



Section 3.0

Project Description



SECTION 3.0

PROJECT DESCRIPTION

3.1 ENVIRONMENTAL LOCATION AND SETTING

The City of Buena Park is comprised of 10.28 square miles located in the northwestern portion of Orange County, southeast of the Los Angeles County line. Surrounding cities include La Mirada to the north, Anaheim to the south and east, Fullerton to the east, La Palma and Cerritos to the west, and Cypress to the west and south. Regional access to the City is provided by the Artesia Freeway (SR-91) and the Santa Ana Freeway (I-5); refer to Exhibit 3-1, *Regional Location* and Exhibit 3-2, *Buena Park City Boundary*.

3.2 BACKGROUND

EXISTING GENERAL PLAN

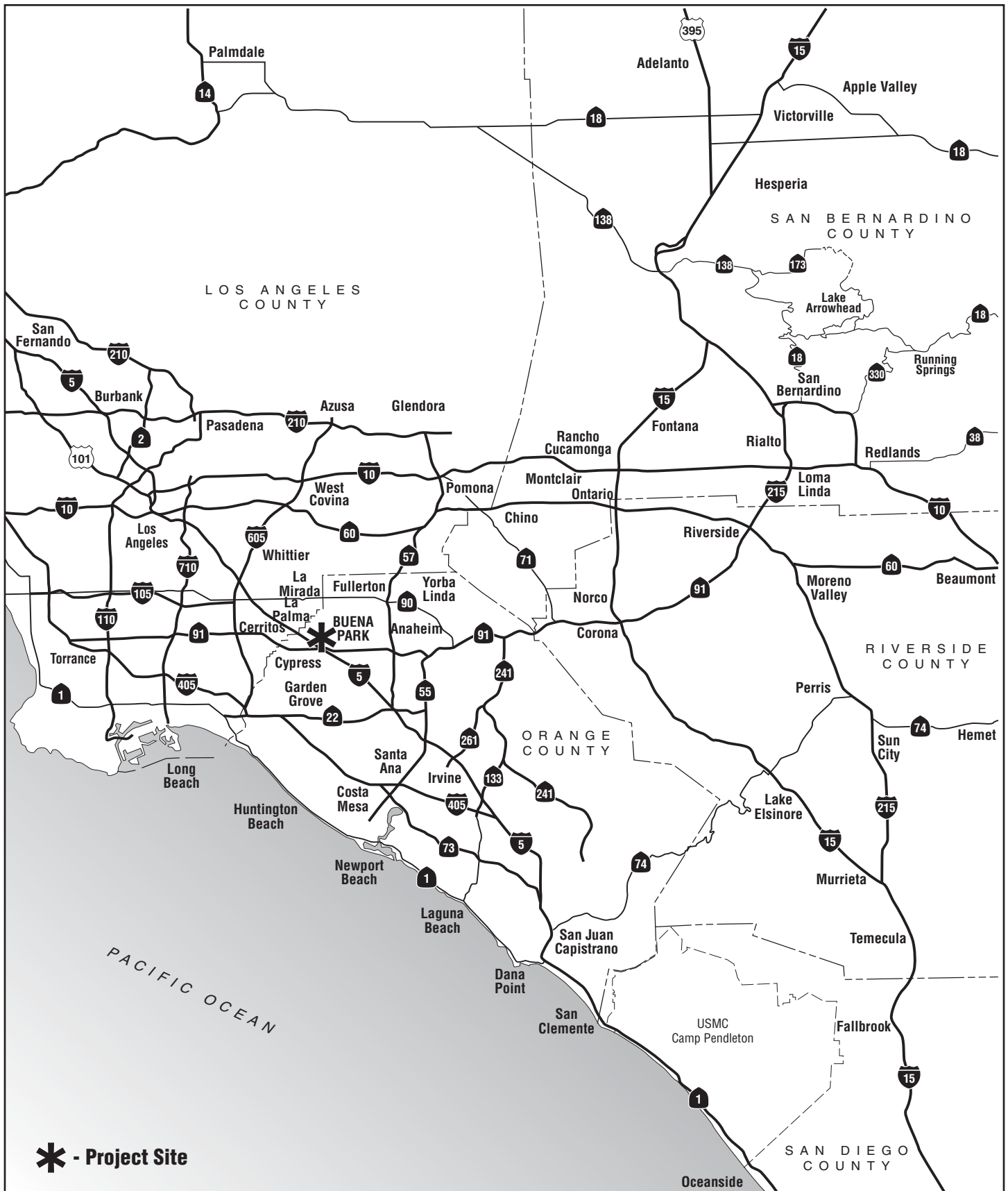
The City's existing 1994 General Plan consists of the following 12 State mandated and optional elements:

- Land Use Element
- Circulation Element
- Infrastructure Element
- Open Space and Recreation Element
- Conservation Element
- Air Quality Element
- Safety Element
- Economic Element
- Urban Design Element
- Noise Element
- Growth Management Element
- Housing Element

3.3 STATEMENT OF OBJECTIVES

The City of Buena Park's objectives for the proposed General Plan Update and General Plan Update EIR are as follows:

- Update the City's environmental baseline (existing conditions) to the year 2008/2009;
- Update the General Plan development projections for the year 2035, including projections for dwelling units, non-residential square footage, population, and employment;
- Establish several new mixed-use land use districts;



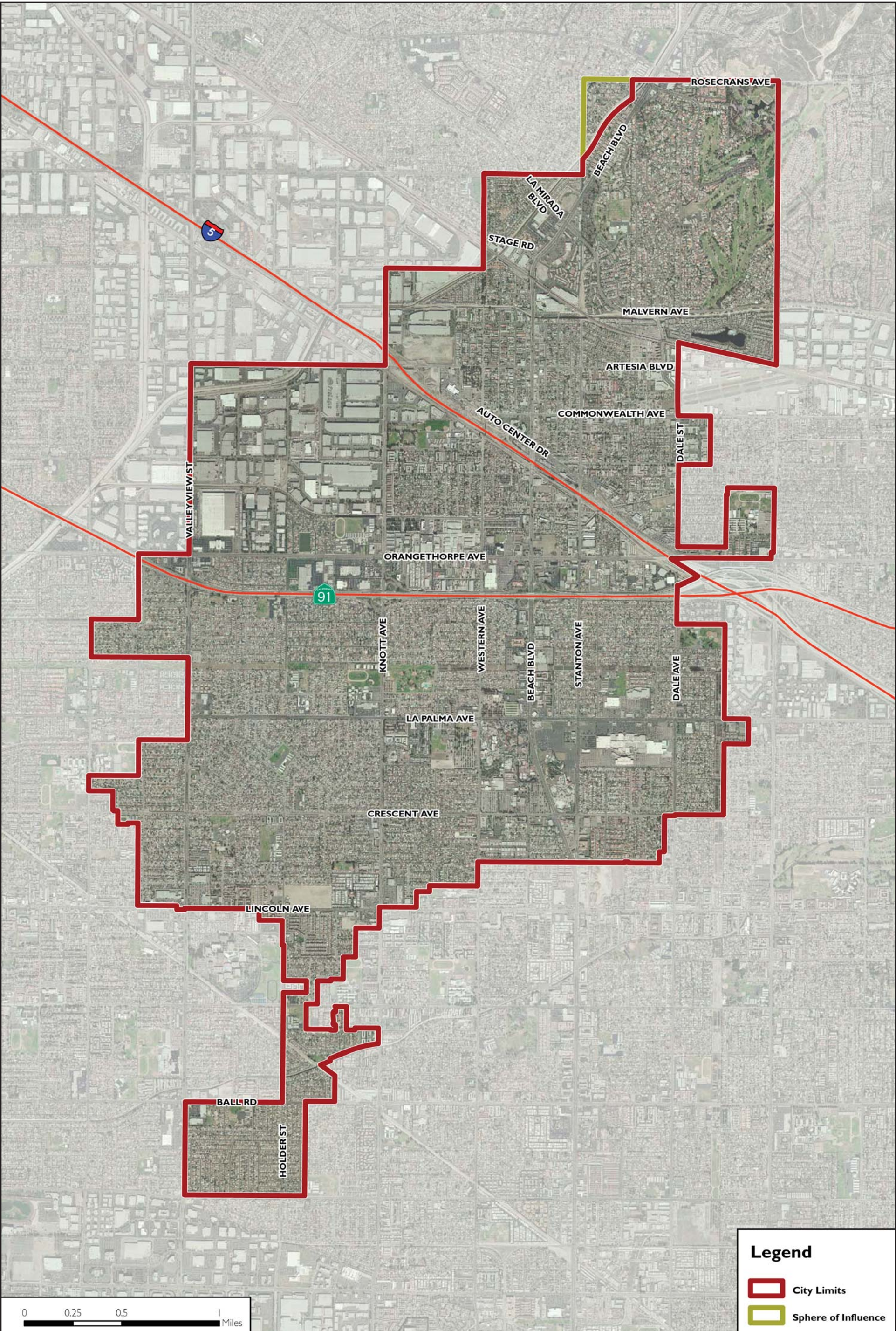
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09/10 • JN 10-105872

ENVIRONMENTAL IMPACT REPORT BUENA PARK GENERAL PLAN UPDATE **Regional Location**

Exhibit 3-1



Project Description

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- Guide future physical development in the City and provide for a high-quality visual image for the City;
- Identify key areas of the City with the highest likelihood of change through redevelopment and new development and establish new land use designations and policy direction for these areas;
- Establish planning principles upon which to develop new goals, policies, and implementing programs; and
- Provide a basis for informing decisions when considering the development associated with implementation of the General Plan in the City of Buena Park.

