concurrently with its execution and delivery of this Lease, Tenant has deposited with Landlord the sum of $6,136.00 as a security deposit (the "**Security Deposit**"). Landlord shall not be required to keep the Security Deposit separate from its general funds, and Tenant shall not be entitled to interest on such Security Deposit. Tenant waives any rights it may have under Section 1950.7 of the California Civil Code with respect to the Security Deposit. Within thirty (30) days following the expiration or earlier termination of this Lease and Tenant's performance of all of its obligations under this Lease, the Security Deposit or any balance thereof shall be returned to Tenant. If Landlord sells its interest in the Property and deposits with the purchaser thereof the then-unapplied portion of the Security Deposit, and identifies such amounts as the security deposit of Tenant, then Landlord shall be discharged from any further liability with respect to such Security Deposit.

6. Permitted Uses. Uses permitted at the Property shall be limited to a restaurant and/or cafe. Tenant agrees that the restaurant/cafe must be open at least 5 days a week from 8:00 AM to 3:00 PM, and shall serve breakfast and lunch. While not required to operate at times beyond those specified above, the Parties agree that nothing contained herein shall prevent or otherwise prohibit Tenant from opening as early as 7:00 AM or closing as late as 10:00 PM. Beer, wine and spirits will be allowed provided all necessary permits are secured. The parking areas shall be used only for parking for Tenant's employees, agents, contractors and invitees.

7. Maintenance and Repairs.

A. Tenant's Responsibilities. As part of the consideration for this Lease, all repair and maintenance of the Property shall be the responsibility of the Tenant, and the Tenant shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Property. Tenant shall maintain and manage the Property in an attractive and professional condition. Without limiting the Tenant's obligations, and by way of example only, Tenant's maintenance and repair obligation include: maintaining and repairing all structures, roof, heating, cooling, foundation and drainage, fire protection, sprinkler, electrical, plumbing and sewer systems, fixtures, parking areas, signage, and other any other improvements existing on the Property; keeping interior spaces in a first class condition by performing normal day-to-day maintenance, including the sweeping and cleaning of floors and hard. surfaces, cleaning and repairing of the doors, windows and window frames, and maintaining and repairing all portions of the store front area and all exterior doors; replacing any broken or cracked interior and exterior glass; graffiti remediation; repainting or resurfacing of weathered, faded, or damaged surfaces; and similar activities. Tenant shall provide for the disposal of all waste, trash or refuse generated by the Property in the manner required by local and state law, including the cleaning and remove of all trash, rubbish and debris associated with Tenant's use of the Overflow Lot. Tenant agrees to provide reasonable evidence of its maintenance and management performance at the request of Landlord from time to time; but, no more frequently than annually.

B. Casualty Events. In the event of fire or other casualty that will cost more than $50,000 to repair, or in the event of a latent structural defect not caused by Tenant or its agents or contractors and not discoverable by a diligent non-invasive inspection of the Property prior to the date hereof, then Tenant may in its sole discretion either irrevocably elect to repair the defect or damage, as applicable, or terminate this Lease by written notice to the Landlord given within thirty (30) days after discovery of the defect on occurrence of the damage, as applicable. To the extent casualty insurance proceeds are available to Landlord as a result of the damage, Landlord shall make such casualty insurance proceeds available to Tenant for reconstruction subject to reasonable construction loan disbursement conditions and controls.

8. Operating and Utility Costs. Tenant shall be solely and exclusively responsible for any and all expenses, costs, fees, assessments and costs in connection with managing, staffing, operating, maintaining, repairing, insuring, lighting, protecting and securing the Property during the Term of this Lease, including but not limited to all charges for gas, electricity, water, sewer service and other utilities for the Property used during the Term of this Lease. All such utilities will be separately metered and obtained by Tenant from the applicable utility company. Tenant also shall be solely responsible for the payment of any connection, tap, hookup or other fee(s) imposed by governmental authorities or by any utility company to extend, connect or continue utility service to the Property.

9. Improvements, Fixtures and Alterations.

A. Title to Property. During the Term of this Lease, title to the Property and all improvements existing thereon shall at all times be and remain vested in Landlord.

B. Fixtures and Equipment. All trade fixtures and equipment, appliances, furniture and other personal property installed on the Property by Tenant shall not become a part of the real property and may be removed by Tenant from the Property at any time prior to expiration or termination of this Lease.

C. Alterations.

(i) Permitted Cosmetic Alterations. Notwithstanding anything to the contrary herein, Tenant may, without Landlord's prior written consent, perform the following work solely within the interior of the Premises (collectively, "Permitted Cosmetic Alterations"): (a) painting and wallcovering of interior non-historic surfaces; (b) replacement of non-historic interior floor coverings, including tile, with materials of equal or better quality; (c) like-for-like replacement of interior lighting fixtures, plumbing fixtures, and hardware with items of substantially similar size, type, capacity, and quality; and (d) routine landscape maintenance and replacement of plantings within existing planting beds. Permitted Cosmetic Alterations shall not: (1) affect the exterior or any structural element of the Property; (2) penetrate or alter any exterior wall, roof, window, door, floor slab, or load-bearing element; (3) materially affect the Property's mechanical, electrical, plumbing, fire/life-safety, or HVAC systems; (4) alter, remove, cover, or damage any historic or character-defining feature, including original millwork, trim, plaster, ceilings, flooring, hardware, or fixtures; (5) require a building permit. Tenant shall give Landlord not less than ten (10) days' prior written notice describing any Permitted Cosmetic Alteration and shall use only licensed,

insured contractors. For clarity, "landscape maintenance" excludes any tree removal, grading, hardscape or paving.

(ii) Exterior and Structural Alterations Prohibited. Tenant acknowledges that the Property is a designated historic structure listed in the City of Buena Park General Plan and that its exterior appearance are of material value to Landlord. Tenant shall not make, or permit to be made, any alteration, modification, renovation, addition, improvement, replacement, or removal affecting the exterior of the Property or any structural element thereof, without Landlord's prior written consent, which Landlord may grant, condition, or withhold in its sole and absolute discretion.

(v) Trade Fixtures. Tenant's installation, use, and removal of free-standing furniture, equipment, and trade fixtures that are not affixed to the Property and that do not require any exterior penetration, structural modification, or permit shall not constitute an alteration under this Section, provided Tenant repairs any damage caused by such installation or removal.

(vi) Ownership; Surrender. All alterations, other than Tenant's trade fixtures, shall become Landlord's property upon installation and shall remain upon surrender, unless Landlord elects at the time of consent (or, for Permitted Cosmetic Alterations, at any time before the end of the Term) to require removal, in which case Tenant shall remove the same and restore the affected area to its condition existing prior to such work, reasonable wear and tear excepted, at Tenant's sole cost.

10. Taxes and Assessments. As required by California Revenue and Taxation Code section 107.6, Landlord discloses and Tenant acknowledges that Landlord's ownership interest in the Property is exempt from real property taxes by virtue of Landlord's status as a local governmental agency. Tenant recognizes and understands that this Lease may create a possessory interest subject to property taxation and that Tenant may be subject to the payment of property taxes levied on such interest. Tenant further recognizes and understands that any sublease or assignment permitted under this Lease and any exercise of any option to renew or other extension of this Lease may constitute a change in ownership for purposes of property taxation and therefore may result in a revaluation of any possessory interest created hereunder. Tenant shall pay directly to the appropriate taxing authorities prior to their delinquency all taxes applicable to Property (including but not limited to possessory interest taxes), if any, falling within the Term of this Lease. Tenant shall have the right to contest any possessory interest taxes or other taxes or assessments by appropriate legal proceedings or in such other manner as it deems suitable, and upon Tenant's request Landlord shall reasonably cooperate in such contest, protest or proceeding. Landlord shall not, during the pendency of such legal or other proceeding or contest, pay or discharge any taxes or assessments on the Property or any associated lien, provided Landlord may do so to stay a sale through foreclosure of a lien thereon. Any refund obtained by Tenant shall be paid to Tenant, except that Landlord shall be entitled to receive the proceeds of any refund to the extent Landlord has paid or discharged the tax to stay a foreclosure sale of a tax lien.

11. Acceptance of Property.

A. Tenant Acknowledgment. Tenant acknowledges, represents and warrants that Tenant and its architect and contractor have inspected the Property and that Tenant accepts the Property in its current "AS IS" condition, without representation or warranty, express or implied.

B. AS IS CONDITION. TENANT SPECIFICALLY ACKNOWLEDGES AND AGREES THAT TENANT IS LEASING THE PROPERTY (INCLUDING, WITHOUT LIMITATION, ALL IMPROVEMENTS THEREON, AS THEY MAY EXIST ON THE EFFECTIVE DATE) ON AN "AS IS WITH ALL FAULTS" BASIS AND THAT (EXCEPT AS EXPRESSLY SET FORTH IN THIS LEASE) TENANT IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER (OTHER THAN THOSE MADE BY LANDLORD EXPRESSLY IN THIS LEASE), EXPRESS OR IMPLIED, FROM LANDLORD AS TO ANY MATTERS CONCERNING THE PROPERTY AND THOSE ITEMS AND ASPECTS OF THE PROPERTY REFERENCED IMMEDIATELY ABOVE.

C. California Civil Code Section 1542. The Parties expressly desire and agree that the waivers and releases covered by this section include a waiver of the protections of Civil Code Section 1542. Each Party hereby acknowledges that it has either consulted with legal counsel, or had an opportunity to consult with legal counsel regarding, and represents and warrants that it is familiar with the provisions of, California Civil Code Section 1542 which provides:

> "A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that if known by him or her, would have materially affected his or her settlement with the debtor or released party."

Each Party acknowledges that it may have sustained damage, loss, costs or expenses which are presently unknown and unsuspected, and such damage, loss, costs or expenses which may have been sustained, may give rise to additional damage, loss, costs or expenses in the future. Nevertheless, each Party hereby acknowledges, represents and warrants that this Agreement and corresponding waivers and releases has been negotiated and agreed upon in light of that situation, and hereby waives, to the maximum legal extent, any rights accruing to it under Section 1542 or other statute or judicial decision of similar effect.

_____ _____

Landlord's Initials Tenant's Initials

D. Commitments Survive Closing. The waivers, releases, and obligations of the Parties in this section shall survive the Closing.

12. Prohibition on Mortgages and Liens. Tenant shall not place or allow to be placed on the Property any mortgage, trust deed, encumbrance, lien, or other security instrument of any kind or nature, and shall promptly remove or have removed any lien on any of the Property or portion thereof or assure the satisfaction thereof within a reasonable time, but in any event prior to a foreclosure or sale thereunder. Notwithstanding the foregoing, Tenant or a successor, transferee, assignee, or tenant may contest the validity or grant of any recorded lien, provided notice of such intent to contest is provided to Landlord, and any payment due shall be made immediately upon final resolution of any such contest; provided that in all cases payment shall be made prior to a foreclosure or sale of the lien.

13. Compliance with Laws. Tenant shall comply with the terms of all any law, statue, regulation, ordinance, zoning requirement, or other governmental rule or regulation applicable to

the Property or Tenant's use and occupancy thereof, as each of the foregoing may be amended or enacted from time to time. If Tenant receives written notice of any such violation applicable to the Property or Tenant's activities, Tenant shall give prompt notice thereof to Landlord. Tenant may, at its expense, contest the validity or application of any governmental requirements and may seek approval from a court with jurisdiction to postpone or delay compliance therewith (in whole or in part) pending final resolution of such contest. Tenant shall defend, indemnify and hold Landlord harmless from and against any and all claims, liabilities, damages, costs and expenses arising from or relating to any failure of Tenant or its contractors to comply with applicable laws (including, without limitation, prevailing wage laws).

14. Quiet Enjoyment. Landlord covenants that, if Tenant fully performs its obligations herein, Tenant shall have and enjoy, upon the Effective Date and during the Term of this Lease, the quiet and undisturbed possession of the Property free from interference by Landlord or any party claiming by, through or under Landlord, together with the right to non-exclusive use of the Overflow Lot on the terms and conditions set forth in this Lease.

15. Insurance. Tenant agrees, at its sole expense, to maintain in full force during the term of this Lease a policy or policies of insurance with the policy types and limits as shown in Exhibit "B" attached hereto, naming Landlord as an additional insured and providing coverage for the indemnity provision of this Lease and covered damages caused by Tenant. The proceeds of any insurance paid in performance of this Lease are to be paid solely and immediately to Landlord.

16. Surrender; Obligations Upon Expiration / Termination of Lease. Tenant agrees, upon the expiration of this Lease, to quit and surrender the Property to Landlord, free of all personal property and trade fixtures and free of all signs installed by Tenant (excluding any monument sign). Tenant shall surrender the Property and all improvements to Landlord in their then-existing condition, provided that the condition of the Property shall comply with Section 7.A., and subject to the covenants and commitment that survive the expiration or termination of this Lease. Upon Landlord's request, Tenant shall deliver a quitclaim deed to Landlord evidencing the termination or expiration of this Lease.

17. Tenant's Environmental Responsibilities. During the Term of this Lease, Tenant shall not cause or permit any hazardous substances (as defined with reference to any local, state, of federal law or regulation) to be used on, in or under the Property by Tenant, Tenant's agents, employees or contractors, or anyone claiming by, through or under Tenant, except in the ordinary course of business in the operation of Tenant's business, or as reasonably required in performing the obligations of Tenant under this Lease, and then only to the extent no laws or regulations in effect at such time are violated by Tenant with regard to such use. Tenant shall indemnify, defend and hold the Landlord, and its elected and appointed officials, officers, employees, and agents ("**Indemnitees**") harmless from and against any and all claims, liabilities, damages, costs and expenses owing to third parties or suffered by Indemnitees, including court costs, reasonable attorneys' fees and consultants' fees, arising during or after the Term and reasonably incurred or suffered by the Indemnitees as a result of any default or breach of any representation, warranty or covenant made by the Tenant under this section. The provisions of this section shall survive the expiration or the earlier termination of this Lease.

18. Defaults and Remedies. In the event that either party shall be in default in the performance of any obligation on its part to be performed under the terms of this Lease, and the default continues for twenty (20) days following written notice thereof from the other party (an "Event of Default"), the non-defaulting party may (i) terminate this Lease by written notice to the other party and (ii) exercise any and all remedies granted by law, including but not limited to damages.

19. Notices. All notices, statements, demands, consents, approvals, authorizations, offers, designation, requests or other communications hereunder by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if delivered personally or if mailed by United States certified or registered mail, return receipt requested, postage prepaid, and:

If to Landlord: City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90622
Attention: City Manager

If to Tenant: LLP Investments, LLC
C/O Leo Prats

Or to such other addresses as each respective party may from time to time designate by written notice given in accordance with this Section.

20. Representations and Indemnification.

A. Landlord represents and warrants to Tenant that Landlord has the right, subject to the required approvals referenced in Section 2, to grant this Lease and Tenant represents and warrants to Landlord that Tenant has the right to enter into this Agreement. If either party breaches its representation in this Section, such party agrees to indemnify, defend and hold the other party harmless from and against any and all claims, actions, damages, liabilities, costs and expenses (including reasonable attorney fees) imposed upon, asserted or incurred by the other party as a consequence of any such breach of this representation.

B. Tenant shall defend, indemnify and hold harmless Landlord, and each and every officer, employee and agent of Landlord from and against any and all liabilities, actions, damages, claims, losses, costs and expenses of every and any type by reason of, or resulting from (a) the use of the Property, parking areas, monument sign, or any part thereof by Tenant, its officers, agents, contractors, employees or invitees or (b) a breach of Tenant's obligations or representations under this Lease. Notwithstanding the foregoing, Tenant shall have no liability with respect to a "latent" structural defect in the Property not caused by Tenant or its agents or contractors, and not discoverable by a diligent noninvasive inspection of the Property on or prior to the date hereof, or any claims arising from or in connection with the negligence or willful misconduct of Landlord or its employees, agents or contractors.

C. Landlord shall not be liable to or for any damages, claims, costs or expenses whatsoever with respect to the trade fixtures, furnishings or exhibits in the Property, whether

caused by water, steam, cold, heat, fire or other casualty, or for or from any other cause whatsoever.

21. Miscellaneous Terms.

A. Assignment and Subletting. Other than described below, Tenant shall not assign this Lease, sublet the Leased Premises or otherwise convey its rights under this Lease without Landlord's written consent in its sole and absolute discretion. Anything to the contrary notwithstanding, nothing contained herein shall prevent or prohibit Tenant from assigning this Lease to an affiliate entity or to an entity with common ownership of the Tenant.

i. EV Charger Sublease. Landlord acknowledges that, contingent on the effectiveness of the Lease, Tenant desires to enter into a sublease with Tesla providing for the installation and operation of eight (8) vehicle charging stations on a portion of the Property's surface parking lot ("**EV Sublease**"). Landlord consents to such sublease and use subject to: (a) the EV Sublease being applicable only to the portion of the Property identified as Orange County Assessors' Parcel Number 276-282-43; (b) Tenant (or the subleasee) applying for and obtaining all necessary permits and approvals from the City, utility providers, and any other governmental or regulatory agencies with jurisdiction over the necessary work; (c) parking spaces covered by the EV Sublease will be available for employees, customers, and visitors of the Property; (d) the terms and conditions of the Sublease being acceptable to the City Manager and the form thereof being acceptable to the City Attorney, each in the exercise of their sole and independent discretion; and (d) Tenant's interest in the EV Sublease shall be automatically assignable or transferable to Landlord should it be in effect upon the earlier termination or expiration of the Lease.

ii. Restaurant Operator Sublease. Landlord acknowledges that, contingent on and following the effectiveness of this Lease, Tenant may to enter into a sublease with a restaurant operator for operation of the Property consistent with the terms and conditions of the Lease (the "Operating Sublease"), provided that: (1) the principal of Tenant (Leo Pratt) is and at all times remains an owner or managing member of the sublease; (2) the terms and conditions of the Operating Sublease expressly incorporate this Lease and are acceptable to the City Manager, and the form is acceptable to the City Attorney, each in the exercise of their sole and independent discretion; (3) the duration of the Operating Sublease shall not exceed and shall expire upon the termination or expiration of the Lease; and (4) Landlord shall not be released and shall remain jointly and severally liable and responsible for complying with the terms of the Lease.

B. Right of Entry. Landlord shall have the right to enter and inspect the Leased Premises or parking areas at any time, provided that with respect to inspections of the interior of the buildings, Landlord has given Tenant at least 24 hours' prior written notice.

C. Waiver of Relocation Benefits. Tenant acknowledges and agrees that upon expiration of termination of this Lease no relocation benefits or related payments shall be due and owing by Landlord. Tenant acknowledges that Tenant is a commercial use, and accordingly Tenant shall not be considered a "displaced person" within the meaning of the Relocation Assistance Act (Gov't Code § 7260 *et seq*. Notwithstanding and in addition to the foregoing, pursuant to Civil Code section 3513, Tenant expressly waives and releases the Landlord from and against any and

all relocation benefits or similar payments to which it may entitled under the Relocation Assistance Act or other applicable laws.

D. Certified Access Specialist Inspections. Pursuant to California Civil Code Section 1938 Landlord hereby discloses that as of the date of this Lease, the Property, including the Parking Area has not been inspected by a Certified Access Specialist.

E. Governing Law/Venue. The laws of the state of California shall govern the validity, interpretation and performance of this Lease. Any lawsuit brought in connection with this Lease shall be brought in the appropriate court in the County of Orange, California.

F. Non-Waiver. Landlord's acceptance of rent or failure to complain of any action, non-action or default of Tenant, whether singular or repetitive, shall not constitute a waiver of any of Landlord's rights. If Tenant's payment of any sum due Landlord is accompanied by written conditions or is represented by Tenant to be a settlement or satisfaction of any obligation, Landlord may accept and deposit such moneys without being bound by such conditions or representations unless Landlord expressly agrees in a separate written instrument. Landlord's waiver of any right of Landlord, or any default of Tenant's, shall not constitute a waiver of any other right or constitute waiver of any other default or any subsequent default. Landlord's agents and representatives do not have authority to make changes to this Lease except by authorized written amendments signed by Landlord.

G. Severability. Should any clause, paragraph, sentence or section of this Lease be determined to be void, illegal or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Lease shall not be rendered void and enforceable as a result but rather shall remain in full force and effect.

H. Litigation and Attorney's Fees. Should any action be brought by either party to enforce this Lease, the prevailing party will be entitled to recovery of its actual attorneys' fees, including the fair market value of any in-house attorneys and staff, court costs, expert witness fees and/or trustee costs and fees, including all related expenses, all as costs in accordance with this Lease, through to final non-appealable conclusion, in addition to any other relief to which that party may be entitled.

I. Partial Invalidity. If any one or more of the terms, provisions, covenants or conditions of this Lease shall to any extent be invalid, unenforceable, void or voidable for any reason whatsoever, none of the remaining terms, provisions, covenants and conditions of this Lease shall be affected thereby, and each provision of the Lease shall be valid and enforceable to the fullest extent permitted by law.

J. Section Headings. All section headings contained herein are for convenience of reference only and are not intended to define or limit the scope of any provision of this Lease.

K. Entire Agreement/Amendments. This Lease constitutes the entire agreement between the parties, and supersedes any and all previous written or oral agreements or representations between the parties. This Lease may only be amended in writing signed by both parties.

L. Counterparts. This Lease may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same lease. Transmission of signatures by pdf or electronic mail shall be considered originals for all purposes.

M. Binding Effect. This Agreement shall be binding upon and inure to the benefit of Landlord and Tenant and their respective successors, assigns and successors in interest, subject to Section 10 above.

N. Force Majeure. With respect to the second sentence of Section 6 above, Tenant will not be liable for any failure of or delay in performance for the period that such failure or delay is beyond its reasonable control (excluding Tenant's financial condition and general economic/market conditions).

O. Time of Essence. Time is of the essence of each provision hereof in which time is a factor.

P. No Brokers. Each party represents to the other that it has not engaged a broker, salesperson or finder in connection with this Lease, and each party shall defend, indemnify and hold the other harmless from any claims for fees or commissions asserted by any broker, salesperson or finder based on communication with the indemnifying party.

Q. Recording. As required by California law, substantially concurrently with the execution hereof, the parties shall also execute and cause to be acknowledged and then record this Lease in the Official Records of Orange County, California.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed on the date first written above.

INSERT SIGNATURES AND NOTARY FORM

Exhibit A to Lease

Description of Property

Real property in the City of Buena Park, County of Orange, State of California, described as follows:

COMMENCING AT A POINT 150 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 58 IN "BUENA PARK", AS SHOWN ON A MAP RECORDED IN BOOK 18, PAGE 50 ET SEQ., MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND RUNNING THENCE WEST 155 FEET; THENCE SOUTH 50 FEET; THENCE EAST 155 FEET; AND THENCE NORTH 50 FEET TO THE PLACE OF BEGINNING.

APN: 276-282-19

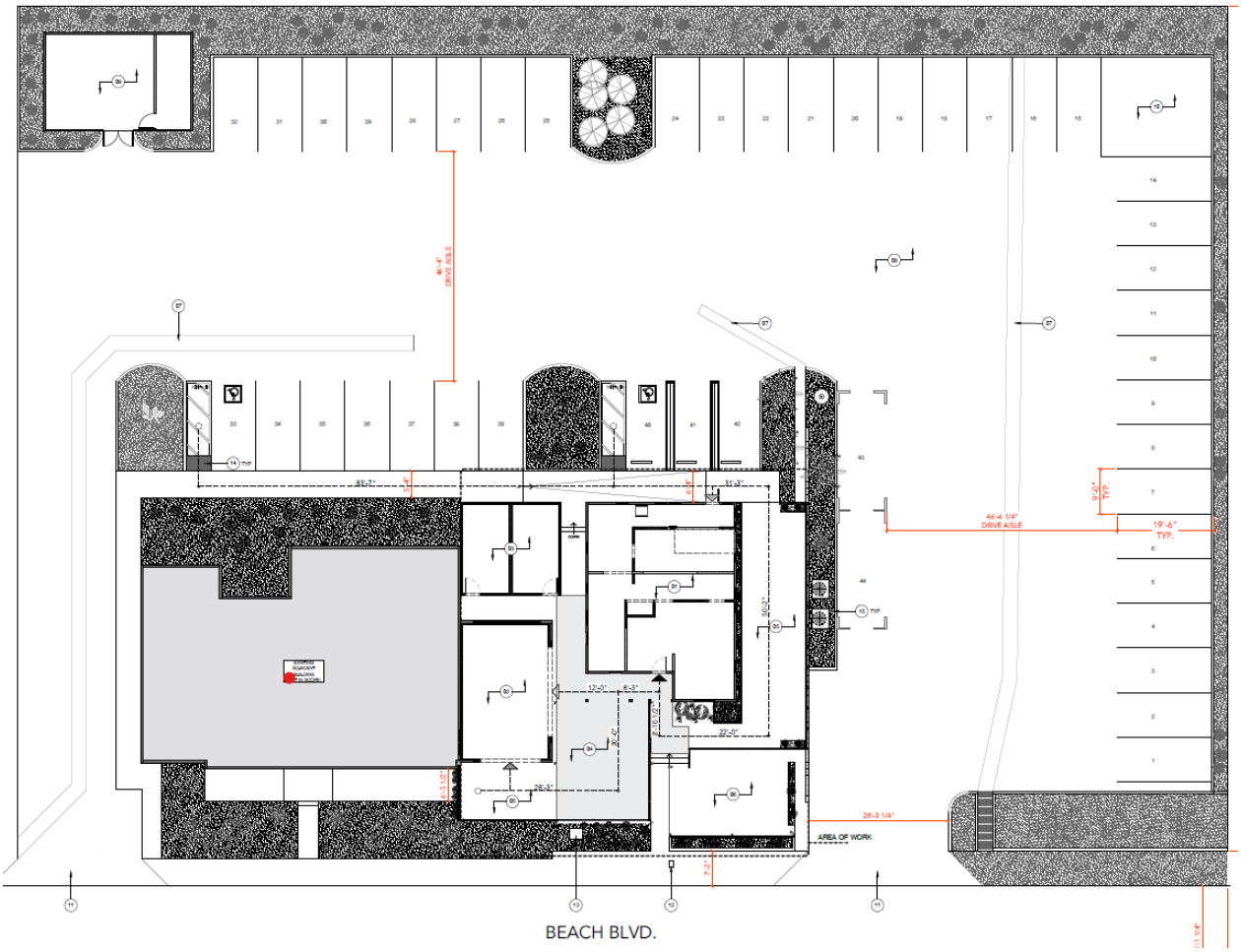


Exhibit "B" to Lease"
INSURANCE REQUIREMENTS

During the Term Tenant agrees to and shall secure and maintain, at its own expense, insurance policies of the type and in the amounts that are at least equal to the minimum standards contained in this Exhibit B. For purposes of this Lease, the term "Insured Parties" shall include Landlord and its respective officers, directors, shareholders, agents, trustees, employees, and property management company whether named herein or not.

A. Insurance Mandatory.

4. Landlord reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances. If Tenant's existing policies do not meet the insurance requirements set forth herein, Tenant agrees to amend, supplement or endorse the policies to bring them into compliance.

5. Tenant shall maintain the insurance coverage required herein throughout the term of the Lease, and, upon the Landlord's request, Tenant shall provide Landlord with evidence of such coverage, which may include visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance. Insurance coverage shall be provided in the forms and coverage amounts set forth herein.

6. If the Tenant maintains broader coverage and/or higher limits than required herein, the Landlord requires and shall be entitled to the broader coverage and/or higher limits maintained by the Tenant.

B. Minimum Scope / Types of Insurance. Tenant shall obtain and maintain insurance policies with coverage at least as broad as the following:

7. Insurance Services Office Commercial General Liability insurance (occurrence Form Number CG 00 01).

8. Automobile Liability insurance with coverage at least as broad as Insurance Services Office Form Number CA 0001 covering "Any Auto" (Symbol **1).**

9. Employer's Liability.

10. Workers Compensation insurance as required by the State of California.

11. Liquor Liability Insurance to cover Tenant's operation at the Property defined in the Lease.

12. Hazard Insurance against loss or damage to the Property resulting from fire, lightning, vandalism, malicious mischief and such perils ordinarily defined as "extended coverage" in the full replacement value of the Property, excluding flood and earthquake.

C. Minimum Limits of Insurance. The TENANT shall maintain insurance coverage limits not less than:

1. General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage, and to include coverage for products completed. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project/location or the general aggregate limit shall be twice the

required occurrence limit, and shall contain specific language creating a duty to defend against any suit seeking damages.

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

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

7. *Workers Compensation Liability:* $1,000,000 per accident or in greater amount required by the State of California.

8. *Liquor Liability:* $2,000,000 per claim; $4,000,000 annual aggregate.

9. *Hazard Insurance:* amount not less than the full replacement value of the improvements on the Property, subject to a "deductible clause" of not to exceed $500,000 for any one loss. The term "full replacement value" as used in this section shall mean the actual replacement cost of the improvements located on the Property (including the cost of restoring the surface of the Property, but excluding the cost of restoring trees, plants and shrubs).

D. Tenant's Contractors. The following insurance shall be maintained by Tenant's construction contractors with limits not less than those set forth below:

6. *Commercial General Liability* (ISO form CG 00 01 or equivalent): $1,000,000 per occurrence; $2,000,000 general aggregate.

7. *Automobile Liability* (ISO edition of form CA 00 01): $1,000,000 per accident for bodily injury and property damage.

8. *Workers Compensation Liability:* $1,000,000 per accident or in greater amount required by the State of California.

9. *Builder's Risk Insurance:* In an amount equal to the initial contract sum, plus an amount acceptable to Landlord, to increase by amount of subsequent modifications to the Contract Sum.

E. Endorsements. Insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the Landlord for approval. The insurance policies shall contain or be endorsed to contain, the following provisions:

1. Additional Insured.

(a) Commercial General Liability — Additional Insured: The Landlord, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Tenant including materials, parts or equipment furnished in connection with such work or operations. Additional Insured Endorsements shall not:

6. Be limited to "Ongoing Operations"

7. Exclude "Contractual Liability"

8. Restrict coverage to the "Sole" liability of Tenant

9. Exclude "Third-Party-Over Actions"

10. Contain any other exclusion contrary to the Contract

Additional Insured Endorsements shall be at least as broad as ISO Form(s) CG 20 10 11 85; or CG 20 10 and CG 2037.

(b) Auto Liability — Additional Insured: The Landlord, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Tenant

(c) Liquor Liability — Additional Insured: The Landlord, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Tenant.

(d) *Hazard Insurance*— Additional Insured: The Landlord, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Tenant.

4. Waiver of Subrogation: All polices of insurance required herein shall include a waiver of subrogation stating that the insurer waives all rights of subrogation against the Landlord.

5. Primary Insurance: All polices of insurance required herein shall be primary and any other insurance whether primary, excess, umbrella or contingent insurance, including deductible, or self-insurance available to the insureds added by endorsement shall be in excess of and shall not contribute with this insurance.

September 8, 2026
PUBLIC HEARING
Item No. 6A.

City Council Agenda Report

ORDINANCE AMENDING PORTIONS OF TITLE 19 (ZONING), DIVISION 1 (ADMINISTRATION), DIVISION 3 (SINGLE-FAMILY RESIDENTIAL ZONES), DIVISION 4 (MULTI-FAMILY RESIDENTIAL ZONES), DIVISION 5 (COMMERCIAL AND INDUSTRIAL ZONES), DIVISION 7 (MIXED-USE ZONES), AND DIVISION 9 (SIGN REGULATIONS) OF THE BUENA PARK MUNICIPAL CODE

PREPARED BY	PRESENTED BY
Rodrigo Pelayo, Senior Planner	Ian McAleese, Senior Planner
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt an Ordinance amending Title 19 (Zoning) of the Buena Park Municipal Code, specifically Divisions 1 (Administration), 3 (Single-Family Residential Zones), 4 (Multi-Family Residential Zones), 5 (Commercial and Industrial Zones), 7 (Mixed-Use Zones), and 9 (Sign Regulations).

PREVIOUS CITY COUNCIL ACTION

On June 24, 2025, the City Council adopted Ordinance No. 1754 to amend Title 19 (Zoning) of the Buena Park Municipal Code, specifically Division 1 (Administration), 3 (Single-Family Residential Zones), 4 (Multi-Family Residential Zones) and 7 (Mixed-Use Zones) as well as amendments to the Housing Incentive Overlay Zones (HIO) Objective Design and Development Standards (ODDS).

On August 12, 2026, the Planning Commission conducted a public hearing to consider Text Amendment No. C-26-2 to amend various Divisions within Title 19 of the Municipal Code and adopted Resolution No. 6415 by a 5-0 vote recommending that the City Council adopt the proposed Ordinance amending the aforementioned Divisions of the Buena Park Municipal Code.

DISCUSSION

The Zoning Code (Title 19 of the Municipal Code) is the City's primary tool for implementing the goals and policies of the General Plan. Making periodic amendments to the Zoning Code is good planning practice, as it allows the City to respond to changes in state law, evolving development trends, and community needs. Regular updates also promote a business-friendly environment by keeping regulations clear, current, and predictable for residents, property owners, and businesses. The amendments proposed under Text Amendment No. C-26-2 continue this practice and ensure that the Zoning Code is accurate, internally consistent, and reflects the goals and policies of the City. A summary of the proposed amendments is provided below:

- Division 1 (Administration) – Removal of the obsolete Research Manufacturing (MR) Zone description to maintain consistency with the City's zoning map; new and revised definitions to support new and amended uses and standards, including new definitions for, boarding/rooming house, convenience store/mini-market, food hall, thrift retail store, light and heavy vehicle repair, and landscape-related terms (ecological landscaping, dormancy, hazard, and invasive species); and revisions to the Interdepartmental Review process to exempt like-for-like re-striping of existing parking lots and trash enclosures from discretionary review.

- Division 3 (Single-Family Residential Zones) – Comprehensive update of ADU/JADU standards to comply with state law effective January 1, 2026, including updated Government Code references, revised unit allowances, height and livable-space standards. Additional revisions clarify that uses not listed in Table 19.312.010 are prohibited; added Community Residential Care facilities to the use table; established height limits for accessory buildings; clarified that building form standards (massing, roofline articulation, garage location, and window privacy) apply to new construction and additions; require landscaped areas to be kept free of state-listed noxious weeds and invasive species; refine residential driveway standards; require vehicle parking and storage outside approved driveways to be screened behind a solid fence in side or rear yards; and clarify chicken keeping standards (three to six chickens, with minimum coop and enclosure dimensions).

- Division 4 (Multi-Family Residential Zones) – Revisions to clarify that uses not listed in Table 19.412.010 are prohibited; addition of boarding/rooming houses; revised landscape maintenance standards that accommodate drought-tolerant, native, and climate-appropriate landscaping (recognizing seasonal dormancy and natural dieback) while prohibiting hazards and right-of-way obstructions; clarified fence height allowances; and clarified lot merger language for the RM-10 lot consolidation density bonus.

- Division 5 (Commercial and Industrial Zones) – Reorganization and updates to the Permitted Uses Table, including the addition of new uses such as food halls, coffee shops with drive-through service, indoor recreation and entertainment uses (e.g., karaoke, axe throwing, virtual reality, batting cages, indoor go-kart/sports complexes), breweries and distilleries with tasting rooms; restructured vehicle sales, service, and repair categories based on Federal Highway Administration vehicle classifications with indoor-only operational requirements; updated outdoor display standards addressing location, allowable merchandise, and maintenance; simplified industrial parking ratios replacing the sliding-scale formula with flat rates for warehouse, wholesale, and manufacturing uses, and a new parking standard for vehicle repair uses; new development standards for outdoor swap meets; and new special requirements sections for mortuaries/crematoriums (including a 600-foot separation from sensitive uses), body art/tattoo parlors (requiring compliance with the California Safe Body Art Act), and automobile and boat service and repair.

- Division 7 (Mixed-Use Zones) – Merging of the Amusement Resort (AR) Zone with the mixed-use zones and retitling Division 7 to “Mixed-Use and Special Zones.”

- Division 9 (Sign Regulations) – Removal of a duplicate definition.

As a result of the extent of the amendments proposed to each of these Divisions, all new text is shown in double-underline and deletions in strike-through on the attached draft Ordinance (Attachment 1).

On August 12, 2026, the Planning Commission conducted a public hearing to consider Text Amendment No. C-26-2 to amend various Divisions within Title 19 of the Municipal Code and adopted Resolution No. 6415 by a 5-0 vote recommending that the City Council adopt the proposed Ordinance amending the aforementioned Divisions of the Buena Park Municipal Code.

ENVIRONMENTAL ASSESSMENT

The Zoning Code Text Amendment is exempt from CEQA pursuant to Section 15061(b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed text amendment will allow for updates to development standards within the various zones, the establishment and operation of certain uses within commercial and industrial zoned properties subject to specified operational standards to ensure there are no impacts on the environment. The added or amended uses are substantially similar to other permitted uses contained within the Zoning Code.

Additionally, pursuant to Public Resources Code Section 21080.17, CEQA does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code (State ADU Law). The proposed Zoning Code Text Amendment implements the updates to California Government Code Section 66314 and 66333 within the City of Buena Park Zoning Code in a manner that is consistent with the requirements of State ADU/JADU Laws that have gone into effect since January 1, 2026.

PUBLIC HEARING NOTIFICATION

Notice of this public hearing was published in the *Buena Park Independent* on August 14, 2026; and posted at City Hall, Orange County Fire Authority Fire Station No. 61, and the Ehlers Event Center on August 14, 2026.

BUDGET IMPACT

The proposed Text Amendment will have no fiscal impact on the City.

Attachments

1. Proposed City Council Ordinance for Text Amendment No. C-26-2
2. Planning Commission Resolution No. 6415

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING AN ORDINANCE AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE, SPECIFICALLY DIVISIONS 1 (ADMINISTRATION), 3 (SINGLE-FAMILY RESIDENTIAL ZONES), 4 (MULTI-FAMILY RESIDENTIAL ZONES), 5 (COMMERCIAL AND INDUSTRIAL ZONES), 7 (MIXED-USE ZONES), AND 9 (SIGN REGULATIONS)

A. Recitals.

(i) The City of Buena Park ("City") is a California charter city with plenary authority over all "municipal affairs" and the broad "police powers" vested by California's Constitution, pursuant to which it may make and enforce laws necessary to protect and preserve the health, safety, and welfare of residents' subject only to enactments by the California Legislature on matters of "statewide concern"; and

(ii) Consistent with such authority, the City enacted the Buena Park Municipal Code ("BPMC") and Buena Park Zoning Code (Title 19 of the BPMC, hereinafter "BPZC") to, among other things, regulate the location and nature of land uses in the City; and

(iii) On October 10, 2025, Governor Gavin Newsom signed Senate Bills ("SB") 9, 543, and Assembly Bill ("AB") 1154 (the "Bills") into law, amending Government Code sections 66311 through 66339.5, and thereby enacting new Statewide requirements for Accessory Dwelling Units ("ADU") and Junior Accessory Dwelling Units ("JADU"); and

(iv) The Planning Commission reviewed and considered all elements of said Text Amendment No. C-26-2 and the information contained therein and all legal prerequisites to the adoption of the Planning Commission Resolution occurred; and

(v) The Planning Commission conducted a public hearing on August 12, 2026, to consider Text Amendment No. C-26-2 to amend various Divisions within Title 19 of the Municipal Code and approved a Resolution (5-0) recommending that the City Council adopt an Ordinance amending the aforementioned Divisions of the Municipal Code; and

(vi) The City Council has reviewed and considered all components of the requested Text Amendment No. C-26-2 including compliance with the California Environmental Quality Act (CEQA) and determines that the proposed Text Amendment is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption), which applies where it can be seen with certainty that the proposed action has no potential to cause a significant effect on the environment.

Under Public Resources Code Section 21080.17, CEQA does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code (State ADU Law); and

(vii) On September 8, 2026 the City Council of the City of Buena Park has conducted a duly noticed public hearing as required by law to consider the proposed Text Amendment C-26-2. Said public hearing was concluded prior to the adoption of this Ordinance; and

(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 facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

Section 2: Subsection 19.104.040.C of the Buena Park Municipal Code, entitled "Industrial Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

1. **CM, Commercial Manufacturing Zone.** To provide for commercial activities requiring larger site areas than available in the central area of the City, and for commercial and limited industrial services not appropriate for location in the central commercial areas.

~~2. **MR, Research Manufacturing Zone.** To provide for administrative or executive offices of business and industrial concerns, scientific research offices and laboratories, restricted manufacturing activities, and compatible appurtenant uses, all in a highly attractive and pollution-free environment.~~

~~3.~~ 2. **ML, Light Industrial Zone.** ~~-~~To provide for small and medium size industrial uses which are not likely to have adverse effects upon each other or upon neighboring residential and commercial areas.

~~4.~~ 3. **MH, Heavy Industrial Zone.** To provide for manufacturing and distribution plants which require relatively large sites, to protect such uses from the disruptive effects of unrelated commercial or other activity in their midst, and to protect the surrounding community from adverse environmental effects of industrial activity.

Section 3: Section 19.104.080 of the Buena Park Municipal Code, entitled "Definitions," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Boarding/Rooming House. "Boarding/Rooming House" a residence or dwelling, other than a hotel, wherein three or more rooms, are rented to individuals under three or more separate rental agreements, leases or subleases or combination thereof, either written or oral, whether or not an owner, agent or rental manager resides within the residence or dwelling unit. A Boarding/Rooming House does not include any state-licensed facility serving six or fewer persons or a Group Home as that term is defined in Chapter 5.70.020 of the BPMC.

Body art, tattoo parlor. "Body art, tattoo parlor" means a commercial establishment where one or more practitioners perform body art, including tattooing, body piercing, branding, or the application of permanent cosmetics, as defined in California Health and Safety Code Section 119301, as amended. This use includes tattoo studios, body piercing studios, permanent cosmetic establishments, and similar businesses regulated under the California Health and Safety Code.

Body Art, Tattoo Parlor does not include medical body modification such as scarification, laser tattoo removal, micro-needling, or ear piercing performed solely with a disposable, single-use, pre-sterilized clasp and stud or solid needle applied using a mechanical device. Examples of uses not classified as a body art, tattoo parlor include dermatology clinics, plastic surgery offices, medical spas, esthetician salons, and cosmetic skin care businesses that provide laser tattoo removal or micro-needling such as collagen induction therapy, skin resurfacing, treatment of acne scars, wrinkles, or hyperpigmentation.

Convenience store/mini-market. "Convenience store or mini-market" means a market or grocery store having an enclosed gross floor area of less than ten thousand (10,000) square feet, and engaged primarily in the sale of a limited range of food and beverage items, and secondarily in a limited range of household items and magazines. Food items may be cooked or heated, but not consumed, on the premises.

Contractor's storage facility. "Contractor's storage facility" means any premises ~~used by a contractor, as defined, for the purpose of storing, maintaining, servicing, distributing, or dispatching supplies, materials, vehicles, equipment, tools, scaffolding, or similar items required by or associated with a contractor's business.~~ that serves as the principal place of business of a contractor, as defined, where the contractor conducts its primary business operations and stores, maintains, services, distributes, or dispatches supplies, materials, vehicles, equipment, tools, scaffolding, or similar items required by or associated with the contractor's business.

Dormancy "Dormancy" means a seasonal period during which a plant reduces visible growth, including browning or dieback, as a natural adaptation to climatic conditions.

Ecological Landscaping. "Ecological Landscaping" means an intentional design and maintenance using native, drought-tolerant, climate-adapted, pollinator-supporting, edible, or regenerative practices that reduce water use and support biodiversity.

Food hall. "Food hall" means a commercial use consisting of three or more permanent food service establishments or lease areas operating from permanent structures or facilities on a single site and designed to function as a unified development through shared dining areas, seating, pedestrian circulation, or other common amenities. The use may be located within an enclosed building, partially outdoors, or entirely outdoors. Ancillary uses may include limited retail sales and incidental live entertainment.

Hazard "Hazard" means a condition that creates a fire hazard as determined by applicable authority; obstructs access; impairs required visibility; causes irrigation runoff into the public right-of-way; includes unstable trees/plant material posing immediate risk; or creates documented pest harborage posing health or safety risk.

Invasive Species "Invasive Species" means a species designated as noxious weeds by CDFA (statute and regulation) or identified by Cal-IPC as invasive.

Landscaping. "Landscaping" means a designed or natural arrangement of plant materials including grass, ground cover, shrubs, trees, vines, and similar vegetation and may include the use of decorative rock, stones, bark, walls, fountains, pools, brick or similar paving as accessory decorative elements. The use of artificial turf may be considered for single-family home use as an alternative to grass and ground cover, provided that a minimum ~~15%~~ 20% of the front yard area is accented with living plant material such as natural shrubs, trees, vines, or similar vegetation and approved via the Artificial Turf

Permit process. Driveways, parking areas, loading or storage areas and bare earth, devoid of living vegetation or accessory decorative elements shall not be considered landscaping.

Livable Space. "Livable space or interior livable space" means a space in a dwelling intended for human habitation, including, sleeping, eating, cooking, or sanitation. Livable space includes bedrooms, bathrooms, kitchens, laundry rooms, closets, and interior stairs.

Mortuary, crematorium. "Mortuary, crematorium" means any establishment primarily engaged in the care, preparation, cremation, or other disposition of human remains. This use does not include cemeteries, mausoleums, columbaria, or other interment facilities. The following are funeral and cremation service use types:

A. Mortuary. Undertaking or mortuary services such as preparing the dead for interring or burials, and arranging and managing funerals, memorials, viewings or other types of remembrance ceremonies. Beyond humans, remains of family pets could be included. Typical uses include mortuaries or funeral homes;

B. Crematorium. Crematory services traditionally involving the purification and reduction of the human body by fire. Typical uses include crematories or crematoriums. Reduction of human body remains by chemical or other means can also be considered cremations.

Parking, Covered. “Covered Parking” means parking spaces located under a permanent solid roof structure supported by columns, walls, or other structural elements. This includes, but is not limited to, carports and garages.

Thrift retail store. "Thrift retail store" means a retail store and related donation facilities engaged primarily in the sale of secondhand clothing, shoes, apparel, toys, and standard household goods, including furniture, fixtures, and small household appliances, and the collection of those goods for resale. “Thrift retail store” does not include the sale of large household appliances such as refrigerators or stoves and does not include the sale of cars or anything automotive-related.

Vehicle repair, heavy. "Vehicle repair, heavy” means engine or transmission rebuilding or replacement, major drivetrain or suspension repairs, body or frame repair, collision repair, painting, welding, dismantling, or any repairs for vehicles and boats not listed under “Vehicle repairs, light.” Any light repair activities may be performed in conjunction with heavy repair.

Vehicle repair, light. "Vehicle repair, light” means the inspection, maintenance, and minor repair of motor vehicles and boats that is typically completed on the same business day and does not involve major mechanical, structural, or body work. Light repair includes services such as oil and fluid changes, lubrication, filter replacement, tune-ups, battery replacement, brake pad and rotor replacement, tire and wheel installation or balancing, alignment, windshield wiper replacement, and similar minor maintenance services. This excludes any repair to commercial vehicles or trailers (Federal Highway Administration (FHWA) Class types 4 or greater).

Section 4: Subsection 19.128.100.B.1.c of the Buena Park Municipal Code, entitled "Authority," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

c. Minor revisions to existing parking facilities, provided that the total number of parking spaces is not reduced. Minor revisions include, but are not limited to, relocation and reconfiguration of parking spaces and landscaped areas~~, restriping, and placement of required trash enclosures~~.

Section 5: Section 19.312.010.A of the Buena Park Municipal Code, entitled "Uses Permitted," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

§ 19.312.010. Uses Permitted.

A. Land, buildings, and other facilities shall be designed, developed, and used only for those activities indicated for the various zones by Table 19.312.010, entitled Uses Permitted. All uses not listed in Table 19.312.010 shall be prohibited in all Single-Family Residential Zones. The symbols shown in this table have the following meanings:

Section 6: Table 19.312.010 of the Buena Park Municipal Code, entitled "Uses Permitted – Single-Family Residential Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Table 19.312.010
USES PERMITTED - SINGLE-FAMILY RESIDENTIAL ZONES

Uses	Residential Zones					Additional Requirements
	RS-16	RS-10	RS-8	RS-6	PD(1)	
Residential Uses						
Single-Family Dwellings:						
Site-Built.	P	P	P	P	C	
Manufactured Homes.	P	P	P	P		Refers to manufactured homes, factory-built homes, modular homes, and panelized homes.
Single-Family Cluster.			C	C	C	See Section 19.348.020.
Multi-Family Dwellings:						
Cottage Cluster.			P	P		100% affordability requirement applies. See Section 19.348.110.
Employee Housing (6 or fewer).	P	P	P	P	P	Employee housing as defined by the Health and Safety Code Section 17008. Employee housing shall be subject to the provisions of the Health and Safety Code Sections 17021.5 and 17021.6.
Transitional/ Supportive Housing.	P	P	P	P	C	Transitional housing facilities providing accommodations for six (6) or fewer individuals are allowed in RS zones, unless otherwise indicated by State Law. Refer to Government Code Section 65651.

Two-Unit Development.	P	P	P	P		See Section 19.348.100.
Community Residential Care:						See Note (2).
Small group care home.	P	P	P	P	P	
Other community residential care facility. (includes Residential Care Facility for the Elderly)	C	C	C	C	C	
Residential Accessory Uses:						
Non-Habitable Accessory Structure.	I	I	I	I	I	See Section 19.316.080.
Accessory Dwelling Units.	I	I	I	I	I	See Section 19.348.010.
Junior Accessory Dwelling Units.	I	I	I	I	I	See Section 19.348.010.
Guesthouse.	I	I	I	I	I	A guest house shall be used only by the occupants of the main residence, their nonpaying guests, or domestic employees. The guest house shall not be rented or otherwise occupied independently from the main residence.
Home Occupation.	I	I	I	I	I	See Section 19.348.030.
Short-Term Rental.	I	I	I	I	I	See Section 19.348.080.
Animal Keeping.	I	I	I	I	I	See Section 19.348.050.
Swimming Pool, Therapeutic Pool, Recreational Structure, Spa.	I	I	I	I	P	See Section 19.324.050.
Clubhouse, Meeting Room, Game Room, Gymnasium, Sauna, Health Center (Private Use Only).			I	I	P	Permitted as an incidental use for single-family cluster housing, cottage cluster housing, and planned developments.
Firepits and Fixed Freestanding Barbecues.	I	I	I	I	P	See Section 19.324.030.
Game Courts (tennis, pickleball, basketball).	I	I	I	I	I	
Parking, within Garage.	I	I	I	I	P	
Parking, under Carport.	I	I	I	I	P	Carports are permitted for parking spaces which are in addition to the required garage spaces.
Parking, Uncovered.	I	I	I	I	P	Uncovered parking is permitted for parking spaces which are in addition to the required garage spaces.

Yard Sale.	I	I	I	I	I	See Section 19.348.040.
Public Service Uses						
Community Day Care:						
Small group child day care home (1-14 children).	I	I	I	I	I	All applicants shall comply with the State Health and Safety Code with regard to the maximum number of children that may be supervised at any one time based on applicable standards and criteria. In no case, shall the total number of children supervised at any one time at any residence exceed 14.
Small group adult day care home (1-6 adults).	I	I	I	I	I	
Child day care center.		Ci		Ci	Ci	Permitted with a CUP as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.
Adult day care center.		Ci		Ci	Ci	Permitted with a CUP as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.
Public Assembly: (See also Recreation)						
Church.				C		In all residential zones in which churches are permitted, such churches shall be located on and oriented to a major, primary, or secondary highway as defined and designated in the Buena Park General Plan. Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.
Cafe/Coffee Shop.				I		Permitted only as an incidental use to an existing permitted religious facility and subject to all building and fire safety standards applicable to commercial/ assembly use. Must be less than 3,000 square feet.
Emergency Shelters.				I		See Section 19.348.070.
Education:						
Educational institution.		C	C	C		Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for education use.
Recreation: (see also Division 5, Commercial Uses—Commercial Recreation.)						

Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.	P	P	P	P	P	
Community recreation center.				P	C	
Utilities and Communications:						See Division 12 of Zoning Ordinance.
Aviation navigational aids.		C	C	C	C	
Public utility facilities or structures, including electrical substations and cellular telephone facilities.	C	C	C	C		
Transportation:						
Parking Lot.		C	C	C	C	
Agricultural Uses						
Horticultural production, plant nursery (no sales), keeping of livestock.				P		Applies to A-Agricultural Overlay Zone only. See Section 19.312.030.
Horticultural production, plant nursery (with sales).				C		See Section 19.348.060.
Animal Keeping.	I	I	I	I		See Section 19.348.050.
Temporary Uses						
On-site construction facilities.	P	P	P	P	P	Offices, storage, activities, and facilities directly pertaining to construction for a permitted use on the same site provided construction is not suspended for more than 30 consecutive days.
On-site real estate sales office.	P	P	P	P	P	Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.

Note:

(1) Permitted uses and intensity of use in the PD zone shall be determined in a public hearing subject to the provisions of the General Plan for the individual area designated as Planned Development.

(2) A Community Residential Care facility is a "community care facility" serving seven (7) or more persons, licensed for any type of 24-hour care pursuant to the California Community Care Facilities Act and California Health and Safety Code Section 1500 et seq. Community Residential Care facilities are conditionally permitted in the RS-6, RS-8, RS-10, RS-16, and PD zones. A minimum distance of 300 feet, measured from property line to property line, shall be maintained from any other community care facility.

Section 7: Table 19.316.030 of the Buena Park Municipal Code, entitled "Height Limits in RS Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Table 19.316.030 HEIGHT LIMITS IN RS ZONES		
Type of Building	**Maximum Height**	
Detached House (Primary Building)	2 stories	Shall not exceed 30 feet
Single-Family Cluster (1)	2 stories	Shall not exceed 30 feet
Two-Unit Development (2)	1 story	Shall not exceed 16 feet
Accessory building or structure	1 story	Shall not exceed 15 feet at peak of roof or 12 feet for a flat roofed structure
Notes:		
(1) See Section **19.348.020** for additional standards.		
(2) Two-Unit Developments are only permitted pursuant to SB-9. See Section **19.348.100** for additional standards.		

Section 8: Section 19.316.050 of the Buena Park Municipal Code, entitled "Building Form," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. Orientation to the Street. The main elevation of a newly constructed single-family home shall face the primary public or private street on which the lot is located. In addition, the main entry to the single-family home shall also be located on the elevation facing the primary or public street. For corner or reversed corner lots, the main entrance may face the secondary street.

B. New Driveway Decorative Treatment. This subsection shall apply to new and replacement Driveways. Driveways shall include a decorative element at least one (1) foot wide composed of pavers, colored/stamped concrete, aggregate, brick banding, or other decorative treatment to break up uninterrupted concrete surfaces to no more than 12-foot-wide sections.

C. New Front Elevation Massing. Building elevations on which ~~the~~ a new main entry is located shall include at least two (2) of the following massing reduction strategies, compliant with the associated standards:

1. Single Floor Projection. A facade projection on the lower or upper floor that projects project at least one (1) foot from the main wall plane, with a total area of at least 80 square feet and capped by a gable, eave or other roof form.

2. Multi-Floor Projection. A facade projection extending from ground level to the upper floor ceiling that projects at least one (1) foot from the main wall plane, with a total area of at least 124 square feet, and capped by a gable or other roof form.

3. Massing Break. A break in the main wall plane of at least two (2) feet that extends from ground level to the upper floor ceiling. The break shall be located so as to separate primary facade elements such as entries and garages, and picture windows.

4. Bay Window. A protruding window, such as a bay window, which is at least two (2) feet in depth.

5. Second Floor Stepback. A minimum five (5) foot, street-facing stepback applied to the second floor. The setback shall span at least 60% of the total street-facing building elevation and shall be covered with an eave or roof component that matches the primary roof form of the building.

6. Contrasting Materials or Finish on Floors. Application of siding, panels or materials that vary from the primary exterior finish, to at least 40% of the total elevation area of one story of the building. All materials shall comply with Section 19.316.100.

D. Window Perimeter. All windows shall include at least one (1) of the following perimeter design details:

1. Trim at least two (2) inches wide around the entire window.

2. A minimum two (2) inch recess from the surrounding exterior wall plane.

E. New Street Fronting Roofline. New ~~R~~roof surfaces that face street property lines and are wider than 30 feet shall be vertically articulated at least once every 30 feet, with at least one (1) of the following techniques:

1. A change in height of at least four (4) feet.

2. A roof dormer.

3. A change in roof orientation.

4. A change in roof form that projects at least three (3) feet above the main roofline.

F. New Garage Location. All garages for newly constructed (ground up) single-family dwellings on a vacant lot shall be designed and located to limit their visual presence, using one of the following techniques:

1. Street Facing Garage. Garages located along the street facing building elevation shall comply with the following standards:

a. The width shall not exceed 60 percent of the total width of the front elevation of the building.

b. The garage shall be prohibited from projecting forward from the wall plane of the primary dwelling.

c. The garage shall include either: 1) an overhang at least 12 inches deep with the same materials and color palette as the primary roof form, or 2) a recess of at least 12 inches from the surrounding wall plane.

2. Inward Facing (90°) Garage. A 90° inward-facing garage is oriented perpendicular to the main structure of the house and necessitate a turning movement to enter the garage, distinguishing it from traditional front-facing garage. Garages in this configuration may project forward from the wall plane of the primary dwelling.

3. Side Accessible Attached Garage. Such garages shall be located a minimum of 12 feet behind the front elevation of the home if located on the street side elevation.

4. Detached or Attached Rear Garage. Such garages shall be located at the rear of residential lots and be made accessible from a side lot driveway or from the rear.

G. New Window Placement and Privacy. To ensure privacy, newly placed windows shall be positioned so that ~~it is~~ they are not in line or directly face a window on an adjacent structure, as shown in Figure A. Additionally, second story windows and glass doors shall be located to promote privacy between properties through such methods as clerestory placement, use of opaque or view-obscuring glass, or other methods as approved by the Community and Economic Development Director.

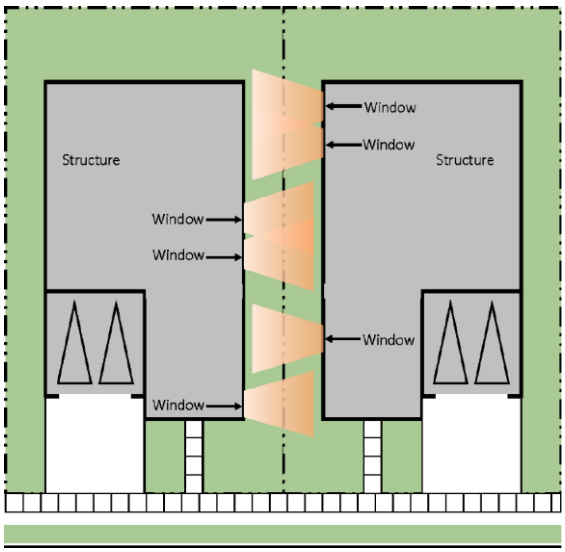


Figure A: Window Placement and Privacy

H. Antennae. Notwithstanding the restrictions of Section 19.316.030, radio, television, microwave antennae, and similar equipment shall be subject to the following regulations:

1. Ground-mounted antennae which are incidental or accessory uses are permitted to a height of 60 feet, unless permitted higher by a conditional use permit.

2. Roof-mounted antennae, which shall include dishes to a maximum of 24 inches in diameter, may be used but may not be more than 25 feet higher than the highest point of the building to which they are attached, excluding chimneys and like projections, unless permitted higher by the issuance of a conditional use permit.

3. Any antenna that is primary to the use shall be subject to the height limit established under a conditional use permit.

I. Flagpoles. Flag poles shall be permitted within front, side, or rear yards provided they are set back a minimum of five (5) feet from property line and shall be limited to no more than thirty (30) feet in height subject to issuance of a building permit.

J. Balconies. Balconies, where permitted, shall be screened. Screening may include side or rear yard landscaping or decorative lattices made of durable materials such as brick, treated wood, metal, etc. Balconies shall not exceed 15 feet in height above grade with a minimum 7-foot headroom clearance from the finished floor grade. Balconies may have 100% ceiling coverage. ~~Second floor balconies shall not be positioned along any side or rear elevation within 20 feet of the adjacent property line.~~ Second floor balconies shall not be located on any interior side elevation within 20 feet of the adjacent property line. Balconies may be located on the rear and street facing elevations with no orientation to an interior side yard setback area. Balconies oriented towards the rear yard setback area shall be located at least 10 feet from the rear property line if proper screening (landscaping, obscured railing, etc.), as determined by the Community and Economic Development Director, is proposed.

K. Other Structures. Any free-standing structure, not specifically referenced in this Title shall be limited to no more than eight (8) feet in height and may not be located within the front, side, or rear yard setback area.

Section 9: Subsection 19.316.120.B.3 of the Buena Park Municipal Code, entitled "Single-family Residential Additions," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

3. ~~Balconies~~ All additions shall comply with all subsections of Section 19.316.050~~.J~~.

Section 10: Subsection 19.332.010.F of the Buena Park Municipal Code, entitled "Landscape Provisions for Residential Uses," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

F. Landscaped areas shall be maintained free of state-listed noxious weeds as defined by the California Department of Food & Agriculture and invasive plan species identified by the California Invasive Plan Council or locally adopted invasive species lists. ~~kept in a neat and clean condition; free of debris and dead, diseased, or dying vegetation; and~~ Plant material may not overhang public rights-of-way or property lines and shall not be in direct contact with buildings; broken or defective decorative elements shall be repaired or removed from ~~of~~ the landscaped area. Vegetation in landscaped areas shall be ~~mowed, groomed, trimmed, pruned, and watered as~~ maintained to keep the ~~same~~ plants in a healthy, ~~growing~~ condition recognizing seasonal dormancy and natural dieback of certain plant species. Irrigation systems shall be kept in ~~good~~ working condition and repair ~~so as~~ to prevent leaks, or create public health hazards.

Section 11: Section 19.336.030 of the Buena Park Municipal Code, entitled "Residential Driveway Standards," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. In case of any conflict between the requirements of this section and any safety requirements pursuant to the Fire Code, the Fire Code requirements shall prevail.

B. All garage, carport, parking area, or other off-street vehicular area shall be connected to one (1) or more public streets or alleys by one (1) or more driveways meeting the standards set forth in this section.

C. **Driveway Width.**

1. The minimum driveway width in all RS zones shall be ten (10) feet.

2. The maximum driveway width in all RS zones shall not be wider than 20 feet, unless the number of bedrooms exceeds four (4), in which case the maximum driveway width shall be 30 feet.

    a. If more parking spaces are required pursuant to Section 19.336.040, additional parking spaces may be provided in the side or rear yards.

    b. When a garage is located in the rear yard, whether attached or detached, the maximum permitted driveway width within the front yard setback area shall be no more than twelve (12) feet.

    c. A driveway can be expanded to 30 feet wide to provide direct access to a (three) 3 car garage with openings for 3 cars only.

3. Where the driveway approach width at the street property line required by the City Engineer pursuant to Title 12 is different from the driveway width required by this section, a variable width transition segment outside the street right-of-way shall be provided to provide a smooth connection.

4. Vehicle parking in the front yard area of any residentially zoned lot is prohibited, with the exception of parking on a paved driveway.

D. **Vehicle Storage in Single-Family Zones.**

1. **Vehicle Parking.** Refer to Section 19.1108.050 (Motor Vehicle Parking) for additional requirements.

2. **Recreational Vehicle, Boat, and Trailer Parking.**

    a. **Purpose.** The purpose of these regulations is to establish standards for the parking and storage of recreational vehicles, boats, truck camper, and trailers as an accessory use in residential zones in order to protect the integrity, value, and character of residential neighborhoods along with public health and safety.

3. **Definitions.**

    a. Recreational vehicle or "RV" means both motorized and non-motorized vehicles that combine transportation and temporary living quarters for travel, recreation, or camping. Does not include mobile homes or off-road vehicles.

    b. "Motorized recreational vehicle" means a motorhome built on a truck, bus, or van chassis.

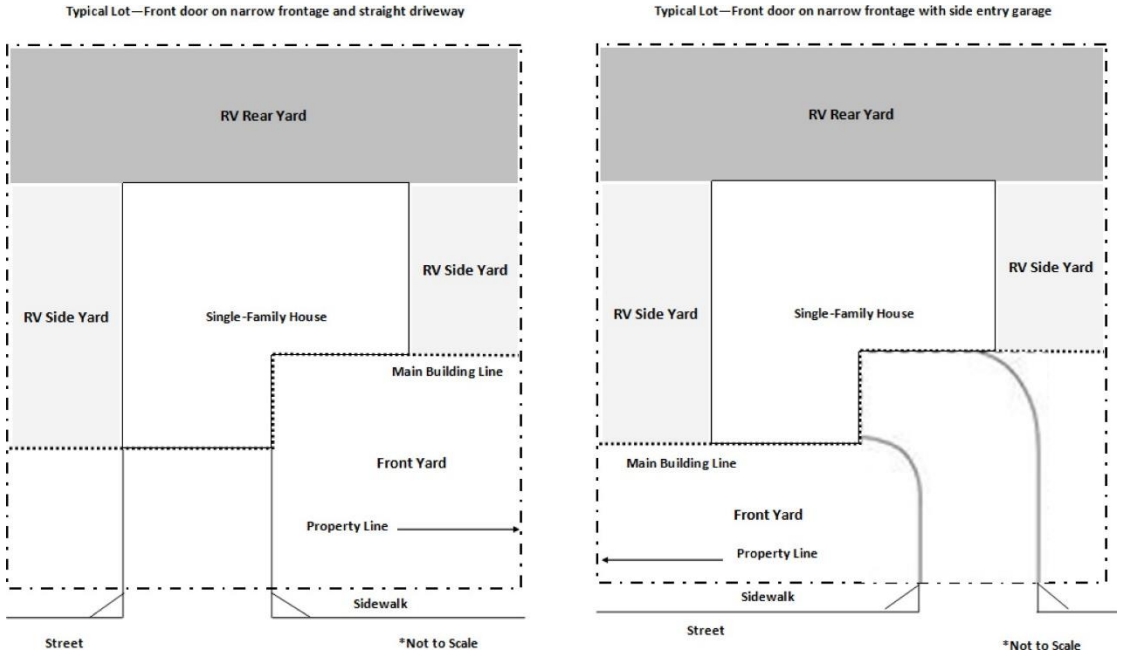
    c. "Non-motorized recreational vehicle" means a towable recreational vehicle, combining transportation and temporary living quarters for travel, recreation, or camping, that can be unhitched. Examples include, but are not limited to, conventional travel trailer, fifth-wheel travel trailers, travel trailers with expandable ends, folding camping trailers, and sport utility trailers. Boats, horse trailers, utility trailers for storing recreational vehicles, equipment, and all-terrain vehicles (ATVs), motorcycles or personal watercraft stored on

trailers utilized for recreational purposes are also considered as non-motorized recreational vehicles. Pickup camper shells that have been removed from the vehicle and stored are considered non-motorized recreational vehicles.

4. **Exclusions.** Van campers and truck campers are excluded from the recreational vehicle definition because they may be used for non-travel-recreation or camping trips, such as commuting to work or school.

5. "Park," "parking," "parked," "stored" and "storage" mean on-site parking of recreational vehicles on residential property for a continuous period more than 72 hours.

6. "Front yard" means the area within the required front yard setback and any area between the street and the main building line as shown in the diagrams below. For other unique lot configurations, the Community and Economic Development Director shall determine front yard.



7. **Registered Owner.** The registered owner of an RV stored on the property must either be the owner of the property or use the property as their primary residence. This subsection shall not apply to a single RV stored on the property as a result of visiting guest(s) for up to 72 hours.

8. **RV, Boat, Camping Trailer, and Utility Trailer Parking and Storage Standards.**

   a. **Accessory Use.** Parking or storage may occur as accessory use to the primary residential use of the property and is only allowed on a lot with a habitable residence.

   b. **Front Yards.** No storage may occur in the front yard. Temporary parking of an RV on a paved driveway within the front yard setback area shall be allowed for up to 72 hours for the purpose of loading, unloading or otherwise prepping and cleaning the RV. No portion of the temporarily parked RV shall encroach into the public sidewalk nor encroach into the public right-of-way.

c. **Rear Yards.** Parking or storage is permitted in the rear yard. A minimum clearance of three (3) feet on each side of the stored vehicle shall be provided.

d. **Side Yards.** Parking or storage is permitted when located behind the front face of the main structure. When a recreational vehicle, boat, or trailer is parked or stored in the side yard, a minimum clearance of three (3) feet shall be provided between the vehicle and the building wall if adjacent to egress window(s) for the dwelling unit.

e. **Parking Surface.** Parking and storage shall be on a paved surface (concrete, pavers, etc.) and proper care shall be taken to prevent gasoline, motor oils, or other hazardous fluids from leaking onto the ground, draining, or runoff into storm drain or water course.

f. **Temporary Coverings.** No temporary coverings such as tarps or cloth screens are permitted. Fitted covers are permitted and may be used if they are specifically designed for the RV, boat, camping trailer, or utility trailer and maintained in good condition without holes, rips or tears.

E. **Ribbon Driveway Design Standards.**

1. Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.
2. Ribbons shall be three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass, artificial turf, or other ground cover used in the front yard.
3. Ribbons shall be surfaced with concrete including decorative concrete, patterned concrete, and exposed aggregate concrete; porous asphalt, concrete pavers, paving blocks, gravel, or other materials approved by the Community and Economic Development Director.
4. Honeycomb shaped concrete grids filled with artificial turf or landscape may be used instead of ribbon driveways to reduce the amount of hardscape in the front yard.
5. One (1) driveway is permitted per parcel. Parcels with more than 75 feet of street frontage are permitted to have two (2) driveways and a maximum of two (2) curb cuts may be allowed per lot to allow street parking between the two (2) driveways. This may include the following:
    a. One (1) driveway with one (1) curb-cut and one (1) ribbon driveway leading to the side yard with an additional curb cut within the front yard.
    b. One (1) driveway with one (1) curb cut and one (1) ribbon driveway extending off of driveway without a curb cut within the front yard. See subsection E.7.
    c. One (1) driveway with one (1) curb-cut located in the front yard and one (1) ribbon driveway located within the rear yard/alley or side yard abutting a street in corner lots.
    d. One (1) driveway with one (1) curb-cut located in the front yard and one (1)ribbon driveway with an additional curb cut within the rear yard/alley side yard abutting a street in corner lots.
    e. Other unique lot configurations will be reviewed and approved by the Community and Economic Development Director.

6. One (1) single slab or ribbon driveway and one (1) curb cut shall be permitted per every 75 feet of frontage of a single-family residential lot. A maximum of two (2) curb cuts may be allowed per parcel. New single-family developments taking access from collector or arterial streets shall share driveways in order to protect public safety by limiting curb cuts.

7. A single slab driveway may be used in conjunction with a ribbon driveway provided that the current slab driveway does not provide access to the side or rear yard for the purposes of vehicle storage. An additional curb cut is required.

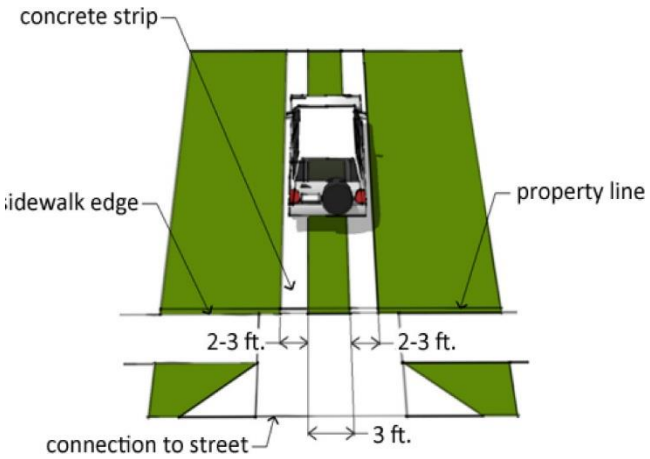


Figure D. Driveway Ribbons

8. Ribbon driveways may extend off the driveway within the front yard setback to the adjoining side yard. When the ribbon driveways extend off the driveway, parking and storage of vehicles shall be located behind the fence in the side yard. Temporary parking of a vehicle for over 72 hours within the front yard setback on ribbon driveways that extends off the driveway is prohibited. Ribbon driveways that extend off the driveway shall include a parking pad for vehicles behind a solid gate within the side or rear yard.



Figure E. Driveway Ribbons Extending Off Driveway

F. **Permitted Encroachments.** The following encroachments are permitted within the required minimum driveway width:

1. Projections from buildings, with the minimum required height clearance of subsection G of this section, such as:
    a. Cantilevered eaves, awnings, and shading devices.
    b. Architectural features—sills, cornices, buttresses, etc.
    c. Mechanical equipment cantilevered from building.
    d. Balconies, second floor overhangs, and porte cocheres.
2. Utility-owned pole lines within approved easements.
3. Access walkways.
4. A maximum of five (5) foot walkway in addition to the permissible driveway leading to the side yard and/or the front of the house.
5. Security gate, subject to vision clearance requirements of Section 19.336.020 and allowable fence height of Section 19.328.020.

G. **Driveway Height Clearance.** Within the required driveway width, there shall be no obstruction from the driveway surface to a height of eight (8) feet.

H. **Driveway Curvature.** The minimum turning radius for the turning point of a ~~any~~ curve in a driveway shall be twenty-five (25) feet measured to the outside edge of the driveway as shown in Figure F.

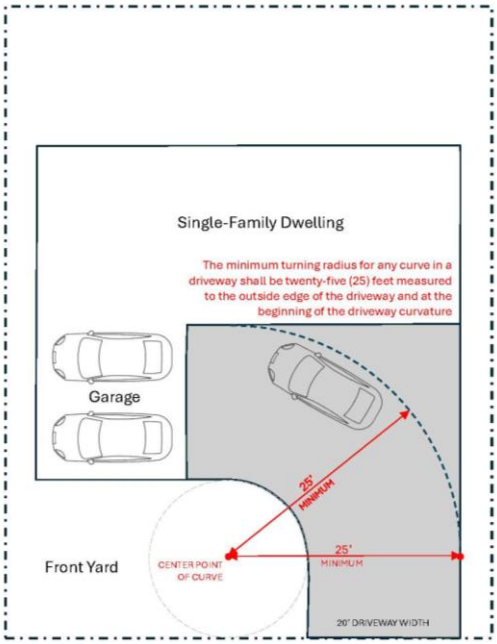


Figure F. Driveway Curvature

I. **Circular Driveways.** There shall be no circular driveway in a front yard area with two driveway entrances from the same street unless the distance between the driveway approaches is a minimum of thirty (30) feet or more as measured from inside edge to inside edge. Such driveways shall be subject to Public Works Director and City Engineer approval via the ~~Interdepartmental Review~~ Driveway Modification procedure ~~(Section 19.128.100)~~.