3.4 ASSUMPTIONS FOR ENVIRONMENTAL ANALYSIS

The General Plan Update EIR analysis is based upon several assumptions regarding existing and future conditions in the City of Buena Park. Unless otherwise stated, the assumptions are identified in Table 3-1, General Plan Update Growth Assumptions.

**Table 3-1
General Plan Update Growth Assumptions**

Description	2008/2009 ¹	2035 ¹	Change
Population	83,385 ²	88,616	+5,231 ³
Dwelling Units	24,705	26,222	+1,517
Household Size (persons/household)	3.448 ²	N/A	N/A
Non-Residential Development (square feet)	18,014,425	26,338,649	+8,324,224
Vacant Acreage	118	N/A	N/A
Notes: 1. The planning horizon for the proposed General Plan Update extends from 2008/2009 to 2035. 2. State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark</i> , Sacramento, California, May 2009. 3. Based upon the addition of 1,517 dwelling units over existing conditions (2008/2009) and 3.448 persons per household.			

3.5 PROJECT CHARACTERISTICS

3.5.1 COMPONENTS OF THE PROPOSED GENERAL PLAN UPDATE

The General Plan Update is a comprehensive update of the 1994 General Plan. The update includes an update and reorganization of existing elements, resulting in the following State mandated and optional elements: Land Use and Community Design Element; Mobility Element; Community Facilities Element; Conservation and Sustainability Element; Open Space and Recreation Element; Safety Element; Noise Element; Economic Development Element; and Housing Element.

Major components of the General Plan Update include:

1. Update of existing conditions, with year 2008/2009 serving as the baseline year.
2. Update of General Plan development projections for buildout. Projections for population, residential, and non-residential development have been updated for the projected buildout under the General Plan.
3. Update of the Land Use Element, including the establishment of several new mixed-use districts.
4. Update of the Land Use and Community Design Element in order to guide the future physical development of the City and provide for a high-quality visual image for the City.
5. Establish planning principles upon which to develop new goals, policies, and implementing programs.
6. Additions, deletions, or modifications to the 1994 General Plan goals, policies, and implementation program.
7. Amendment of the remaining General Plan Elements to reflect items 1, 2, 5, and 6, above.

3.5.2 ELEMENTS OF THE PROPOSED GENERAL PLAN UPDATE

Existing goals and policies within each element and the implementation measures identified in the Implementation Chapter of the General Plan have been completely revised, updated, and refined to reflect current conditions and address future development, as identified by the proposed General Plan Update.

LAND USE AND COMMUNITY DESIGN

The Land Use and Community Design Element serves as a long-range planning guide for development within the City. It describes the type of appropriate land uses, including development intensity and density throughout the City. The Land Use and Community Design Element will help guide future development in the City, so that overall public and private development will contribute to a high-quality visual environment. This Element addresses the design issues related to community image, development within the public right-of-way, and development on private property relative to architectural design, site planning, and signage. The Element establishes goals and policies to promote appropriate development and redevelopment within the City.

MOBILITY

The Mobility Element provides programs and policies to establish a roadway system that adequately accommodates future growth consistent with the Land Use Element. The Circulation Plan seeks to provide for a safe, convenient, and efficient transportation system allowing for the movement of people and goods throughout the City and the region. Additionally, the Element includes policies for bike lanes, street improvements, and other transportation-related issues.

Orange County's Measure M requires cities to prepare a Growth Management Element to address the provision of capital facilities and public services associated with new development.

The City previously adopted a Growth Management Element. Growth Management is addressed within the Mobility Element and the Community Facilities Element of the General Plan.

COMMUNITY FACILITIES

The Community Facilities Element identifies existing public services (i.e., police protection, fire and emergency medical services, and educational facilities/services) and utilities (i.e., water, sewer, and storm drain systems) and establishes goals and policies to ensure that the City's infrastructure continues to meet the existing and future needs of the City.

CONSERVATION AND SUSTAINABILITY

The Conservation and Sustainability Element provides direction regarding the conservation, development, and utilization of manmade and natural resources, as well as sustainability including green building, source reduction, and air quality. It serves as a guide for the City of Buena Park, its residents, and businesses to understand what natural or other resources exist in the City, how development impacts these resources, and what methods should be employed to maintain, preserve, or conserve these resources. Additionally, this Element sets forth a number of programs to reduce current pollutant emissions and requires new development to include measures to comply with air quality standards and new air quality requirements related to greenhouse gas emissions.

OPEN SPACE AND RECREATION

The Open Space and Recreation Element establishes goals and policies that provide direction for the provision of adequate parkland, recreation opportunities, and management and conservation of limited open space resources within the City.

SAFETY

The Safety Element identifies goals and policies to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as fires, floods, earthquakes, landslides, and other manmade hazards. The Safety Element provides policies and standards to guide the type, location, intensity, and design of development in areas of potential hazards. The intent of this Element is to understand and minimize risks associated with each specific type of hazard so the City government and public may make informed decisions about land use and development throughout the City.

NOISE

The Noise Element describes the existing noise environment within the City and its relationship with Federal, State, and City noise regulations. This Element also provides a framework to limit noise exposure within the City that considers both the existing and future noise environments and the compatibility of land uses.

ECONOMIC DEVELOPMENT

The Economic Development Element sets the framework for a balanced and stable economic base in Buena Park. The Economic Development Element establishes goals and policies that promote economic development by establishing a favorable environment for business attraction and retention, private investment, economic diversification, entrepreneurship, and the attraction of well paying jobs.

HOUSING

The Housing Element provides programs and policies that assist the community, region, and State in meeting the goal of providing housing affordable to all socioeconomic segments of the population. The Element addresses citywide housing and population demographics, regional fair-share housing allocations, and implementation strategies to assist the City in providing a full range of housing opportunities. The current Housing Element is under separate cover.

3.5.3 LAND USE PLAN

The Buena Park General Plan was last comprehensively updated in 1994. The proposed General Plan Update would supersede the 1994 Buena Park General Plan and all of its previous versions. The update to the General Plan contains goals, policies, and other components similar to the previous plan; however, this version has been tailored to meet the issues and needs of the City at the present time and foreseeable future. The General Plan Land Use Map illustrates the general location and distribution of various land uses in Buena Park; refer to Exhibit 3-3, General Plan Land Use Map. Change and growth associated with the proposed General Plan Update is anticipated to occur over an assumed 25-year period within the identified Focus Areas.

3.5.4 LAND USE SUMMARY

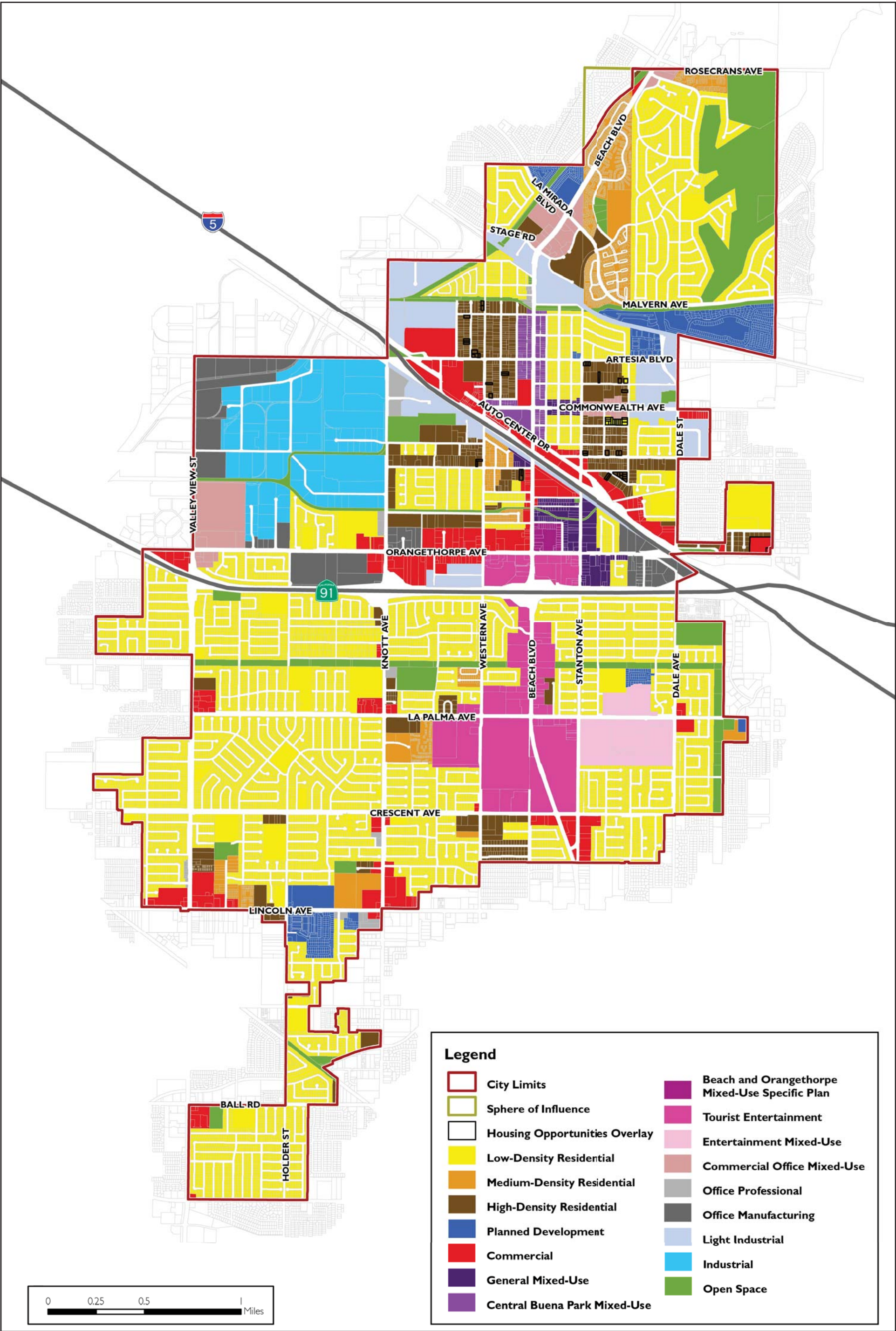
The City of Buena Park is approximately 98 percent built-out, and as such, the proposed General Plan Update focuses on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas.