J. **Driveway Circulation Pattern.**

1. Any garage or accessory building having vehicular entry facing an alley shall be located at least thirty (30) feet from the opposite side of the alley.

2. Any garage or carport with its vehicular entrance facing a street shall be set back at least twenty (20) feet from the street property line in order to allow temporary parking in the driveway without obstructing any portion of a public right-of-way.

Section 12: Section 19.336.050 of the Buena Park Municipal Code, entitled "Residential Parking Location," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. The required single-family residential parking shall be located on the same lot as the residential dwelling.

B. Parking and storage of vehicles, not located on an approved driveway within a street setback, shall be located behind a solid fence in the side or rear yard.

Section 13: Section 19.348.010 of the Buena Park Municipal Code, entitled "Accessory Dwelling Units and Junior Accessor Dwelling Units," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. Purpose. The purpose of this section is to establish regulations governing accessory dwelling units (ADU) and junior accessory dwelling units (JADU) in compliance with California Government Code Sections 663104 ~~—~~ 663~~39~~42, and to provide local standards for the development of accessory dwelling units and junior accessory dwelling units so as to increase the supply of smaller and affordable housing units in the City while ensuring that such units remain compatible with existing neighborhoods. An accessory dwelling unit also includes a manufactured home, as defined in Section 18007 of the Health and Safety Code.

B. Submittal Requirements and Application Processing. Any application for an accessory dwelling unit or junior accessory dwelling unit shall include a site plan, floor plan, demolition plan, and elevations substantiating and evidencing compliance with all applicable development standards. Where all requirements of this section and the Buena Park City Code appear to be met, the application shall be approved ministerially without discretionary review or public hearing within 60 days of receiving the application. The City and applicant may agree to additional time with a written request from the applicant.

If the City denies an application for an ADU or JADU, the City shall, within the 60-day period, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and provide a description of how the application can be corrected by the applicant.

Applications to replace a detached garage with an ADU shall require a demolition permit for the garage. The demolition permit will be reviewed with the application for the ADU and issued at the same time as the permit to construct the ADU.

An accessory dwelling unit application shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.

C. Development Standards. Under the provisions of this section, each accessory dwelling unit or junior accessory dwelling unit shall comply with local building codes and ~~all development standards contained in Division 3 (Single Family Residential Zones) of this Title 19 (Zoning), except~~ as ~~otherwise~~ specified herein:

1. **Location.** Accessory dwelling units are allowed on lots developed or proposed to be developed with single or multifamily dwellings on lots that are zoned for ~~single-family~~ residential or mixed-use ~~which contain or are proposed to be developed with a single-family dwelling, or on lots zoned for multifamily residential or mixed-use residential use which contain or are proposed to be developed with a multifamily dwelling~~. Subject to the standards of this section, accessory dwelling units may be attached, detached, or located within an existing primary residence, which shall include an attached garage, or existing accessory structure. Junior accessory dwelling units shall only be allowed on lots ~~zoned for single-family residential use and~~ which are developed with or are proposed to be developed with a single-family dwelling.

2. **Minimum Lot Size and Allowable Density.** Minimum lot size and density requirements shall not be applicable when determining minimum lot size or allowable density for development of an accessory dwelling unit or junior accessory dwelling unit.

3. **Height of Structure.** The height of an accessory dwelling unit shall not exceed 16 feet, measured from grade, except as follows:

    a. Notwithstanding subsection C.3 above, on ~~single-family zoned~~ a lot~~s~~ with an existing or proposed single-family dwelling, if the ADU is attached to the primary dwelling unit, the maximum height is 2 stories not to exceed 30 feet, or as high as the existing two-story primary dwelling unit, whichever is lower.

    b. Notwithstanding subsection C.3 above, the maximum height of a detached ADU on a lot ~~zoned for multifamily residential or residential mixed-use~~ which ~~are~~ is developed or proposed to be developed with a multifamily, multistory dwelling is 20 feet.

    c. Notwithstanding subsection C.3 above, if a parcel contains an existing or proposed single-family or multifamily dwelling ~~unit~~ and is located within one-half of one mile of a "major transit stop" or a "high quality transit corridor" as those terms are defined in Section 21155 of the Public Resource Code, the maximum height of a detached ADU is 20 feet, measured from existing finished grade to the highest point of the roof.

4. **Access.** Any external access staircase for the accessory dwelling unit, whether attached or detached, shall not be located on street facing elevation(s) of the single-family or multifamily dwelling unit(s), as applicable. This standard only applies to accessory dwelling units governed by subsection C.6.c.

5. **Setbacks.**

   a. An existing living area or accessory structure that is converted to an accessory dwelling unit, or an accessory dwelling unit that is constructed in the same location and to the same dimensions as an existing living area or accessory structure, may maintain the existing setbacks applicable to the existing area or structure. Any other accessory dwelling unit must maintain a minimum setback of 4 feet to the rear-yard property line and 4 feet to the side-yard property line unless governed under subsection C.6.a.i and iii, which shall only comply with setbacks for fire and safety.

   b. Any second story windows, decks, balconies, or landings shall provide screening to minimize the loss of privacy for neighboring properties. A minimum second story balcony side or rear yard setback of 5 feet to the property line shall be provided for accessory dwelling units governed by subsection C.6.c.

   c. A~~n~~ detached or attached ADU over 800 square feet of livable space in size that complies with all other applicable development standards may be built within the front yard setback of a lot if it is otherwise physically infeasible to build such an ADU on other areas of the lot while maintaining the minimum rear and side yard setbacks outlined in this subsection C.5.

6. **Number of Dwelling Units.**

   a. **Single-Family ~~Zone~~.** The number of accessory dwelling units or junior accessory dwelling units that may be located on any lot ~~in single-family zones~~ zoned for residential or mixed-use is ~~limited~~ allowed any ~~to one (1)~~ of the following options:

      (i) **ADU Conversion.** One (1) accessory dwelling unit may be located within an existing single-family dwelling or existing accessory structure, or within a single-family dwelling that is proposed to be constructed. Accessory dwelling units that are located within an existing single-family dwelling or accessory structure may include an expansion of not more than 150 square feet of livable space beyond the existing ~~or proposed~~ physical dimensions of the structure for the exclusive purpose of accommodating ingress and egress to the accessory dwelling unit.

      (ii) **New ADU.** One (1) detached ~~or attached~~ newly constructed accessory dwelling unit, of up to 800 square feet of livable space, may be located on lots which contain an existing single-family dwelling or which are proposed to be developed with a single-family dwelling.

(iii) Junior ADU. One (1) junior accessory dwelling unit may be located within a single-family dwelling, which shall include an attached garage, or within a single-family dwelling that is proposed to be constructed. The junior accessory dwelling unit conversion may include an expansion of not more than 150 square feet of livable space beyond the existing physical dimensions of the single-family dwelling only for the purpose of accommodating ingress and egress to the junior accessory dwelling unit.

~~**(iv) Unit Combinations.** One (1) junior accessory dwelling unit under subsection C.6.a(iii) above, plus one (1) detached accessory dwelling unit under subsection C.6.a(i) or subsection C.6.a(ii) above, may be located on lots which are or are proposed to be developed with a single-family dwelling.~~

b. Multifamily ~~Zones~~ and Mixed-Use ~~Zones~~. The number of accessory dwelling units that may be constructed on any lot ~~in~~ that contain multifamily ~~residential zones and~~ or mixed-use ~~zones~~ dwelling structures ~~is~~ are limited as follows:

(i) A maximum of two (2) newly constructed detached accessory dwelling units may be constructed on lots which are proposed to be developed with a multifamily dwelling ~~unit~~.

(ii) A maximum of eight (8) newly constructed detached accessory dwelling units may be constructed on lots which are developed with multifamily dwelling units. However, the number of accessory dwelling units allowable shall not exceed the number of existing non-accessory dwelling units on the lot.

(iii) Within an existing multifamily dwelling structure, an accessory dwelling unit may be converted from areas not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. The number of accessory dwelling units that may be developed within an existing multifamily dwelling shall not exceed 25 percent of the existing dwelling units within ~~the~~ multifamily dwelling structures (not counting any accessory dwelling units). At least one (1) such accessory dwelling unit conversion is permitted under this subsection. All such units shall comply with applicable fire and building code requirements.

(iv) Junior accessory dwelling units are not permitted in multifamily residential ~~zones~~ dwelling structures.

c. Single-Family and Multifamily Zones. A single accessory dwelling unit shall be allowed in addition to any other units allowed under subsection C.6 for lots containing an existing or proposed single-family dwelling, that are zoned for single-family or multifamily residential and are limited to one (1) of the following options:

(i) One (1) newly constructed detached accessory dwelling unit that is either (a) built in addition to a detached ADU governed by subsection C.6.a.ii or (b) is in excess of 800 square feet of livable space.

(ii) One (1) newly constructed accessory dwelling unit that is attached to an existing or proposed single-family dwelling.

(iii) One (1) accessory dwelling unit may be located within an existing single-family dwelling or existing accessory structure, or within a single-family dwelling that is proposed to be constructed. Accessory dwelling units that are located within an existing single-family dwelling or accessory structure may include an expansion of not more than 150 square feet of livable space beyond the existing physical dimensions of the structure for the exclusive purpose of accommodating ingress and egress to the accessory dwelling unit.

d. **Existing Nonconforming Units.** Any accessory dwelling unit or junior accessory dwelling unit that has not previously been legally established, is considered an unlawful use, unless the Community and Economic Development Director determines that the unit meets the provisions of this section:

(i) City shall not deny a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, due to either of the following: (1) The accessory dwelling unit or junior accessory dwelling unit is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code; or (2) The accessory dwelling unit or junior accessory dwelling unit does not comply with this article or any local ordinance regulating accessory dwelling units.

(ii) City may deny a permit for an accessory dwelling unit or junior accessory dwelling unit subject to subsection C.6.c.i if the City makes a finding that correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code.

7. Dwelling Size.

a. Newly constructed attached or detached accessory dwelling units shall not exceed 850 square feet of livable space for an accessory dwelling unit that provides up to one bedroom, and shall not exceed 1,000 square feet of livable space for an accessory dwelling unit that provides more than one bedroom.

b. The total floor area of any attached or detached accessory dwelling unit or a junior accessory dwelling unit shall be of a minimum of 150 square feet of livable space, or as specified in Section 17958.1 of the California Health and Safety Code.

c. Junior accessory dwelling units shall not exceed 500 square feet of livable space.

8. **Off-Street Parking.** One (1) parking space per accessory dwelling unit shall be provided for accessory dwelling units that fall within subsection C.6.c. These spaces may be provided as tandem parking on an existing driveway, or on a driveway in side yard and rear yard as permitted in this Title. Parking is limited to lawfully paved areas approved by the City. No parking for the accessory dwelling unit is required if any one (1) of the following conditions are met:

    a. The unit is located within one-half of one mile of walking distance of public transit.

    b. The unit is located within an architecturally and historically significant historic district.

    c. The unit is part of (i.e., contained within) the footprint of the existing or proposed primary ~~single-family~~ dwelling or an accessory building ~~unit~~.

    d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

    e. When there is a car share vehicle located within 1 block of the accessory dwelling unit.

    f. When an existing garage, carport, or covered parking structure is demolished in conjunction with the development or conversion of an ADU, replacement off-street parking for the main dwelling unit shall not be required.

    g. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed in this subsection ~~paragraph~~.

9. **Location of Parking.** Parking required or proposed for the accessory dwelling unit may be located in the following locations, as approved by the City, ordered from most preferred to least preferred:

    a. A garage, carport, or covered space on a driveway; which complies with required setbacks for both primary and accessory structures.

    b. An uncovered tandem space on a driveway.

    c. Within the required street side yard setback.

    d. Within the required side or rear yard setback subject to screening.

    e. Within the required front yard setback.

    f. Parking in setbacks and tandem driveway parking remain subject to the Building Code regarding egress and any other applicable site-specific fire and/or life safety conditions of approval as determined by the Building Official.

    g. On-site parking required for the accessory dwelling unit shall be maintained and available for parking purposes at all times.

10. Vehicular Access.

a. The accessory dwelling unit shall utilize the same vehicular access that serves the existing ~~main~~ primary dwelling unit, unless:

(i) The accessory dwelling unit has access from an alley contiguous to the lot; or

(ii) The lot is a corner lot with a second driveway, and the second driveway is located on the side street; ~~and~~ or

(iii) A second driveway does not result in the loss of an on-street parking space.

b. No passageway connecting the accessory dwelling unit to a street is required. Each accessory dwelling unit or junior accessory dwelling unit shall maintain independent exterior access from the existing residence.

11. Way Finding. Each unit shall display address in compliance with the current California Residential Code as adopted and amended by the City.

12. Utilities. All utilities servicing the accessory dwelling unit or junior accessory dwelling unit may be metered in conjunction with the primary dwelling, in compliance with Government Code Section ~~65852.2(f)~~ 66311.5(d).

13. Restricted Areas. Accessory dwelling units that fall under subsection C.6.c ~~or junior accessory dwelling units~~ shall not be allowed where roadways, public utilities and services are inadequate with reference to objective and published thresholds established by the utility or service provider. To ensure access by public safety vehicles, an accessory dwelling unit may not be located on a lot that fronts a roadway that is narrower than the minimum road width standards established by the Orange County Fire Authority's Master Plans for Commercial and Residential Development (as the same may be amended from time to time), unless:

a. One (1) on-site parking space is provided for each bedroom included in the accessory dwelling unit; and

b. Replacement on-site parking spaces are provided for any parking spaces that are lost or converted to accommodate the accessory dwelling unit; or alternatively;

c. A conditional use permit is issued pursuant to Section 19.128.020 of this Code, provided that the conditional use permit shall be approved if affirmative findings are made based on the following criteria:

(i) 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; and

(ii) Adequate utilities and public services are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

14. **Building and Fire Codes.** The property owner shall comply with all current State and local building and fire codes. Fire sprinklers are not required for the accessory dwelling unit or junior accessory dwelling unit if they are not required for the primary residence or multi-family dwelling. The construction of an ADU, by itself, shall not trigger requirements to install fire sprinklers in any existing main dwelling.

15. **~~Park~~ Impact Fees.** For accessory dwelling units of over 750 square feet of livable space ~~or more~~, a proportionate amount of Park Land Dedications and In-Lieu Fees shall be paid, based upon the City's adopted Development Impact Fee Schedule. Any impact fees charged for an accessory dwelling unit that has more than 750 square feet of interior livable space shall be charged proportionately in relation to the square footage of the primary dwelling unit.

16. **Objective Design Standards.** Accessory dwelling units that fall under subsection C.6.c ~~or junior accessory dwelling units~~ shall incorporate the same architectural features, building materials, and color as the main dwelling unit on the property. These features shall include, but are not limited to, roofing material, roof design (i.e., slope, style), fascia, exterior building finish, color, exterior doors, windows, garage door, and architectural enhancements.

    When an existing garage is converted into an ~~JADU/~~ADU, the existing garage door, if visible from public or private right-of-way, shall be eliminated and replaced with a wall, windows, door, or other exterior design features which are architecturally consistent with the exterior design of the structure and the main dwelling.

    Second story windows and glass doors shall be located to retain privacy between properties through such methods as offset or clerestory placement, use of opaque or view-obscuring glass.

    Manufactured homes shall be equipped with skirting to give the appearance of the manufactured home being located on grade. Synthetic materials of a similar appearance to the materials of the structure of the main dwelling and equivalent durability shall be permitted. Exterior siding shall be installed from the exterior finished grade to a point at or near the roof. However, if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the siding need not extend below the top of the foundation.

17. **Separate Sale Prohibited.** An accessory dwelling unit may not be sold separately from the primary residence.

18. **Short-Term Rental Prohibited.** The minimum rental term of the accessory dwelling unit shall be no less than 30 days.

19. **Demolished or Destroyed.** If the accessory dwelling unit is demolished or destroyed, or if the accessory dwelling unit is modified such that it no longer complies with this section, the property owner shall return the lot and all improvements into a condition that complies fully with applicable land use and building standards set forth in this Code. The property owner shall apply for any and all permits necessary to complete the scope of work, as required under the City's building and fire codes.

20. **Specific Junior Accessory Dwelling Units Requirements.** Notwithstanding anything contrary in this section, the requirements and standards of this subsection shall apply specifically to junior accessory dwelling units.

~~**a.** The owner of the single-family lot shall occupy the single-family dwelling, any accessory dwelling unit that may exist on the lot in compliance with this section, or the junior accessory dwelling unit as their principal place of residence.~~

a. As a condition to obtaining a building permit for a junior accessory dwelling unit, the property owner shall file with the County Recorder a declaration or agreement to restrictions, containing a reference to the deed under which the property was acquired by the owner and stating that:

(i) The junior accessory dwelling unit cannot be sold separately from the primary residence; and

(ii) The size and attributes of the junior accessory dwelling units shall conform at all times with the requirements of California Government Code Section 66333 and the Buena Park Municipal Code; and

(iii) Minimum rental term of either the junior accessory dwelling unit or primary residence shall be no less than 30 days; and

(iv) The restrictions shall be binding upon any successor in interest and ownership of the property and lack of compliance may result in legal action against the property owner to compel compliance with this section.

b. A junior accessory dwelling unit shall include: a separate entrance from the main entrance to the proposed or existing single-family residence; and an efficiency kitchen, which shall include a cooking facility with appliances, and a food preparation counter or counters and storage cabinets that ~~is~~ are of reasonable size in relation to the size of the junior accessory dwelling unit.

c. A junior accessory dwelling unit that does not include a separate bathroom shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

d. The owner of a property with a junior accessory dwelling unit shall reside in one of the dwelling units on the property if the junior accessory dwelling unit shares sanitation facilities with the single-family dwelling. This owner-occupancy requirement shall not apply to a junior accessory dwelling unit owned by a governmental agency, land trust, or housing organization.

Section 14: Subsection 19.348.050.D of the Buena Park Municipal Code, entitled “Chicken Keeping,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

1. No property may keep chickens (minimum of 3 and a maximum of 6) without first obtaining a ministerial permit from the Community and Economic Development Department.

2. Any property which keeps or maintains chickens shall provide an adequate enclosure.

3. The enclosure must be a minimum size of 10 square feet of permeable land per chicken, and coops must be a minimum of 3 square feet per chicken. Coops may be located within the enclosure, but must maintain the required permeable land of the enclosure.

4. The enclosure must provide protection for the chickens from the elements, and to prevent wildlife or other predators from gaining entry.

5. Chicken enclosures or related structures may be located in the side or rear of the property but shall not be located in the front yard.

6. Chicken coops/runs/enclosures shall be at least 10-feet from any side or rear property line.

7. Chickens must be provided proper feeding and water at intervals not longer than 12 hours apart.

8. Coops, pens, enclosures or yards where chickens are kept must be maintained in a clean and sanitary condition. Manure or other debris shall be removed from such enclosures daily.

9. Each application for the keeping of chickens shall be on a City-provided form and shall include the following information and documentation:

    a. The property address where chicken keeping is proposed.

    b. Property owner authorization.

    c. A site plan showing the location on the parcel where the enclosure/coop/ run will be located.

    d. Self-attestation that the applicant has completed a training/certification course on keeping of chickens.

Section 15: Section 19.408.020 of the Buena Park Municipal Code, entitled "Lot Consolidation Bonus – Multi-Family Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. Before any other density bonus is applied, for the RM-10 Zone, a site area bonus shall be granted for up to 16 dwelling units per net acre when multiple ~~parcels are combined~~ lots are merged into a single development with a minimum lot size of 12,500 square feet.

B. Before any other density bonus is applied, for the RM-20 Zone, a site area bonus shall be granted for up to 24 dwelling units per acre when multiple parcels are combined into a single development with a minimum lot size of 12,500 square feet.

C. The Housing Opportunity Overlay (HOO) encourages parcel aggregation by permitting increased density and flexible development standards for consolidated properties in multi-family zones. This promotes the creation of higher density affordable multi-family housing, facilitating efficient land use and enabling more impactful affordable housing projects to address housing needs effectively within the designated overlay area.

Section 16: Section 19.412.010.A of the Buena Park Municipal Code, entitled "Uses Permitted," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

§ 19.412.010. Uses Permitted.

A. Land, buildings, and other facilities shall be designed, developed, and used only for those activities indicated for the various zones by Table 19.412.010, entitled Uses Permitted. All uses not listed in Table 19.412.010 shall be prohibited in all Multi-Family Residential Zones. The symbols shown in this table have the following meanings:

Section 17: Table 19.412.010 of the Buena Park Municipal Code, entitled "Uses Permitted – Multi-Family Residential Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Table 19.412.010
USES PERMITTED - MULTI-FAMILY RESIDENTIAL ZONES

Uses	RMH	RM-10	RM-20	PD[8]	Additional Requirements
Residential Uses					
Single-Family Dwellings:					~~See Note (1).~~
Site-Built.	See Note (1).	P	P	C	
Manufactured Homes.	See Note (1).	P	P		
Single-Family Cluster.	See Note (1).	C	C	C	See Section 19.448.040
Multi-Family Dwellings:					
Multi-Family Apartments.		P	P	C	
Transitional/Supportive Housing.		P	P	P	See Chapter 5.70 and Government Code Section 65651 for supportive housing projects
Condominium, Stock Cooperative, Community Apartments.		C	C	C	See Section 19.448.030.
Cottage Cluster.		P	P		Cottage Clusters are permitted only if 100% of the development is affordable and meets the requirements set forth in the Objective Design Standards in Section 19.448.050.
Employee/Farmworker Housing.		P	P		
Mobile home Park:					See Section 19.448.010
Undivided ownership.	P				
Condominium or planned unit development ownership.	C			C	
Group Quarters:					
Convent, rectory, boarding/rooming house, dormitory, fraternity or sorority house, etc.		C	C		
Transient Quarters: (See Division 5, Commercial Uses—Tourist Services.)					
Community Residential Care:					See Note (2).
Small group care home.		P	P	P	

Other community residential care facility.		C	C		See California Government Code Section 65583, subdivision (c)(10)(A) for Affirmatively Further Fair Housing (AFFH) provisions.
Residential Accessory Uses:					
Non-habitable accessory structure.	I	I	I	I	See Section 19.416.080.
Accessory dwelling unit.		I	I	I	See Section 19.348.010.
Guesthouse.					
Home occupation.	I	I	I	I	See Section 19.448.060.
Short-term rental.	I	I	I	I	As incidental to a single-family dwelling only. See Section 19.348.080.
Animal keeping.	I	I	I	I	See Section 19.448.080.
Swimming pool, therapeutic pool, recreational structure (play equipment, tennis courts, etc.).	I	I	I	I	
Clubhouse, meeting room, game room, gymnasium, sauna, health center (private use only).	I	I	I	C	
Rental management office, storage room.	I	I	I	I	
Parking, within garage.	I	I	I	I	
Parking, under carport.	I	I	I	I	
Parking, uncovered.	I	I	I	I	
Yard sale.	I	I	I	I	See Section 19.448.070.
Public Service Uses					
Community Day Care:					
Small group child day care home (1-14 children).		P	P	P	See Note (3).
Small group adult day care home (1-6 adults).		P	P	P	
Child day care center (more than 14 children).		Ci	Ci	Ci	See Note (4).
Adult day care center (more than 6 adults).		Ci	Ci	Ci	See Note (4).
Health Facilities:					
Long-term care (intermediate care or skilled nursing).		C	C		
Public Assembly: (See also Recreation.)					

Church.		C	C		In all residential zones in which churches are permitted, such churches shall be located on and oriented to major, primary, or secondary highway as defined and as designated in the Buena Park General Plan. Additionally, see Note (5).
Café/Coffee Shop		I	I		Permitted only as an incidental use to an existing permitted religious facility and subject to all building and fire safety standards applicable to commercial/assembly use. Must be less than 3,000 square feet facility and subject to all building and fire safety standards applicable to commercial/assembly use. Must be less than 3,000 square feet.
Emergency shelter.		I	I		See Section 19.448.090.
Education:					
Educational institution.		C	C		See Note (5).
Recreation:					
Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.		P	P	P	
Community recreation center.		P	P	C	
Utilities and Communications:					See Division 12 of Zoning Ordinance.
Aviation navigational aids.	C	C	C	C	
Public utility facilities or structures, including electrical substations and cellular telephone facilities.	C	C	C		
Transportation:					
Parking lot.		C	C	C	
Parking structure.		C	C	C	
Temporary Uses					
Temporary uses, as provided in Title 19, Division 10.	T	T	T	T	
On-site construction facilities.	T	T	T	T	See Note (6).
On-site real estate sales office.	T	T	T	T	See Note (7).
Notes:					
(1) Previously approved existing single-family uses within RMH Zones are considered legal non-conforming. However, in the event that 20 percent or more of an existing single-family use within an RMH zone is destroyed or significantly damaged, such use will no longer be permitted, and the property must be developed in accordance with the zoning regulations applicable to the respective zone.					
(2) A Community Residential Care facility is a "community care facility" serving seven (7) or more persons, licensed for any type of 24-hour care pursuant to the California Community Care Facilities Act and California Health and Safety Code Section 1500 et seq. Community Residential Care facility are conditionally permitted in the RM-10 and RM-20 zones. A minimum distance of 300 feet shall be maintained from any other community care facility.					

(3) All applicants shall comply with the State Health and Safety Code with regard to the maximum number of children that may be supervised at any 1 time based on applicable standards and criteria. In no case, shall the total number of children supervised at any 1 time at any residence exceed 14.
(4) Permitted with a conditional use permit as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.
(5) Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.
(6) Offices, storage, activities, and facilities directly pertaining to construction on the same site provided construction is not suspended for a permitted use for more than 30 consecutive days.
(7) Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.
(8) Permitted uses and intensity of use in the PD zone shall be determined in a public hearing, subject to the provisions of the General Plan for the individual area designated as Planned Development.

Section 18: Section 19.416.090 of the Buena Park Municipal Code, entitled "Residential Garages and Carports," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. For a mobile home park in the RMH zone, separate requirements for carports apply pursuant to Sections 19.436.050 and 19.448.010.

B. For a single-family dwelling (one dwelling unit on a lot) in the RM zones, the requirements for minimum garage floor area and vehicular openings shall be governed by Chapter 19.336 of Division 3 for the RS-6 zone.

C. The maximum width of parking areas along street frontages and within the required front setback, including driveways, open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed 25 percent of the linear street frontage.

D. Garage doors shall be recessed into the garage wall a minimum of 4 inches to accentuate shadow patterns and relief.

E. Parking for residents, visitors, and/or employees shall be accommodated onsite in garages, parking areas, carports, or along internal streets to minimize spillover to adjacent residential neighborhoods. Parking and loading/unloading areas shall not create stacking/queuing issues at ingress/egress points.

F. For multifamily apartments, garage and/or carport floor areas shall be provided to accommodate the number of required parking spaces as required in Chapter 19.436.

    1. Each parking space shall have a vehicular door or access opening of a minimum 8-foot width. Two parking spaces may be combined with a vehicular door or access opening of a minimum 16-foot width.

Section 19: Section 19.420.060 of the Buena Park Municipal Code, entitled "Private Open Space," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. In RM-20 zones, each dwelling unit shall be provided with at least one (1) area of private usable open space and shall be accessible to only one (1) living unit by a doorway or doorways to a habitable room or hallway of the unit. Private open space located above ground level in the form of

fenced or screened patio or balcony shall have a minimum eight-foot vertical clearance and have minimum dimensions of no less than six (6) feet in any horizontal direction. Private open space located on the ground level in the form of fenced or screened yard, deck, or patio shall have a minimum eight-foot vertical clearance and have minimum dimensions of no less than ten (10) feet in any horizontal direction.

B. Mechanical equipment of a dwelling unit may be located within that unit's private open space provided that the equipment is not more than 3.5 feet in height and the equipment is screened from view. Mechanical equipment located within the unit's private open space area shall provide a minimum area of at least 72 square feet.

C. Above ground-level space shall have at least one (1) exterior side open and unobstructed for at least 6 feet above floor level, except for incidental railings and balustrades.

Section 20: Section 19.428.020 of the Buena Park Municipal Code, entitled “Fence Height and Location,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. For any use in the RM zones, other than a single-family dwelling (one dwelling on a lot) and a mobile home park in the RMH zone, the following fence height requirements shall apply;

1. With the exception of a required yard abutting a street, a maximum 7-foot-high fence may be permitted anywhere on a lot.

2. **Yards Abutting a Street.** Within a required yard abutting a street, a maximum 6-foot-high fence may be permitted, subject to the following setback requirements and the design and material requirements of Section 19.428.030:

   a. For any portion of a fence which is not view-obscuring, other than the provision of pilasters and vines, there shall be a minimum 3-foot setback from the street property line for that portion of fence.

   b. For any solid or view-obscuring portion of a fence, there shall be a minimum 5-foot setback from the street property line for that portion of fence.

3. For any fence over 2 feet in height within the required 15 feet by 15 feet vision clearance area adjacent to any driveway or alley where it intersects with a public street as defined under Section 19.436.030 shall meet the design requirements of Section 19.428.030.

B. **Single-Family Dwelling.** For a single-family dwelling in the RM zones, the fence height requirements of Section 19.328.020 shall apply with the exception that a 6-foot maximum height fence may be permitted within the minimum required front yard with a 1~~5~~0-foot setback from the front property line.

C. **Mobile home Park.** For a mobile home park in the RMH zone, separate fence height requirements apply pursuant to Section 19.448.010.

D. The maximum height of any fence in the multifamily residential zones shall be 7 feet, except where a greater height is required for noise reduction as determined by an acoustical analysis.

Section 21: Section 19.432.030 of the Buena Park Municipal Code, entitled “Landscape and Maintenance,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. All landscaping shall be permanently maintained in a clean, healthy, and attractive condition to prevent hazards, obstruct public rights-of-way or impair required visibility triangles. This includes pruning, ~~weeding,~~ removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.

1. Landscaping designs shall include one (1) or more of the following planting design concepts:

   a. Specimen trees (48-inch box or more) in informal groupings or rows at major focal points.

   b. Use of planting to create shadow and patterns against walls.

   c. Use of planting to soften building lines and emphasize the positive features of the sit.

   d. Use of flowering vines on walls, arbors, or trellises.

   e. Trees to create canopy and shade, especially in parking areas and passive open space areas.

   f. Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.

2. Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as re hydrants or re alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities. Trees and large shrubs shall be placed as follows:

   a. A minimum of 6 feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals.

   b. A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections.

   c. A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights.

   d. A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and Fire Department sprinkler and standpipe connections.

B. **Curbs Required.** All landscape planters shall be separated from all parking and loading spaces, parking aisles, and driveways with a minimum 6-inch-high concrete curb. In addition, for any such landscape area adjacent to a public sidewalk, in which the grade of the planter is higher than the sidewalk and which is planted with ground cover other than a hydroseeded or sodded lawn, a minimum 6-inch-high concrete curb shall be provided alongside the public sidewalk to preclude soil erosion across such sidewalk.

C. Landscapes utilizing drought-tolerant, native, climate-appropriate design principles shall be compliant when maintained in accordance with Subsection A and not constituting a defined hazard.

D. Seasonal dormancy, natural dieback, retained seed heads, mulched leaf litter, and woody debris used for soil health, erosion control, moisture retention, or habitat purposes shall not constitute a violation unless creating a defined hazard.

E. Vegetation height shall be permitted provided that it does not obstruct pedestrian pathways,

encroach upon public rights-of-way, impair required visibility triangles, or create a defined hazard.

Section 22: Subsection 19.436.040.A of the Buena Park Municipal Code, entitled "Residential Driveway Standards," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. In case of any conflict between the requirements of this section and any safety requirements pursuant to the Fire Code, the Fire Code requirements shall prevail. For single-family dwellings on RM zoned properties, requirements from Chapter 19.336 shall govern the development.

Section 23: Subsection 19.448.020.E.2 of the Buena Park Municipal Code, entitled "Common Useable Open Space," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

2. **Common Usable Open Area.** Open area on a lot shall include at least ~~3~~200 square feet of common usable open area per unit. For any development where the livable area of dwelling units abut the landscaped front yard, the required common usable open area for that development may be reduced by a maximum 5 percent pursuant to a site plan review process. All other standards for common usable open area shall be in accordance with Section 19.420.0~~2~~30.

Section 24: Section 19.512.010.A of the Buena Park Municipal Code, entitled "Uses Permitted," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

§ 19.512.010. Uses Permitted.

A. Land, buildings, and other facilities shall be designed, developed, and used only for those activities indicated for the various zones by Table 19.512.010, entitled Uses Permitted. All uses not listed in Table 19.512.010 shall be prohibited in all Commercial and Industrial Zones. The symbols shown in this table have the following meanings:

Symbol	Meaning
P	Automatically permitted use.
I	Incidental use—use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.
C	Conditional use—use eligible for consideration under the conditional use procedure (Section 19.128.020) and permitted only if a conditional use permit is approved, subject to the specific conditions of such permit.
Ci	Incidental conditional use—use eligible for consideration under the conditional use procedure only if incidental to another primary use of the site, whether such primary use is automatically permitted or permitted by conditional use permit.
Pc	Automatically permitted use, except such use is subject to a conditional use permit when located within three hundred ~~thirty~~ feet of a residential zone.
~~Pc*~~	~~Automatically permitted use, except such use is subject to a conditional use permit when located within six hundred feet of a residential zone.~~
IC	Incidental or conditional use—automatically permitted as an incidental use, when the primary use is automatically permitted, or eligible for consideration as a primary use under the conditional use procedure.

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	~~MR~~	ML	MH
Residential Uses								
Group Quarters:								
• Convent, rectory, dormitory, fraternity or sorority house, etc.	Ci	Ci	Ci					
Transient Quarters: (See Commercial Uses— Tourist Services.)								
Public Service Uses								
Community Day Care:								
• Child day care center.	C	P	P	C	I	~~I~~	I	I
• Adult day care center.	P	P	P		I	~~I~~	I	I
Health Facilities:								
• Long-term care (intermediate care or skilled nursing).	C	C	C					
• Hospital, alcoholic institution.	C	C	C					
• Medical or dental laboratory.	I	P	P		P		P	
• Medical or dental clinic. (17)	P	P	P	P	P		P	
• Industrial clinic.					P	~~P~~	P	P
• Pharmacy.	P	P	P	P	I	~~I~~	I	I
• Optician.	P	P	P	P				
Public Assembly: (See also Recreation.)								
• Church. (1)	C		C		C			
• Emergency shelter, up to 30 occupants. (19)	P	P	P		P			
• Emergency shelter, more than 30 occupants. (19)	C	C	C		C			
• Club, lodge, meeting hall, community center (largest meeting room limited to 150 seats or 1000 sq. ft.) (1)	C	P	P					
• Exhibit hall (no swap meets).	C	P	P	C				
• Auditorium. (1)		C	C	C				
• Theater, indoor.		C	C	C				
• Theater, open air.		C	C					
• Theater, drive-in.			C					
Education:								
• Educational institution.	C	C	P					
• Library, reading room.	P	P	P					
• Museum.	C	P	P	P				
• Tutoring.	C	C	C		C			

• Business college, vocational school (no industrial machinery or equipment), physical training school.	C	C	C		C		C	C
• Trade school.			C		C		C	C
Recreation: (See also Commercial Uses—Commercial Recreation.)								
• Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.	P	P	P		P	~~P~~	P	P
• Recreation area (play area, swimming pool, racquetball courts, etc.), as an accessory use (public or private use, indoor or outdoor) to a permitted commercial or industrial use.	C	C	C	C	C	~~C~~	C	C
• Private recreation facility.			C	C			C	
• Community recreation center.		P	P					
• Golf driving range.			C					
• Indoor screen golf driving range.			P	P			P	
• Miniature golf.			C					
• Miniature golf, indoor only.			P	P				
• Indoor simulated sports activities.			P	P			C	
• Theme recreational park.			C	C				
• Tennis courts or club, indoor only.			P	P			C	
• With outdoor courts.			C	C				
• Racquetball, handball, pickleball, swimming, gym, athletic club, indoor only.		P	P	P			C	
• With outdoor area.			C	C				
Natural Resource Development:								
• Exploration and development.	C	C	C		C	~~C~~	C	C
Utilities and Communications: (13)								
• Telephone central office, relay station.	C	C	C		C	~~C~~	C	C
• Flood control channel and facilities, utility corridor.	P	P	P	P	P	~~P~~	P	P
• Other public utility facilities or structures, including electrical substations, and cellular telephone facilities.	C	C	C	C	C	~~C~~	C	C
• Radio, television, microwave transmitters.	C	C	C	C	C	~~C~~	C	C
• Aviation navigational aids.	C	C	C	C	C	~~C~~	C	C
Transportation:								
• Parking lot.	P	P	P	P	P	~~P~~	P	P
• Parking structure.	P	P	P	P	P	~~P~~	P	P
• Passenger station.	C	C	C	C			C	
Other Public Services and Facilities:								
• Non-City-owned public facilities.	C	C	C	C	C	~~C~~	C	C
Commercial Uses								
• Any permitted commercial use with drive-in, drive-through, or walk-up window service. (Special requirements apply. See Section 19.552.070.)	C	C	C	C(14)	C	~~C~~	C	C
• Any commercial use with adult entertainment. (Special requirements apply. See Section 19.552.090.)								
Offices: (2)								

• Bank, financial institution.	P	P	P	P	P	~~P~~	P	P
• Business, administrative, professional.	P	P	P	P	P	~~P~~	I	I
Studios, etc.:								
• Martial arts, dance or drama studio, art or music conservatory.	P	P	P	P				
• Music studio, recording studio.	C	C	C	P	C		C	C
• Radio, television studio.		P	P	P	C		C	C
• Art studio, art gallery, interior decorating, costume design, arts and crafts, photography studio.	P	P	P	P			P	
• Sale of art or publications related to permitted use.	I	I	I	I				
Schools: (See Public Service Uses—Education.)								
Personal Services:								
• Barber shop, beauty salon.	P	P	P	P				
• Shoe repair, tailor, dressmaker, laundromat (single batch machines only), dry cleaning (coin-operated only).		P	P	P				
• Shoe shine kiosk.		P		P				
• Automated banking service kiosk.		P		P				
• Retail dry cleaning. (3)		P	P	P				
• Health spa or salon.		P	P	P				
• Massage establishment. (20)	C		C					
• Tanning salon.	IC	IC	IC	IC				
• Body art, tattoo parlor. (24)		P	P	P				
• Fortunetelling (see Chapter 5.32 for definition).	P	P						
Tourist Services: (See also Public Service Uses—Public Assembly, and also the Entertainment Corridor Specific Plan document.)								
• Travel and ticket agency.	P	P	P	P				
• Hotel, motel, motor hotel. (12)			C					
Commercial Recreation: (See also Public Service Use—Recreation, and also the Entertainment Corridor Specific Plan document.)								
• Entertainment (see Chapter 5.24 for definition).		C	C	C				
• Skating rink.		C	C	P			C	C
• Skateboard park.			C	P			C	C
• Dancehall or other establishment with public dancing.			C	C				
• Game machine arcade. (4)		C	C	P				
• Batting cages.			C	C				
• Batting cages, indoor only.			P	P			C	C
• Axe throwing.			C	P			C	
• Billiard parlor, poolroom.		C	C	C				
• Bowling alley.		C	C	P				
• Virtual reality activities.			P	P			C	
• Karaoke.			C	C				
• Go-kart racing, sports complex, indoor only.			C	C	C		C	C

Retail Sales: (See also Food Sales and Service, Vehicle Sales and Rentals, Vehicle-Related Sales with Related Service and Repair, and Other Sales and Service.) (All sales to be indoor only, unless indicated otherwise.)								
• Furniture, carpets.		P	P	P	P			
• Household appliances, electrical appliances, radios, television sets, computer equipment.		P	P	P	P			
• Department store, variety store, dry goods and notions.		P	P	P				
• Apparel—clothing, millinery, shoes, etc.		P	P	P				
• Jewelry, cameras and supplies, luggage, sporting goods, toys.		P	P	P				
• Hobby shop.		P	P	P				
• Drugstore.		P	P	P				
• Tobacco shop. (21)	I	P	P	P				
• Pet shop and supplies.		P	P	P				
• Key shop kiosk.		P		P				
• Gifts, souvenirs.		P	P	P				
• Flower shop.	P	P	P	P				
• Flower kiosk.		P		P				
• Stationery and office supply		P	P	P	P			
• Books, newsstand.	I	P	P	P				
• Video sales, rental.		P	P	P				
• Video kiosk.		C		P				
• Outdoor fixed kiosk. (22)				P				
• Antiques.		P	P	P	P			
• Thrift retail store ~~shop, secondhand goods, pawnshop~~.		P	~~C~~ P	P				
• Pawnshop.			C					
• Auction house.			C					
• Volume discount/warehouse store.		C	C	C	C		C	C
• Hardware, paint.		P	P	P	P			
• Building materials, plumbing supplies. (Excludes lumberyards)		Pc	Pc	Pc	Pc		Pc	
• With outdoor display area. (26)		C	C	C	C		Pc	
• Garden and patio furniture and equipment.		P	P	P	P		Pc	
• With outdoor display area. (26)		C	C	C	C		Pc	
• Plant nursery~~, with outdoor display~~. • With outdoor display area. (26)		Pc C	Pc C	Pc C	Pc C		Pc C	
• Pottery, ceramics.		P	P	P			Pc	
• With outdoor display area. (26)		~~C~~ Pc	~~C~~ Pc	~~C~~ Pc			Pc	
• Deep discount/product liquidation.		P	P					
• With outdoor display area. (26)		~~C~~ Pc	~~C~~ Pc					

• Swap meet—Indoor/Outdoor. (18)			C					
Food Sales and Service:								
• Restaurant, with no entertainment, no liquor, no drive-in, no drive-through, no walk-up service window.	P	P	P	P	P	~~P~~	P	P
• With entertainment. (See Chapter 5.24 for definition.)	C	C	C	C	C	~~C~~	C	C
• With on-sale liquor. (5)	C	C	C	C	C	~~C~~	C	C
• With drive-in, drive-through, or walk-up service window. (See also Section 19.552.070.)	C	C	C	C(14)	C	~~C~~	C	C
• Food hall.			C	C	C		C	C
• Cocktail lounge, bar.		Ci	Ci	Ci				
• Liquor, off-sale.		C	C	Ci				
• Supermarket, grocery, fruits and vegetables, dairy products, meat.		C	C	C(16)				
• Deli.	Ci	P	P	P	P			
• Coffee shop, tea house, juice bar, including with walk-up service window. • With drive-in, drive-through (See also Section 19.552.070.)	P C	P C	P C	P C	P C			
• Confectionery, ice cream, bakery (baking for on-premises sales only).		P	P	P				
• Banquet caterer/hall.		C	C	C	C			
• Catering truck terminal (including commissary and kitchens).							C	C
~~Vehicle Sales and Rentals: (See also Other Services—Equipment Rental.)~~								
~~• Automobile rental agency.~~		~~C~~	~~P~~		~~P~~			
~~• Vehicle sales, leasing and rental agency (office use only).~~				~~P~~				
~~• New and used sales/lease of autos, motorcycles, or trucks not exceeding 3 tons gross vehicle weight unladen, and trailers up to 2 ton carrying capacity.~~			~~Pc~~		~~Pc~~			
~~• New and used sales/lease of trucks exceeding 3 tons gross vehicle weight unladen, and trailers over 2 tons carrying capacity.~~					~~C~~		~~Pc~~	~~Pc~~
~~Vehicle-Related Sales with Related Service and Repair: (Any installation shall be conducted within a building.)~~								
~~• Retail sales of auto parts or accessories, not including tires.~~		~~Pc~~	~~Pc~~	~~Pc~~	~~Pc~~			
~~• Wholesale of auto parts or accessories, not including tires.~~					~~Pc~~		~~Pc~~	~~Pc~~
~~• Auto window tinting.~~			~~C~~		~~C~~		~~Pc~~	
~~• Machining or repair of auto parts or accessories, not including tires.~~			~~C~~		~~C~~		~~C~~	~~C~~
~~• Tires, retail sales and/or installation for vehicles not exceeding 3 tons gross vehicle weight unladen.~~		~~C~~	~~C~~	~~Ci~~	~~C~~			
~~• Tires, retail sales and/or installation for vehicles exceeding 3 tons gross vehicle weight unladen.~~			~~C~~		~~C~~		~~C~~	
~~• Tires, wholesale and/or installation.~~							~~Pc~~	~~Pc~~
Other Sales and Service:								

• Bicycle and scooter sales, rental, or repair.		P	P	P	P			
• Boat accessories, sales with no installation.		P	P	P	P		Pc	
• Boat sales, up to 28 ft. hull length.			Pc		Pc		Pc	
• Boat repair and/or service, up to 28 ft. hull length. (All work shall be conducted within a building.) (25)			Ci		Ci		C	C
• Custom furniture upholstery and reupholstery.		P	P		P		P	
• Picture framing and glazing.		P	P	P	P			
• Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.		P	P	P	P		P	
• Locksmith.		P	P	P	P		P	
• Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).					P		P	
• Repair of pneumatic tools.					C		C	
• Rental of light equipment (up to single unit trucks).					C		Pc	Pc
• Rental of heavy equipment (semi-tractors, cranes, etc.).					C		C	C
• Small animal grooming (no boarding).		P	P	P	P		P	C
• Small animal hospital.			C		Pc		Pc	C
• Veterinary clinic.		C	C	I	Pc		Pc	
• Kennel.							C	
• Taxidermy.					P		P	
• Mortuary.(23)			C					
• Mortuary with a crematorium. (23)								C
~~Vehicle Repair, Service: (All work shall be conducted within a building.)~~								
~~• Light repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen.~~ ~~(Work shall not include engine valves repair or replacement, engine overhaul or replacement, transmission repair or replacement, radiator repair or replacement, muffler repair or replacement, body and fender work, detailing, painting or upholstery.)~~		~~C~~	~~C~~	~~Ci(15)~~	~~C~~		~~Pc~~	
~~• Heavy repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen.~~			~~C~~		~~C~~		~~Pc~~	
~~• Repair and/or service of vehicles exceeding 3 tons gross vehicle weight unladen or trailers over 2-ton capacity.~~					~~C~~		~~C~~	~~C~~
~~• Repair and/or service of motorcycles only in conjunction with sales of new and used motorcycles.~~			~~C~~		~~C~~			
~~Vehicle Service:~~								
~~• Mechanical carwash. (6)~~		~~C~~	~~C~~		~~C~~			
~~• Automobile service station. (7)~~		~~C~~	~~C~~		~~C~~		~~C~~	~~C~~
~~• Quick tune-up/oil change/lube shop.~~		~~C~~	~~C~~	~~C~~	~~C~~		~~C~~	~~C~~
Printing Services:								
• Instant printing, copying, addressographing,	P	P	P	P	P	~~P~~	P	

mimeographing, photostating, blueprinting~~.~~ , and retail photo film and processing.								
• Photoengraving, offset printing.					**Pc**	**~~Pc~~**	**Pc**	
~~• Printing.~~					**~~Pc~~**		**~~Pc~~**	**~~Pc~~**
• Photo film drop-off/pick-up kiosk.		**P**		**P**				
~~• Retail photo film and print processing.~~		**~~P~~**	**~~P~~**	**~~P~~**				
• Photo film and print processing plant.					**Pc**		**Pc**	**Pc**
~~• Custom furniture upholstery and reupholstery.~~		**~~P~~**	**~~P~~**		**~~P~~**			
~~• Picture framing and glazing.~~		**~~P~~**	**~~P~~**	**~~P~~**	**~~P~~**			
~~• Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.~~		**~~P~~**	**~~P~~**	**~~P~~**	**~~P~~**			
~~• Locksmith.~~		**~~P~~**	**~~P~~**	**~~P~~**	**~~P~~**			
~~• Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).~~					**~~Pc~~**		**~~Pc~~**	
~~• Repair of pneumatic tools.~~					**~~C~~**		**~~C~~**	
~~• Rental of light equipment (up to single unit trucks).~~					**~~C~~**		**~~Pc~~**	
~~• Rental of heavy equipment (semi-tractors, cranes, etc.).~~					**~~C~~**		**~~C~~**	**~~C~~**
~~• Small animal grooming (no boarding).~~		**~~P~~**	**~~P~~**	**~~P~~**	**~~P~~**			
~~• Small animal hospital.~~			**~~C~~**		**~~Pc~~**		**~~Pc~~**	
~~• Veterinary clinic.~~		**~~C~~**	**~~C~~**	**~~I~~**	**~~Pc~~**		**~~Pc~~**	
~~• Kennel.~~							**~~C~~**	
~~• Taxidermy.~~					**~~P~~**		**~~P~~**	
~~• Mortuary.~~			**~~C~~**					
Vehicle Sales and Rentals: (See also Other Services—Equipment Rental.)								
• Automobile rental agency.		**C**	**P**		**P**			
• Vehicle sales, leasing and rental agency (office use only).				**P**				
• Sales/lease of new and used autos, motorcycles, trucks, or trailers (Federal Highway Administration (FHWA) Class types 1 through 3).			**Pc**		**Pc**			
• Sales/lease of new and used trucks, truck tractors, buses, trailers, and other motor vehicles (Federal Highway Administration (FHWA) Class types 4 or greater).					**C**		**Pc**	**Pc**
• Sales/lease and repairs of forklifts (Classes I-V). (Indoor Only)					**C**		**Pc**	**Pc**
Vehicle-Related Sales with Related Service and Repair: (Any installation shall be conducted within a building.)								
• Retail sales of auto parts or accessories, not including tires.(No outdoor storage)		**P**	**P**	**P**	**P**			
• Wholesale of auto parts or accessories, not including tires.(No outdoor storage)					**P**		**P**	**P**
• Auto window tinting and vehicle wrapping. (Indoor only)			**P**		**P**		**P**	**P**
• Machining (no punch presses over 20- tons) or repair of auto parts or accessories, not including tires.			**C**		**Pc**		**Pc**	**Pc**

• Tires, retail sales and/or installation for autos, motorcycles, trucks, or trailers (Federal Highway Administration (FHWA) Class types 1 through 3).		Pc	Pc	Pc	Pc		Pc	
• Tires, retail sales and/or installation for trucks, truck tractors, buses, trailers, and other motor vehicles (Federal Highway Administration (FHWA) Class types 4 or greater).			Pc		Pc		Pc	Pc
• Tires, wholesale.							Pc	Pc
Vehicle Repair, Service: (All work shall be conducted within a building.) (25)								
• Light repair and/or service of vehicles, boats, and motorcycles.		C	C	Ci (15)	C		Pc	Pc
• Heavy repair and/or service of vehicles, boats, and motorcycles.			C		C		Pc	Pc
• Repair and/or service of trucks, truck tractors, buses, trailers, and other motor vehicles (Federal Highway Administration (FHWA) Class types 4 or greater).					C		C	C
• Carwash. (6)		C	C		C			
• Automobile service station. (7)		C	C		C		C	C
Industrial Uses								
Research, Development and Testing:								
• Research and development institution or laboratory (no manufacturing), testing laboratory.	C		C		C	~~C~~	~~P~~c	~~P~~c
Storage:								
• ~~Mini-storage space rental for p~~Public self-storage including mini-storage space rental.					Pc		Pc	Pc
• Outdoor storage space rental for boats and vehicles					C		C	C
• Off-site inventory storage for auto dealerships.					C		C	C
• Fleet vehicle storage.					C		C	C
• Above-grade fuel tank storage with 500 gallon and greater capacity. (8)	Ci	Ci	Ci		Ci	~~Ci~~	Ci	Ci
• Below-grade fuel tanks and abovegrade fuel tanks with less than 500-gallon capacity. (8)	P	P	P		P	~~P~~	P	P
• Transit or transportation equipment storage (no truck or railroad freight yard).							Pc	Pc
• Freight yard or terminal truck, railroad.								C
• Warehouse, distribution center, storage building.					Pc		Pc	Pc
• Outdoor storage, other than a contractor's storage facility. (9)					I		I	I
• Cold storage.					Pc		Pc	Pc
• Frozen food locker.		I	I		Pc		Pc	Pc
• Ice plant.							C	Pc
• Lumberyard.			C		Pc		Pc	Pc
• Contractor's storage facility, with main building. (9)							C	C
Wholesale:								
• Wholesale business.					Pc		~~P~~c	Pc

• Wholesale with retail outlet. (The building area devoted to retail shall not exceed 20% of the gross floor area.)					**Pc**		**~~C~~ P**	**~~C~~ Pc**
Industrial Processes: (All activities shall be conducted within a building.)								
• Cabinet shop, machine shop (no punch presses over 20-tons), sheet metal shop, tinsmith, welding shop.					**Pc**		**P~~c~~**	**Pc**
• Laundry, cleaning and dyeing plant, carpet cleaning and dyeing, textile dyeing.							**C**	**C**
• Fabrication from finished rubber, plastics.							**C**	**Pc**
• Fabrication from shell, cellophane, cork, fiber, fur, glass, finished leather, gems, textiles, ~~tobacco,~~ wood.						**~~Pc~~**	**~~Pc~~ C**	**Pc**
~~• Packaging or assembly of products from previously manufactured components (no outdoor storage of bulk materials, final product not over 50 pounds).~~					**~~Pc~~**		**~~Pc~~**	**~~Pc~~**
• Manufacturing, compounding, assembly, packaging, or treatment of merchandise made from ~~the following~~ previously prepared materials~~:~~ . (No outdoor storage of bulk materials). (9) Permitted materials include canvas, cloth, textiles, yarn, cork, leather, plastics, cellophane, synthetics, precious or semi-precious metal (excluding metal stamping), stone (excluding grinding, cutting or dressing, granite, etc), wood (excluding prefabrication of building components, cabinet shops, furniture manufacturing, lumberyard, planing mill).					**Pc**		**Pc**	**P**
• Assembly of electrical appliances, electronic instruments or devices, precision instruments, radios, computer components, phonographs, television sets (may include manufacturing of small parts only).						**~~P~~**	**P**	**P**
• Smelting of precious or semi-precious metal.							**C**	**C**
• Drop forge, foundry.								**C**
• Paint mixing.							**C**	**C**
• Painting, spray booths, powder coating.					**Pc**		**Pc**	**Pc**
• Grinding, cutting or dressing of stone, marble or granite, etc.							**C**	**C**
• Metal fabricating (no foundry), metal plating, metal finishing.								**Pc**
• Metal engraving.							**Pc**	**Pc**
Manufacturing of:								
• Acid.								**C**
• Soap (cold mix only).							**C**	**Pc**
• Cosmetic goods, toiletries, or drugs.					**Pc**		**Pc**	**Pc**
• Ceramics.					**C**		**C**	**C**
• Ceramic products using only previously pulverized clay and fired in kilns using only electricity or gas.					**C**		**C**	**Pc**
• Aircraft (no foundry).								**Pc**
• Boats, less than 28 ft. hull length.					**C**		**C**	**C**
• Hull length greater than 28 ft.							**C**	**C**

• Furniture, garden patio furniture and equipment. (No outdoor storage.)							C Pc	Pc
• Garments, gloves, shoes.							Pc	Pc
• Signs.							Pc	Pc
• Electrical appliances, instrumental or equipment.							Pc	Pc
• Jewelry, watches.					P		P	P
Food Manufacturing or Processing:								
• Manufacturing, processing, canning or packing of meat, fish, dog or cat food, lard, pickles, sauerkraut, vinegar, coffee, dressing, or poultry.								C
• Winery.							C	C
• Brewery., distillery. • With tasting room.			Ci	Ci C			Pc C	Pc C
• Processing, canning or packing fruits or vegetables.							C Pc	Pc
• Bakery.					Pc		Pc	Pc
• Candy or nut packing (no roasting).					Pc		Pc	Pc
• Candy manufacturing, nut processing.							C	C
• Dairy products manufacturing.							C	Pc
• Bottling.							Pc	Pc
Temporary Uses								
• Temporary uses, as provided in Title 19, Division 10.	T	T	T	T	T	T	T	T
• On-site construction facilities. (10)	P	P	P	P	P	P	P	P
• On-site real estate sales office. (11)	P	P	P	P	P	P	P	P

Notes:	
1	Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.
2	In an integrated center within the CS zone, a conditional use permit is required to establish an administrative or professional business office use in excess of 5,000 square feet gross floor area or to establish any office use which will cause the center's gross floor area devoted to offices to exceed 20 percent.
3	Special limitations apply for retail dry cleaning. See Section 19.552.020.
4	Special requirements apply for game machine arcades. See Section 19.552.040.
5	Special requirements apply for restaurants with on-sale liquor. See Section 19.552.030.
6	Special requirements apply for carwashes. See Section 19.552.060.
7	Special requirements apply for automobile service stations. See Section 19.552.050.
8	Above-grade fuel tanks subject to applicable setbacks and screening from public view.
9	Special requirements apply for outdoor storage. See Section 19.524.020.
10	Offices, storage, activities, and facilities directly pertaining to construction on the same site provided construction is not suspended for a permitted use for more than 30 consecutive days.
11	Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.
12	Special requirements apply for hotels, motels, and motor hotels. See Sections 19.104.080 and 19.552.110.

13	See Division 12 of Zoning Ordinance.
14	In the CR zone, drive-in and drive-through service for any commercial use may be considered only within the Master Plan Area North, pursuant to the provisions and requirements of Chapter 19.556. Within the Master Plan Area South, a walk-up window for a commercial use may be considered only within an approved Entertainment Promenade pursuant to the provisions and requirements of Chapter 19.556.
15	In the CR zone, use may be considered only within the Master Plan Area South. See Chapter 19.556.
16	In the CR zone, use may be considered only within the Master Plan Area North. See Chapter 19.556.
17	In the CR zone, use may be permitted within multi-tenant buildings only.
18	Special requirements apply for indoor/outdoor swap meets. See Section 19.552.111.
19	Special requirements apply for emergency shelters. See Section 19.552.112.
20.	Special requirements apply to massage establishments. See Section 19.552.130.
21.	Special requirements apply to tobacco shop use See Section 5.60 of the BPMC.
22.	Subject to the Interdepartmental Review process detailed under Section 19.28.100.
23.	Special requirements apply to mortuary with a crematorium. See Section 19.552.140.
24.	Special requirements apply to body art, tattoo shops. See Section 19.552.150.
25.	Special requirements apply to automobile and boat service and repair. See Section 19.552.160.
26.	Special requirements apply for outdoor display. See Section 19.524.030.

Section 25: Section 19.524.030 of the Buena Park Municipal Code, entitled "Outdoor Display," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.524.030. Outdoor Display.

A. Outdoor display of materials, equipment, or other items shall be permitted only where indicated under Section 19.512.010 for permitted uses, subject to all other limitations of this Division or other law.

B. Outdoor display shall ~~not be located in any required parking area, loading area, accessway, or any area required to be landscaped. Where site plans are approved pursuant to any provision of this Division, any permanent outdoor display area shall be shown thereon and subject to such approval~~. comply with the following standards:

1. Outdoor display shall be located on the same parcel as the principal business and shall not be located within the public right-of-way.

2. Outdoor display shall consist only of merchandise regularly offered for sale by the business, shall be readily accessible to the public, and shall not be used for the storage of inventory, equipment, materials, waste, or other items not intended for immediate retail sale.

3. Outdoor display shall not be located within any required parking space, accessible parking space or access aisle, loading area, fire lane, emergency access route, pedestrian walkway, drive aisle, sight visibility triangle, or any area required to be landscaped.

4. Merchandise displayed outdoors shall be maintained in a neat, orderly, and safe condition and shall not create tripping hazards, accumulate litter or debris, or otherwise constitute a public nuisance.

5. Outdoor display shall comply with all applicable provisions of this Title and all applicable building, fire, health, and accessibility regulations.

6. Where site plans are approved pursuant to any provision of this Division, any permanent outdoor display area shall be shown thereon and subject to such approval.

C. **Temporary Displays.** Notwithstanding the provisions of subsections A and B of this section, temporary outdoor displays are permitted when authorized for a temporary use permit under Division 10 of this Title. Such temporary displays may be located upon required parking areas, walkways and landscaped areas only to the extent permitted by the terms of the authorizing permit.

Section 26: Table 19.536.040 of the Buena Park Municipal Code, entitled "Parking Spaces Required," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

• Vehicle repair, service	2 spaces, plus 1 spaces for every service bay, with a minimum of 5 spaces. Service bays do not count as parking spaces.	
Industrial Uses:		
~~• Industry, wholesale, warehouse, distribution, and similar uses permitted in industrial zones.~~	~~For each building, sum of spaces computed as follows:~~	
	~~**Number of Spaces Per One Thousand Square Feet Gross Floor Area**~~	~~**Computed on Gross Floor Area Increment of (in square feet)**~~
	~~3~~	~~First 10,000~~
	~~2~~	~~Next 40,000~~
	~~1~~	~~Next 50,000~~
	~~0.5~~	~~Above 100,000~~
Warehouse, distribution	1 space per 1,000 square feet of gross floor area	
Wholesale	2 spaces per 1,000 square feet of gross floor area	
Manufacturing, including research and development	1.5 spaces per 1,000 square feet of gross floor area	
	2 spaces minimum per use. Up to 20 percent of gross floor area per tenant may be in related office use without applying different parking requirement for offices.	

Section 27: Section 19.552.060 of the Buena Park Municipal Code, entitled "Carwashes," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.060. Carwashes.

A. **Findings and Purposes.**

1. It is found that ~~mechanical~~ carwashes create special problems of traffic friction, congestion, hazard, noise, and appearance, and that such stations differ significantly from other uses permitted in commercial zones, thus requiring special controls on location, siting, and development in order to achieve compatibility with surrounding uses.

2. The purpose of this section is to minimize the adverse effects of carwashes and promote compatibility with surrounding activities.

B. **Permitted Uses.** To the extent not further restricted by the terms of a conditional use permit, the primary activity at a ~~mechanical~~ carwash shall be the washing of motor vehicles, including cleaning, vacuuming, drying, waxing, and polishing. Incidental activities may include those activities permitted at automobile service stations by subsection B of Section 19.552.050.

C. **Location.** A ~~mechanical~~ carwash shall be located so as not to be a hazard or nuisance to nearby uses, to not create traffic congestion or hazards, and to avoid conflict with pedestrian-oriented uses.

D. **Site Requirements.**

1. The minimum lot area for a ~~mechanical~~ carwash shall be twenty thousand square feet.

2. The site of a ~~mechanical~~ carwash shall have a street frontage of least one hundred fifty feet; except, for a self-service carwash, street frontage shall be at least one hundred feet.

E. **Development Standards.**

1. The architectural design of a ~~mechanical~~ carwash shall be compatible with surrounding uses and the character of the area.

2. All washing and all automated operations shall be within a building. The vehicular entrances and exits of such buildings shall not face a street, except provided for in Section 19.536.090.

3. All activities of the types permitted at automobile service stations shall comply with the requirements for such stations as provided in Section 19.552.050.

4. **Restrooms.** At ~~mechanical~~ carwashes, other than self-service carwashes, public restrooms shall be provided, marked with identification signs, and their entrances either screened from direct view or located inside a building.

5. **Driveways.** Driveways at the point of crossing a street property line shall be located not less than one hundred ten feet from the point of intersection of the ultimate right-of-way lines at the nearest street intersection.

6. **Outdoor Storage and Display.**

a. There shall be no outdoor storage for longer than twenty-four hours of any vehicle awaiting service.

b. There shall be no outdoor storage or display of merchandise or equipment.

c. <u>There shall be no temporary structures utilized in conjunction with the primary activity of the property.</u>

7. **Landscaping.** At least ten percent of the total site area shall be landscaped. Landscaping shall be located primarily along site boundaries, including street frontages, and include trees. Submission and approval of a landscaping plan shall be a condition of the conditional use permit.

Table 19.552.060
REQUIRED PARKING AND WAITING SPACES FOR ~~MECHANICAL~~ CARWASHES

Parking		Waiting Ahead of Each Wash Line	Waiting After Each Wash Line
Full-Service	10	30	10
Drive-through	5	3	2
Self-Service	0	1	1

8. **Parking.** The minimum number of parking and waiting spaces to be provided shall be as shown in Table 19.552.060.

9. Submission and approval of a plan for the pattern of access and circulation shall be a condition of the conditional use permit.

F. **Environmental Effects.** Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and shall comply with the requirements of Title 8.

G. **Abandonment.** Whenever a ~~mechanical~~ carwash has not been in use for more than one hundred eighty days, the use shall be considered to have been abandoned. Within six months after abandonment, all structures and facilities on the site above and below ground shall be removed and the surface of the site restored and neatly graded, unless a conditional use permit is approved for reuse of the site. Such conditional use permit shall require such site improvements and modifications of existing facilities as are deemed appropriate for the new use.

Section 28: Section 19.552.111 of the Buena Park Municipal Code, entitled "Indoor Swap Meets," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.111. Indoor/Outdoor Swap Meets.

A. **Findings and Purposes.**

1. It is found that indoor swap meets create special problems of traffic friction, congestion, and parking, and that such establishments differ significantly from other uses permitted in commercial centers, thus requiring special controls on parking, building size, and operation in order to achieve compatibility with surrounding uses.

2. The purpose of this section is to minimize the adverse effects of indoor/outdoor swap meets and promote compatibility with surrounding uses and activities.

B. **Development Standards for Indoor Swap Meets.**

~~B.~~ 1. **Minimum Building Size.** Minimum building gross floor area for an indoor swap meet shall be 60,000 square feet.

~~C.~~ 2. **Parking.** Parking shall comply with standards for indoor swap meets in Table 19.536.040.

~~D.~~ 3. **Signs.** Individual vendors shall not display any outdoor signs, including temporary signs.

~~E.~~ 4. **Limitations.** The following requirements shall apply to indoor swap meets:

~~1.~~ a. The minimum floor area for each vendor shall be 200 square feet.

~~2.~~ b. All display of merchandise, and all sales, purchases, and trade transactions shall occur within the building.

~~3.~~ c. All vendors shall use a centralized loading/unloading area serving the entire building, which is completely screened from public view.

~~4.~~ d. All vendors must have a current City business license.

C. **Development Standards for Outdoor Swap Meets.**

1. Minimum Site Area. Minimum site area for an outdoor swap meet shall be 40,000 square feet.

2. Parking. Parking shall comply with standards for outdoor swap meets in Table 19.536.040.

3. Signs. Individual vendors shall not display any permanent or temporary signs, banners, flags, inflatable devices, or other advertising devices outside of their assigned vendor space.

4. Limitations. The following requirements shall apply to outdoor swap meets:

   a. The minimum floor area for each vendor shall be 200 square feet. All vendor spaces shall be located within designated areas shown on an approved site plan.

   b. All vendor spaces shall be located within permanent structures approved by the City. Temporary or portable structures, including tents, canopies, tarps, and similar temporary coverings, shall not be permitted.

   c. All merchandise shall be displayed only within the boundaries of the assigned vendor space and shall not obstruct required pedestrian walkways, fire lanes, drive aisles, parking areas, or accessible routes.

   d. No merchandise, equipment, displays, or vendor structures shall remain on the site outside approved operating hours.

   e. The operator shall provide designated waste and recycling collection facilities and shall maintain the premises in a clean and orderly condition during and after operating hours.

   f. Loading and unloading activities shall occur only within designated loading areas and shall not obstruct on-site circulation or public rights-of-way.

   g. Permanent restroom facilities shall be provided for vendors and patrons. Restroom facilities shall be available during all hours of operation and shall comply with all applicable requirements of the California Building Code and applicable health regulations.

   h. All vendors must have a current City business license.

~~F.~~ D. **Environmental Effects.** The site of any indoor/outdoor swap meet shall be maintained in a neat and clean condition at all times. Litter on the site and any litter scattered to nearby property, streets, and walkways shall be removed at least daily. All regulations of this Code pertaining to the provision and maintenance of trash receptacles and regular solid waste collection shall apply.

Section 29: Section 19.552.140 of the Buena Park Municipal Code, entitled "Mortuary, crematorium," is hereby added as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.140 Mortuary, crematorium.

A. **Purpose.** The purpose of this section is to establish operational and development standards for mortuaries and crematorium services facilities to ensure compatibility with surrounding land uses, provide adequate on-site parking and circulation, and minimize potential impacts associated with cremation operations.

B. **Requirements.**

1. Mortuaries and funeral homes.

a. Parking for viewing, funeral, memorial, ceremonial, and other public assembly activities shall be provided in accordance with the parking requirements for a mortuary under Public Assembly uses in Table 19.536.040.

b. Every mortuary or funeral home shall provide a minimum of one (1) on-site loading space. The required loading space shall not be visible from public view.

2. Crematoriums.

a. A crematorium may operate as an accessory use to a mortuary or funeral home, where such use is permitted by Table 19.512.010.

b. **Sensitive Uses** - Any cremation facility shall be located a minimum distance of six hundred (600) feet from any zone that allows for residential, public park, public or private school (kindergarten to high school), or public library uses. The distance in this section shall be measured by a straight line from the nearest point of the property line of the crematorium facility to the nearest point of the property line of the sensitive use.

Section 30: Section 19.552.150 of the Buena Park Municipal Code, entitled "Body Art, Tattoo Parlors," is hereby added as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.150 Body Art, Tattoo Parlors.

A. **Purpose.** The purpose of this section is to establish operational standards for Body Art, Tattoo Parlors to ensure compatibility with surrounding land uses and to require compliance with applicable state and county regulations governing body art facilities and practitioners.

B. **Requirements.**

1. The operation of a Body Art, Tattoo Parlor shall comply with the California Safe Body Art Act (California Health and Safety Code, Division 104, Part 15, Sections 119300 through 119328, as amended), and all applicable state and local regulations governing body art facilities and practitioners.

2. Body Art, Tattoo Parlor and all body art practitioners shall obtain and maintain all permits, registrations, and approvals required by the Orange County Health Department, the California Health and Safety Code, as amended, and any other applicable regulatory agency as a condition of continued operation.

3. Body Art services shall be conducted entirely within an enclosed building. No body art procedures or related activities shall be conducted outdoors or within areas visible from the public right-of-way.

Section 31: Section 19.552.160 of the Buena Park Municipal Code, entitled "Automobile and Boat Service and Repair," is hereby added as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.160 Automobile and Boat Service and Repair.

A. **Findings and Purposes.**

1. It is found that automobile and boat service and repair facilities create special problems of traffic friction, congestion, and hazard, especially at street intersections, and that such stations differ significantly from other uses permitted in commercial zones, thus requiring special controls on location, siting, and development.

2. The purpose of this section is to minimize the adverse effects of automobile and boat service and repair facilities while enabling the provision of reasonably convenient automobile service and promoting compatibility with surrounding activities.

B. **Development Standards.**

1. All activities shall be conducted entirely within an enclosed building.

2. Service bays shall be located and designed pursuant to the requirements of Section 19.536.090.

3. Vehicle, boat, trailer, or equipment awaiting service or repair may be stored outdoors within parking or designated areas for no more than twenty-four (24) hours. Outdoor storage of inoperable, dismantled, wrecked, or abandoned vehicles, boats, trailers, and equipment is prohibited.

4. Vehicle lifts, hydraulic equipment, compressors, and other mechanical equipment shall be located within a permanent structure and operate in compliance with Chapter 8.28.

Section 32: Division 7 of the Buena Park Municipal Code, entitled "Mixed-Use Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Division 7

Mixed-Use and Special Zones

CHAPTER 19.702

Purpose and Description of Special Zone

§ 19.702.010. Purpose and General Plan Consistency.

The General Plan outlines goals and objectives, with regard to special historic and cultural land uses and development. The purpose of this Division is to implement those General Plan goals and objectives that relate to these special land uses as follow:

A. Maintain or improve, when possible, the economic viability of commercial development within the City.

B. Encourage the preservation of historic and cultural sites and resources within Buena Park.

C. Provide appropriate facilities to serve residents and visitors.

§ 19.702.020. Description of Zone.

AR, Amusement Resort Zone. To provide for the continued development and preservation of a major tourist-recreational attraction in a park-like setting and which is unique and distinctive from the usual type of business enterprise. The purpose of creating an AR District is to protect valuable property rights which have been created as a result of such business establishments. No land shall be zoned in an AR District unless it has been demonstrated that there are exceptional or extraordinary circumstances or conditions applicable to the property involved that would require an AR District zoning, and that unless land is placed in an AR District, the owner or owners of such land would be deprived of existing material property rights.

CHAPTER 19.710

Special Zone Uses

§ 19.710.010. Uses Permitted.

Notwithstanding any other provisions of this Title:

A. All uses that are permitted in the zoning ordinance shall be permitted by right in the AR Zone, with the exception of the following uses:

1. Adult entertainment businesses,

2. Freight yard or terminal,

3. Winery, or brewery.

B. No conditional use permit shall be required for any use in the AR Zone.

CHAPTER 19.712

Uses

§ 19.712.010. Uses Permitted.

A. Land, buildings, and other facilities shall be designed, developed, and used only for those activities indicated for the various zones by Table 19.712.010, entitled Uses Permitted All uses not listed in Table 19.712.010 shall be prohibited in all Mixed-Use and Special Zones. The symbols shown in this table have the following meanings:

CHAPTER 19.714

Development Standards and Other Regulations for Special Zone

§ 19.714.010. Development Standards and Other Regulations.

Notwithstanding any other provisions of this Title, all uses, structures, and activities permitted in the AR Zone by Section 19.710.010 shall not be subject to any other regulations or restrictions set forth in this Division, except as follows:

A. **Lot Area and Site Requirements.** No requirements.

B. **Building, Structural Height, and Development Standards.** No requirements.

C. **Signs.** No requirements.

D. **Street Dedication and Improvement.** No building permit shall be issued until the following requirements are met:

1. All streets, alleys, and other public rights-of-way shown on plans approved by the City Council and which abut the subject property shall be dedicated to the planned right-of-way line or a deed of dedication deposited in escrow with an escrow agent acceptable to the City Attorney, the delivery of which is conditioned upon the required permit being granted.