The City has identified 10 key areas for policy focus; refer to Exhibit 3-4, Focus Areas. These are areas that the City anticipates will have the highest likelihood of change through redevelopment and new development over the life of the General Plan. The Focus Areas have unique characteristics or opportunities that are addressed in the General Plan's policies. New and revised Land Use Designations included in the proposed General Plan Update occur only within the Focus Areas.

A description of the focus areas and intended vision are described below.

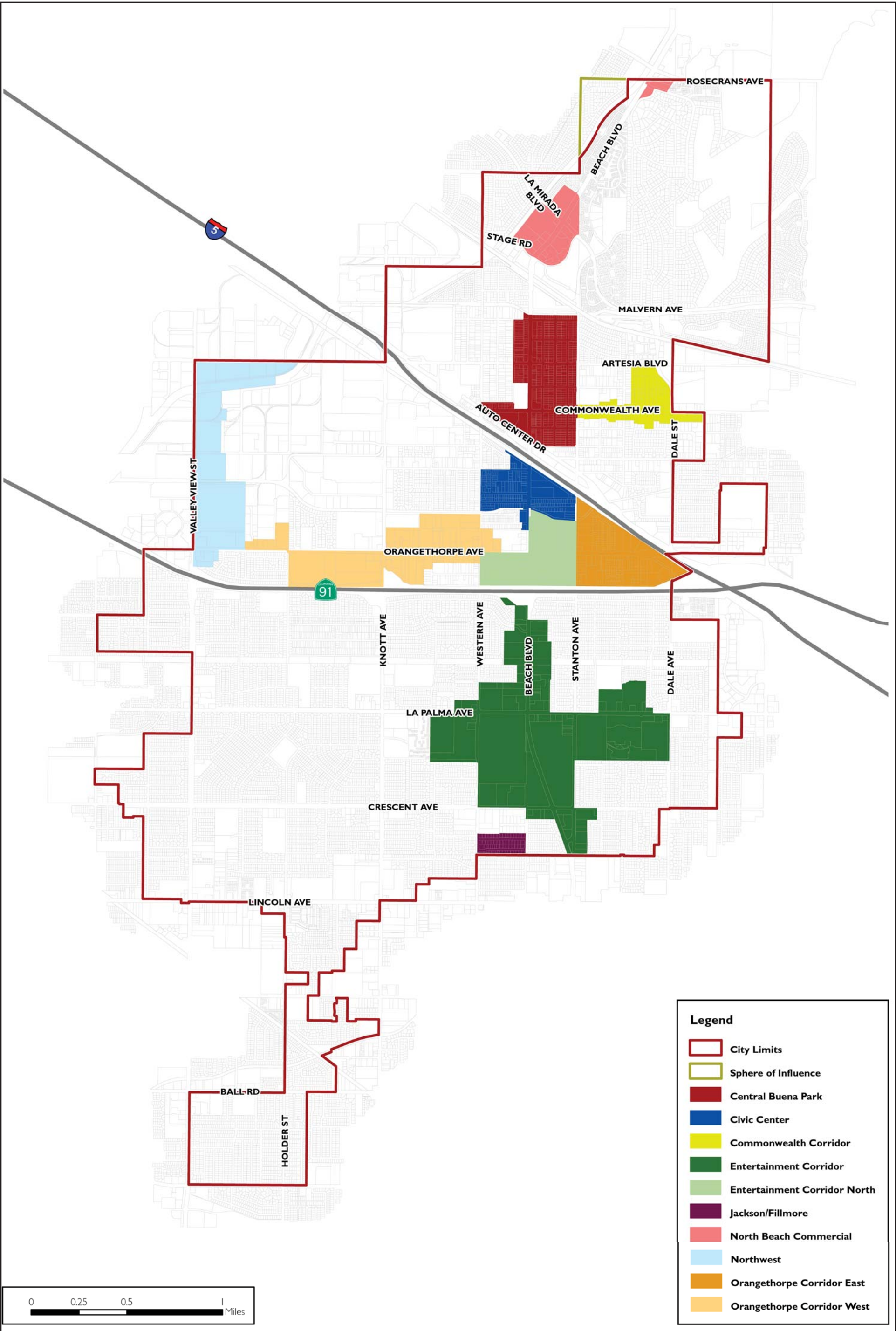
CENTRAL BUENA PARK FOCUS AREA

The Central Buena Park Focus Area historically represents the commercial heart of the City and is located along Beach Boulevard, a major arterial highway. Existing uses in the area include smaller-scale commercial and office uses along Beach Boulevard and low density residential uses to the east and west of Beach Boulevard. There are a number of non-conforming uses in the area.



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The development pattern includes small parcels and alleys that are unique to Central Buena Park. Central Buena Park has a number of opportunities to integrate housing with retail and other job-creating uses.

Focus Area Vision: *The Central Buena Park Focus Area is envisioned as a complementary mix of retail, high-density residential, and office providing local residents the opportunity to shop, work, and live in the historical heart of Buena Park. Central Buena Park shall provide an enhanced pedestrian-friendly environment, with a variety of amenities such as wide sidewalks, outdoor dining, public plazas, and other features to establish a vitalized environment during daytime and evening hours.*

ORANGETHORPE CORRIDOR EAST FOCUS AREA

The Orangethorpe Corridor East Focus Area is a key entry area to the City. The Focus Area is centered on Orangethorpe Avenue at the intersection of the I-5 and SR-91 freeways. Its close proximity to the freeways provides high visibility from regional circulation routes. The Focus Area is generally characterized by underutilized industrial buildings. Included in the Focus Area is the former City Yard site. There are a number of opportunities for streetscape and design enhancements.

Focus Area Vision: *The Orangethorpe Corridor East Focus Area is envisioned as the eastern gateway into the City. The focus area shall establish a thriving manufacturing and office center with a regional draw. A unified streetscape invites the pedestrian from the City entry into the Entertainment Corridor North. Mixed-use development complements existing single-family residential areas by providing local neighborhood services.*

ORANGETHORPE CORRIDOR WEST FOCUS AREA

The Orangethorpe Corridor West Focus Area includes areas north and south of Orangethorpe Avenue, generally between Pelican Drive and Western Avenue. While this is a major corridor transversing Buena Park, many of the strip commercial and light industrial sites in this Focus Area are underutilized and there is a non-cohesive mix of land uses. There is a need to buffer the adjacent residential uses from the light industrial uses in the Focus Area. There are also a number of opportunities to improve the visual quality of the area through streetscape improvements.

Focus Area Vision: *The Orangethorpe Corridor West Focus Area is envisioned as a commercial, office, and manufacturing business node. Establishment of a unified streetscape with landscaping, sidewalks, and street furniture will provide for an attractive place to work or visit. High-density residential uses adjacent to the Orangethorpe Corridor will complement adjacent residential uses and provide a transition from commercial to residential uses. Office and light manufacturing uses west of Knott Avenue will encourage additional job opportunities in the Corridor.*

ENTERTAINMENT CORRIDOR FOCUS AREA

The Entertainment Corridor Focus Area is the primary tourist-oriented area within the City and includes Knott's Berry Farm and Soak City, Medieval Times, Pirates Dinner Adventure, and the Buena Park Mall. The Entertainment Corridor Focus Area is generally located along Beach Boulevard and La Palma Avenue and is the major City gateway from the south. Expanding tourism is a priority for the City. Opportunities for improvements in this area include improving

connectivity between the Buena Park Mall and Knott's Berry Farm, as well as maximizing utilization of the Mall property.

Focus Area Vision: *The Entertainment Corridor is envisioned as a pedestrian-friendly tourist-oriented destination that connects Knott's Berry Farm to the Mall and other visitor serving uses along Beach Boulevard. The mix of entertainment, world-class shopping, excellent dining, and civic spaces are envisioned to create a regional destination where visitors can patronize local attractions without leaving the Entertainment Corridor. With uses that attract both residents and visitors, the Entertainment Corridor is considered the "heart" of the City. Unique area urban design features, including landscaping, streetscape, and signage enhancements along Beach Boulevard provide the area character and identity.*

ENTERTAINMENT CORRIDOR NORTH FOCUS AREA

The Entertainment Corridor North Focus Area is located along Beach Boulevard, north of the 91 Freeway. Its location between the I-5 and SR-91 Freeways provides access and regional draw opportunities. The area is currently transitioning into a higher-density entertainment center and a number of hotel and visitor-serving uses support the entertainment core to the south. The Beach/Orangethorpe Mixed-Use Specific Plan sets precedent for change in this Focus Area.