2. All improvements of streets, alleys, and other public rights-of-way which abut the subject property and are required in order to conform to improvement standards approved by the City Council shall be installed, or a performance bond, in a reasonable amount to be determined by the City Engineer, with sureties to be approved by the City Attorney, shall be filed with the City Clerk, or cash in a like amount shall be deposited with the Finance Director to be placed in a trust fund.

E. **Times and Uses.** No requirements.

F. **Building Permits.** There shall be compliance with the building law regulations as set forth in this code and the requirements of the California Environmental Quality Act.

Section 33: Section 19.904.020 of the Buena Park Municipal Code, entitled “Definitions,” is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Sign, wall. "Wall sign" means a sign mounted flat against the wall or fascia of a building or against the lower portion of a mansard-type roof. Sign, window. ~~"Window sign" means a sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the building through the window.~~

Section 34: Severability. The City Council declares that, should any provision, section; paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

Section 35: This Ordinance shall take effect thirty (30) days after its adoption

Section 36: The City Clerk of the City of Buena Park shall certify to the passage of the Ordinance and shall cause the same to be posted in the manner required by law.

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

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk of the City of Buena Park, California, 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 ____ day of _____ 2026.

_____
City Clerk

RESOLUTION NO. 6415
TEXT AMENDMENT NO. C-26-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE, SPECIFICALLY DIVISIONS 1 (ADMINISTRATION), 3 (SINGLE-FAMILY RESIDENTIAL ZONES), 4 (MULTI-FAMILY RESIDENTIAL ZONES), 5 (COMMERCIAL AND INDUSTRIAL ZONES), 7 (MIXED-USE ZONES), AND 9 (SIGN REGULATIONS) OF THE BUENA PARK MUNICIPAL CODE

A. Recitals.

(i) WHEREAS, the City of Buena Park ("City") is a California charter city with plenary authority over all "municipal affairs" and the broad "police powers" vested by California's Constitution, pursuant to which it may make and enforce laws necessary to protect and preserve the health, safety, and welfare of residents' subject only to enactments by the California Legislature on matters of "statewide concern"; and

(ii) WHEREAS, consistent with such authority, the City enacted the Buena Park Municipal Code ("BPMC") and Buena Park Zoning Code (Title 19 of the BPMC, hereinafter "BPZC") to, among other things, regulate the location and nature of land uses in the City; and

(iii) WHEREAS, on October 10, 2025, Governor Gavin Newsom signed Senate Bills ("SB") 9, 543, and Assembly Bill ("AB") 1154 (the "Bills") into law, amending Government Code sections 66311 through 66339.5, and thereby enacting new Statewide requirements for Accessory Dwelling Units ("ADU") and Junior Accessory Dwelling Units ("JADU"); and

(iv) WHEREAS, the Planning Commission reviewed and considered all elements of said Text Amendment No. C-26-2 and the information contained therein and all legal prerequisites to the adoption of the Planning Commission Resolution occurred; and

(v) WHEREAS, the Planning Commission has heretofore conducted a duly noticed public hearing on August 12, 2026, as required by law, to consider Text Amendment No. C-26-2 to amend various Divisions within Title 19 of the Municipal Code, and approved a Resolution recommending that the City Council adopt an Ordinance (Exhibit A) amending the aforementioned Divisions of the Municipal Code.

B. Resolution.

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

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

2. Based on substantial evidence presented to the Planning Commission

during the above-referenced hearing, including written staff reports, verbal testimony, draft resolution, and draft ordinance, the Planning Commission hereby specifically finds as follows:

a. **Finding:** Explanation of the relationship to the General Plan and any applicable Specific Plans. (See California Government Code Section 65855).

Fact: The proposed Zoning Code Text Amendment is consistent with the General Plan Land Use and Community Design Element, Goal LU-1, Policy LU-1.1, in that it will establish land use policies that encourage a balance of jobs and housing in Buena Park. The text amendment is also consistent with Policy LU-1.2 in that it will ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region. Lastly, in accordance with Goal LU-3, Policy LU-3.1, the proposed text amendment will ensure that development activities acknowledge the protection and enhancement of quality of life in the City's neighborhoods.

b. **Finding:** Consideration of the effect of the proposal on the housing needs of the region balanced against the public service needs of City residents and the fiscal and environmental resources available. (See California Government Code Section 65863.6)

Fact: In accordance with the General Plan Land Use and Community Design Element, Goal LU-5, Policy LU-5.1, the proposed text amendment will ensure Buena Park is in compliance with applicable state and regional housing mandates. The text amendment is also consistent with Policy LU-1.2 in that it will ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.

3. The Planning Commission hereby recommends that the City Council of the City of Buena Park finds that facts supporting the above-specified findings, attachments, and information provided to this Planning Commission during the public hearing conducted on August 12, 2026 with respect to this Zoning Code Text Amendment.

4. The Planning Commission hereby recommends that the City Council of the City of Buena Park find and determine that the proposed Zoning Code Text Amendment No. C-26-2 is exempt from the California Environmental Quality Act (CEQA) of 1970, as amended and the Guidelines promulgated, thereunder, Section 15061(b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed text amendment will allow for the establishment and operation of certain uses within commercial and industrial zoned properties subject to specified operational standards to ensure there are no impacts on the environment. The added or amended uses are substantially similar to other permitted uses contained within the Zoning Code. Additionally, under Public Resources

Code Section 21080.17, CEQA does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code (State ADU Law). The proposed Zoning Code Text Amendment implements the updates to California Government Code Section 66314 and 66333 within the City of Buena Park Zoning Code in a manner that is consistent with the requirements of State ADU/JADU Laws that have gone into effect since January 1, 2026.

5. The Planning Commission hereby recommends that the City Council of the City of Buena Park adopt the attached Ordinance approving Zoning Text Amendment No. C-26-2.

6. The Secretary of this Commission shall:

(a) Certify to the adoption of this Resolution.

(b) Transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to these proceedings, including the attached Ordinance (Exhibit A), approving Zoning Code Text Amendment No. C-26-2. This Resolution shall go into effect immediately upon its adoption.

PASSED AND ADOPTED this 12th day of August 2026, by the following called vote:

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

Mirvette Judeh
Chair

ATTEST:

Harald Luna
Planning Manager

EXHIBIT A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING AN ORDINANCE AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE, SPECIFICALLY DIVISIONS 1 (ADMINISTRATION), 3 (SINGLE-FAMILY RESIDENTIAL ZONES), 4 (MULTI-FAMILY RESIDENTIAL ZONES), 5 (COMMERCIAL AND INDUSTRIAL ZONES), 7 (MIXED-USE ZONES), AND 9 (SIGN REGULATIONS)

A. Recitals.

(i) The City of Buena Park ("City") is a California charter city with plenary authority over all "municipal affairs" and the broad "police powers" vested by California's Constitution, pursuant to which it may make and enforce laws necessary to protect and preserve the health, safety, and welfare of residents' subject only to enactments by the California Legislature on matters of "statewide concern"; and

(ii) Consistent with such authority, the City enacted the Buena Park Municipal Code ("BPMC") and Buena Park Zoning Code (Title 19 of the BPMC, hereinafter "BPZC") to, among other things, regulate the location and nature of land uses in the City; and

(iii) On October 10, 2025, Governor Gavin Newsom signed Senate Bills ("SB") 9, 543, and Assembly Bill ("AB") 1154 (the "Bills") into law, amending Government Code sections 66311 through 66339.5, and thereby enacting new Statewide requirements for Accessory Dwelling Units ("ADU") and Junior Accessory Dwelling Units ("JADU"); and

(iv) The Planning Commission reviewed and considered all elements of said Text Amendment No. C-26-2 and the information contained therein and all legal prerequisites to the adoption of the Planning Commission Resolution occurred; and

(v) The Planning Commission conducted a public hearing on August 12, 2026, to consider Text Amendment No. C-26-2 to amend various Divisions within Title 19 of the Municipal Code and approved a Resolution (5-0) recommending that the City Council adopt an Ordinance amending the aforementioned Divisions of the Municipal Code; and

(vi) The City Council has reviewed and considered all components of the requested Text Amendment No. C-26-2 including compliance with the California Environmental Quality Act (CEQA) and determines that the proposed Text Amendment is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption), which applies where it can be seen with certainty that the proposed action has no potential to cause a significant effect on the environment.

Under Public Resources Code Section 21080.17, CEQA does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code (State ADU Law); and

(vii) On September 8, 2026 the City Council of the City of Buena Park has conducted a duly noticed public hearing as required by law to consider the proposed Text Amendment C-26-2. Said public hearing was concluded prior to the adoption of this Ordinance; and

(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 facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

Section 2: Subsection 19.104.040.C of the Buena Park Municipal Code, entitled "Industrial Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

1. **CM, Commercial Manufacturing Zone.** To provide for commercial activities requiring larger site areas than available in the central area of the City, and for commercial and limited industrial services not appropriate for location in the central commercial areas.

~~2. **MR, Research Manufacturing Zone.** To provide for administrative or executive offices of business and industrial concerns, scientific research offices and laboratories, restricted manufacturing activities, and compatible appurtenant uses, all in a highly attractive and pollution-free environment.~~

~~3.~~ 2. **ML, Light Industrial Zone.** ~~-~~To provide for small and medium size industrial uses which are not likely to have adverse effects upon each other or upon neighboring residential and commercial areas.

~~4.~~ 3. **MH, Heavy Industrial Zone.** To provide for manufacturing and distribution plants which require relatively large sites, to protect such uses from the disruptive effects of unrelated commercial or other activity in their midst, and to protect the surrounding community from adverse environmental effects of industrial activity.

Section 3: Section 19.104.080 of the Buena Park Municipal Code, entitled "Definitions," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Boarding/Rooming House. "Boarding/Rooming House" a residence or dwelling, other than a hotel, wherein three or more rooms, are rented to individuals under three or more separate rental agreements, leases or subleases or combination thereof, either written or oral, whether or not an owner, agent or rental manager resides within the residence or dwelling unit. A Boarding/Rooming House does not include any state-licensed facility serving six or fewer persons or a Group Home as that term is defined in Chapter 5.70.020 of the BPMC.

Body art, tattoo parlor. "Body art, tattoo parlor" means a commercial establishment where one or more practitioners perform body art, including tattooing, body piercing, branding, or the application of permanent cosmetics, as defined in California Health and Safety Code Section 119301, as amended. This use includes tattoo studios, body piercing studios, permanent cosmetic establishments, and similar businesses regulated under the California Health and Safety Code.

Body Art, Tattoo Parlor does not include medical body modification such as scarification, laser tattoo removal, micro-needling, or ear piercing performed solely with a disposable, single-use, pre-sterilized clasp and stud or solid needle applied using a mechanical device. Examples of uses not classified as a body art, tattoo parlor include dermatology clinics, plastic surgery offices, medical spas, esthetician salons, and cosmetic skin care businesses that provide laser tattoo removal or micro-needling such as collagen induction therapy, skin resurfacing, treatment of acne scars, wrinkles, or hyperpigmentation.

Convenience store/mini-market. "Convenience store or mini-market" means a market or grocery store having an enclosed gross floor area of less than ten thousand (10,000) square feet, and engaged primarily in the sale of a limited range of food and beverage items, and secondarily in a limited range of household items and magazines. Food items may be cooked or heated, but not consumed, on the premises.

Contractor's storage facility. "Contractor's storage facility" means any premises ~~used by a contractor, as defined, for the purpose of storing, maintaining, servicing, distributing, or dispatching supplies, materials, vehicles, equipment, tools, scaffolding, or similar items required by or associated with a contractor's business.~~ that serves as the principal place of business of a contractor, as defined, where the contractor conducts its primary business operations and stores, maintains, services, distributes, or dispatches supplies, materials, vehicles, equipment, tools, scaffolding, or similar items required by or associated with the contractor's business.

Dormancy "Dormancy" means a seasonal period during which a plant reduces visible growth, including browning or dieback, as a natural adaptation to climatic conditions.

Ecological Landscaping. "Ecological Landscaping" means an intentional design and maintenance using native, drought-tolerant, climate-adapted, pollinator-supporting, edible, or regenerative practices that reduce water use and support biodiversity.

Food hall. "Food hall" means a commercial use consisting of three or more permanent food service establishments or lease areas operating from permanent structures or facilities on a single site and designed to function as a unified development through shared dining areas, seating, pedestrian circulation, or other common amenities. The use may be located within an enclosed building, partially outdoors, or entirely outdoors. Ancillary uses may include limited retail sales and incidental live entertainment.

Hazard "Hazard" means a condition that creates a fire hazard as determined by applicable authority; obstructs access; impairs required visibility; causes irrigation runoff into the public right-of-way; includes unstable trees/plant material posing immediate risk; or creates documented pest harborage posing health or safety risk.

Invasive Species "Invasive Species" means a species designated as noxious weeds by CDFA (statute and regulation) or identified by Cal-IPC as invasive.

Landscaping. "Landscaping" means a designed or natural arrangement of plant materials including grass, ground cover, shrubs, trees, vines, and similar vegetation and may include the use of decorative rock, stones, bark, walls, fountains, pools, brick or similar paving as accessory decorative elements. The use of artificial turf may be considered for single-family home use as an alternative to grass and ground cover, provided that a minimum ~~15%~~ 20% of the front yard area is accented with living plant material such as natural shrubs, trees, vines, or similar vegetation and approved via the Artificial Turf

Permit process. Driveways, parking areas, loading or storage areas and bare earth, devoid of living vegetation or accessory decorative elements shall not be considered landscaping.

Livable Space. "Livable space or interior livable space" means a space in a dwelling intended for human habitation, including, sleeping, eating, cooking, or sanitation. Livable space includes bedrooms, bathrooms, kitchens, laundry rooms, closets, and interior stairs.

Mortuary, crematorium. "Mortuary, crematorium" means any establishment primarily engaged in the care, preparation, cremation, or other disposition of human remains. This use does not include cemeteries, mausoleums, columbaria, or other interment facilities. The following are funeral and cremation service use types:

A. Mortuary. Undertaking or mortuary services such as preparing the dead for interring or burials, and arranging and managing funerals, memorials, viewings or other types of remembrance ceremonies. Beyond humans, remains of family pets could be included. Typical uses include mortuaries or funeral homes;

B. Crematorium. Crematory services traditionally involving the purification and reduction of the human body by fire. Typical uses include crematories or crematoriums. Reduction of human body remains by chemical or other means can also be considered cremations.

Parking, Covered. "Covered Parking" means parking spaces located under a permanent solid roof structure supported by columns, walls, or other structural elements. This includes, but is not limited to, carports and garages.

Thrift retail store. "Thrift retail store" means a retail store and related donation facilities engaged primarily in the sale of secondhand clothing, shoes, apparel, toys, and standard household goods, including furniture, fixtures, and small household appliances, and the collection of those goods for resale. "Thrift retail store" does not include the sale of large household appliances such as refrigerators or stoves and does not include the sale of cars or anything automotive-related.

Vehicle repair, heavy. "Vehicle repair, heavy" means engine or transmission rebuilding or replacement, major drivetrain or suspension repairs, body or frame repair, collision repair, painting, welding, dismantling, or any repairs for vehicles and boats not listed under "Vehicle repairs, light." Any light repair activities may be performed in conjunction with heavy repair.

Vehicle repair, light. "Vehicle repair, light" means the inspection, maintenance, and minor repair of motor vehicles and boats that is typically completed on the same business day and does not involve major mechanical, structural, or body work. Light repair includes services such as oil and fluid changes, lubrication, filter replacement, tune-ups, battery replacement, brake pad and rotor replacement, tire and wheel installation or balancing, alignment, windshield wiper replacement, and similar minor maintenance services. This excludes any repair to commercial vehicles or trailers (Federal Highway Administration (FHWA) Class types 4 or greater).

Section 4: Subsection 19.128.100.B.1.c of the Buena Park Municipal Code, entitled "Authority," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

c. Minor revisions to existing parking facilities, provided that the total number of parking spaces is not reduced. Minor revisions include, but are not limited to, relocation and reconfiguration of parking spaces and landscaped areas~~, restriping, and placement of required trash enclosures~~.

Section 5: Section 19.312.010.A of the Buena Park Municipal Code, entitled "Uses Permitted," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

§ 19.312.010. Uses Permitted.

A. Land, buildings, and other facilities shall be designed, developed, and used only for those activities indicated for the various zones by Table 19.312.010, entitled Uses Permitted. All uses not listed in Table 19.312.010 shall be prohibited in all Single-Family Residential Zones. The symbols shown in this table have the following meanings:

Section 6: Table 19.312.010 of the Buena Park Municipal Code, entitled "Uses Permitted – Single-Family Residential Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Table 19.312.010
USES PERMITTED - SINGLE-FAMILY RESIDENTIAL ZONES

Uses	Residential Zones					Additional Requirements
	RS-16	RS-10	RS-8	RS-6	PD(1)	
Residential Uses						
Single-Family Dwellings:						
Site-Built.	P	P	P	P	C	
Manufactured Homes.	P	P	P	P		Refers to manufactured homes, factory-built homes, modular homes, and panelized homes.
Single-Family Cluster.			C	C	C	See Section 19.348.020.
Multi-Family Dwellings:						
Cottage Cluster.			P	P		100% affordability requirement applies. See Section 19.348.110.
Employee Housing (6 or fewer).	P	P	P	P	P	Employee housing as defined by the Health and Safety Code Section 17008. Employee housing shall be subject to the provisions of the Health and Safety Code Sections 17021.5 and 17021.6.
Transitional/ Supportive Housing.	P	P	P	P	C	Transitional housing facilities providing accommodations for six (6) or fewer individuals are allowed in RS zones, unless otherwise indicated by State Law. Refer to Government Code Section 65651.

Two-Unit Development.	P	P	P	P		See Section 19.348.100.
Community Residential Care:						See Note (2).
Small group care home.	P	P	P	P	P	
Other community residential care facility. (includes Residential Care Facility for the Elderly)	C	C	C	C	C	
Residential Accessory Uses:						
Non-Habitable Accessory Structure.	I	I	I	I	I	See Section 19.316.080.
Accessory Dwelling Units.	I	I	I	I	I	See Section 19.348.010.
Junior Accessory Dwelling Units.	I	I	I	I	I	See Section 19.348.010.
Guesthouse.	I	I	I	I	I	A guest house shall be used only by the occupants of the main residence, their nonpaying guests, or domestic employees. The guest house shall not be rented or otherwise occupied independently from the main residence.
Home Occupation.	I	I	I	I	I	See Section 19.348.030.
Short-Term Rental.	I	I	I	I	I	See Section 19.348.080.
Animal Keeping.	I	I	I	I	I	See Section 19.348.050.
Swimming Pool, Therapeutic Pool, Recreational Structure, Spa.	I	I	I	I	P	See Section 19.324.050.
Clubhouse, Meeting Room, Game Room, Gymnasium, Sauna, Health Center (Private Use Only).			I	I	P	Permitted as an incidental use for single-family cluster housing, cottage cluster housing, and planned developments.
Firepits and Fixed Freestanding Barbecues.	I	I	I	I	P	See Section 19.324.030.
Game Courts (tennis, pickleball, basketball).	I	I	I	I	I	
Parking, within Garage.	I	I	I	I	P	
Parking, under Carport.	I	I	I	I	P	Carports are permitted for parking spaces which are in addition to the required garage spaces.
Parking, Uncovered.	I	I	I	I	P	Uncovered parking is permitted for parking spaces which are in addition to the required garage spaces.

Yard Sale.	I	I	I	I	I	See Section 19.348.040.
Public Service Uses						
Community Day Care:						
Small group child day care home (1-14 children).	I	I	I	I	I	All applicants shall comply with the State Health and Safety Code with regard to the maximum number of children that may be supervised at any one time based on applicable standards and criteria. In no case, shall the total number of children supervised at any one time at any residence exceed 14.
Small group adult day care home (1-6 adults).	I	I	I	I	I	
Child day care center.		Ci		Ci	Ci	Permitted with a CUP as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.
Adult day care center.		Ci		Ci	Ci	Permitted with a CUP as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.
Public Assembly: (See also Recreation)						
Church.				C		In all residential zones in which churches are permitted, such churches shall be located on and oriented to a major, primary, or secondary highway as defined and designated in the Buena Park General Plan. Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.
Cafe/Coffee Shop.				I		Permitted only as an incidental use to an existing permitted religious facility and subject to all building and fire safety standards applicable to commercial/ assembly use. Must be less than 3,000 square feet.
Emergency Shelters.				I		See Section 19.348.070.
Education:						
Educational institution.		C	C	C		Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for education use.

Recreation: (see also Division 5, Commercial Uses—Commercial Recreation.)

Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.	P	P	P	P	P	
Community recreation center.				P	C	
Utilities and Communications:						See Division 12 of Zoning Ordinance.
Aviation navigational aids.		C	C	C	C	
Public utility facilities or structures, including electrical substations and cellular telephone facilities.	C	C	C	C		
Transportation:						
Parking Lot.		C	C	C	C	
Agricultural Uses						
Horticultural production, plant nursery (no sales), keeping of livestock.				P		Applies to A-Agricultural Overlay Zone only. See Section 19.312.030.
Horticultural production, plant nursery (with sales).				C		See Section 19.348.060.
Animal Keeping.	I	I	I	I		See Section 19.348.050.
Temporary Uses						
On-site construction facilities.	P	P	P	P	P	Offices, storage, activities, and facilities directly pertaining to construction for a permitted use on the same site provided construction is not suspended for more than 30 consecutive days.
On-site real estate sales office.	P	P	P	P	P	Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.

Note:

(1) Permitted uses and intensity of use in the PD zone shall be determined in a public hearing subject to the provisions of the General Plan for the individual area designated as Planned Development.

(2) A Community Residential Care facility is a "community care facility" serving seven (7) or more persons, licensed for any type of 24-hour care pursuant to the California Community Care Facilities Act and California Health and Safety Code Section 1500 et seq. Community Residential Care facilities are conditionally permitted in the RS-6, RS-8, RS-10, RS-16, and PD zones. A minimum distance of 300 feet, measured from property line to property line, shall be maintained from any other community care facility.

Section 7: Table 19.316.030 of the Buena Park Municipal Code, entitled "Height Limits in RS Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Table 19.316.030
HEIGHT LIMITS IN RS ZONES

Type of Building		Maximum Height
Detached House (Primary Building)	2 stories	Shall not exceed 30 feet
Single-Family Cluster (1)	2 stories	Shall not exceed 30 feet
Two-Unit Development (2)	1 story ~~ies~~	Shall not exceed 16 feet
Accessory building or structure	1 story	Shall not exceed 15 feet at peak of roof or 12 feet for a flat roofed structure

Notes:

(1) See Section **19.348.020** for additional standards.

(2) Two-Unit Developments are only permitted pursuant to SB-9. See Section **19.348.100** for additional standards.

Section 8: Section 19.316.050 of the Buena Park Municipal Code, entitled "Building Form," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. Orientation to the Street. The main elevation of a newly constructed single-family home shall face the primary public or private street on which the lot is located. In addition, the main entry to the single-family home shall also be located on the elevation facing the primary or public street. For corner or reversed corner lots, the main entrance may face the secondary street.

B. New Driveway Decorative Treatment. This subsection shall apply to new and replacement Driveways. Driveways shall include a decorative element at least one (1) foot wide composed of pavers, colored/stamped concrete, aggregate, brick banding, or other decorative treatment to break up uninterrupted concrete surfaces to no more than 12-foot-wide sections.

C. New Front Elevation Massing. Building elevations on which ~~the~~ a new main entry is located shall include at least two (2) of the following massing reduction strategies, compliant with the associated standards:

1. Single Floor Projection. A facade projection on the lower or upper floor that projects project at least one (1) foot from the main wall plane, with a total area of at least 80 square feet and capped by a gable, eave or other roof form.

2. Multi-Floor Projection. A facade projection extending from ground level to the upper floor ceiling that projects at least one (1) foot from the main wall plane, with a total area of at least 124 square feet, and capped by a gable or other roof form.

3. Massing Break. A break in the main wall plane of at least two (2) feet that extends from ground level to the upper floor ceiling. The break shall be located so as to separate primary facade elements such as entries and garages, and picture windows.

4. Bay Window. A protruding window, such as a bay window, which is at least two (2) feet in depth.

5. Second Floor Stepback. A minimum five (5) foot, street-facing stepback applied to the second floor. The setback shall span at least 60% of the total street-facing building elevation and shall be covered with an eave or roof component that matches the primary roof form of the building.

6. Contrasting Materials or Finish on Floors. Application of siding, panels or materials that vary from the primary exterior finish, to at least 40% of the total elevation area of one story of the building. All materials shall comply with Section 19.316.100.

D. Window Perimeter. All windows shall include at least one (1) of the following perimeter design details:

1. Trim at least two (2) inches wide around the entire window.

2. A minimum two (2) inch recess from the surrounding exterior wall plane.

E. New Street Fronting Roofline. New ~~R~~roof surfaces that face street property lines and are wider than 30 feet shall be vertically articulated at least once every 30 feet, with at least one (1) of the following techniques:

1. A change in height of at least four (4) feet.

2. A roof dormer.

3. A change in roof orientation.

4. A change in roof form that projects at least three (3) feet above the main roofline.

F. New Garage Location. All garages for newly constructed (ground up) single-family dwellings on a vacant lot shall be designed and located to limit their visual presence, using one of the following techniques:

1. Street Facing Garage. Garages located along the street facing building elevation shall comply with the following standards:

   a. The width shall not exceed 60 percent of the total width of the front elevation of the building.

   b. The garage shall be prohibited from projecting forward from the wall plane of the primary dwelling.

   c. The garage shall include either: 1) an overhang at least 12 inches deep with the same materials and color palette as the primary roof form, or 2) a recess of at least 12 inches from the surrounding wall plane.

2. Inward Facing (90°) Garage. A 90° inward-facing garage is oriented perpendicular to the main structure of the house and necessitate a turning movement to enter the garage, distinguishing it from traditional front-facing garage. Garages in this configuration may project forward from the wall plane of the primary dwelling.

3. Side Accessible Attached Garage. Such garages shall be located a minimum of 12 feet behind the front elevation of the home if located on the street side elevation.

4. Detached or Attached Rear Garage. Such garages shall be located at the rear of residential lots and be made accessible from a side lot driveway or from the rear.

G. New Window Placement and Privacy. To ensure privacy, newly placed windows shall be positioned so that ~~it is~~ they are not in line or directly face a window on an adjacent structure, as shown in Figure A. Additionally, second story windows and glass doors shall be located to promote privacy between properties through such methods as clerestory placement, use of opaque or view-obscuring glass, or other methods as approved by the Community and Economic Development Director.

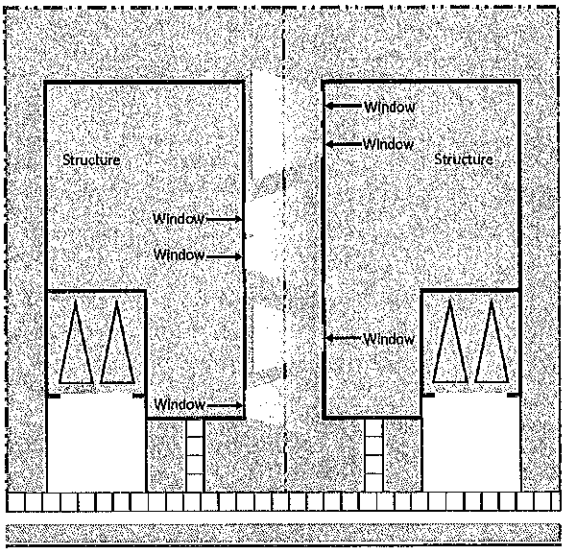


Figure A: Window Placement and Privacy

H. Antennae. Notwithstanding the restrictions of Section 19.316.030, radio, television, microwave antennae, and similar equipment shall be subject to the following regulations:

1. Ground-mounted antennae which are incidental or accessory uses are permitted to a height of 60 feet, unless permitted higher by a conditional use permit.

2. Roof-mounted antennae, which shall include dishes to a maximum of 24 inches in diameter, may be used but may not be more than 25 feet higher than the highest point of the building to which they are attached, excluding chimneys and like projections, unless permitted higher by the issuance of a conditional use permit.

3. Any antenna that is primary to the use shall be subject to the height limit established under a conditional use permit.

I. Flagpoles. Flag poles shall be permitted within front, side, or rear yards provided they are set back a minimum of five (5) feet from property line and shall be limited to no more than thirty (30) feet in height subject to issuance of a building permit.

J. Balconies. Balconies, where permitted, shall be screened. Screening may include side or rear yard landscaping or decorative lattices made of durable materials such as brick, treated wood, metal, etc. Balconies shall not exceed 15 feet in height above grade with a minimum 7-foot headroom clearance from the finished floor grade. Balconies may have 100% ceiling coverage. ~~Second floor balconies shall not be positioned along any side or rear elevation within 20 feet of the adjacent property line.~~ Second floor balconies shall not be located on any interior side elevation within 20 feet of the adjacent property line. Balconies may be located on the rear and street facing elevations with no orientation to an interior side yard setback area. Balconies oriented towards the rear yard setback area shall be located at least 10 feet from the rear property line if proper screening (landscaping, obscured railing, etc.), as determined by the Community and Economic Development Director, is proposed.

K. Other Structures. Any free-standing structure, not specifically referenced in this Title shall be limited to no more than eight (8) feet in height and may not be located within the front, side, or rear yard setback area.

Section 9: Subsection 19.316.120.B.3 of the Buena Park Municipal Code, entitled "Single-family Residential Additions," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

3. ~~Balconies~~ All additions shall comply with all subsections of Section 19.316.050~~.J~~.

Section 10: Subsection 19.332.010.F of the Buena Park Municipal Code, entitled "Landscape Provisions for Residential Uses," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

F. Landscaped areas shall be maintained free of state-listed noxious weeds as defined by the California Department of Food & Agriculture and invasive plan species identified by the California Invasive Plan Council or locally adopted invasive species lists. ~~kept in a neat and clean condition; free of debris and dead, diseased, or dying vegetation; and~~ Plant material may not overhang public rights-of-way or property lines and shall not be in direct contact with buildings; broken or defective decorative ~~e~~lements shall be repaired or removed from ~~o~~f the landscaped area. Vegetation in landscaped areas shall be ~~mowed, groomed, trimmed, pruned, and watered as~~ maintained to keep the ~~same~~ plants in a healthy, ~~growing~~ condition recognizing seasonal dormancy and natural dieback of certain plant species. Irrigation systems shall be kept in ~~good~~ working condition and repair ~~so as~~ to prevent leaks, or create public health hazards.

Section 11: Section 19.336.030 of the Buena Park Municipal Code, entitled "Residential Driveway Standards," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. In case of any conflict between the requirements of this section and any safety requirements pursuant to the Fire Code, the Fire Code requirements shall prevail.

B. All garage, carport, parking area, or other off-street vehicular area shall be connected to one (1) or more public streets or alleys by one (1) or more driveways meeting the standards set forth in this section.

C. **Driveway Width.**

1. The minimum driveway width in all RS zones shall be ten (10) feet.

2. The maximum driveway width in all RS zones shall not be wider than 20 feet, unless the number of bedrooms exceeds four (4), in which case the maximum driveway width shall be 30 feet.

    a. If more parking spaces are required pursuant to Section 19.336.040, additional parking spaces may be provided in the side or rear yards.

    b. When a garage is located in the rear yard, whether attached or detached, the maximum permitted driveway width within the front yard setback area shall be no more than twelve (12) feet.

    c. A driveway can be expanded to 30 feet wide to provide direct access to a (three) 3 car garage with openings for 3 cars only.

3. Where the driveway approach width at the street property line required by the City Engineer pursuant to Title 12 is different from the driveway width required by this section, a variable width transition segment outside the street right-of-way shall be provided to provide a smooth connection.

4. Vehicle parking in the front yard area of any residentially zoned lot is prohibited, with the exception of parking on a paved driveway.

D. **Vehicle Storage in Single-Family Zones.**

1. **Vehicle Parking.** Refer to Section 19.1108.050 (Motor Vehicle Parking) for additional requirements.

2. **Recreational Vehicle, Boat, and Trailer Parking.**

    a. **Purpose.** The purpose of these regulations is to establish standards for the parking and storage of recreational vehicles, boats, truck camper, and trailers as an accessory use in residential zones in order to protect the integrity, value, and character of residential neighborhoods along with public health and safety.

3. **Definitions.**

    a. Recreational vehicle or "RV" means both motorized and non-motorized vehicles that combine transportation and temporary living quarters for travel, recreation, or camping. Does not include mobile homes or off-road vehicles.

    b. "Motorized recreational vehicle" means a motorhome built on a truck, bus, or van chassis.

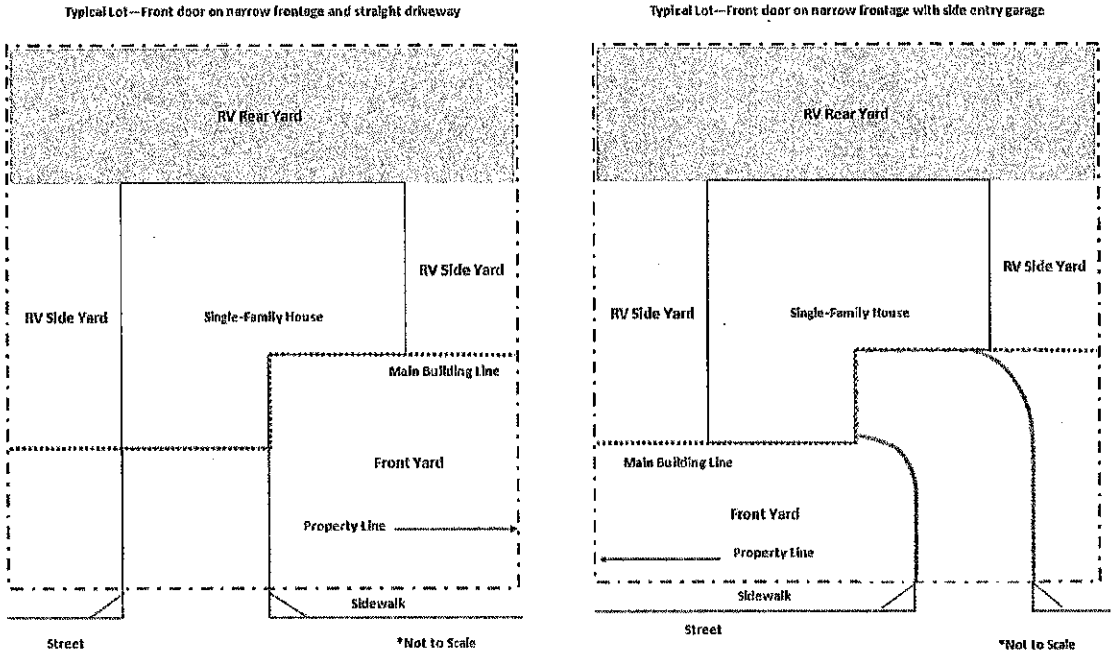
    c. "Non-motorized recreational vehicle" means a towable recreational vehicle, combining transportation and temporary living quarters for travel, recreation, or camping, that can be unhitched. Examples include, but are not limited to, conventional travel trailer, fifth-wheel travel trailers, travel trailers with expandable ends, folding camping trailers, and sport utility trailers. Boats, horse trailers, utility trailers for storing recreational vehicles, equipment, and all-terrain vehicles (ATVs), motorcycles or personal watercraft stored on

trailers utilized for recreational purposes are also considered as non-motorized recreational vehicles. Pickup camper shells that have been removed from the vehicle and stored are considered non-motorized recreational vehicles.

4. **Exclusions.** Van campers and truck campers are excluded from the recreational vehicle definition because they may be used for non-travel-recreation or camping trips, such as commuting to work or school.

5. "Park," "parking," "parked," "stored" and "storage" mean on-site parking of recreational vehicles on residential property for a continuous period more than 72 hours.

6. "Front yard" means the area within the required front yard setback and any area between the street and the main building line as shown in the diagrams below. For other unique lot configurations, the Community and Economic Development Director shall determine front yard.



7. **Registered Owner.** The registered owner of an RV stored on the property must either be the owner of the property or use the property as their primary residence. This subsection shall not apply to a single RV stored on the property as a result of visiting guest(s) for up to 72 hours.

8. **RV, Boat, Camping Trailer, and Utility Trailer Parking and Storage Standards.**

   a. **Accessory Use.** Parking or storage may occur as accessory use to the primary residential use of the property and is only allowed on a lot with a habitable residence.

   b. **Front Yards.** No storage may occur in the front yard. Temporary parking of an RV on a paved driveway within the front yard setback area shall be allowed for up to 72 hours for the purpose of loading, unloading or otherwise prepping and cleaning the RV. No portion of the temporarily parked RV shall encroach into the public sidewalk nor encroach into the public right-of-way.

c. **Rear Yards.** Parking or storage is permitted in the rear yard. A minimum clearance of three (3) feet on each side of the stored vehicle shall be provided.

d. **Side Yards.** Parking or storage is permitted when located behind the front face of the main structure. When a recreational vehicle, boat, or trailer is parked or stored in the side yard, a minimum clearance of three (3) feet shall be provided between the vehicle and the building wall if adjacent to egress window(s) for the dwelling unit.

e. **Parking Surface.** Parking and storage shall be on a paved surface (concrete, pavers, etc.) and proper care shall be taken to prevent gasoline, motor oils, or other hazardous fluids from leaking onto the ground, draining, or runoff into storm drain or water course.

f. **Temporary Coverings.** No temporary coverings such as tarps or cloth screens are permitted. Fitted covers are permitted and may be used if they are specifically designed for the RV, boat, camping trailer, or utility trailer and maintained in good condition without holes, rips or tears.