Focus Area Vision: *The Entertainment Corridor North Focus Area is envisioned as a "world-class" entertainment mixed-use center that functions as a central gathering place for residents and visitors. Entertainment uses, high-density residential, and commercial uses are envisioned to be integrated with pedestrian plazas and public gathering places.*

NORTHWEST FOCUS AREA

The Northwest Focus Area is located in the northwest corner of the City, adjacent to Valley View Street. A number of existing manufacturing uses in the area are in transition. Orangethorpe Avenue at Valley View Street is the west entry into the City. The area is influenced by higher density office development located west of Valley View Street in the City of La Palma. The focus area generally consists of large parcels with opportunities for increased utilization and intensification of a range of uses.

Focus Area Vision: *The Northwest Focus Area is the center of industrial employment in the City. As larger warehousing becomes obsolete, the area is envisioned as transforming to more viable office and manufacturing uses. As underutilized warehousing buildings transform into viable research and office spaces, limited supportive retail development will be encouraged. Integrated dining and service oriented retail will help create the Northwest Focus Area as an ideal place to work.*

CIVIC CENTER FOCUS AREA

The Civic Center Focus Area is located along Beach Boulevard, between the I-5 and SR-91 Freeways. This central location in the City includes City Hall, the Police Station, and the Chamber of Commerce, which bring greater recognition of civic uses to this area. The Focus Area includes several buildings representative of the City's early development, including the Stage Stop Hotel, First Congregational Church, and Buena Park Women's Club. The area also includes relocated structures such as the Whitaker Jaynes House and Bacon House. Overall, this area has an important historic character that should be preserved and enhanced. This area has

opportunities to create pedestrian-friendly social gathering places and to expand on mixed-uses located at Beach Boulevard and Orangethorpe Avenue.

Focus Area Vision: *The Civic Center Focus Area is envisioned as a local gathering place providing retail, dining, and civic uses within walking distance. The Civic Center is home to many of the City's treasured historic structures, to be preserved and enhanced. The streetscape provides a seamless transition from Central Buena Park to the north and the Entertainment Corridor to the south. Commercial services, light industrial, and lower density residential uses are transitioning to higher-density mixed-use development around the Civic Center creating a pedestrian-friendly gathering place.*

COMMONWEALTH CORRIDOR FOCUS AREA

The Commonwealth Corridor Focus Area represents a key eastern gateway into the City. The Focus Area extends from the eastern City boundary to the Central Buena Park Focus Area and is located adjacent to the Fullerton Municipal Airport. Existing uses include industrial buildings adjacent to low-density residential areas, which create conflict. There are opportunities for circulation, streetscape, and design improvements to unify the corridor.

Focus Area Vision: *The Commonwealth Corridor Focus Area is envisioned as a thriving job center with retail, office, and light industrial uses. The focus area provides opportunities for an enhanced streetscape with landscaping, entry monumentation, and pedestrian amenities to promote the area as an eastern entry gateway into the City.*

NORTH BEACH COMMERCIAL FOCUS AREA

The North Beach Commercial Focus Area is centered on the intersection of La Mirada Boulevard and Beach Boulevard and is the primary entry to the City from the north. The Focus Area is generally characterized by underutilized commercial centers with large parking lots that provide opportunities for infill development. There is a strong entrepreneurial presence in this area.

Focus Area Vision: *The North Beach Commercial Focus Area is envisioned as an attractive dining, retail, and service node close to professional businesses and places of work. Enhancements to the North Beach Commercial Focus Area shall provide additional retail and dining opportunities. Landscaping and entry monumentation will strengthen North Beach Boulevard as an entry to the City.*

FILLMORE/JACKSON FOCUS AREA

The Fillmore/Jackson Focus Area is located along Jackson Way and Fillmore Drive between Western Avenue and Grand Avenue. Existing uses are primarily multi-family housing. It has historically been a challenging neighborhood with high code enforcement activity and crime. This area has a need for parking and circulation improvements. There are also a number of opportunities for rehabilitation and/or redevelopment of existing residential structures.

Focus Area Vision: *The Fillmore/Jackson Focus Area is envisioned as a well kept high-density residential neighborhood that functions well with adjacent residential uses. Enhanced amenities such as open space, street trees, and inviting sidewalks encourage social interaction among residents.*

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Internal circulation and connecting links provide transition to adjacent residential areas and contribute to the overall success of the neighborhood.

Table 3-2, *Focus Area Land Use Projections*, identifies the assumed change over existing conditions that would occur within each Focus Area of the proposed General Plan Update.

**Table 3-2
Focus Area Land Use Projections**

Focus Area	Acres	Residential (DU)	Commercial (SF)	Industrial/Office/Manufacturing (SF)
Central Buena Park	100.26	21	119,974	29,253
Orangethorpe Corridor East	81.68	235	40,987	808,184
Orangethorpe Corridor West	140.98	-144	751,200	-233,616
Entertainment Corridor	380.43	585	3,224,484	226,912
Entertainment Corridor North	67.95	854	1,124,585	194,887
Northwest	144.63	0	4,549	1610,590
Civic Center	58.22	0	49,854	5,826
Commonwealth Corridor	48.92	-34	-2,807	67,269
North Beach Commercial	50.78	0	51,124	200,975
Fillmore/Jackson	13.81	0	0	0
TOTAL	1,087.66	1,517	5,363,950	2,910,280

As indicated in Table 3-2, the anticipated growth in residential, commercial, industrial/office/manufacturing uses over year 2009 conditions within the focus areas is:

- 1,517 dwelling units
- 5,363,950 square feet of commercial uses
- 2,910,280 square feet of industrial/office/manufacturing uses

Table 3-3, *General Plan Buildout*, provides a summary of the projected total land use in 2035 based upon an assumed buildout of the land use policies with the proposed General Plan Update.

In total, these efforts are anticipated to result in following scenario at buildout:

- 26,222 dwelling units
- 10,113,364 square feet of commercial uses
- 15,729,779 square feet of industrial/office/manufacturing uses
- 445,512 square feet of public uses

**Table 3-3
General Plan Buildout**

Focus Area	Acres	Residential (du)	Commercial (SF)	Industrial/Office/Manufacturing (SF)	Public Use (SF)
Central Buena Park	100.26	608	384,080	161,231	27,641
Orangethorpe Corridor East	81.68	411	227,937	1,042,412	61,943
Orangethorpe Corridor West	140.98	242	1,009,959	991,723	16,363
Entertainment Corridor	380.43	831	4,971,773	261,481	20,338
Entertainment Corridor North	67.95	937	1,688,543	259,550	0
Northwest	144.63	0	50,006	4,223,357	0
Civic Center	58.22	411	119,731	49,328	139,239
Commonwealth Corridor	48.92	250	80,987	276,690	2,604
North Beach Commercial	50.78	122	357,148	222,320	0
Fillmore/Jackson	13.81	296	0	0	0
Outside Focus Area	4,226.79	22,113	1,223,200	8,241,687	177,384
Total	5,314.45	26,222	10,113,364	15,729,779	445,512

3.5.5 PROJECTED GROWTH WITH THE PROPOSED GENERAL PLAN UPDATE

The proposed General Plan Update anticipates that most of the growth would occur within the focus areas. The anticipated growth in residential, commercial, and industrial/office/manufacturing uses over year 2009 conditions is:

- 1,517 dwelling units
- 5,363,950 square feet of commercial uses
- 2,910,280 square feet of industrial/office/manufacturing uses

3.5.6 LAND USE DESIGNATIONS

State law requires the Land Use Element to identify a quantifiable measure of residential densities and non-residential building intensities allowed in the City. General Plan Land use Designations descriptions are supplemented by a quantification of the type and intensity of development allowed in each Land Use Designation. While terms like “residential,” “commercial” and “industrial” are generally understood, State law requires a clear and concise description of each land use depicted on the General Plan Land Use Map (Exhibit 3-3).

The Land Use and Community Design Element and the General Plan Land Use Map contain the following 16 land use designations:

- Residential
 - Low-Density Residential (LDR)
 - Medium-Density Residential (MDR)
 - High-Density Residential (HDR)
- Planned Development (PD)

- Commercial
 - Commercial (C)
 - Office Professional (OP)
- Mixed-Use
 - General Mixed-Use (GMU)
 - Central Buena Park Mixed-Use (CBP)
 - Beach and Orangethorpe Mixed-Use Specific Plan (BOMUSP)
 - Entertainment Mixed-Use (EMU)
 - Commercial Office Mixed-Use (CO)
- Tourist Entertainment (TE)
- Industrial
 - Office Manufacturing (OM)
 - Light Industrial (LI)
 - Industrial (I)
- Open Space (OS)

RESIDENTIAL LAND USES

Residential land use is classified into three categories, which begin with Low Density Residential and then continue through residential areas of increasing density. Residential land use density is calculated on the basis of net acres (i.e., only land occupied for dwelling purposes is measured; streets and other public facilities are not included).

Low Density Residential

The Low Density Residential designation provides for single-family detached homes on individual lots. The typical lot size for this category is 6,000 square feet, though larger lot and estate development are also included in this residential category. Future development within the Low Density Residential designation should maintain and enhance the existing neighborhood character and be configured as a single unit on a parcel. The designation also allows for compatible uses such as neighborhood parks, schools, and other small-scale civic or institutional uses.

The base development density standard is up to 7.2 du/ac. Densities up to 14.4 du/ac are allowed with an Affordable Senior Housing Bonus and densities up to 9.0 du/ac are allowed with an Affordable Housing Bonus.

Medium Density Residential

The Medium Density Residential designation provides for single-family attached housing and smaller scale multi-family housing. The designation is a transition between detached single-family areas and higher-density multiple family areas and includes duplexes, triplexes, condominiums, and apartments.

The base development density standard is a maximum of 10 du/ac. Densities up to 16 du/ac are allowed with the Site Area Bonus. The development intensity may be increased from 20 to 30 du/ac with the application of the Affordable Senior Housing Bonus and 12.5 to 20 du/ac with the application of the Affordable Housing Bonus.

High Density Residential

Development in the High Density Residential designation is characterized by condominium and apartment development. Development at this density requires consideration of internal and external circulation, the relationship of buildings and units to each other, and the provision of common opens space and private outdoor living areas.

The base density standard for the High Density Residential designation is 20 du/ac. The density standard may increase to 24 du/ac with the application of the Site Area Bonus. The Affordable Housing Area Bonus may further increase the density to 30 du/ac and the Affordable Senior Housing Area Bonus may increase the density to 48 du/ac.

MIXED-USE LAND USES

There are five mixed-use land use designations included in the Land Use and Community Design Element. These designations provide for a horizontal or vertical mix of uses. Three of the designations provide for a mix of residential and non-residential uses and utilize both residential density and non-residential intensity standards. These standards are intended to be applied separately from one another.

General Mixed-Use

This designation provides for a horizontal or vertical mix of high-density residential and neighborhood commercial uses along major arterials. Floor area ratios up to 1.0 are permitted and the base density is 32 units per acre.

The General Mixed-Use designation is a new land use designation in the proposed General Plan Update. The proposed General Mixed-Use designation applies to several parcels with a variety of existing land use designations including, Low- and High-Density Residential, Commercial, Commercial Service, and Light Industrial within the Central Buena Park, Civic Center, Entertainment Corridor North, and Orangethorpe Corridor East Focus Areas.

Central Buena Park Mixed-Use

The Central Buena Park Mixed-Use designation encourages the addition of higher-density residential and/or office uses above existing commercial and office uses in a pedestrian-friendly setting that respects the adjacent residential uses. Floor area ratios up to 1.0 are permitted and the base density is 45 du/ac.

The Central Buena Park Mixed-Use designation is a new land use designation in the proposed General Plan Update. The proposed Central Buena Park Mixed-Use designation applies to parcels currently designated Commercial and Office Professional within the Central Buena Park focus area.

Entertainment Mixed-Use

The Entertainment Mixed-Use designation provides for a mix of higher-density residential, entertainment, and commercial uses that support entertainment and tourism uses within the City. Floor area ratios up to 3.0 are permitted and the base density is 80 du/ac.

The Entertainment Mixed-Use designation is a new land use designation in the proposed General Plan Update. The proposed Entertainment Mixed-Use designation applies to parcels currently designated Regional Commercial within the Entertainment Corridor.

Commercial Office Mixed-Use

The Commercial Office Mixed-Use designation encourages the addition of higher-intensity commercial and office uses within existing commercial and industrial areas. Floor area ratios up to 0.5 are permitted.

The Commercial Office Mixed-Use designation is a new land use designation in the proposed General Plan Update. The proposed Commercial Office Mixed-Use designation applies to parcels currently designated Commercial within the North Beach Commercial Focus Area; parcels currently designated Commercial Service and Light Industrial within the Commonwealth Corridor Focus Area; and parcels currently designated Commercial and Industrial within the Northwest Focus Areas.

Beach and Orangethorpe Mixed-Use Specific Plan

The Beach and Orangethorpe Specific Plan supports a world class mixed-use development comprised of commercial retail, full service hotel, office, and multiple-family units in high-rise buildings with multi-level parking that is unique and distinctive from conventional land use pattern of independent and unrelated activities. The amount of potential development in this area is defined in the Specific Plan.

The Beach and Orangethorpe Mixed-Use Specific Plan designation is a new land use designation in the proposed General Plan Update. The Beach and Orangethorpe Mixed-Use Specific Plan designation applies to the parcels within the Entertainment Corridor North that are located within the Beach and Orangethorpe Specific Plan area and are currently designated Low Density Residential, Commercial, and Tourist Entertainment.

COMMERCIAL LAND USES

Land use designations in this category apply to most of the established commercial districts in the City. The types of development included in the commercial land use designations consist of freestanding commercial development and smaller neighborhood or community retail centers located along major roadways, with the exception of strip commercial development. There are two commercial land use designations provided in the Land Use and Community Design Element.

Proposed commercial land use designations are similar to those in the 1994 General Plan, with the exception of the Regional Commercial designation, which has been removed as part of the proposed General Plan Update. The parcels currently designated Regional Commercial are proposed to be designated Entertainment Mixed-Use (refer to the Entertainment Mixed-Use discussion above). No changes to minimum or maximum densities for the Commercial and Office Professional designations are proposed.

Commercial

This land use category includes a wide range of general commercial land uses characterized by convenience, neighborhood, and community shopping centers, as well as freestanding and highway commercial uses, which may include grocery stores, drug stores, convenience stores, a wide variety of retail stores and services, restaurants and specialized food stores, gas stations, and offices. Floor area ratios of up to 0.3 are permitted.

Office Professional

This land use designation provides for offices for professional, medical, and business purposes and limited retail sales and services that serve those businesses. The Office Professional designation is used to specify particular locations within the City where office uses are more desirable compared to other types of general commercial development. This designation does not preclude the placement of office uses in other areas where they are permitted under the General Plan, Specific Plans, and Zoning Ordinance. Floor area ratios of up to 1.0 are permitted.

TOURIST ENTERTAINMENT

The General Plan provides for a land use category that focuses on the entertainment and tourist-related land uses that are unique to Buena Park. This land use designation includes areas of the City which provide tourist and entertainment-related services and supporting retail and service uses. Floor area ratios of up to 2.5 are permitted.

The proposed Tourist Entertainment land use designation is similar to that in the 1994 General Plan. No changes to maximum intensities are proposed.

INDUSTRIAL

The Land Use Plan provides for continuation of industrial land uses and development in the City which range from small light industrial uses to large scale, heavy industrial operations. Three designations occur in this land use category.

The Light Industrial and Industrial land use designations remain unchanged from the 1994 General Plan. The Commercial Service designation has been removed. Parcels currently designated Commercial Service would be designated Commercial, Office Manufacturing, Commercial Office Mixed-Use, General Mixed-Use, and/or Low Density Residential, depending upon their location and current use. The Office Manufacturing land use designation is a new designation in the proposed General Plan Update.

Light Industrial

Industrial and manufacturing activities included in the Light Industrial designation may range from business parks to smaller multi-tenant developments. Other light industrial activities may include contractor's yards, research and development, limited light manufacturing, warehousing, distribution, assembly, and laboratories. Limited retail and offices affiliated with the primary industrial and manufacturing activities are allowed. Floor area ratios up to 0.6 are allowed.

Industrial

This land use designation is reserved for larger, more intensive activities involving manufacturing, warehousing, and/or distribution. Land designated as industrial is mostly confined to an area west of Knott Avenue and north of Orangethorpe Avenue. The applicable floor area ratio for the Industrial designation is 1.0.

Office Manufacturing

This designation provides for seamless integration of office and manufacturing uses with supportive single-purpose retail uses. Development may occur in the form of business parks with campus-style layouts or single tenant, standalone layouts with individual tenants. Manufacturing uses are intended to be low impact and compatible with office uses. Floor area ratios up to 1.5 are allowed.

The Office Manufacturing land use designation is a new designation in the proposed General Plan Update.

OPEN SPACE

The Open Space designation assumes that land so designated will remain as open space for recreational uses or for purposes of conservation and/or safety. The area of Buena Park designated as Open Space include the City's parks, the Ralph B. Clark Regional Park, open space land dedicated as part of development agreements, open space land included within the Los Coyotes Country Club, a number of utility easements, including the Southern California Edison easement, storm drain channels, and freeway rights-of-way.

The Recreational Open Space designation has been removed to allow for one Open Space designation, consistent with the current Land Use Map.

PLANNED DEVELOPMENT

The Planned Development designation provides for land uses and development standards to be tailored to individual sites. This land use designation assumes that a master plan will be prepared for each area so designated. The master plan must discuss development phasing, development intensities, amenities, design, and how the development is going to conform with the principles and policies included in the General Plan. It is intended to preclude incremental development which may be detrimental to the whole.

The Planned Development designation remains unchanged from the 1994 General Plan.