E. **Ribbon Driveway Design Standards.**

1. Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.

2. Ribbons shall be three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass, artificial turf, or other ground cover used in the front yard.

3. Ribbons shall be surfaced with concrete including decorative concrete, patterned concrete, and exposed aggregate concrete; porous asphalt, concrete pavers, paving blocks, gravel, or other materials approved by the Community and Economic Development Director.

4. Honeycomb shaped concrete grids filled with artificial turf or landscape may be used instead of ribbon driveways to reduce the amount of hardscape in the front yard.

5. One (1) driveway is permitted per parcel. Parcels with more than 75 feet of street frontage are permitted to have two (2) driveways and a maximum of two (2) curb cuts may be allowed per lot to allow street parking between the two (2) driveways. This may include the following:

    a. One (1) driveway with one (1) curb-cut and one (1) ribbon driveway leading to the side yard with an additional curb cut within the front yard.

    b. One (1) driveway with one (1) curb cut and one (1) ribbon driveway extending off of driveway without a curb cut within the front yard. See subsection E.7.

    c. One (1) driveway with one (1) curb-cut located in the front yard and one (1) ribbon driveway located within the rear yard/alley or side yard abutting a street in corner lots.

    d. One (1) driveway with one (1) curb-cut located in the front yard and one (1)ribbon driveway with an additional curb cut within the rear yard/alley side yard abutting a street in corner lots.

    e. Other unique lot configurations will be reviewed and approved by the Community and Economic Development Director.

6. One (1) single slab or ribbon driveway and one (1) curb cut shall be permitted per every 75 feet of frontage of a single-family residential lot. A maximum of two (2) curb cuts may be allowed per parcel. New single-family developments taking access from collector or arterial streets shall share driveways in order to protect public safety by limiting curb cuts.

7. A single slab driveway may be used in conjunction with a ribbon driveway provided that the current slab driveway does not provide access to the side or rear yard for the purposes of vehicle storage. An additional curb cut is required.

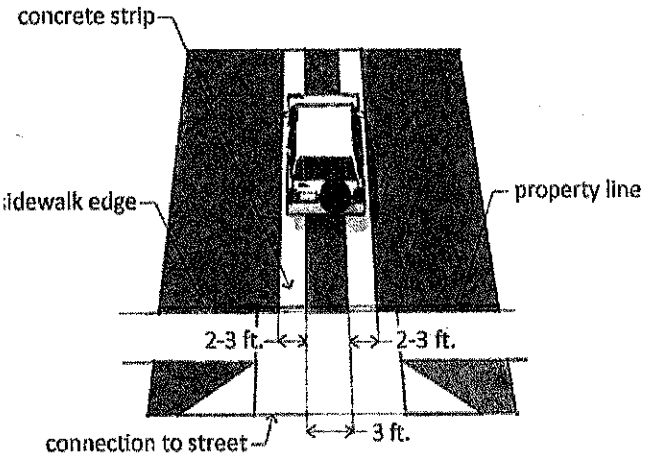


Figure D. Driveway Ribbons

8. Ribbon driveways may extend off the driveway within the front yard setback to the adjoining side yard. When the ribbon driveways extend off the driveway, parking and storage of vehicles shall be located behind the fence in the side yard. Temporary parking of a vehicle for over 72 hours within the front yard setback on ribbon driveways that extends off the driveway is prohibited. Ribbon driveways that extend off the driveway shall include a parking pad for vehicles behind a solid gate within the side or rear yard.

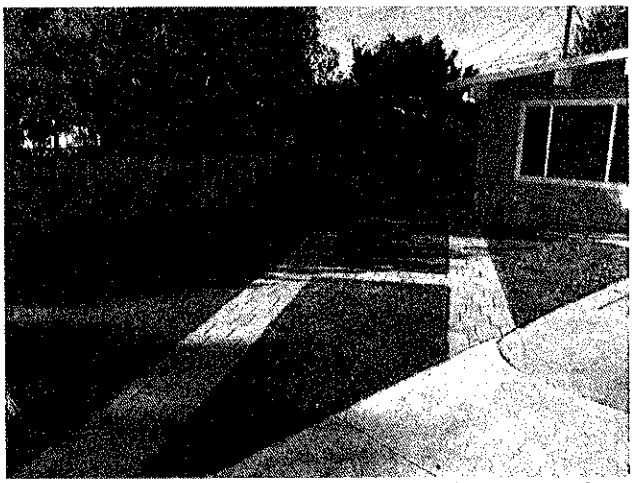


Figure E. Driveway Ribbons Extending Off Driveway

F. **Permitted Encroachments.** The following encroachments are permitted within the required minimum driveway width:

1. Projections from buildings, with the minimum required height clearance of subsection G of this section, such as:
    a. Cantilevered eaves, awnings, and shading devices.
    b. Architectural features—sills, cornices, buttresses, etc.
    c. Mechanical equipment cantilevered from building.
    d. Balconies, second floor overhangs, and porte cocheres.
2. Utility-owned pole lines within approved easements.
3. Access walkways.
4. A maximum of five (5) foot walkway in addition to the permissible driveway leading to the side yard and/or the front of the house.
5. Security gate, subject to vision clearance requirements of Section 19.336.020 and allowable fence height of Section 19.328.020.

G. **Driveway Height Clearance.** Within the required driveway width, there shall be no obstruction from the driveway surface to a height of eight (8) feet.

H. **Driveway Curvature.** The minimum turning radius for the turning point of a ~~any~~ curve in a driveway shall be twenty-five (25) feet measured to the outside edge of the driveway as shown in Figure F.

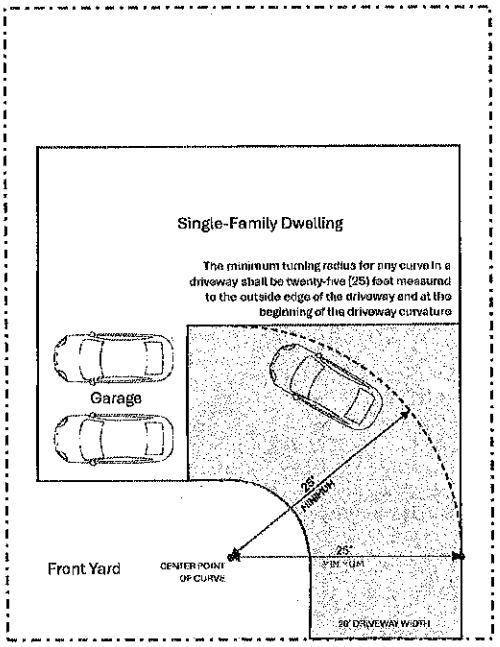


Figure F. Driveway Curvature

I. **Circular Driveways.** There shall be no circular driveway in a front yard area with two driveway entrances from the same street unless the distance between the driveway approaches is a minimum of thirty (30) feet or more as measured from inside edge to inside edge. Such driveways shall be subject to Public Works Director and City Engineer approval via the ~~Interdepartmental Review~~ Driveway Modification procedure ~~(Section 19.128.100)~~.

J. **Driveway Circulation Pattern.**

1. Any garage or accessory building having vehicular entry facing an alley shall be located at least thirty (30) feet from the opposite side of the alley.

2. Any garage or carport with its vehicular entrance facing a street shall be set back at least twenty (20) feet from the street property line in order to allow temporary parking in the driveway without obstructing any portion of a public right-of-way.

Section 12: Section 19.336.050 of the Buena Park Municipal Code, entitled "Residential Parking Location," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. The required single-family residential parking shall be located on the same lot as the residential dwelling.

B. Parking and storage of vehicles, not located on an approved driveway within a street setback, shall be located behind a solid fence in the side or rear yard.

Section 13: Section 19.348.010 of the Buena Park Municipal Code, entitled "Accessory Dwelling Units and Junior Accessor Dwelling Units," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. Purpose. The purpose of this section is to establish regulations governing accessory dwelling units (ADU) and junior accessory dwelling units (JADU) in compliance with California Government Code Sections 663104—6633942, and to provide local standards for the development of accessory dwelling units and junior accessory dwelling units so as to increase the supply of smaller and affordable housing units in the City while ensuring that such units remain compatible with existing neighborhoods. An accessory dwelling unit also includes a manufactured home, as defined in Section 18007 of the Health and Safety Code.

B. Submittal Requirements and Application Processing. Any application for an accessory dwelling unit or junior accessory dwelling unit shall include a site plan, floor plan, demolition plan, and elevations substantiating and evidencing compliance with all applicable development standards. Where all requirements of this section and the Buena Park City Code appear to be met, the application shall be approved ministerially without discretionary review or public hearing within 60 days of receiving the application. The City and applicant may agree to additional time with a written request from the applicant.

If the City denies an application for an ADU or JADU, the City shall, within the 60-day period, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and provide a description of how the application can be corrected by the applicant.

Applications to replace a detached garage with an ADU shall require a demolition permit for the garage. The demolition permit will be reviewed with the application for the ADU and issued at the same time as the permit to construct the ADU.

An accessory dwelling unit application shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.

C. **Development Standards.** Under the provisions of this section, each accessory dwelling unit or junior accessory dwelling unit shall comply with local building codes and ~~all development standards contained in Division 3 (Single Family Residential Zones) of this Title 19 (Zoning), except~~ as ~~otherwise~~ specified herein:

1. **Location.** Accessory dwelling units are allowed on lots developed or proposed to be developed with single or multifamily dwellings on lots that are zoned for ~~single-family~~ residential or mixed-use ~~which contain or are proposed to be developed with a single-family dwelling, or on lots zoned for multifamily residential or mixed-use residential use which contain or are proposed to be developed with a multifamily dwelling~~. Subject to the standards of this section, accessory dwelling units may be attached, detached, or located within an existing primary residence, which shall include an attached garage, or existing accessory structure. Junior accessory dwelling units shall only be allowed on lots ~~zoned for single-family residential use and~~ which are developed with or are proposed to be developed with a single-family dwelling.

2. **Minimum Lot Size and Allowable Density.** Minimum lot size and density requirements shall not be applicable when determining minimum lot size or allowable density for development of an accessory dwelling unit or junior accessory dwelling unit.

3. **Height of Structure.** The height of an accessory dwelling unit shall not exceed 16 feet, measured from grade, except as follows:

    a. Notwithstanding subsection C.3 above, on ~~single-family zoned~~ a lots with an existing or proposed single-family dwelling, if the ADU is attached to the primary dwelling unit, the maximum height is 2 stories not to exceed 30 feet, or as high as the existing two-story primary dwelling unit, whichever is lower.

    b. Notwithstanding subsection C.3 above, the maximum height of a detached ADU on a lot ~~zoned for multifamily residential or residential mixed-use which are~~ is developed or proposed to be developed with a multifamily, multistory dwelling is 20 feet.

    c. Notwithstanding subsection C.3 above, if a parcel contains an existing or proposed single-family or multifamily dwelling ~~unit~~ and is located within one-half of one mile of a "major transit stop" or a "high quality transit corridor" as those terms are defined in Section 21155 of the Public Resource Code, the maximum height of a detached ADU is 20 feet, measured from existing finished grade to the highest point of the roof.

4. **Access.** Any external access staircase for the accessory dwelling unit, whether attached or detached, shall not be located on street facing elevation(s) of the single-family or multifamily dwelling unit(s), as applicable. This standard only applies to accessory dwelling units governed by subsection C.6.c.

5. **Setbacks.**

   a. An existing living area or accessory structure that is converted to an accessory dwelling unit, or an accessory dwelling unit that is constructed in the same location and to the same dimensions as an existing living area or accessory structure, may maintain the existing setbacks applicable to the existing area or structure. Any other accessory dwelling unit must maintain a minimum setback of 4 feet to the rear-yard property line and 4 feet to the side-yard property line unless governed under subsection C.6.a.i and iii, which shall only comply with setbacks for fire and safety.

   b. Any second story windows, decks, balconies, or landings shall provide screening to minimize the loss of privacy for neighboring properties. A minimum second story balcony side or rear yard setback of 5 feet to the property line shall be provided for accessory dwelling units governed by subsection C.6.c.

   c. ~~An~~ detached or attached ADU over 800 square feet of livable space in size that complies with all other applicable development standards may be built within the front yard setback of a lot if it is otherwise physically infeasible to build such an ADU on other areas of the lot while maintaining the minimum rear and side yard setbacks outlined in this subsection C.5.

6. **Number of Dwelling Units.**

   a. **Single-Family ~~Zone~~.** The number of accessory dwelling units or junior accessory dwelling units that may be located on any lot ~~in single-family zones~~ zoned for residential or mixed-use is ~~limited~~ allowed any ~~to one (1)~~ of the following options:

      (i) **ADU Conversion.** One (1) accessory dwelling unit may be located within an existing single-family dwelling or existing accessory structure, or within a single-family dwelling that is proposed to be constructed. Accessory dwelling units that are located within an existing single-family dwelling or accessory structure may include an expansion of not more than 150 square feet of livable space beyond the existing ~~or proposed~~ physical dimensions of the structure for the exclusive purpose of accommodating ingress and egress to the accessory dwelling unit.

      (ii) **New ADU.** One (1) detached ~~or attached~~ newly constructed accessory dwelling unit, of up to 800 square feet of livable space, may be located on lots which contain an existing single-family dwelling or which are proposed to be developed with a single-family dwelling.

(iii) Junior ADU. One (1) junior accessory dwelling unit may be located within a single-family dwelling, which shall include an attached garage, or within a single-family dwelling that is proposed to be constructed. The junior accessory dwelling unit conversion may include an expansion of not more than 150 square feet of livable space beyond the existing physical dimensions of the single-family dwelling only for the purpose of accommodating ingress and egress to the junior accessory dwelling unit.

~~**(iv) Unit Combinations.** One (1) junior accessory dwelling unit under subsection C.6.a(iii) above, plus one (1) detached accessory dwelling unit under subsection C.6.a(i) or subsection C.6.a(ii) above, may be located on lots which are or are proposed to be developed with a single-family dwelling.~~

b. Multifamily ~~Zones~~ and Mixed-Use ~~Zones~~. The number of accessory dwelling units that may be constructed on any lot ~~in~~ that contain multifamily ~~residential zones~~ ~~and~~ or mixed-use ~~zones~~ dwelling structures ~~is~~ are limited as follows:

(i) A maximum of two (2) newly constructed detached accessory dwelling units may be constructed on lots which are proposed to be developed with a multifamily dwelling ~~unit~~.

(ii) A maximum of eight (8) newly constructed detached accessory dwelling units may be constructed on lots which are developed with multifamily dwelling units. However, the number of accessory dwelling units allowable shall not exceed the number of existing non-accessory dwelling units on the lot.

(iii) Within an existing multifamily dwelling structure, an accessory dwelling unit may be converted from areas not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. The number of accessory dwelling units that may be developed within an existing multifamily dwelling shall not exceed 25 percent of the existing dwelling units within ~~the~~ multifamily dwelling structures (not counting any accessory dwelling units). At least one (1) such accessory dwelling unit conversion is permitted under this subsection. All such units shall comply with applicable fire and building code requirements.

(iv) Junior accessory dwelling units are not permitted in multifamily residential ~~zones~~ dwelling structures.

c. Single-Family and Multifamily Zones. A single accessory dwelling unit shall be allowed in addition to any other units allowed under subsection C.6 for lots containing an existing or proposed single-family dwelling, that are zoned for single-family or multifamily residential and are limited to one (1) of the following options:

(i) One (1) newly constructed detached accessory dwelling unit that is either (a) built in addition to a detached ADU governed by subsection C.6.a.ii or (b) is in excess of 800 square feet of livable space.

(ii) One (1) newly constructed accessory dwelling unit that is attached to an existing or proposed single-family dwelling.

(iii) One (1) accessory dwelling unit may be located within an existing single-family dwelling or existing accessory structure, or within a single-family dwelling that is proposed to be constructed. Accessory dwelling units that are located within an existing single-family dwelling or accessory structure may include an expansion of not more than 150 square feet of livable space beyond the existing physical dimensions of the structure for the exclusive purpose of accommodating ingress and egress to the accessory dwelling unit.

d. **Existing Nonconforming Units.** Any accessory dwelling unit or junior accessory dwelling unit that has not previously been legally established, is considered an unlawful use, unless the Community and Economic Development Director determines that the unit meets the provisions of this section:

(i) City shall not deny a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, due to either of the following: (1) The accessory dwelling unit or junior accessory dwelling unit is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code; or (2) The accessory dwelling unit or junior accessory dwelling unit does not comply with this article or any local ordinance regulating accessory dwelling units.

(ii) City may deny a permit for an accessory dwelling unit or junior accessory dwelling unit subject to subsection C.6.c.i if the City makes a finding that correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code.

7. Dwelling Size.

a. Newly constructed attached or detached accessory dwelling units shall not exceed 850 square feet of livable space for an accessory dwelling unit that provides up to one bedroom, and shall not exceed 1,000 square feet of livable space for an accessory dwelling unit that provides more than one bedroom.

b. The total floor area of any attached or detached accessory dwelling unit or a junior accessory dwelling unit shall be of a minimum of 150 square feet of livable space, or as specified in Section 17958.1 of the California Health and Safety Code.

c. Junior accessory dwelling units shall not exceed 500 square feet of livable space.

8. **Off-Street Parking.** One (1) parking space per accessory dwelling unit shall be provided for accessory dwelling units that fall within subsection C.6.c. These spaces may be provided as tandem parking on an existing driveway, or on a driveway in side yard and rear yard as permitted in this Title. Parking is limited to lawfully paved areas approved by the City. No parking for the accessory dwelling unit is required if any one (1) of the following conditions are met:

    a. The unit is located within one-half of one mile of walking distance of public transit.

    b. The unit is located within an architecturally and historically significant historic district.

    c. The unit is part of (i.e., contained within) the footprint of the existing or proposed primary ~~single-family~~ dwelling or an accessory building ~~unit~~.

    d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

    e. When there is a car share vehicle located within 1 block of the accessory dwelling unit.

    f. When an existing garage, carport, or covered parking structure is demolished in conjunction with the development or conversion of an ADU, replacement off-street parking for the main dwelling unit shall not be required.

    g. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed in this subsection ~~paragraph~~.

9. **Location of Parking.** Parking required or proposed for the accessory dwelling unit may be located in the following locations, as approved by the City, ordered from most preferred to least preferred:

    a. A garage, carport, or covered space on a driveway; which complies with required setbacks for both primary and accessory structures.

    b. An uncovered tandem space on a driveway.

    c. Within the required street side yard setback.

    d. Within the required side or rear yard setback subject to screening.

    e. Within the required front yard setback.

    f. Parking in setbacks and tandem driveway parking remain subject to the Building Code regarding egress and any other applicable site specific fire and/or life safety conditions of approval as determined by the Building Official.

    g. On-site parking required for the accessory dwelling unit shall be maintained and available for parking purposes at all times.

10. Vehicular Access.

a. The accessory dwelling unit shall utilize the same vehicular access that serves the existing ~~main~~ primary dwelling unit, unless:

(i) The accessory dwelling unit has access from an alley contiguous to the lot; or

(ii) The lot is a corner lot with a second driveway, and the second driveway is located on the side street; ~~and~~ or

(iii) A second driveway does not result in the loss of an on-street parking space.

b. No passageway connecting the accessory dwelling unit to a street is required. Each accessory dwelling unit or junior accessory dwelling unit shall maintain independent exterior access from the existing residence.

11. Way Finding. Each unit shall display address in compliance with the current California Residential Code as adopted and amended by the City.

12. Utilities. All utilities servicing the accessory dwelling unit or junior accessory dwelling unit may be metered in conjunction with the primary dwelling, in compliance with Government Code Section ~~65852.2(f)~~ 66311.5(d).

13. Restricted Areas. Accessory dwelling units that fall under subsection C.6.c ~~or junior accessory dwelling units~~ shall not be allowed where roadways, public utilities and services are inadequate with reference to objective and published thresholds established by the utility or service provider. To ensure access by public safety vehicles, an accessory dwelling unit may not be located on a lot that fronts a roadway that is narrower than the minimum road width standards established by the Orange County Fire Authority's Master Plans for Commercial and Residential Development (as the same may be amended from time to time), unless:

a. One (1) on-site parking space is provided for each bedroom included in the accessory dwelling unit; and

b. Replacement on-site parking spaces are provided for any parking spaces that are lost or converted to accommodate the accessory dwelling unit; or alternatively;

c. A conditional use permit is issued pursuant to Section 19.128.020 of this Code, provided that the conditional use permit shall be approved if affirmative findings are made based on the following criteria:

(i) 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; and

(ii) Adequate utilities and public services are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

14. **Building and Fire Codes.** The property owner shall comply with all current State and local building and fire codes. Fire sprinklers are not required for the accessory dwelling unit or junior accessory dwelling unit if they are not required for the primary residence or multi-family dwelling. The construction of an ADU, by itself, shall not trigger requirements to install fire sprinklers in any existing main dwelling.

15. **~~Park~~ Impact Fees.** For accessory dwelling units of over 750 square feet of livable space ~~or more~~, a proportionate amount of Park Land Dedications and In-Lieu Fees shall be paid, based upon the City's adopted Development Impact Fee Schedule. Any impact fees charged for an accessory dwelling unit that has more than 750 square feet of interior livable space shall be charged proportionately in relation to the square footage of the primary dwelling unit.

16. **Objective Design Standards.** Accessory dwelling units that fall under subsection C.6.c ~~or junior accessory dwelling units~~ shall incorporate the same architectural features, building materials, and color as the main dwelling unit on the property. These features shall include, but are not limited to, roofing material, roof design (i.e., slope, style), fascia, exterior building finish, color, exterior doors, windows, garage door, and architectural enhancements.

    When an existing garage is converted into an ~~JADU/~~ADU, the existing garage door, if visible from public or private right-of-way, shall be eliminated and replaced with a wall, windows, door, or other exterior design features which are architecturally consistent with the exterior design of the structure and the main dwelling.

    Second story windows and glass doors shall be located to retain privacy between properties through such methods as offset or clerestory placement, use of opaque or view-obscuring glass.

    Manufactured homes shall be equipped with skirting to give the appearance of the manufactured home being located on grade. Synthetic materials of a similar appearance to the materials of the structure of the main dwelling and equivalent durability shall be permitted. Exterior siding shall be installed from the exterior finished grade to a point at or near the roof. However, if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the siding need not extend below the top of the foundation.

17. **Separate Sale Prohibited.** An accessory dwelling unit may not be sold separately from the primary residence.

18. **Short-Term Rental Prohibited.** The minimum rental term of the accessory dwelling unit shall be no less than 30 days.

19. **Demolished or Destroyed.** If the accessory dwelling unit is demolished or destroyed, or if the accessory dwelling unit is modified such that it no longer complies with this section, the property owner shall return the lot and all improvements into a condition that complies fully with applicable land use and building standards set forth in this Code. The property owner shall apply for any and all permits necessary to complete the scope of work, as required under the City's building and fire codes.

20. **Specific Junior Accessory Dwelling Units Requirements.** Notwithstanding anything contrary in this section, the requirements and standards of this subsection shall apply specifically to junior accessory dwelling units.

~~a. The owner of the single-family lot shall occupy the single-family dwelling, any accessory dwelling unit that may exist on the lot in compliance with this section, or the junior accessory dwelling unit as their principal place of residence.~~

a. As a condition to obtaining a building permit for a junior accessory dwelling unit, the property owner shall file with the County Recorder a declaration or agreement to restrictions, containing a reference to the deed under which the property was acquired by the owner and stating that:

(i) The junior accessory dwelling unit cannot be sold separately from the primary residence; and

(ii) The size and attributes of the junior accessory dwelling units shall conform at all times with the requirements of California Government Code Section 66333 and the Buena Park Municipal Code; and

(iii) Minimum rental term of either the junior accessory dwelling unit or primary residence shall be no less than 30 days; and

(iv) The restrictions shall be binding upon any successor in interest and ownership of the property and lack of compliance may result in legal action against the property owner to compel compliance with this section.

b. A junior accessory dwelling unit shall include: a separate entrance from the main entrance to the proposed or existing single-family residence; and an efficiency kitchen, which shall include a cooking facility with appliances, and a food preparation counter or counters and storage cabinets that ~~is~~ are of reasonable size in relation to the size of the junior accessory dwelling unit.

c. A junior accessory dwelling unit that does not include a separate bathroom shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

d. The owner of a property with a junior accessory dwelling unit shall reside in one of the dwelling units on the property if the junior accessory dwelling unit shares sanitation facilities with the single-family dwelling. This owner-occupancy requirement shall not apply to a junior accessory dwelling unit owned by a governmental agency, land trust, or housing organization.

Section 14: Subsection 19.348.050.D of the Buena Park Municipal Code, entitled "Chicken Keeping," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

1. No property may keep chickens (minimum of 3 and a maximum of 6) without first obtaining a ministerial permit from the Community and Economic Development Department.

2. Any property which keeps or maintains chickens shall provide an adequate enclosure.

3. The enclosure must be a minimum size of 10 square feet of permeable land per chicken, and coops must be a minimum of 3 square feet per chicken. Coops may be located within the enclosure, but must maintain the required permeable land of the enclosure.

4. The enclosure must provide protection for the chickens from the elements, and to prevent wildlife or other predators from gaining entry.

5. Chicken enclosures or related structures may be located in the side or rear of the property but shall not be located in the front yard.

6. Chicken coops/runs/enclosures shall be at least 10-feet from any side or rear property line.

7. Chickens must be provided proper feeding and water at intervals not longer than 12 hours apart.

8. Coops, pens, enclosures or yards where chickens are kept must be maintained in a clean and sanitary condition. Manure or other debris shall be removed from such enclosures daily.

9. Each application for the keeping of chickens shall be on a City-provided form and shall include the following information and documentation:

    a. The property address where chicken keeping is proposed.

    b. Property owner authorization.

    c. A site plan showing the location on the parcel where the enclosure/coop/ run will be located.

    d. Self-attestation that the applicant has completed a training/certification course on keeping of chickens.

Section 15: Section 19.408.020 of the Buena Park Municipal Code, entitled "Lot Consolidation Bonus – Multi-Family Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. Before any other density bonus is applied, for the RM-10 Zone, a site area bonus shall be granted for up to 16 dwelling units per net acre when multiple ~~parcels are combined~~ lots are merged into a single development with a minimum lot size of 12,500 square feet.

B. Before any other density bonus is applied, for the RM-20 Zone, a site area bonus shall be granted for up to 24 dwelling units per acre when multiple parcels are combined into a single development with a minimum lot size of 12,500 square feet.

C. The Housing Opportunity Overlay (HOO) encourages parcel aggregation by permitting increased density and flexible development standards for consolidated properties in multi-family zones. This promotes the creation of higher density affordable multi-family housing, facilitating efficient land use and enabling more impactful affordable housing projects to address housing needs effectively within the designated overlay area.

Section 16: Section 19.412.010.A of the Buena Park Municipal Code, entitled "Uses Permitted," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

§ 19.412.010. Uses Permitted.

A. Land, buildings, and other facilities shall be designed, developed, and used only for those activities indicated for the various zones by Table 19.412.010, entitled Uses Permitted. All uses not listed in Table 19.412.010 shall be prohibited in all Multi-Family Residential Zones. The symbols shown in this table have the following meanings:

Section 17: Table 19.412.010 of the Buena Park Municipal Code, entitled "Uses Permitted – Multi-Family Residential Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Table 19.412.010
USES PERMITTED - MULTI-FAMILY RESIDENTIAL ZONES

Uses	RMH	RM-10	RM-20	PD[8]	Additional Requirements
Residential Uses					
Single-Family Dwellings:					~~See Note (1).~~
Site-Built.	See Note (1).	P	P	C	
Manufactured Homes.	See Note (1).	P	P		
Single-Family Cluster.	See Note (1).	C	C	C	See Section 19.448.040
Multi-Family Dwellings:					
Multi-Family Apartments.		P	P	C	
Transitional/Supportive Housing.		P	P	P	See Chapter 5.70 and Government Code Section 65651 for supportive housing projects
Condominium, Stock Cooperative, Community Apartments.		C	C	C	See Section 19.448.030.
Cottage Cluster.		P	P		Cottage Clusters are permitted only if 100% of the development is affordable and meets the requirements set forth in the Objective Design Standards in Section 19.448.050.
Employee/Farmworker Housing.		P	P		
Mobilehome Park:					See Section 19.448.010
Undivided ownership.	P				
Condominium or planned unit development ownership.	C			C	
Group Quarters:					
Convent, rectory, boarding/rooming house, dormitory, fraternity or sorority house, etc.		C	C		
Transient Quarters: (See Division 5, Commercial Uses—Tourist Services.)					
Community Residential Care:					See Note (2).
Small group care home.		P	P	P	

Other community residential care facility.		C	C		See California Government Code Section 65583, subdivision (c)(10)(A) for Affirmatively Further Fair Housing (AFFH) provisions.
Residential Accessory Uses:					
Non-habitable accessory structure.	I	I	I	I	See Section 19.416.080.
Accessory dwelling unit.		I	I	I	See Section 19.348.010.
Guesthouse.					
Home occupation.	I	I	I	I	See Section 19.448.060.
Short-term rental.	I	I	I	I	As incidental to a single-family dwelling only. See Section 19.348.080.
Animal keeping.	I	I	I	I	See Section 19.448.080.
Swimming pool, therapeutic pool, recreational structure (play equipment, tennis courts, etc.).	I	I	I	I	
Clubhouse, meeting room, game room, gymnasium, sauna, health center (private use only).	I	I	I	C	
Rental management office, storage room.	I	I	I	I	
Parking, within garage.	I	I	I	I	
Parking, under carport.	I	I	I	I	
Parking, uncovered.	I	I	I	I	
Yard sale.	I	I	I	I	See Section 19.448.070.
Public Service Uses					
Community Day Care:					
Small group child day care home (1-14 children).		P	P	P	See Note (3).
Small group adult day care home (1-6 adults).		P	P	P	
Child day care center (more than 14 children).		CI	CI	CI	See Note (4).
Adult day care center (more than 6 adults).		CI	CI	CI	See Note (4).
Health Facilities:					
Long-term care (intermediate care or skilled nursing).		C	C		
Public Assembly: (See also Recreation.)					

Church.		C	C		In all residential zones in which churches are permitted, such churches shall be located on and oriented to major, primary, or secondary highway as defined and as designated in the Buena Park General Plan. Additionally, see Note (5).
Café/Coffee Shop		I	I		Permitted only as an incidental use to an existing permitted religious facility and subject to all building and fire safety standards applicable to commercial/assembly use. Must be less than 3,000 square feet facility and subject to all building and fire safety standards applicable to commercial/assembly use. Must be less than 3,000 square feet.
Emergency shelter.		I	I		See Section 19.448.090.
Education:					
Educational institution.		C	C		See Note (5).
Recreation:					
Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.		P	P	P	
Community recreation center.		P	P	C	
Utilities and Communications:					See Division 12 of Zoning Ordinance.
Aviation navigational aids.	C	C	C	C	
Public utility facilities or structures, including electrical substations and cellular telephone facilities.	C	C	C		
Transportation:					
Parking lot.		C	C	C	
Parking structure.		C	C	C	
Temporary Uses					
Temporary uses, as provided in Title 19, Division 10.	T	T	T	T	
On-site construction facilities.	T	T	T	T	See Note (6).
On-site real estate sales office.	T	T	T	T	See Note (7).

Notes:

(1) Previously approved existing single-family uses within RMH Zones are considered legal non-conforming. However, in the event that 20 percent or more of an existing single-family use within an RMH zone is destroyed or significantly damaged, such use will no longer be permitted, and the property must be developed in accordance with the zoning regulations applicable to the respective zone.

(2) A Community Residential Care facility is a "community care facility" serving seven (7) or more persons, licensed for any type of 24-hour care pursuant to the California Community Care Facilities Act and California Health and Safety Code Section 1500 et seq. Community Residential Care facility are conditionally permitted in the RM-10 and RM-20 zones. A minimum distance of 300 feet shall be maintained from any other community care facility.

(3) All applicants shall comply with the State Health and Safety Code with regard to the maximum number of children that may be supervised at any 1 time based on applicable standards and criteria. In no case, shall the total number of children supervised at any 1 time at any residence exceed 14.

(4) Permitted with a conditional use permit as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.

(5) Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.

(6) Offices, storage, activities, and facilities directly pertaining to construction on the same site provided construction is not suspended for a permitted use for more than 30 consecutive days.

(7) Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.

(8) Permitted uses and intensity of use in the PD zone shall be determined in a public hearing, subject to the provisions of the General Plan for the individual area designated as Planned Development.

Section 18: Section 19.416.090 of the Buena Park Municipal Code, entitled "Residential Garages and Carports," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. For a mobilehome park in the RMH zone, separate requirements for carports apply pursuant to Sections 19.436.050 and 19.448.010.

B. For a single-family dwelling (one dwelling unit on a lot) in the RM zones, the requirements for minimum garage floor area and vehicular openings shall be governed by Chapter 19.336 of Division 3 for the RS-6 zone.

C. The maximum width of parking areas along street frontages and within the required front setback, including driveways, open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed 25 percent of the linear street frontage.

D. Garage doors shall be recessed into the garage wall a minimum of 4 inches to accentuate shadow patterns and relief.

E. Parking for residents, visitors, and/or employees shall be accommodated onsite in garages, parking areas, carports, or along internal streets to minimize spillover to adjacent residential neighborhoods. Parking and loading/unloading areas shall not create stacking/queuing issues at ingress/egress points.

F. For multifamily apartments, garage and/or carport floor areas shall be provided to accommodate the number of required parking spaces as required in Chapter 19.436.

    1. Each parking space shall have a vehicular door or access opening of a minimum 8-foot width. Two parking spaces may be combined with a vehicular door or access opening of a minimum 16-foot width.

Section 19: Section 19.420.060 of the Buena Park Municipal Code, entitled "Private Open Space," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. In RM-20 zones, each dwelling unit shall be provided with at least one (1) area of private usable open space and shall be accessible to only one (1) living unit by a doorway or doorways to a habitable room or hallway of the unit. Private open space located above ground level in the form of

fenced or screened patio or balcony shall have a minimum eight-foot vertical clearance and have minimum dimensions of no less than six (6) feet in any horizontal direction. Private open space located on the ground level in the form of fenced or screened yard, deck, or patio shall have a minimum eight-foot vertical clearance and have minimum dimensions of no less than ten (10) feet in any horizontal direction.

B. Mechanical equipment of a dwelling unit may be located within that unit's private open space provided that the equipment is not more than 3.5 feet in height and the equipment is screened from view. Mechanical equipment located within the unit's private open space area shall provide a minimum area of at least 72 square feet.

C. Above ground-level space shall have at least one (1) exterior side open and unobstructed for at least 6 feet above floor level, except for incidental railings and balustrades.

Section 20: Section 19.428.020 of the Buena Park Municipal Code, entitled "Fence Height and Location," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. For any use in the RM zones, other than a single-family dwelling (one dwelling on a lot) and a mobilehome park in the RMH zone, the following fence height requirements shall apply;

1. With the exception of a required yard abutting a street, a maximum 7-foot-high fence may be permitted anywhere on a lot.

2. **Yards Abutting a Street.** Within a required yard abutting a street, a maximum 6-foot-high fence may be permitted, subject to the following setback requirements and the design and material requirements of Section 19.428.030:

   a. For any portion of a fence which is not view-obscuring, other than the provision of pilasters and vines, there shall be a minimum 3-foot setback from the street property line for that portion of fence.

   b. For any solid or view-obscuring portion of a fence, there shall be a minimum 5-foot setback from the street property line for that portion of fence.

3. For any fence over 2 feet in height within the required 15 feet by 15 feet vision clearance area adjacent to any driveway or alley where it intersects with a public street as defined under Section 19.436.030 shall meet the design requirements of Section 19.428.030.

B. **Single-Family Dwelling.** For a single-family dwelling in the RM zones, the fence height requirements of Section 19.328.020 shall apply with the exception that a 6-foot maximum height fence may be permitted within the minimum required front yard with a 150-foot setback from the front property line.

C. **Mobilehome Park.** For a mobilehome park in the RMH zone, separate fence height requirements apply pursuant to Section 19.448.010.

D. The maximum height of any fence in the multifamily residential zones shall be 7 feet, except where a greater height is required for noise reduction as determined by an acoustical analysis.

Section 21: Section 19.432.030 of the Buena Park Municipal Code, entitled "Landscape and Maintenance," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. All landscaping shall be permanently maintained in a clean, healthy, and attractive condition to prevent hazards, obstruct public rights-of-way or impair required visibility triangles. This includes pruning, ~~weeding,~~ removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.