SPECIFIC PLANS

The City of Buena Park currently has three adopted specific plans: Beach Boulevard Entertainment Corridor Specific Plan, Auto Center Specific Plan, and the Beach and Orangethorpe Mixed-Use Specific Plan. The Entertainment Corridor and Auto Center Specific Plans are identified as overlays within the existing General Plan. Refer also to the Beach and Orangethorpe Mixed-Use Specific Plan designation discussion, above.

OVERLAY DESIGNATIONS

HOUSING OPPORTUNITIES OVERLAY

The Housing Opportunities Overlay provides for affordable housing opportunities consistent with the City's identified remaining housing growth need in the Housing Element and AB 2348. Target sites to increase affordable housing opportunities are included in the overlay. The base density for the overlay designation is 30 du/ac.

The Housing Opportunities Overlay is a new designation in the proposed General Plan Update.

The General Plan Update proposes to remove the following five existing overlay designations. The underlying intent of the five existing overlay designations proposed to be removed have been incorporated into various aspects of the General Plan Update.

The Central Business District Specific Plan Overlay was originally intended to allow for adoption of a Specific Plan for the City's original downtown; however, a Specific Plan has never been adopted for this area. In the General Plan Update, this area is identified as the Central Buena Park Focus Area, with a specific vision for future development and policies to support and implement the vision.

The Civic Center Overlay Designation was originally identified as an opportunity to bring to the attention of the City the potential for future development opportunities in the area surrounding the Civic Center. The proposed General Plan Update identifies this area as the Civic Center Focus Area and includes policy direction for future development.

The Historic Buena Park Overlay Designation was originally identified to promote the maintenance of some of the existing structures in the area that represent the City's early development. This area is included within the Civic Center Focus Area. The vision for this focus area acknowledges the important historic character of the area and policies are proposed to support preservation of historic structures.

The Streetscape/Urban Design Overlay Designation was originally intended to allow for the development and implementation of guidelines for specific areas of the City. The General Plan Update establishes specific visions for each of the focus areas and the Land Use and Community Design Element establishes a framework for streetscape and urban design within the City.

The Flood Management Overlay was originally intended to identify areas in the City subject to flooding in a 100-year frequency storm. This overlay was determined to be unnecessary as the Safety Element of the General Plan Update identifies FEMA flood zones within the City.

3.5.7 INFRASTRUCTURE IMPROVEMENTS

It is anticipated that as buildout of the proposed General Plan Update occurs, infrastructure improvements would be required to serve future development. The General Plan Update does not propose specific infrastructure improvements to water, wastewater, or storm drain facilities. However, the growth projected with the proposed General Plan Update would be considered as infrastructure planning documents for the City are updated to identify additional improvements

needed to accommodate the proposed growth. Potential environmental impacts from project specific improvements would be evaluated on a case-by-case basis.

Roadway improvements are anticipated with buildout of the proposed General Plan Update. Future development projects would be required to identify direct project specific impacts and either construct the needed circulation improvement or make a fair share payment toward the improvement. Potential environmental impacts from project specific improvements would be evaluated on a case-by-case basis.

3.5.8 PROPOSED GENERAL PLAN UPDATE GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Each element of the proposed General Plan Update contains goals and policies based upon the needs and desires of the community, as derived during the proposed General Plan Update process. The following are the goals, policies, and implementation measures that have been established for the proposed General Plan Update.

Goals and Policies

Land Use and Community Design

Goal LU-1: A complementary balance of land uses throughout the community.

- Policy LU-1.1: Establish land use policies that encourage a balance of jobs and housing in Buena Park.
- Policy LU-1.2: Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.
- Policy LU-1.3: Establish a wide range of residential density and non-residential intensities to encourage a wide range of development opportunities.
- Policy LU-1.4: Provide for the development of complementary land uses, such as open space, recreation, and civic/service uses for all future residential and non-residential development.
- Policy LU-1.5: Encourage the establishment of high-end retail and restaurants within the City.

Goal LU-2: Integration of open space resources with existing and future land uses.

- Policy LU-2.1: Preserve public and private open space for active and passive recreational opportunities to enhance connectivity with neighborhoods.

Policy LU-2.2: Seek opportunities to improve and enhance Buena Park flood control facilities to protect the public health, safety, and welfare, while providing additional opportunities to connect various land uses throughout the City.

Policy LU-2.3: Encourage joint City/school use of school district owned properties for open space and recreational opportunities for local residents.

Policy LU-2.4: Seek opportunities to expand the use of easements for walking, biking, and recreation to enhance connectivity between a variety of land uses.

Goal LU-3: Effective management of growth and change.

Policy LU-3.1: Ensure that development activities acknowledge the protection and enhancement of quality of life in the City's neighborhoods.

Policy LU-3.2: Ensure environmental and fiscal impacts are evaluated to minimize impacts to the physical environment and fiscal obligations of the City.

Policy LU-3.3: Ensure land use decisions consider impacts to infrastructure and service needs.

Goal LU-4: Higher-density and intensity of development in designated focus areas.

Policy LU-4.1: Identify specific focus areas for transition and change to provide explicit policy guidance for land use, site and building design and development in these areas.

Policy LU-4.2: Ensure future development addresses the preservation and enhancement of existing single-family neighborhoods when adjacent to areas of anticipated growth.

Policy LU-4.3: Promote the clustering of development adjacent to transportation facilities including amenities to encourage transportation and service nodes.

Goal LU-5: Compliance with state and regional housing mandates.

Policy LU-5.1: Ensure Buena Park is in compliance with applicable state and regional housing mandates.

Policy LU-5.2: Provide for required monitoring of residential development activity.

Policy LU-5.3: Provide for monitoring of state housing legislation to ensure City compliance or to ensure the City's interest is represented.

Goal LU-6: A housing stock that meets the diverse needs of Buena Park's existing and future residents.

Policy LU-6.1: Provide for housing opportunities that address the needs of those who currently live or desire to live in Buena Park.

Policy LU-6.2: Preserve and enhance existing viable single-family residential neighborhoods by prohibiting the intrusion of incompatible uses.

Policy LU-6.3: Locate affordable housing adjacent to jobs, retail, schools, open space, and public transportation.

Policy LU-6.4: Monitor the housing needs of the existing and future labor force and engage the business community to attract employees and new businesses to Buena Park.

Policy LU-6.5: Encourage integration of residential uses within mixed-use development.

Policy LU-6.6: Provide a wide range of housing options for Buena Park residents, including owner and rental housing adjacent to jobs, shopping, and transit.

Goal LU-7: Preserved and enhanced single-family residential uses.

Policy LU-7.1: Maintain and enhance the character of single-family residential neighborhoods.

Policy LU-7.2: Encourage the development of moderate- to upper-income single-family housing.

Policy LU-7.3: Encourage home ownership.

Goal LU-8: Affordable housing supply in the City is maintained.

Policy LU-8.1: Encourage a variety of creative methods for supplying affordable housing.

Goal LU-9: Promotion of quality industrial development that provides local employment opportunities.

Policy LU-9.1: Support redevelopment and transition of obsolete industrial and manufacturing sites for commercial, flex-tech, and/or mixed-use development, reflective of current market demand.

Policy LU-9.2: Promote quality design and development practices that reduce environmental impacts.

Goal LU-10: Land use policy that encourages job retention and attraction.

Policy LU-10.1: Encourage flexibility in land use regulations to respond to requirements of new and emerging business and industry types.

Policy LU-10.2: Ensure land use policy is supplemented by strong marketing, business retention and attraction efforts and predictable land use regulations.

Goal LU-11: Existing commercial areas that are preserved and enhanced while new commercial opportunities are expanded.

Policy LU-11.1: Promote business attraction, retention, and expansion to enhance the City's economic vitality.

Policy LU-11.2: Promote physical improvement of existing office and retail centers.

Policy LU-11.3: Encourage revitalization and enhancement of existing underperforming commercial areas through site planning and redevelopment to maximize use of existing development.

Policy LU-11.4: Discourage the construction of marginal, disjointed strip center commercial development within the City.

Policy LU-11.5: Encourage integrated development that incorporates commercial uses with housing.

Goal LU-12: Continued promotion of the Auto Center as an automotive sales corridor.

Policy LU-12.1: Promote the Auto Center as a regional automobile sales destination to retain existing dealerships and encourage new automobile dealerships to locate within the Auto Center.

Goal LU-13: Fiscal impacts of growth and change are evaluated.

Policy LU-13.1: Ensure necessary capital improvements are in place prior to new development or completed concurrently.

Policy LU-13.2: Ensure that fiscal impacts associated with growth and change are evaluated to ensure City ability to provide vital services is not compromised.

Goal LU-14: Proactive coordination with Regional Agencies.

Policy LU-14.1: Provide a strong role in the development of regional planning efforts by ensuring local land use issues are adequately addressed at the regional level.

Policy LU-14.2: Establish a strong role in the implementation of Proposition 1A with the California High Speed Rail Authority (CHSRA).

Policy LU-14.3: Continue coordination with the California Department of Transportation (Caltrans) related to the local impacts of change and development of the I-5 and SR-91 Freeways as well as other local transportation routes and areas of influence under the jurisdiction of Caltrans.

Policy LU-14.4: Continue coordination with the Orange County Transportation Authority (OCTA) to ensure regional and sub-regional transportation efforts reflect Buena Park's unique attributes.

Policy LU-14.5: Continue the City's role with the Orange County Council of Governments (OCCOG) including informing decision-makers about inter-governmental coordination, and representing the City at the sub-regional, regional, and state level.

Goal LU-15: Land uses that are connected and coordinated with existing and future transportation facilities.

Policy LU-15.1: Promote convenient and attractive pedestrian linkages across and along streets.

Policy LU-15.2: Continue to promote the creation of jobs and housing in proximity to the Buena Park Metrolink station.

Policy LU-15.3: Coordinate siting of future transportation facilities to maximize the development of transit-supportive land uses.

Policy LU-15.4: Encourage development of land uses that provide for multi-modal transportation options to reduce the demand for automobile use.

Goal LU-16: City-defined smart growth and sustainable community principles incorporated into future planning and development proposals.

Policy LU-16.1: Support sustainable activities at the local and regional level.

Policy LU-16.2: Encourage private development to incorporate City-defined sustainable principles in site development, building construction, and building systems.

Policy LU-16.3: Utilize land use change to encourage livability, access to services, efficient use of infrastructure, and access to transportation options.

Goal LU-17: A physical environment that enhances aging in place.

Policy LU-17.1: Encourage a variety of employment, housing, entertainment, and recreational choices to enhance the opportunities for Buena Park residents to stay within the community throughout all stages of life.

Goal LU-18: Development that promotes and enhances the fiscal health of the City.

- Policy LU-18.1: Encourage zoning and other regulatory mechanisms to promote new development that contribute to the community's fiscal health.
- Policy LU-18.2: Explore land use policies, processes, standards, and incentives to expand commerce and job creation within the City.
- Policy LU-18.3: Promote development patterns that reduce infrastructure construction costs.
- Policy LU-18.4: Continue to prioritize commercial and residential revitalization within the redevelopment project area.

Goal LU-19: A focused development strategy that emphasizes specialized Focus Area land use policies.**Central Buena Park Focus Area**

- Policy LU-19.1: Improve the quality of the pedestrian environment along Beach Boulevard to establish a walkable and highly accessible mixed-use environment.
- Policy LU-19.2: Create an enhanced pedestrian environment that encourages linkages between residential and non-residential uses within Central Buena Park.
- Policy LU-19.3: Encourage the development of publicly-accessible spaces within and adjacent to private property to encourage a higher level of pedestrian utilization along Beach Boulevard.
- Policy LU-19.4: Ensure that design and siting of new development along Beach Boulevard and Commonwealth Avenue acknowledges quality of life in adjacent residential neighborhoods.
- Policy LU-19.5: Ensure strategic location of parking facilities along Beach Boulevard and Commonwealth Avenue to encourage convenient and accessible parking for commercial development.
- Policy LU-19.6: Facilitate development of shared and/or joint-use parking facilities.
- Policy LU-19.7: Encourage redevelopment of individually-owned, smaller lots by providing regulatory incentives encouraging the consolidation of lots to maximize development opportunities.

Orangethorpe Corridor East Focus Area

- Policy LU-19.8: Promote streetscape and urban design improvements to enhance the area as the eastern gateway into the City.
- Policy LU-19.9: Encourage high-profile, high quality development that provides visibility from the adjacent SR-91 and I-5 freeways.
- Policy LU-19.10: Encourage the development of live-work units as a means of transition between high intensity commercial development and adjacent residential neighborhoods along Oregon Street and Indiana Street.
- Policy LU-19.11: Maximize accessibility of non-residential uses along Kass Drive and Page Street to reduce conflicts with existing residential uses.

Orangethorpe Corridor West Focus Area

- Policy LU-19.12: Evaluate opportunities to introduce high-density residential development south of Melrose Street as a means to transition between commercial uses and existing single-family residential uses to the north.
- Policy LU-19.13: Encourage the development of integrated campus-like commercial development through improved functional connectivity with Western Avenue and Knott Avenue.
- Policy LU-19.14: Encourage the consolidation of long, narrow parcels fronting Orangethorpe Avenue to provide opportunities for larger, integrated campus developments.
- Policy LU-19.15: Enhance the pedestrian environment through the development of streetscape and urban design that consolidates site ingress and egress.
- Policy LU-19.16: Ensure that future development along Orangethorpe and Knott Avenue addresses the need for an enhanced pedestrian environment for adjacent school uses.

Entertainment Corridor Focus Area

- Policy LU-19.17: Encourage development of the Mall with a mix of higher-density residential, entertainment, and commercial uses that complement and enhance Knott's Berry Farm and other entertainment uses.
- Policy LU-19.18: Encourage the development of a variety of urban entertainment uses that encourage activity within the area.

Policy LU-19.19: Promote linkages to adjacent developments to promote the Entertainment Corridor as a pedestrian destination.

Policy LU-19.20: Continue to coordinate with Knott's Berry Farm to ensure potential new development or expansion of operations are compatible with adjacent land uses.

Entertainment Corridor North Focus Area

Policy LU-19.21: Continue to support Knott's Berry Farm as a centerpiece of the City's entertainment corridor through the establishment of uses and activities that complement and enhance its continued success as a regional attraction.

Policy LU-19.22: Encourage the development of a high-intensity urban entertainment activity center that strengthens physical and functional connectivity with the resort area.

Policy LU-19.23: Provide for a highly vitalized urban pedestrian environment through the establishment of pedestrian amenities and retail development along Beach Boulevard and Orangethorpe Avenue.

Policy LU-19.24: Expand and enhance supportive commercial, hospitality, and residential uses along Beach Boulevard and Orangethorpe Avenue that attract and complement the tourist industry.

Policy LU-19.25: Promote linkages to adjacent developments to promote the Entertainment Corridor North as a pedestrian destination.

Policy LU-19.26: Encourage development of strategically located, joint-use parking facilities to establish a "park once" destination.

Policy LU-19.27: Incorporate high-density residential development as a component of retail and entertainment uses to provide additional housing opportunities for employees of the resort area.

Northwest Focus Area

Policy LU-19.28: Encourage the creation of large-scale job-creating development.

Policy LU-19.29: Encourage the establishment of high-end corporate businesses through incentives, land use regulations, and other techniques.

Policy LU-19.30: Encourage high quality commercial development with direct access to Orangethorpe Avenue and Valley View Street.

Policy LU-19.31: Provide opportunities for limited supportive retail and dining development for the daytime employment population.

- Policy LU-19.32: Improve regional accessibility to job-creating uses in the focus area through coordination with adjacent jurisdictions and Caltrans to improve connectivity at Valley View Street from the SR-91 and I-5 freeways.

Civic Center Focus Area

- Policy LU-19.33: Encourage development of a mixed-use environment providing a balance of commercial, residential, and civic uses.
- Policy LU-19.34: Establish stronger physical and functional connectivity with Beach Boulevard.
- Policy LU-19.35: Ensure future development and redevelopment in the Civic Center area acknowledges preservation and enhancement of historic structures.
- Policy LU-19.36: Enhance the civic identity along Beach Boulevard through streetscape and urban design improvements.

Commonwealth Corridor Focus Area

- Policy LU-19.37: Establish a complementary mix of commercial and office development, incorporating job creation.
- Policy LU-19.38: Encourage redevelopment of irregular lots along Commonwealth Avenue by providing regulatory incentives facilitating consolidation to maximize development opportunities.
- Policy LU-19.39: Encourage strategic joint-use parking facilities to reduce the prevalence of ingress and egress along the Commonwealth corridor.
- Policy LU-19.40: Ensure new development is designed and sited to buffer adjacent residential development from impacts associated with non-residential uses.
- Policy LU-19.41: Ensure existing residential uses generally bounded by Dale Avenue, Artesia Boulevard, Whitaker Street, and Stanton Avenue are considered in the design and siting of future development along the Commonwealth Corridor.
- Policy LU-19.42: Encourage streetscape and other urban design improvements to enhance Commonwealth Avenue as a primary eastern gateway into the City.
- Policy LU-19.43: Encourage expansion and development of light industrial uses that provide additional employment opportunities.

Policy LU-19.44: Ensure new development and redevelopment are compatible with the Airport Environs Land Use Plan for the Fullerton Municipal Airport.

North Beach Boulevard Focus Area

Policy LU-19.45: Provide for a mix of job-creating uses and supportive retail development.

Policy LU-19.46: Ensure existing adjacent residential development along Beach Boulevard, La Mirada Boulevard, Malvern Avenue, and Stage Road is considered in the design and siting of future development.

Policy LU-19.47: Encourage street-oriented infill development focused at the intersection of Beach Boulevard and La Mirada Boulevard.

Policy LU-19.48: Provide for transitional landscaping and urban design features as transition to adjacent residential development to preserve neighborhood quality.

Fillmore-Jackson Focus Area

Policy LU-19.49: Encourage an improved physical environment that contributes to livability, safety, and crime reduction.

Policy LU-19.50: Provide for rehabilitation of existing residential structures.

Policy LU-19.51: Encourage redevelopment opportunities within the area.

Goal LU-20: Focus Area Community Design Policies are Established and Implemented.

As a supplement to the Focus Area land use policies provided in the Land Use Element, the following Community Design policies address specific community design considerations for each of the General Plan Focus Areas.

Central Buena Park Focus Area

Policy LU-20.1: Promote a clearly defined regional entry statement from Beach Boulevard at the I-5 freeway.

Policy LU-20.2: Promote appropriate statements to define neighborhood entries along 4th Street, Fullerton Avenue, Artesia Boulevard, Homewood Avenue, and Darlington Avenue.