1. Landscaping designs shall include one (1) or more of the following planting design concepts:

   a. Specimen trees (48-inch box or more) in informal groupings or rows at major focal points.

   b. Use of planting to create shadow and patterns against walls.

   c. Use of planting to soften building lines and emphasize the positive features of the sit.

   d. Use of flowering vines on walls, arbors, or trellises.

   e. Trees to create canopy and shade, especially in parking areas and passive open space areas.

   f. Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.

2. Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as re hydrants or re alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities. Trees and large shrubs shall be placed as follows:

   a. A minimum of 6 feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals.

   b. A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections.

   c. A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights.

   d. A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and Fire Department sprinkler and standpipe connections.

B. **Curbs Required.** All landscape planters shall be separated from all parking and loading spaces, parking aisles, and driveways with a minimum 6-inch-high concrete curb. In addition, for any such landscape area adjacent to a public sidewalk, in which the grade of the planter is higher than the sidewalk and which is planted with ground cover other than a hydroseeded or sodded lawn, a minimum 6-inch-high concrete curb shall be provided alongside the public sidewalk to preclude soil erosion across such sidewalk.

C. Landscapes utilizing drought-tolerant, native, climate-appropriate design principles shall be compliant when maintained in accordance with Subsection A and not constituting a defined hazard.

D. Seasonal dormancy, natural dieback, retained seed heads, mulched leaf litter, and woody debris used for soil health, erosion control, moisture retention, or habitat purposes shall not constitute a violation unless creating a defined hazard.

E. Vegetation height shall be permitted provided that it does not obstruct pedestrian pathways,

encroach upon public rights-of-way, impair required visibility triangles, or create a defined hazard.

Section 22: Subsection 19.436.040.A of the Buena Park Municipal Code, entitled "Residential Driveway Standards," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

A. In case of any conflict between the requirements of this section and any safety requirements pursuant to the Fire Code, the Fire Code requirements shall prevail. For single-family dwellings on RM zoned properties, requirements from Chapter 19.336 shall govern the development.

Section 23: Subsection 19.448.020.E.2 of the Buena Park Municipal Code, entitled "Common Useable Open Space," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

2. **Common Usable Open Area.** Open area on a lot shall include at least ~~3~~200 square feet of common usable open area per unit. For any development where the livable area of dwelling units abut the landscaped front yard, the required common usable open area for that development may be reduced by a maximum 5 percent pursuant to a site plan review process. All other standards for common usable open area shall be in accordance with Section 19.420.02~~3~~0.

Section 24: Section 19.512.010.A of the Buena Park Municipal Code, entitled "Uses Permitted," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough:

§ 19.512.010. Uses Permitted.

A. Land, buildings, and other facilities shall be designed, developed, and used only for those activities indicated for the various zones by Table 19.512.010, entitled Uses Permitted. All uses not listed in Table 19.512.010 shall be prohibited in all Commercial and Industrial Zones. The symbols shown in this table have the following meanings:

Symbol	Meaning
P	Automatically permitted use.
I	Incidental use—use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.
C	Conditional use—use eligible for consideration under the conditional use procedure (Section 19.128.020) and permitted only if a conditional use permit is approved, subject to the specific conditions of such permit.
CI	Incidental conditional use—use eligible for consideration under the conditional use procedure only if incidental to another primary use of the site, whether such primary use is automatically permitted or permitted by conditional use permit.
Pc	Automatically permitted use, except such use is subject to a conditional use permit when located within three hundred ~~thirty~~ feet of a residential zone.
~~Pc*~~	~~Automatically permitted use, except such use is subject to a conditional use permit when located within six hundred feet of a residential zone.~~
IC	Incidental or conditional use—automatically permitted as an incidental use, when the primary use is automatically permitted, or eligible for consideration as a primary use under the conditional use procedure.

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
Residential Uses								
Group Quarters:								
• Convent, rectory, dormitory, fraternity or sorority house, etc.	CI	CI	CI					
Transient Quarters: (See Commercial Uses— Tourist Services.)								
Public Service Uses								
Community Day Care:								
• Child day care center.	C	P	P	C	I	I	I	I
• Adult day care center.	P	P	P		I	I	I	I
Health Facilities:								
• Long-term care (intermediate care or skilled nursing).	C	C	C					
• Hospital, alcoholic institution.	C	C	C					
• Medical or dental laboratory.	I	P	P		P		P	
• Medical or dental clinic. (17)	P	P	P	P	P		P	
• Industrial clinic.					P	P	P	P
• Pharmacy.	P	P	P	P	I	I	I	I
• Optician.	P	P	P	P				
Public Assembly: (See also Recreation.)								
• Church. (1)	C		C		C			
• Emergency shelter, up to 30 occupants. (19)	P	P	P		P			
• Emergency shelter, more than 30 occupants. (19)	C	C	C		C			
• Club, lodge, meeting hall, community center (largest meeting room limited to 150 seats or 1000 sq. ft.) (1)	C	P	P					
• Exhibit hall (no swap meets).	C	P	P	C				
• Auditorium. (1)		C	C	C				
• Theater, indoor.		C	C	C				
• Theater, open air.		C	C					
• Theater, drive-in.			C					
Education:								
• Educational institution.	C	C	P					
• Library, reading room.	P	P	P					
• Museum.	C	P	P	P				
• Tutoring.	C	C	C		C			

• Business college, vocational school (no industrial machinery or equipment), physical training school.	C	C	C		C		C	C
• Trade school.			C		C		C	C
Recreation: (See also Commercial Uses—Commercial Recreation.)								
• Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.	P	P	P		P	P	P	P
• Recreation area (play area, swimming pool, racquetball courts, etc.), as an accessory use (public or private use, indoor or outdoor) to a permitted commercial or industrial use.	C	C	C	C	C	C	C	C
• Private recreation facility.			C	C			C	
• Community recreation center.		P	P					
• Golf driving range.			C					
• Indoor screen golf driving range.			P	P			P	
• Miniature golf.			C					
• Miniature golf, indoor only.			P	P				
• Indoor simulated sports activities.			P	P			C	
• Theme recreational park.			C	C				
• Tennis courts or club, indoor only.			P	P			C	
• With outdoor courts.			C	C				
• Racquetball, handball, pickleball, swimming, gym, athletic club, indoor only.		P	P	P			C	
• With outdoor area.			C	C				
Natural Resource Development:								
• Exploration and development.	C	C	C		C	C	C	C
Utilities and Communications: (13)								
• Telephone central office, relay station.	C	C	C		C	C	C	C
• Flood control channel and facilities, utility corridor.	P	P	P	P	P	P	P	P
• Other public utility facilities or structures, including electrical substations, and cellular telephone facilities.	C	C	C	C	C	C	C	C
• Radio, television, microwave transmitters.	C	C	C	C	C	C	C	C
• Aviation navigational aids.	C	C	C	C	C	C	C	C
Transportation:								
• Parking lot.	P	P	P	P	P	P	P	P
• Parking structure.	P	P	P	P	P	P	P	P
• Passenger station.	C	C	C	C			C	
Other Public Services and Facilities:								
• Non-City-owned public facilities.	C	C	C	C	C	C	C	C
Commercial Uses								
• Any permitted commercial use with drive-in, drive-through, or walk-up window service. (Special requirements apply. See Section 19.552.070.)	C	C	C	C(14)	C	C	C	C
• Any commercial use with adult entertainment. (Special requirements apply. See Section 19.552.090.)								
Offices: (2)								

• Bank, financial institution.	P	P	P	P	P	~~P~~	P	P
• Business, administrative, professional.	P	P	P	P	P	~~P~~	I	I
Studios, etc.:								
• Martial arts, dance or drama studio, art or music conservatory.	P	P	P	P				
• Music studio, recording studio.	C	C	C	P	C		C	C
• Radio, television studio.		P	P	P	C		C	C
• Art studio, art gallery, interior decorating, costume design, arts and crafts, photography studio.	P	P	P	P			P	
• Sale of art or publications related to permitted use.	I	I	I	I				
Schools: (See Public Service Uses—Education.)								
Personal Services:								
• Barber shop, beauty salon.	P	P	P	P				
• Shoe repair, tailor, dressmaker, laundromat (single batch machines only), dry cleaning (coin-operated only).		P	P	P				
• Shoe shine kiosk.		P		P				
• Automated banking service kiosk.		P		P				
• Retail dry cleaning. (3)		P	P	P				
• Health spa or salon.		P	P	P				
• Massage establishment. (20)	C		C					
• Tanning salon.	IC	IC	IC	IC				
• Body art, tattoo parlor. (24)		P	P	P				
• Fortunetelling (see Chapter 5.32 for definition).	P	P						
Tourist Services: (See also Public Service Uses—Public Assembly, and also the Entertainment Corridor Specific Plan document.)								
• Travel and ticket agency.	P	P	P	P				
• Hotel, motel, motor hotel. (12)			C					
Commercial Recreation: (See also Public Service Use—Recreation, and also the Entertainment Corridor Specific Plan document.)								
• Entertainment (see Chapter 5.24 for definition).		C	C	C				
• Skating rink.		C	C	P			C	C
• Skateboard park.			C	P			C	C
• Dancehall or other establishment with public dancing.			C	C				
• Game machine arcade. (4)		C	C	P				
• Batting cages.			C	C				
• Batting cages, indoor only.			P	P			C	C
• Axe throwing.			C	P			C	
• Billiard parlor, poolroom.		C	C	C				
• Bowling alley.		C	C	P				
• Virtual reality activities.			P	P			C	
• Karaoke.			C	C				
• Go-kart racing, sports complex, indoor only.			C	C	C		C	C

Retail Sales: (See also Food Sales and Service, Vehicle Sales and Rentals, Vehicle-Related Sales with Related Service and Repair, and Other Sales and Service.) (All sales to be indoor only, unless indicated otherwise.)							
• Furniture, carpets.		P	P	P	P		
• Household appliances, electrical appliances, radios, television sets, computer equipment.		P	P	P	P		
• Department store, variety store, dry goods and notions.		P	P	P			
• Apparel—clothing, millinery, shoes, etc.		P	P	P			
• Jewelry, cameras and supplies, luggage, sporting goods, toys.		P	P	P			
• Hobby shop.		P	P	P			
• Drugstore.		P	P	P			
• Tobacco shop. (21)	I	P	P	P			
• Pet shop and supplies.		P	P	P			
• Key shop kiosk.		P		P			
• Gifts, souvenirs.		P	P	P			
• Flower shop.	P	P	P	P			
• Flower kiosk.		P		P			
• Stationery and office supply		P	P	P	P		
• Books, newsstand.	I	P	P	P			
• Video sales, rental.		P	P	P			
• Video kiosk.		C		P			
• Outdoor fixed kiosk. (22)				P			
• Antiques.		P	P	P	P		
• Thrift retail store ~~shop, secondhand goods, pawnshop~~.		P	~~C~~ P	P			
• Pawnshop.			C				
• Auction house.			C				
• Volume discount/warehouse store.		C	C	C	C	C	C
• Hardware, paint.		P	P	P	P		
• Building materials, plumbing supplies. (Excludes lumberyards)		Pc	Pc	Pc	Pc	Pc	
• With outdoor display area. (26)		C	C	C	C	Pc	
• Garden and patio furniture and equipment.		P	P	P	P	Pc	
• With outdoor display area. (26)		C	C	C	C	Pc	
• Plant nursery~~, with outdoor display~~.		Pc	Pc	Pc	Pc	Pc	
• With outdoor display area. (26)		C	C	C	C	C	
• Pottery, ceramics.		P	P	P		Pc	
• With outdoor display area. (26)		~~C~~ Pc	~~C~~ Pc	~~C~~ Pc		Pc	
• Deep discount/product liquidation.		P	P				
• With outdoor display area. (26)		~~C~~ Pc	~~C~~ Pc				

• Swapmeet—Indoor/Outdoor. (18)			C					
Food Sales and Service:								
• Restaurant, with no entertainment, no liquor, no drive-in, no drive-through, no walk-up service window.	P	P	P	P	P	P	P	P
• With entertainment. (See Chapter 5.24 for definition.)	C	C	C	C	C	C	C	C
• With on-sale liquor. (5)	C	C	C	C	C	C	C	C
• With drive-in, drive-through, or walk-up service window. (See also Section 19.552.070.)	C	C	C	C(14)	C	C	C	C
• Food hall.			C	C	C		C	C
• Cocktail lounge, bar.		CI	CI	CI				
• Liquor, off-sale.		C	C	CI				
• Supermarket, grocery, fruits and vegetables, dairy products, meat.		C	C	C(16)				
• Deli.	CI	P	P	P	P			
• Coffee shop, tea house, juice bar, including with walk-up service window.	P	P	P	P	P			
• With drive-in, drive-through (See also Section 19.552.070.)	C	C	C	C	C			
• Confectionery, ice cream, bakery (baking for on-premises sales only).		P	P	P				
• Banquet caterer/hall.		C	C	C	C			
• Catering truck terminal (including commissary and kitchens).							C	C
~~Vehicle Sales and Rentals: (See also Other Services—Equipment Rental.)~~								
~~• Automobile rental agency.~~		~~C~~	~~P~~		~~P~~			
~~• Vehicle sales, leasing and rental agency (office use only).~~				~~P~~				
~~• New and used sales/lease of autos, motorcycles, or trucks not exceeding 3 tons gross vehicle weight unladen, and trailers up to 2 ton carrying capacity.~~			~~Pc~~		~~Pc~~			
~~• New and used sales/lease of trucks exceeding 3 tons gross vehicle weight unladen, and trailers over 2 tons carrying capacity.~~					~~C~~		~~Pc~~	~~Pc~~
~~Vehicle-Related Sales with Related Service and Repair: (Any installation shall be conducted within a building.)~~								
~~• Retail sales of auto parts or accessories, not including tires.~~		~~Pc~~	~~Pc~~	~~Pc~~	~~Pc~~			
~~• Wholesale of auto parts or accessories, not including tires.~~					~~Pc~~		~~Pc~~	~~Pc~~
~~• Auto window tinting.~~			~~C~~		~~C~~		~~Pc~~	
~~• Machining or repair of auto parts or accessories, not including tires.~~			~~C~~		~~C~~		~~C~~	~~C~~
~~• Tires, retail sales and/or installation for vehicles not exceeding 3 tons gross vehicle weight unladen.~~		~~C~~	~~C~~	~~CI~~	~~C~~			
~~• Tires, retail sales and/or installation for vehicles exceeding 3 tons gross vehicle weight unladen.~~			~~C~~		~~C~~		~~C~~	
~~• Tires, wholesale and/or installation.~~							~~Pc~~	~~Pc~~
Other Sales and Service:								

• Bicycle and scooter sales, rental, or repair.		P	P	P	P			
• Boat accessories, sales with no installation.		P	P	P	P		Pc	
• Boat sales, up to 28 ft. hull length.			Pc		Pc		Pc	
• Boat repair and/or service, up to 28 ft. hull length. (All work shall be conducted within a building.) (25)			Ci		Ci		C	C
• Custom furniture upholstery and reupholstery.		P	P		P		P	
• Picture framing and glazing.		P	P	P	P			
• Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.		P	P	P	P		P	
• Locksmith.		P	P	P	P		P	
• Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).					P		P	
• Repair of pneumatic tools.					C		C	
• Rental of light equipment (up to single unit trucks).					C		Pc	Pc
• Rental of heavy equipment (semi-tractors, cranes, etc.).					C		C	C
• Small animal grooming (no boarding).		P	P	P	P		P	C
• Small animal hospital.			C		Pc		Pc	C
• Veterinary clinic.		C	C	I	Pc		Pc	
• Kennel.							C	
• Taxidermy.					P		P	
• Mortuary.(23)			C					
• Mortuary with a crematorium. (23)								C
~~Vehicle Repair, Service: (All work shall be conducted within a building.)~~								
~~• Light repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen.~~ ~~(Work shall not include engine valves repair or replacement, engine overhaul or replacement, transmission repair or replacement, radiator repair or replacement, muffler repair or replacement, body and fender work, detailing, painting or upholstery.)~~		~~C~~	~~C~~	~~Ci(15)~~	~~C~~		~~Pc~~	
~~• Heavy repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen.~~			~~C~~		~~C~~		~~Pc~~	
~~• Repair and/or service of vehicles exceeding 3 tons gross vehicle weight unladen or trailers over 2 ton capacity.~~					~~C~~		~~C~~	~~C~~
~~• Repair and/or service of motorcycles only in conjunction with sales of new and used motorcycles.~~			~~C~~		~~C~~			
~~Vehicle Service:~~								
~~• Mechanical carwash. (6)~~		~~C~~	~~C~~		~~C~~			
~~• Automobile service station. (7)~~		~~C~~	~~C~~		~~C~~		~~C~~	~~C~~
~~• Quick tune-up/oil change/lube shop.~~		~~C~~	~~C~~	~~C~~	~~C~~		~~C~~	~~C~~
Printing Services:								
• Instant printing, copying, addressographing,	P	P	P	P	P	P	P	

mimeographing, photostating, blueprinting~~.~~ , and retail photo film and processing.							
• Photoengraving, offset printing.				Pc	Pc	Pc	
~~• Printing.~~				Pc		Pc	Pc
• Photo film drop-off/pick-up kiosk.	P		P				
~~• Retail photo film and print processing.~~	P	P	P				
• Photo film and print processing plant.				Pc		Pc	Pc
~~• Custom furniture upholstery and reupholstery.~~	P	P		P			
~~• Picture framing and glazing.~~	P	P	P	P			
~~• Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.~~	P	P	P	P			
~~• Locksmith.~~	P	P	P	P			
~~• Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).~~				Pc		Pc	
~~• Repair of pneumatic tools.~~				C		C	
~~• Rental of light equipment (up to single unit trucks).~~				C		Pc	
~~• Rental of heavy equipment (semi-tractors, cranes, etc.).~~				C		C	C
~~• Small animal grooming (no boarding).~~	P	P	P	P			
~~• Small animal hospital.~~		C		Pc		Pc	
~~• Veterinary clinic.~~	C	C	I	Pc		Pc	
~~• Kennel.~~						C	
~~• Taxidermy.~~				P		P	
~~• Mortuary.~~		C					
Vehicle Sales and Rentals: (See also Other Services—Equipment Rental.)							
• Automobile rental agency.	C	P		P			
• Vehicle sales, leasing and rental agency (office use only).			P				
• Sales/lease of new and used autos, motorcycles, trucks, or trailers (Federal Highway Administration (FHWA) Class types 1 through 3).		Pc		Pc			
• Sales/lease of new and used trucks, truck tractors, buses, trailers, and other motor vehicles (Federal Highway Administration (FHWA) Class types 4 or greater).				C		Pc	Pc
• Sales/lease and repairs of forklifts (Classes I-V). (Indoor Only)				C		Pc	Pc
Vehicle-Related Sales with Related Service and Repair: (Any installation shall be conducted within a building.)							
• Retail sales of auto parts or accessories, not including tires.(No outdoor storage)	P	P	P	P			
• Wholesale of auto parts or accessories, not including tires.(No outdoor storage)				P		P	P
• Auto window tinting and vehicle wrapping. (Indoor only)		P		P		P	P
• Machining (no punch presses over 20- tons) or repair of auto parts or accessories, not including tires.		C		Pc		Pc	Pc

• Tires, retail sales and/or installation for autos, motorcycles, trucks, or trailers (Federal Highway Administration (FHWA) Class types 1 through 3).		Pc	Pc	Pc	Pc		Pc	
• Tires, retail sales and/or installation for trucks, truck tractors, buses, trailers, and other motor vehicles (Federal Highway Administration (FHWA) Class types 4 or greater).			Pc		Pc		Pc	Pc
• Tires, wholesale.							Pc	Pc
Vehicle Repair, Service: (All work shall be conducted within a building.) (25)								
• Light repair and/or service of vehicles, boats, and motorcycles.		C	C	Ci (15)	C		Pc	Pc
• Heavy repair and/or service of vehicles, boats, and motorcycles.			C		C		Pc	Pc
• Repair and/or service of trucks, truck tractors, buses, trailers, and other motor vehicles (Federal Highway Administration (FHWA) Class types 4 or greater).					C		C	C
• Carwash. (6)		C	C		C			
• Automobile service station. (7)		C	C		C		C	C
Industrial Uses								
Research, Development and Testing:								
• Research and development institution or laboratory (no manufacturing), testing laboratory.	C		C		C	C	Pc	Pc
Storage:								
• ~~Mini-storage space rental for p~~Public self-storage including mini-storage space rental.					Pc		Pc	Pc
• Outdoor storage space rental for boats and vehicles					C		C	C
• Off-site inventory storage for auto dealerships.					C		C	C
• Fleet vehicle storage.					C		C	C
• Above-grade fuel tank storage with 500 gallon and greater capacity. (8)	Ci	Ci	Ci		Ci	Ci	Ci	Ci
• Below-grade fuel tanks and abovegrade fuel tanks with less than 500 gallon capacity. (8)	P	P	P		P	P	P	P
• Transit or transportation equipment storage (no truck or railroad freight yard).							Pc	Pc
• Freight yard or terminal truck, railroad.								C
• Warehouse, distribution center, storage building.					Pc		Pc	Pc
• Outdoor storage, other than a contractor's storage facility. (9)					I		I	I
• Cold storage.					Pc		Pc	Pc
• Frozen food locker.		I	I		Pc		Pc	Pc
• Ice plant.							C	Pc
• Lumberyard.			C		Pc		Pc	Pc
• Contractor's storage facility, with main building. (9)							C	C
Wholesale:								
• Wholesale business.					Pc		Pc	Pc

• Wholesale with retail outlet. (The building area devoted to retail shall not exceed 20% of the gross floor area.)	Pc		~~C~~ P	~~C~~ Pc
Industrial Processes: (All activities shall be conducted within a building.)				
• Cabinet shop, machine shop (no punch presses over 20-tons), sheet metal shop, tinsmith, welding shop.	Pc		~~P~~c	Pc
• Laundry, cleaning and dyeing plant, carpet cleaning and dyeing, textile dyeing.			C	C
• Fabrication from finished rubber, plastics.			C	Pc
• Fabrication from shell, cellophane, cork, fiber, fur, glass, finished leather, gems, textiles, ~~tobacco,~~ wood.		~~P~~c	~~P~~c C	Pc
~~• Packaging or assembly of products from previously manufactured components (no outdoor storage of bulk materials, final product not over 50 pounds).~~	~~P~~c		~~P~~c	~~P~~c
• Manufacturing, compounding, assembly, packaging, or treatment of merchandise made from ~~the following~~ previously prepared materials: . (No outdoor storage of bulk materials). (9)	Pc		Pc	P
Permitted materials include canvas, cloth, textiles, yarn, cork, leather, plastics, cellophane, synthetics, precious or semi-precious metal (excluding metal stamping), stone (excluding grinding, cutting or dressing, granite, etc), wood (excluding prefabrication of building components, cabinet shops, furniture manufacturing, lumberyard, planing mill).				
• Assembly of electrical appliances, electronic instruments or devices, precision instruments, radios, computer components, phonographs, television sets (may include manufacturing of small parts only).		~~P~~	P	P
• Smelting of precious or semi-precious metal.			C	C
• Drop forge, foundry.				C
• Paint mixing.			C	C
• Painting, spray booths, powder coating.	Pc		Pc	Pc
• Grinding, cutting or dressing of stone, marble or granite, etc.			C	C
• Metal fabricating (no foundry), metal plating, metal finishing.				Pc
• Metal engraving.			Pc	Pc
Manufacturing of:				
• Acid.				C
• Soap (cold mix only).			C	Pc
• Cosmetic goods, toiletries, or drugs.	Pc		Pc	Pc
• Ceramics.	C		C	C
• Ceramic products using only previously pulverized clay and fired in kilns using only electricity or gas.	C		C	Pc
• Aircraft (no foundry).				Pc
• Boats, less than 28 ft. hull length.	C		C	C
• Hull length greater than 28 ft.			C	C

• Furniture, garden patio furniture and equipment. (No outdoor storage.)							~~C~~ Pc	Pc
• Garments, gloves, shoes.							Pc	Pc
• Signs.							Pc	Pc
• Electrical appliances, instrumental or equipment.							Pc	Pc
• Jewelry, watches.					P		P	P
Food Manufacturing or Processing:								
• Manufacturing, processing, canning or packing of meat, fish, dog or cat food, lard, pickles, sauerkraut, vinegar, coffee, dressing, or poultry.								C
• Winery.							C	C
• Brewery~~,~~ distillery.			Ci	Ci			Pc	Pc
• With tasting room.				C			C	C
• Processing, canning or packing fruits or vegetables.							~~C~~ Pc	Pc
• Bakery.					Pc		Pc	Pc
• Candy or nut packing (no roasting).					Pc		Pc	Pc
• Candy manufacturing, nut processing.							C	C
• Dairy products manufacturing.							C	Pc
• Bottling.							Pc	Pc
Temporary Uses								
• Temporary uses, as provided in Title 19, Division 10.	T	T	T	T	T	~~T~~	T	T
• On-site construction facilities. (10)	P	P	P	P	P	~~P~~	P	P
• On-site real estate sales office. (11)	P	P	P	P	P	~~P~~	P	P

Notes:

1 Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.

2 In an integrated center within the CS zone, a conditional use permit is required to establish an administrative or professional business office use in excess of 5,000 square feet gross floor area or to establish any office use which will cause the center's gross floor area devoted to offices to exceed 20 percent.

3 Special limitations apply for retail dry cleaning. See Section 19.552.020.

4 Special requirements apply for game machine arcades. See Section 19.552.040.

5 Special requirements apply for restaurants with on-sale liquor. See Section 19.552.030.

6 Special requirements apply for carwashes. See Section 19.552.060.

7 Special requirements apply for automobile service stations. See Section 19.552.050.

8 Above-grade fuel tanks subject to applicable setbacks and screening from public view.

9 Special requirements apply for outdoor storage. See Section 19.524.020.

10 Offices, storage, activities, and facilities directly pertaining to construction on the same site provided construction is not suspended for a permitted use for more than 30 consecutive days.

11 Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.

12 Special requirements apply for hotels, motels, and motor hotels. See Sections 19.104.080 and 19.552.110.

13 See Division 12 of Zoning Ordinance.

14 In the CR zone, drive-in and drive-through service for any commercial use may be considered only within the Master Plan Area North, pursuant to the provisions and requirements of Chapter 19.556. Within the Master Plan Area South, a walk-up window for a commercial use may be considered only within an approved Entertainment Promenade pursuant to the provisions and requirements of Chapter 19.556.

15 In the CR zone, use may be considered only within the Master Plan Area South. See Chapter 19.556.

16 In the CR zone, use may be considered only within the Master Plan Area North. See Chapter 19.556.

17 In the CR zone, use may be permitted within multi-tenant buildings only.

18 Special requirements apply for indoor/outdoor swap meets. See Section 19.552.111.

19 Special requirements apply for emergency shelters. See Section 19.552.112.

20. Special requirements apply to massage establishments. See Section 19.552.130.

21. Special requirements apply to tobacco shop use See Section 5.60 of the BPMC.

22. Subject to the Interdepartmental Review process detailed under Section 19.28.100.

23. Special requirements apply to mortuary with a crematorium. See Section 19.552.140.

24. Special requirements apply to body art, tattoo shops. See Section 19.552.150.

25. Special requirements apply to automobile and boat service and repair. See Section 19.552.160.

26. Special requirements apply for outdoor display. See Section 19.524.030.

Section 25: Section 19.524.030 of the Buena Park Municipal Code, entitled "Outdoor Display," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.524.030. Outdoor Display.

A. Outdoor display of materials, equipment, or other items shall be permitted only where indicated under Section 19.512.010 for permitted uses, subject to all other limitations of this Division or other law.

B. Outdoor display shall ~~not be located in any required parking area, loading area, accessway, or any area required to be landscaped. Where site plans are approved pursuant to any provision of this Division, any permanent outdoor display area shall be shown thereon and subject to such approval~~. comply with the following standards:

1. Outdoor display shall be located on the same parcel as the principal business and shall not be located within the public right-of-way.

2. Outdoor display shall consist only of merchandise regularly offered for sale by the business, shall be readily accessible to the public, and shall not be used for the storage of inventory, equipment, materials, waste, or other items not intended for immediate retail sale.

3. Outdoor display shall not be located within any required parking space, accessible parking space or access aisle, loading area, fire lane, emergency access route, pedestrian walkway, drive aisle, sight visibility triangle, or any area required to be landscaped.

4. Merchandise displayed outdoors shall be maintained in a neat, orderly, and safe condition and shall not create tripping hazards, accumulate litter or debris, or otherwise constitute a public nuisance.

5. Outdoor display shall comply with all applicable provisions of this Title and all applicable building, fire, health, and accessibility regulations.

6. Where site plans are approved pursuant to any provision of this Division, any permanent outdoor display area shall be shown thereon and subject to such approval.

C. **Temporary Displays.** Notwithstanding the provisions of subsections A and B of this section, temporary outdoor displays are permitted when authorized for a temporary use permit under Division 10 of this Title. Such temporary displays may be located upon required parking areas, walkways and landscaped areas only to the extent permitted by the terms of the authorizing permit.

Section 26: Table 19.536.040 of the Buena Park Municipal Code, entitled "Parking Spaces Required," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

<table>
<tr><td>• Vehicle repair, service</td><td colspan="2">2 spaces, plus 1 spaces for every service bay, with a minimum of 5 spaces. Service bays do not count as parking spaces.</td></tr>
<tr><td colspan="3">Industrial Uses:</td></tr>
<tr><td>~~• Industry, wholesale, warehouse, distribution, and similar uses permitted in industrial zones.~~</td><td colspan="2">~~For each building, sum of spaces computed as follows:~~</td></tr>
<tr><td></td><td>~~**Number of Spaces Per One Thousand Square Feet Gross Floor Area**~~</td><td>~~**Computed on Gross Floor Area Increment of (in square feet)**~~</td></tr>
<tr><td></td><td>~~3~~</td><td>~~First 10,000~~</td></tr>
<tr><td></td><td>~~2~~</td><td>~~Next 40,000~~</td></tr>
<tr><td></td><td>~~1~~</td><td>~~Next 50,000~~</td></tr>
<tr><td></td><td>~~0.5~~</td><td>~~Above 100,000~~</td></tr>
<tr><td>Warehouse, distribution</td><td colspan="2">1 space per 1,000 square feet of gross floor area</td></tr>
<tr><td>Wholesale</td><td colspan="2">2 spaces per 1,000 square feet of gross floor area</td></tr>
<tr><td>Manufacturing, including research and development</td><td colspan="2">1.5 spaces per 1,000 square feet of gross floor area</td></tr>
<tr><td></td><td colspan="2">2 spaces minimum per use. Up to 20 percent of gross floor area per tenant may be in related office use without applying different parking requirement for offices.</td></tr>
</table>

Section 27: Section 19.552.060 of the Buena Park Municipal Code, entitled "Carwashes," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.060. Carwashes.

A. **Findings and Purposes.**

1. It is found that ~~mechanical~~ carwashes create special problems of traffic friction, congestion, hazard, noise, and appearance, and that such stations differ significantly from other uses permitted in commercial zones, thus requiring special controls on location, siting, and development in order to achieve compatibility with surrounding uses.

2. The purpose of this section is to minimize the adverse effects of carwashes and promote compatibility with surrounding activities.

B. **Permitted Uses.** To the extent not further restricted by the terms of a conditional use permit, the primary activity at a ~~mechanical~~ carwash shall be the washing of motor vehicles, including cleaning, vacuuming, drying, waxing, and polishing. Incidental activities may include those activities permitted at automobile service stations by subsection B of Section 19.552.050.

C. **Location.** A ~~mechanical~~ carwash shall be located so as not to be a hazard or nuisance to nearby uses, to not create traffic congestion or hazards, and to avoid conflict with pedestrian-oriented uses.

D. **Site Requirements.**

1. The minimum lot area for a ~~mechanical~~ carwash shall be twenty thousand square feet.

2. The site of a ~~mechanical~~ carwash shall have a street frontage of least one hundred fifty feet; except, for a self-service carwash, street frontage shall be at least one hundred feet.

E. **Development Standards.**

1. The architectural design of a ~~mechanical~~ carwash shall be compatible with surrounding uses and the character of the area.

2. All washing and all automated operations shall be within a building. The vehicular entrances and exits of such buildings shall not face a street, except provided for in Section 19.536.090.

3. All activities of the types permitted at automobile service stations shall comply with the requirements for such stations as provided in Section 19.552.050.

4. **Restrooms.** At ~~mechanical~~ carwashes, other than self-service carwashes, public restrooms shall be provided, marked with identification signs, and their entrances either screened from direct view or located inside a building.

5. **Driveways.** Driveways at the point of crossing a street property line shall be located not less than one hundred ten feet from the point of intersection of the ultimate right-of-way lines at the nearest street intersection.

6. **Outdoor Storage and Display.**

a. There shall be no outdoor storage for longer than twenty-four hours of any vehicle awaiting service.

b. There shall be no outdoor storage or display of merchandise or equipment.

c. <u>There shall be no temporary structures utilized in conjunction with the primary activity of the property.</u>

7. **Landscaping.** At least ten percent of the total site area shall be landscaped. Landscaping shall be located primarily along site boundaries, including street frontages, and include trees. Submission and approval of a landscaping plan shall be a condition of the conditional use permit.

Table 19.552.060
REQUIRED PARKING AND WAITING SPACES FOR MECHANICAL CARWASHES

	Parking	Waiting Ahead of Each Wash Line	Waiting After Each Wash Line
Full-Service	10	30	10
Drive-through	5	3	2
Self-Service	0	1	1

8. **Parking.** The minimum number of parking and waiting spaces to be provided shall be as shown in Table 19.552.060.

9. Submission and approval of a plan for the pattern of access and circulation shall be a condition of the conditional use permit.

F. **Environmental Effects.** Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and shall comply with the requirements of Title 8.

G. **Abandonment.** Whenever a ~~mechanical~~ carwash has not been in use for more than one hundred eighty days, the use shall be considered to have been abandoned. Within six months after abandonment, all structures and facilities on the site above and below ground shall be removed and the surface of the site restored and neatly graded, unless a conditional use permit is approved for reuse of the site. Such conditional use permit shall require such site improvements and modifications of existing facilities as are deemed appropriate for the new use.

Section 28: Section 19.552.111 of the Buena Park Municipal Code, entitled "Indoor Swap Meets," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.111. Indoor/Outdoor Swap Meets.

A. **Findings and Purposes.**

1. It is found that indoor swap meets create special problems of traffic friction, congestion, and parking, and that such establishments differ significantly from other uses permitted in commercial centers, thus requiring special controls on parking, building size, and operation in order to achieve compatibility with surrounding uses.

2. The purpose of this section is to minimize the adverse effects of indoor/outdoor swap meets and promote compatibility with surrounding uses and activities.

B. **Development Standards for Indoor Swap Meets.**

~~B.~~ 1. **Minimum Building Size.** Minimum building gross floor area for an indoor swap meet shall be 60,000 square feet.

~~C.~~ 2. **Parking.** Parking shall comply with standards for indoor swap meets in Table 19.536.040.

~~D.~~ 3. **Signs.** Individual vendors shall not display any outdoor signs, including temporary signs.

~~E.~~ 4. **Limitations.** The following requirements shall apply to indoor swap meets:

~~1.~~ a. The minimum floor area for each vendor shall be 200 square feet.

~~2.~~ b. All display of merchandise, and all sales, purchases, and trade transactions shall occur within the building.

~~3.~~ c. All vendors shall use a centralized loading/unloading area serving the entire building, which is completely screened from public view.

~~4.~~ d. All vendors must have a current City business license.

C. **Development Standards for Outdoor Swap Meets.**

1. Minimum Site Area. Minimum site area for an outdoor swap meet shall be 40,000 square feet.

2. Parking. Parking shall comply with standards for outdoor swap meets in Table 19.536.040.

3. Signs. Individual vendors shall not display any permanent or temporary signs, banners, flags, inflatable devices, or other advertising devices outside of their assigned vendor space.

4. Limitations. The following requirements shall apply to outdoor swap meets:

   a. The minimum floor area for each vendor shall be 200 square feet. All vendor spaces shall be located within designated areas shown on an approved site plan.

   b. All vendor spaces shall be located within permanent structures approved by the City. Temporary or portable structures, including tents, canopies, tarps, and similar temporary coverings, shall not be permitted.

   c. All merchandise shall be displayed only within the boundaries of the assigned vendor space and shall not obstruct required pedestrian walkways, fire lanes, drive aisles, parking areas, or accessible routes.

   d. No merchandise, equipment, displays, or vendor structures shall remain on the site outside approved operating hours.

   e. The operator shall provide designated waste and recycling collection facilities and shall maintain the premises in a clean and orderly condition during and after operating hours.

   f. Loading and unloading activities shall occur only within designated loading areas and shall not obstruct on-site circulation or public rights-of-way.

   g. Permanent restroom facilities shall be provided for vendors and patrons. Restroom facilities shall be available during all hours of operation and shall comply with all applicable requirements of the California Building Code and applicable health regulations.

   h. All vendors must have a current City business license.

~~F.~~ D. **Environmental Effects.** The site of any indoor/outdoor swap meet shall be maintained in a neat and clean condition at all times. Litter on the site and any litter scattered to nearby property, streets, and walkways shall be removed at least daily. All regulations of this Code pertaining to the provision and maintenance of trash receptacles and regular solid waste collection shall apply.

Section 29: Section 19.552.140 of the Buena Park Municipal Code, entitled "Mortuary, crematorium," is hereby added as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.140 Mortuary, crematorium.

A. **Purpose.** The purpose of this section is to establish operational and development standards for mortuaries and crematorium services facilities to ensure compatibility with surrounding land uses, provide adequate on-site parking and circulation, and minimize potential impacts associated with cremation operations.

B. **Requirements.**

1. Mortuaries and funeral homes.

a. Parking for viewing, funeral, memorial, ceremonial, and other public assembly activities shall be provided in accordance with the parking requirements for a mortuary under Public Assembly uses in Table 19.536.040.

b. Every mortuary or funeral home shall provide a minimum of one (1) on-site loading space. The required loading space shall not be visible from public view.

2. Crematoriums.

a. A crematorium may operate as an accessory use to a mortuary or funeral home, where such use is permitted by Table 19.512.010.

b. **Sensitive Uses** - Any cremation facility shall be located a minimum distance of six hundred (600) feet from any zone that allows for residential, public park, public or private school (kindergarten to high school), or public library uses. The distance in this section shall be measured by a straight line from the nearest point of the property line of the crematorium facility to the nearest point of the property line of the sensitive use.

Section 30: Section 19.552.150 of the Buena Park Municipal Code, entitled "Body Art, Tattoo Parlors," is hereby added as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.150 Body Art, Tattoo Parlors.

A. **Purpose.** The purpose of this section is to establish operational standards for Body Art, Tattoo Parlors to ensure compatibility with surrounding land uses and to require compliance with applicable state and county regulations governing body art facilities and practitioners.

B. **Requirements.**

1. The operation of a Body Art, Tattoo Parlor shall comply with the California Safe Body Art Act (California Health and Safety Code, Division 104, Part 15, Sections 119300 through 119328, as amended), and all applicable state and local regulations governing body art facilities and practitioners.

2. Body Art, Tattoo Parlor and all body art practitioners shall obtain and maintain all permits, registrations, and approvals required by the Orange County Health Department, the California Health and Safety Code, as amended, and any other applicable regulatory agency as a condition of continued operation.

3. Body Art services shall be conducted entirely within an enclosed building. No body art procedures or related activities shall be conducted outdoors or within areas visible from the public right-of-way.

Section 31: Section 19.552.160 of the Buena Park Municipal Code, entitled "Automobile and Boat Service and Repair," is hereby added as follows (new text reflected in underline and deleted text in strikethrough):

§ 19.552.160 Automobile and Boat Service and Repair.

A. **Findings and Purposes.**

1. It is found that automobile and boat service and repair facilities create special problems of traffic friction, congestion, and hazard, especially at street intersections, and that such stations differ significantly from other uses permitted in commercial zones, thus requiring special controls on location, siting, and development.

2. The purpose of this section is to minimize the adverse effects of automobile and boat service and repair facilities while enabling the provision of reasonably convenient automobile service and promoting compatibility with surrounding activities.

B. **Development Standards.**

1. All activities shall be conducted entirely within an enclosed building.

2. Service bays shall be located and designed pursuant to the requirements of Section 19.536.090.

3. Vehicle, boat, trailer, or equipment awaiting service or repair may be stored outdoors within parking or designated areas for no more than twenty-four (24) hours. Outdoor storage of inoperable, dismantled, wrecked, or abandoned vehicles, boats, trailers, and equipment is prohibited.

4. Vehicle lifts, hydraulic equipment, compressors, and other mechanical equipment shall be located within a permanent structure and operate in compliance with Chapter 8.28.

Section 32: Division 7 of the Buena Park Municipal Code, entitled "Mixed-Use Zones," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Division 7

Mixed-Use and Special Zones

CHAPTER 19.702

Purpose and Description of Special Zone

§ 19.702.010. Purpose and General Plan Consistency.

The General Plan outlines goals and objectives, with regard to special historic and cultural land uses and development. The purpose of this Division is to implement those General Plan goals and objectives that relate to these special land uses as follow:

A. Maintain or improve, when possible, the economic viability of commercial development within the City.

B. Encourage the preservation of historic and cultural sites and resources within Buena Park.

C. Provide appropriate facilities to serve residents and visitors.

§ 19.702.020. Description of Zone.

AR, Amusement Resort Zone. To provide for the continued development and preservation of a major tourist-recreational attraction in a park-like setting and which is unique and distinctive from the usual type of business enterprise. The purpose of creating an AR District is to protect valuable property rights which have been created as a result of such business establishments. No land shall be zoned in an AR District unless it has been demonstrated that there are exceptional or extraordinary circumstances or conditions applicable to the property involved that would require an AR District zoning, and that unless land is placed in an AR District, the owner or owners of such land would be deprived of existing material property rights.

CHAPTER 19.710

Special Zone Uses

§ 19.710.010. Uses Permitted.

Notwithstanding any other provisions of this Title:

A. All uses that are permitted in the zoning ordinance shall be permitted by right in the AR Zone, with the exception of the following uses:

1. Adult entertainment businesses,

2. Freight yard or terminal,

3. Winery, or brewery.

B. No conditional use permit shall be required for any use in the AR Zone.

CHAPTER 19.712

Uses

§ 19.712.010. Uses Permitted.

A. Land, buildings, and other facilities shall be designed, developed, and used only for those activities indicated for the various zones by Table 19.712.010, entitled Uses Permitted All uses not listed in Table 19.712.010 shall be prohibited in all Mixed-Use and Special Zones. The symbols shown in this table have the following meanings:

CHAPTER 19.714

Development Standards and Other Regulations for Special Zone

§ 19.714.010. Development Standards and Other Regulations.

Notwithstanding any other provisions of this Title, all uses, structures, and activities permitted in the AR Zone by Section 19.710.010 shall not be subject to any other regulations or restrictions set forth in this Division, except as follows:

A. **Lot Area and Site Requirements.** No requirements.

B. **Building, Structural Height, and Development Standards.** No requirements.

C. **Signs.** No requirements.

D. **Street Dedication and Improvement.** No building permit shall be issued until the following requirements are met:

1. All streets, alleys, and other public rights-of-way shown on plans approved by the City Council and which abut the subject property shall be dedicated to the planned right-of-way line or a deed of dedication deposited in escrow with an escrow agent acceptable to the City Attorney, the delivery of which is conditioned upon the required permit being granted.

2. All improvements of streets, alleys, and other public rights-of-way which abut the subject property and are required in order to conform to improvement standards approved by the City Council shall be installed, or a performance bond, in a reasonable amount to be determined by the City Engineer, with sureties to be approved by the City Attorney, shall be filed with the City Clerk, or cash in a like amount shall be deposited with the Finance Director to be placed in a trust fund.

E. **Times and Uses.** No requirements.

F. **Building Permits.** There shall be compliance with the building law regulations as set forth in this code and the requirements of the California Environmental Quality Act.

Section 33: Section 19.904.020 of the Buena Park Municipal Code, entitled "Definitions," is hereby amended to include as follows (new text reflected in underline and deleted text in strikethrough):

Sign, wall. "Wall sign" means a sign mounted flat against the wall or fascia of a building or against the lower portion of a mansard-type roof. Sign, window. ~~"Window sign" means a sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the building through the window.~~

Section 34: Severability. The City Council declares that, should any provision, section; paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

Section 35: This Ordinance shall take effect thirty (30) days after its adoption

Section 36: The City Clerk of the City of Buena Park shall certify to the passage of the Ordinance and shall cause the same to be posted in the manner required by law.

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

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Vicuña, MMC, City Clerk of the City of Buena Park, California, 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 ____ day of _____ 2026.

_____
City Clerk

September 8, 2026
STUDY SESSION
Item No. 9A.

City Council Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING THE USE OF GREYWATER AND RECYCLED WATER

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

DISCUSSION

On May 26, 2026, Council Member Franco calendared an item regarding the use of greywater and recycled water in the city. The purpose of the item is to provide the City Council with information regarding the potential uses, benefits, limitations, costs, and regulatory considerations associated with these alternative water sources and to identify opportunities for the City to support water conservation and expanded use of non-potable water.

The following sections provide a summary of the City's recent evaluation of recycled water opportunities, followed by a discussion of greywater applications and other water-conservation opportunities available to residents. Together, these sections provide an overview of approaches to water reuse, ranging from centralized recycled water service to property-level greywater reuse, rainwater collection, and water-efficient landscaping.

Recycled Water

Staff evaluated the feasibility of developing a recycled-water system to provide non-potable water for irrigation and other appropriate uses within the City. The preliminary investigation focused on identifying potential recycled water sources, existing regional infrastructure, potential connection points, customer demand, water costs, capital and operating requirements, regulatory considerations, and potential state funding for a formal feasibility study.

There appear to be two potential pathways for Buena Park to obtain recycled water. The first would be through the City of Cerritos' existing recycled-water distribution system, with a potential connection near Artesia Boulevard and Gerritt Avenue and a subsequent extension toward Valley View Avenue. Cerritos' recycled water network is served by the Los Coyotes Water Reclamation Plant. The Los Coyotes facility has substantial treatment capacity and an established recycled water program. The Los Angeles County Sanitation District (LACSD), which operates the plant, confirmed during discussions with City staff that recycled water is currently available in excess of existing demand and that LACSD is supportive of expanding beneficial recycled-water use.

The second potential pathway would involve the Central Basin Municipal Water District (Central Basin), with a potential connection in the vicinity of Valley View Boulevard and Alondra Boulevard. Additional engineering and discussions with Cerritos and Central Basin would be required to determine which alternative is most advantageous.

The preliminary investigation indicates that the primary challenge is not the availability of recycled water, but rather the economic feasibility of developing and operating a separate recycled-water distribution system in Buena Park. Buena Park's current potable-water cost is approximately $778 per acre-foot. By comparison, Cerritos reported selling recycled water to Lakewood for $788 per acre-foot, while Central Basin reported a current charge of $815 per acre-foot for recycled water sold outside its service area. These costs represent the purchase price of the recycled water before Buena Park incurs additional costs associated with constructing, financing, operating, maintaining, staffing, metering, and administering a separate recycled-water system. As a result, the ultimate cost of recycled water to Buena Park customers would likely exceed the City's current potable-water cost and would not be expected to provide a significant financial incentive for customers to convert.

Preliminary customer research identified a potential market for recycled water, although the extent of actual demand remains uncertain. Of the City's approximately 19,000 water accounts, an initial screening of the top 100 customers identified approximately 36 accounts that appear potentially suitable for recycled water service. These accounts collectively represent approximately 1,135 acre-feet of annual water consumption. This figure represents total water consumption and should not be interpreted as actual recycled water demand. A detailed customer-by-customer assessment would be required to determine the portion eligible for recycled water and the willingness of each customer to convert.

Approximately 9 of the 36 potentially suitable accounts are City accounts serving parks and City facilities, representing approximately 141 acre-feet per year. On their own, these accounts would likely not provide sufficient demand to justify the capital investment required to develop a recycled-water distribution system. The financial feasibility of the project would therefore likely depend on participation from several large water users that could provide substantial demand and potentially contribute toward the initial capital investment and ongoing purchase of recycled water.

The Los Coyotes Country Club (Country Club) represents one of the largest potential customers, with approximately 510 acre-feet per year of total water consumption across its accounts, although a portion of this demand is for potable uses and the actual irrigation demand has not yet been determined. A customer of this size could potentially serve as an anchor customer for a future recycled water system. Similar partnerships have occurred in the region; for example, the City of Cerritos partnered with Forest Lawn Cemetery to support expansion of its recycled-water system to serve the cemetery. The Country Club has expressed potential long-term interest in recycled water but has no current commitment to convert its irrigation system or contribute toward the City's capital investment. Accordingly, the Country Club should be considered a potential future customer rather than a committed participant in the initial program.

Based on the information available to date, development of a recycled-water system does not appear to be financially advantageous under current water costs and market conditions. While the project could provide environmental and long-term water-supply benefits, including conservation of potable water, diversification of the City's water supply, and reduced use of potable water for irrigation, the preliminary analysis does not indicate that the system would result in a lower-cost water source for the City or its customers.

If the City Council wishes to further evaluate the potential long-term environmental, regulatory, and water-supply benefits, the State Water Resources Control Board has a facilities-planning grant program that could fund approximately 50% of an eligible feasibility study. Based on preliminary discussions with State Water Board staff, the cost of the study is estimated at approximately $500,000, potentially resulting in approximately $250,000 in State funding and a $250,000 City contribution. A formal study would provide more definitive information regarding system design, capital costs, customer demand, long-term water availability, financing, and the resulting cost of recycled-water service before the City would be required to make any commitment to construction.

Greywater

Greywater is lightly used water from sources such as showers, bathtubs, bathroom sinks, and clothes washing machines that can be reused on the same property, most commonly for landscape irrigation. Unlike recycled water, which is treated at a wastewater treatment facility and distributed for approved non-potable uses, greywater is generally reused directly at the property where it is generated. Greywater systems are primarily regulated through the California Plumbing Code and applicable local requirements.

The most common and practical application is a residential laundry-to-landscape system, where washing machine discharge is diverted to irrigate landscaping rather than being sent to the sewer. These systems are relatively simple and can provide a supplemental source of irrigation water for trees, shrubs, and other suitable landscaping. Professionally installed laundry-to-landscape systems generally cost approximately $1,000 to $2,500, although costs can increase depending on the complexity of the installation and additional features selected by the property owner.

Greywater systems can also be designed for multifamily and commercial properties using water from multiple fixtures. However, these systems can become significantly more complicated and may require additional plumbing, pumps, storage, treatment, and ongoing maintenance. As a result, the cost and complexity of larger systems may outweigh the potential water savings for some properties, making them less practical than simpler conservation measures.

The quality of greywater is another consideration. Property owners using greywater must be mindful of the detergents, soaps, shampoos, and other products entering the system, and should generally use biodegradable, low-salt products that are compatible with landscape irrigation. Proper system design and maintenance are also necessary to avoid ponding, runoff, odors, or other nuisance conditions.

The City's role would primarily be limited to permitting, and providing information to interested property owners. Installation of a greywater system or plumbing configuration to accommodate greywater reuse would require a plumbing permit from the City’s Building Division. The City could also provide educational materials regarding appropriate greywater applications, permitting requirements, system limitations, and suitable household products. Because these systems are privately owned and maintained, the installation and ongoing maintenance costs would generally remain the responsibility of the property owner.

In addition to providing information on greywater systems, the City can direct residents to existing regional resources that promote other property-level water conservation and reuse practices.

H2OC Stormwater Program and Rainwater Collection

The H2OC Stormwater Program is a cooperative regional program that includes all 34 cities in Orange County, the County of Orange, and the Orange County Flood Control District. The program provides educational resources to residents and businesses on reducing stormwater runoff, preventing water pollution, conserving water, and protecting local waterways. Residents can also find information on rainwater collection and other water-conservation practices through the H2OC website.

Rainwater collection is another relatively simple conservation measure that residents can implement on private property. Standard rain barrels can be connected to roof downspouts to capture water for landscape irrigation. These systems are generally inexpensive, compact, and relatively easy to install, but have limited storage capacity and can fill quickly during larger storms. Rain barrels also require regular maintenance to remove roof and gutter debris that can accumulate in the storage container. If not properly maintained and screened, standing water can create breeding habitat for mosquitoes and create other vector-related concerns.

Multiple rain barrels can be connected to increase capacity, while larger rainwater containers or cisterns can provide greater storage for properties with higher irrigation needs but generally require more space, higher installation costs, and additional maintenance.

Rainwater collection can help reduce potable-water use for landscape irrigation and decrease the amount of untreated runoff entering the storm drain system. H2OC also provides information regarding rebate and incentive programs for certain rainwater and stormwater improvements. Residents can visit the H2OC Stormwater Program website for information regarding rainwater collection, available resources, and current incentive opportunities.

Landscape Water Conservation

There are other regional incentives available to help residents reduce potable-water use. The City works with the Municipal Water District of Orange County (MWDOC), which offers residents rebates starting at $2 per square foot for replacing traditional turf with water-efficient landscaping through its Turf Replacement Program. Residents must apply and receive approval before beginning work. Additional information regarding eligibility, requirements, and available incentives is available through MWDOC's Turf Replacement Program website.

Attachments

Buena Park Recycled Water Study

BUENA PARK RECYCLED WATER RESEARCH REPORT

August 20, 2026

Feasibility study for developing a recycled-water system to support non-potable water uses within the City

Mina Mikhael, P.E.
Director of Public Works/City Engineer

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Executive Summary

Staff evaluated the feasibility of developing a recycled-water system to provide non-potable water for irrigation and other appropriate uses within the City. The preliminary investigation focused on identifying potential recycled water sources, existing regional infrastructure, potential connection points, customer demand, water costs, capital and operating requirements, regulatory considerations, and potential State funding for a formal feasibility study.

There appear to be two potential pathways for Buena Park to obtain recycled water. The first would be through the City of Cerritos' existing recycled-water distribution system, with a potential connection near Artesia Boulevard and Gerritt Avenue and a subsequent extension toward Valley View Avenue. Cerritos' recycled water network is served by the Los Coyotes Water Reclamation Plant. The Los Coyotes facility has substantial treatment capacity and an established recycled water program. Los Angeles County Sanitation Districts (LACSD), which operates the plant, confirmed during discussions with City staff that recycled water is currently available in excess of existing demand and that LACSD is supportive of expanding beneficial recycled-water use. The second potential pathway would involve Central Basin Municipal Water District, with a potential connection in the vicinity of Valley View Boulevard and Alondra Boulevard. Additional engineering and discussions with Cerritos and Central Basin would be required to determine which alternative is most advantageous.

The preliminary investigation indicates that the primary challenge is not the availability of recycled water, but the economic feasibility of developing and operating a separate recycled-water distribution system in Buena Park. Buena Park's current potable-water cost is approximately $778 per acre-foot. By comparison, Cerritos reported selling recycled water to Lakewood for approximately $788 per acre-foot, while Central Basin reported a current charge of approximately $815 per acre-foot for recycled water sold outside its service area. These costs represent the purchase of the recycled water before Buena Park incurs the additional costs associated with constructing, financing, operating, maintaining, staffing, metering, and administering a separate recycled-water system. As a result, the ultimate cost of recycled water to Buena Park customers would likely exceed the City's current potable-water cost and would not be expected to provide a significant financial incentive for customers to convert.

Preliminary customer research identified a potential market for recycled water, although the extent of actual demand remains uncertain. Of the City's approximately 19,000 water accounts, an initial screening of the top 100 customers identified approximately 36 accounts that appear potentially suitable for recycled water service. These accounts collectively represent approximately 1,135 acre-feet of annual water consumption. This figure represents total water consumption and should not be interpreted as actual recycled water demand. A detailed customer-by-customer assessment

would be required to determine the portion eligible for recycled water and the willingness of each customer to convert.

Approximately nine of the 36 potentially suitable accounts are City accounts serving parks and City facilities, representing approximately 141 acre-feet per year. On their own, these accounts would likely not provide sufficient demand to justify the capital investment required to develop a recycled-water distribution system. The financial feasibility of the project would therefore likely depend on participation from several large water users that could provide substantial demand and potentially contribute toward the initial capital investment and ongoing purchase of recycled water.

The Los Coyotes Country Club represents one of the largest potential customers, with approximately 510 acre-feet per year of total water consumption across its accounts, although a portion of this demand is for potable uses and the actual irrigation demand has not yet been determined. A customer of this size could potentially serve as an anchor customer for a future recycled water system. Similar partnerships have occurred in the region; for example, the City of Cerritos partnered with Forest Lawn Cemetery to support expansion of its recycled-water system to serve the cemetery. The Los Coyotes Country Club has expressed potential long-term interest in recycled water but has no current commitment to convert its irrigation system or contribute toward the City's capital investment. Accordingly, the Country Club should be considered a potential future customer rather than a committed participant in the initial program.

Based on the information available to date, development of a recycled-water system does not appear to be financially advantageous under current water costs and market conditions. While the project could provide environmental and long-term water-supply benefits, including conservation of potable water, diversification of the City's water supply, and reduced use of potable water for irrigation, the preliminary analysis does not indicate that the system would result in a lower-cost water source for the City or its customers.

If the City Council wishes to further evaluate the potential long-term environmental, regulatory, and water-supply benefits, the State Water Resources Control Board has a facilities-planning grant program that could fund approximately 50 percent of an eligible feasibility study. Based on preliminary discussions with State Water Board staff, the study is estimated at approximately $500,000, potentially resulting in approximately $250,000 in State funding and a $250,000 City contribution. A formal study would provide more definitive information regarding system design, capital costs, customer demand, long-term water availability, financing, and the resulting cost of recycled-water service before the City would be required to make any commitment to construction.

Research Summary

1. **Buena Park's Existing Water Supply Structure**

Buena Park is both a water purveyor and water producer. The City operates its own municipal water system and obtains a substantial portion of its supply by pumping groundwater from the Orange County Groundwater Basin.

The Orange County Water District (OCWD) manages and replenishes the Orange County Groundwater Basin, which is the principal local water source for north and central Orange County. OCWD reports that the basin provides approximately 85 percent of the water supply for more than 2.5 million residents in its service area. Local groundwater is generally less expensive and more reliable than imported water.

Buena Park's location at the northwestern edge of Orange County is particularly relevant to its water supply situation. Because of Buena Park's location near the Orange County/Los Angeles County boundary, the City has historically worked with OCWD to maximize groundwater production in order to capture local groundwater before it leaves the Orange County groundwater system and enters the Los Angeles Basin. The City has an agreement with OCWD to allow Buena Park to meet 100 percent of its total water demands through groundwater pumping. This characteristic is important when evaluating recycled water because Buena Park's existing water-supply economics are different from those of many Southern California communities that rely heavily on imported water or that have a cap of how much they can pump to meet their overall supply. Pumped water is more economical than purchasing treated water through the Metropolitan Water District (MET). Accordingly, Buena Park's relatively low potable-water supply cost is a significant factor in the recycled-water evaluation.

2. **Why Recycled Water Is Being Considered**

Recycled water is treated wastewater that is processed to a level appropriate for designated non-potable uses. Common applications include landscape irrigation, parks, medians, parkways, golf courses, nurseries, and cemeteries. Recycled water reduces the reliance on potable water for irrigation and assists in diversifying the city’s water sources.

3. **Potential Recycled-Water Source**

OCWD's Green Acres Project (GAP) was investigated as another potential source of recycled water. OCWD staff advised City staff that GAP is not currently a practical source for Buena Park. GAP primarily serves non-potable recycled-water customers immediately surrounding OCWD's Fountain Valley facilities. OCWD indicated that the distribution system and treatment capacity

have not meaningfully expanded in more than 25 years and that OCWD's principal institutional focus has been the Groundwater Replenishment System (GWRS). OCWD further indicated that expansion of GAP would require significant justification to senior management and the OCWD Board and that any extension toward Buena Park would have to be financed by Buena Park and/or the benefiting users. OCWD identified the nearest GAP pipeline to Buena Park as being near the northwest corner of Mile Square Park in Fountain Valley. OCWD therefore recommended that Buena Park investigate LACSD as a more practical recycled-water source. This conclusion is consistent with the physical geography of the existing systems: the Los Coyotes system is immediately adjacent to Buena Park, whereas the existing GAP system is substantially farther away.

The most promising source identified during the investigation is the Los Coyotes Water Reclamation Plant (LCWRP) in Cerritos. LACSD indicated that Los Coyotes currently has substantial recycled-water availability and that the Sanitation Districts are interested in increasing beneficial use of the resource.

LACSD also indicated that it can make recycled water available to purveyors outside its normal jurisdiction with special approval. Such an arrangement appears feasible for Buena Park, although the specific approvals and contractual structure would need to be established.

Importantly, LACSD indicated that it would not necessarily sell the water directly to Buena Park. Instead, the likely transaction would occur through an existing water purveyor such as Cerritos or Central Basin, depending upon the selected connection.

4. Potential Connection Pathways

The City of Cerritos has an established recycled-water distribution system supplied by the Los Coyotes plant. Cerritos' current Urban Water Management Plan states that the City purchases recycled water from the Los Coyotes Water Reclamation Plant and distributes it throughout its service area. Cerritos distributes its recycled water through a 15,000-gallon-per-minute pump station and approximately 25 miles of recycled-water distribution pipeline. The City constructed the original system in 1988 at a cost of approximately $8.9 million. During discussions with Cerritos staff, they indicated that Buena Park could potentially connect to its recycled-water pipeline near Artesia Boulevard and Gerritt Avenue.

The potential concept would be to meter Buena Park's purchase at the point of connection and extend a separate recycled-water system along Artesia Boulevard toward Valley View Avenue and into Buena Park.

Cerritos also indicated that its recycled-water system operates at approximately 100 psi and that Buena Park would likely require at least one additional booster pump station to maintain appropriate pressure as the system is extended through Buena Park.

The actual pumping requirement cannot be determined without hydraulic modeling. Factors would include point of connection, available flow, pipeline size, elevation changes, peak demand volumes, and the required operating pressure.

A second potential pathway involves the Central Basin Municipal Water District. During discussions with LACSD, Central Basin was identified as another potential connection pathway for Buena Park, with a possible connection near Valley View Boulevard and Alondra Boulevard. This alternative could be evaluated alongside the Cerritos alternative but would require a longer pipeline investment to bring it to Buena Park and would mainly be a preferred route if a large user such as Los Coyotes Country Club is strongly interested to assist the city in pioneering the project.

5. Ownership and Operation

Based on the discussions to date, Buena Park would be financially responsible to bring the service into the city and begin building the pipe network within the city along with meters, pump stations, and all required appurtenances to operate the system. The city would also need additional staff and equipment to maintain the system and manage the required customer service and ongoing reporting to LACSD and the State Water Board. The cost for the initial investment is preliminary but could be in the $20-30M range to produce a viable network that is readily available to city facilities to start possible savings on cost of water to pay off the initial investment over time.

6. Preliminary Recycled-Water Customer Market

Buena Park has approximately 19,000 water accounts. The overwhelming majority are residential accounts and would not be expected to be initial recycled-water customers. A preliminary screening of the City's top 100 water customers identified approximately 36 accounts that appear potentially suitable for recycled-water use. Those 36 accounts collectively consume approximately 1,135 acre feet of water per year. This figure should be treated as a preliminary screening number rather than recycled-water demand as in includes all water use and not specifically irrigation or non-potable use.

The 36 accounts can generally be divided into three categories. City accounts which account for nine of the identified accounts serving parks and City facilities. These accounts consume about 141 acre-feet/year. These accounts represent the City's most controllable initial customer base because the City controls the facilities and can determine whether to convert them.

The Los Coyotes Country Club has three accounts that consume approximately 510 acre-feet/year. However, the actual amount used for irrigation has not been determined. The golf course expressed some long-term interest in potentially using recycled water, possibly 10–15 years into the future, but indicated that there is no immediate interest. The golf course also identified concerns about recycled-water quality and compatibility with turf and soil conditions. Conversion is not necessarily a simple matter of switching the water source. Accordingly, the golf course should be considered a potential future customer, not an initial anchor customer or source of initial capital funding.

Other Potential Customers could be schools, nurseries, car washes, commercial developments but they would require individual evaluation and their savings would most likely not warrant assisting the city in the initial investment to bring recycled water to Buena Park.

7. Recycled Water Pricing

Several preliminary pricing benchmarks have been obtained. Cerritos reported that it currently purchases recycled water for approximately $327/AF and sells it to City of Lakewood for $788/AF. Central Basin sells their recycled water at $814/AF. These figures are preliminary benchmarks and do not establish Buena Park's actual future purchase price which would have to be negotiated but it is in the ballpark of what the city can expect.

Buena Park's current potable-water cost is $778/AF which is cheaper than anticipated costs of purchasing recycled water from neighboring sources. This is significant because Buena Park's potable-water supply is relatively inexpensive compared with many Southern California communities.

These comparisons are particularly important because the recycled-water figures represent the purchase cost of the water only, not the complete cost of providing recycled water. Buena Park would likely require additional staff capacity to operate the recycled-water system with additional certifications. The eventual recycled-water rate would therefore likely need to account for the wholesale cost, the operations and maintenance cost, personnel, administrative costs, capital cost recovery, and replacement reserves making the purchase price higher than that of the current potable water rate.

8. Preliminary Financial Feasibility

The preliminary information indicates that the project does **not currently present an obvious direct water-cost savings opportunity** for Buena Park. If recycled water is purchased at approximately $788–$815/AF while Buena Park's current potable-water cost is approximately

$778/AF, the recycled-water purchased is already slightly more expensive. The City's system costs would then be added.

Consequently, the project should not be evaluated solely as a traditional cost-saving water project. A formal study could be explored the distinction between current recycled-water availability and long-term contractual supply security.

The City would also need to determine whether a long-term supply agreement can be established. This issue is particularly important because the project could require the City to make its capital investment before private customers commit to using the system.

9. Environmental and Regulatory Considerations

Although preliminary economics do not demonstrate a direct financial advantage, recycled water offers environmental and water-supply benefits.

Potential benefits include:

- Reduction in potable-water use for irrigation.
- Increased beneficial reuse of treated wastewater.
- Reduced dependence on imported water.
- Conservation of groundwater for uses requiring potable water.
- Improved drought resilience.
- Potential compliance benefits related to restrictions on potable irrigation of non-functional turf.
- Increased local water-resource sustainability.

LACSD states that its recycled-water program is designed to provide treated and disinfected water suitable for a range of non-potable uses and that its facilities are regulated by applicable State and federal agencies.

10. State Water Resources Control Board Planning Grant

The State Water Resources Control Board's Water Recycling Funding Program provides grants for facilities planning studies intended to determine the feasibility of using recycled water to offset potable water supplies. The State indicates that 50 percent of the estimated grant amount is disbursed upon approval of a draft facilities plan, with final disbursement after approval of the final report.

Based on discussions with State Water Board staff, Buena Park's preliminary planning estimate is approximately $500,000 with potential State funding of approximately $250,000 and a potential City share of $250,000.

11. Conclusion

The preliminary research establishes that Buena Park has a realistic opportunity to obtain recycled water from the Los Coyotes Water Reclamation Plant through an existing regional system. However, it would most likely not be offered as a cheaper alternative to the potable water currently being offered.

The investigation has identified:

- An existing recycled water source.
- Current surplus supply.
- Two potential wholesale/connection pathways.
- A potential Cerritos connection at Artesia Boulevard/Gerritt Avenue.
- A potential Central Basin connection near Valley View/Alondra.
- Approximately 36 preliminary potential large customers.
- Approximately 370 million gallons of annual consumption among those customers – not all non-potable use.
- Approximately 141 acre-feet of preliminary City-controlled demand.
- Potential future golf-course demand, but no current commitment/interest.
- Preliminary wholesale recycled-water costs of approximately $788–$815/AF.
- Buena Park's current potable-water cost of approximately $778/AF.
- A potential State Water Board grant covering approximately 50 percent of a $500,000 facilities-planning study.

The construction of a recycled-water system is not financially justified. In fact, the current pricing information indicates that a recycled-water system would face a significant economic challenge because Buena Park's existing locally produced potable water is inexpensive relative to the cost of recycled water available through neighboring regional systems.

At the same time, preliminary information does not establish a clear need or great financial savings, but it does introduce environmental, water-conservation, supply-diversification, regulatory, and long-term resilience benefits.

September 8, 2026
STUDY SESSION
Item No. 9B.

City Council Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING A NEW DESIGN FOR ARTERIAL STREET SIGNS CITYWIDE

PREPARED BY	PRESENTED BY
Jessica Fewer, Senior Management Analyst	Bridget Englebrecht, Marketing Specialist
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/Human Resources Director	Aaron France, City Manager

DISCUSSION

Internally Illuminated Street Name Signs (IISNS) are a core part of a traffic signal system, and serve as a key guide to motorists traveling through roadway networks across the country. The City has used internally illuminated street name signs for all arterial streets since the late 1970s. Since this time, the City has re-branded the signs several times over the years.

The City's adopted budget allocates $250,000 in two consecutive fiscal years to upgrade these street name signs to newer, more modern style housing and lighting. These new IISNS systems will utilize LED lighting, and will be housed in a much thinner and modern housing while maintaining excellent visibility for roadway users. This project would eventually replace all of the existing arterial signs with a new street sign design. The project will be completed in phases with an immediate focus on streets that have been recently rehabilitated or soon-to-be rehabilitated.

The Public Works Department has been working with the Marketing Division to create design options for the new street signs. As part of this research, staff has compiled a survey of other Orange County cities' street signs (Attachment 2). Many cities include the city logo, imagery important to the city (e.g. landmark, flower, etc.), other design features. Additionally, some cities choose to include the suffix of the street (e.g. Avenue, Boulevard, Street, etc.) while others only include the name itself.

Attached for the City Council's review are several proposed designs for consideration. Staff will walk through each design in detail at the study session.

Attachments

Street Sign Designs_final.pdf
Street Sign Redesign 2026 - OC Cities Survey.pdf

1.


BUENA PARK
Center of the Southland
CALIFORNIA
Beach

2.


BUENA PARK
Beach

3.


BUENA PARK
Beach

4.


BUENA PARK
Beach

5.


BUENA PARK
Beach

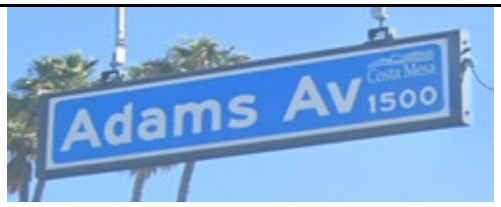
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BUENA PARK
Beach

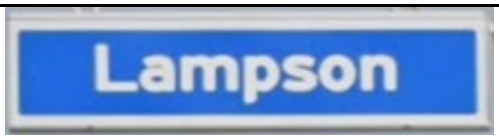
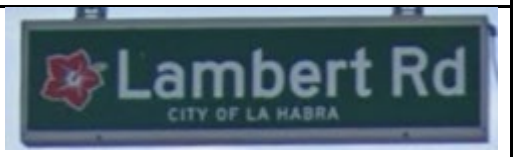
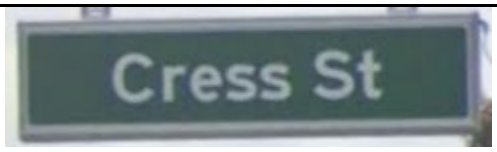
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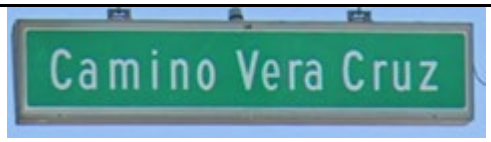
City Street Sign Replacement
Survey of Orange County Cities

City Name	Observations	Photo
City of Aliso Viejo	Suffix used for "parkway" No suffix for all other streets	
City of Anaheim	Examples of suffix used – Blvd, Ave, St, Rd	
City of Brea	Examples of suffix used - St, Bl, Rd, Ave	
City of Buena Park	No suffixes	
City of Costa Mesa	Examples of suffix used - Rd, Av, St, Bl	
City of Cypress	Examples of suffix used – St, Rd, Ave, Dr	
City of Dana Point	Examples of suffix used – Rd, Dr, St Occasionally omits suffixes based on location or spells out fully; not consistent	

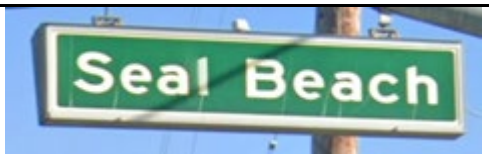
City Street Sign Replacement
Survey of Orange County Cities

City of Fountain Valley	Examples of suffix used – Ave, St	
City of Fullerton	Examples of suffix used – St, Av, Dr, Bl, Rd	
City of Garden Grove	No suffixes	
City of Huntington Beach	No suffixes	
City of Irvine	No suffixes Few exceptions for minor collector roads (e.g Burt Rd)	
City of La Habra	Examples of suffix used – Rd, St, Dr, Blvd	
City of La Palma	Examples of suffix used – Ave, Dr, St	
City of Laguna Beach	Examples of suffix used – St, Ave	
City of Laguna Hills	Examples of suffix used – Pkwy, St	

City Street Sign Replacement
Survey of Orange County Cities

City of Laguna Niguel	No suffixes	
City of Laguna Woods	No suffixes	
City of Lake Forest	No suffixes	
City of Los Alamitos	Examples of suffix used – Ave, Blvd, St	
City of Mission Viejo	No suffixes	
City of Newport Beach	No suffixes	
City of Orange	No suffixes	
City of Placentia	Examples of suffix used – St, Blvd, Ave	
City of Rancho Santa Margarita	No suffixes	
City of San Clemente	No suffixes	

City Street Sign Replacement
Survey of Orange County Cities

City of San Juan Capistrano	Examples of suffix used – Rd, Ave, St	
City of Santa Ana	Examples of suffix used – Ave, St, Pl, Dr	
City of Seal Beach	No suffixes	
City of Stanton	Examples of suffix used – Ave, Dr, Rd, Blvd	
City of Tustin	No suffixes Exception for some streets (e.g Tustin Ranch Rd)	
City of Villa Park	Examples of suffix used – Rd, St, Ave	
City of Westminster	Examples of suffix used – Ave, St, Blvd	
City of Yorba Linda	Examples of suffix used – Rd, Bl, Ave	