Policy LU-20.3: Encourage the development of public amenities along Beach Boulevard to strengthen pedestrian comfort.

Policy LU-20.4: Consider an entry statement along Beach Boulevard to define a northern entry into the Central Buena Park focus area.

Orangethorpe Corridor East Focus Area

- Policy LU-20.5: Consider entry monumentation and streetscape enhancements at Orangethorpe Avenue and the I-5 freeway to define the area as a primary eastern gateway into the City.
- Policy LU-20.6: Encourage the use of landscape and urban design treatments at neighborhood entries along Oregon Street and Indiana Avenue to clearly define single-family residential areas.
- Policy LU-20.7: Encourage quality design and development of manufacturing and office uses to enhance visibility from Orangethorpe Avenue.

Orangethorpe Corridor West Focus Area

- Policy LU-20.8: Incorporate landscaping and urban design improvements adjacent to Knott Avenue and Orangethorpe Avenue to promote a walkable environment.
- Policy LU-20.9: Consider improvements to Melrose Street to improve pedestrian accessibility.

Entertainment Corridor Focus Area

- Policy LU-20.10: Encourage landscaping, unique streetscapes, and the integration of public art to enhance the area as a one of a kind entertainment destination.
- Policy LU-20.11: Encourage bold and creative signage and urban design on private property to support the area theme.
- Policy LU-20.12: Create an enhanced pedestrian environment that encourages linkages between the Mall, Knott's Berry Farm, and other visitor-serving uses along Beach Boulevard.
- Policy LU-20.13: Consider a high profile themed entry statement at Beach Boulevard and Crescent Avenue to promote a sense of arrival and place.

Entertainment Corridor North Focus Area

- Policy LU-20.14: Consider a high profile entry statement at Beach Boulevard and the SR-91 freeway to define the Beach Boulevard corridor as a primary regional entertainment and tourist center.
- Policy LU-20.15: Encourage the development of bold, highly visual signage, streetscape, and urban design on private property to further define the regional significance of the focus area.

Policy LU-20.16: Enhance the intersection of Beach Boulevard and Orangethorpe Avenue through the use of decorative paving, streetscape furniture, sidewalks, and landscaping.

Policy LU-20.17: Encourage quality design and development to enhance visibility from the SR-91 freeway.

Northwest Focus Area

Policy LU-20.18: Promote Orangethorpe Avenue and Valley View Street as the primary western gateway into the City through the establishment of monumentation, landscaping, and hardscape improvements.

Policy LU-20.19: Encourage the development of generous, high-quality landscaping along the public right-of-way to establish a corporate identity for the focus area.

Policy LU-20.20: Provide for transitional landscaping and buffering on the south side of Orangethorpe Avenue to ensure preservation and enhancement of existing single-family neighborhoods.

Civic Center Focus Area

Policy LU-20.21: Encourage the continued revitalization of residential units along Pinchot Court and 11th Street through structural improvements, landscaping, and streetscape to complement the Civic Center complex.

Policy LU-20.22: Encourage the preservation and enhancement of historic residential structures in the area generally bounded by 11th Street, Western Avenue, 9th Street, and Beach Boulevard through clearly identifying neighborhood boundaries, encouraging private improvements and maintaining and enhancing the existing public right-of-way.

Policy LU-20.23: Consider a strong entry statement at Beach Boulevard and the I-5 freeway, through landscaping, signage, and monumentation to define the area as the community's civic core.

Commonwealth Corridor Focus Area

Policy LU-20.24: Ensure the siting and design of new structures along Dale Street minimize potential impacts from adjacent aviation operations.

Policy LU-20.25: Consider a strong eastern entry gateway statement at Commonwealth Avenue and Dale Street to define entry into the City.

- Policy LU-20.26: Promote streetscape and urban design improvements along 4th Street and Indiana Avenue that define residential neighborhoods and provide for transitions between non-residential and residential uses.

North Beach Boulevard Focus Area

- Policy LU-20.27: Consider a prominent intersection statement at Beach Boulevard and La Mirada Boulevard/Malvern Avenue.
- Policy LU-20.28: Encourage street adjacent development along Beach Boulevard to encourage pedestrian utilization and accessibility by adjacent residents.
- Policy LU-20.29: Provide for transitional landscape treatments to preserve neighborhoods adjacent to Malvern Avenue and La Mirada Boulevard.

Fillmore-Jackson Focus Area

- Policy LU-20.30: Encourage Crime Prevention through Environmental Design (CPTED) techniques to encourage a safe and physically pleasing environment.
- Policy LU-20.31: Encourage rehabilitation of existing residential structures through variations in color, hardscape, and building materials.
- Policy LU-20.32: Encourage improvements to alleyways adjacent to Fillmore Drive and Jackson Way to enhance the perception of safety through hardscape, landscape, lighting, and other techniques.
- Policy LU-20.33: Encourage the development of open space and recreational facilities to meet the needs of existing residents.
- Policy LU-20.34: Facilitate redevelopment of the area to provide a modern urban contemporary development with associated amenities.

Goal LU-21: Distinctive and attractive design of the public realm that promotes a positive image and identity.

- Policy LU-21.1: Focus on improving the appearance of corridors in the City by implementing landscaping, enhanced paving, unique streetscape amenities, appropriately-scaled lighting, and placement of utility connections underground.
- Policy LU-21.2: Support the development of a comprehensive gateway program, including a hierarchy of entry monuments and wayfinding signage throughout the City.

Policy LU-21.3: Support landscaping treatments that complement a comprehensive streetscape program and that maximize water conservation through plant species and irrigation techniques.

Policy LU-21.4: Strive to develop a system of key landmarks that contribute to the character and image of the City, and encourage new buildings and/or monuments to function as neighborhood or district markers.

Goal LU-22: New development and redevelopment that contributes to a positive visual image of the City.

Policy LU-22.1: Support development in focus areas that encourages a mix of land uses, central gathering spaces, walkable streets, interesting architecture, and public art.

Policy LU-22.2: Promote good quality design that considers site and building scale and mass that enhances the experience of employees and customers.

Policy LU-22.3: Support the use of form-based codes in special districts and corridors to ensure that new development and redevelopment is consistent with the desired identity of the City.

Policy LU-22.4: Ensure that commercial signs do not detract from the City's high-quality image, while recognizing the need for effective business identification.

Policy LU-22.5: Continue to preserve historically-significant buildings and neighborhoods.

Goal LU-23: New development and redevelopment that fosters social interaction, connectivity, and sense of place.

Policy LU-23.1: Encourage connectivity between focus areas, nodes, and neighborhoods through visually-interesting and logical networks of paths that provide access for pedestrians, bicyclists, motorists, and transit patrons.

Policy LU-23.2: Encourage the development of a variety of public gathering places, such as community centers, mixed-use plazas or courtyards, and parks and open space, which meet the needs of residents and visitors.

Policy LU-23.3: Encourage new commercial development and remodeling of existing commercial buildings to provide maximum window exposure for passers-by and minimize "blank wall" exposure.

Goal LU-24: Existing and new neighborhoods that are attractive, well-maintained, and promote unique identities.

Policy LU-24.1: Promote public gathering spaces or community centers, recreational opportunities, and social programs within existing neighborhoods.

Policy LU-24.2: Continue to emphasize maintenance of the City public right-of-way, including street resurfacing, landscaping, lighting, and removal of litter or graffiti.

Policy LU-24.3: Support development and implementation of a uniform street tree program in residential neighborhoods and main boulevards that will ultimately provide shade canopies across roadways and provide inviting and walkable parkways.

Policy LU-24.4: Encourage homeowners' associations and neighborhoods to maintain existing housing tract entrance signs in an attractive manner and encourage the placement of new signs at the entrance of developments that do not have identification.

Goal LU-25: A safe place to live, work, and play.

Policy LU-25.1: Incorporate public safety considerations into community design.

Mobility

Goal M-1: A comprehensive circulation system that supports the policies of the General Plan and facilitates the efficient movement of people and goods through the City.

Policy M-1.1: Provide adequate capacity and efficient operation to encourage through traffic to stay on the major street system, and to discourage diversion onto the secondary and residential street system.

Policy M-1.2: Further develop traffic signal synchronization, coordination, and management to enhance traffic flow, reduce delay at signalized intersections, and minimize response time for emergency vehicles.

Policy M-1.3: Continue to maintain an effective City truck route system to ensure that movement of truck traffic is accommodated by and confined to designated streets.

Policy M-1.4: Encourage efficient access to and from freeway ramp facilities to facilitate commuter, visitor, and truck movements.

	Policy M-1.5:	Discourage future at-grade crossing between surface streets and railroads.
	Policy M-1.6:	Encourage the reduction of side entry conflicts along major and primary arterials through the use of access control, consolidation of access points, turn restrictions, and raised medians.
Goal M-2:	Participation with other agencies and compliance with State and Regional Plans to address multi-jurisdictional transportation issues.	
	Policy M-2.1:	Monitor and participate in applicable County, Regional, State, and Federal transportation plans and proposals.
	Policy M-2.2:	Maintain compliance with Orange County's Congestion Management Plan (CMP).
	Policy M-2.3:	Coordinate the transportation needs and requirements of the City with other public agencies in order to ensure that the overall circulation plan of the City is effective and efficient.
	Policy M-2.4:	Continue to meet Measure M requirements, as amended, to ensure the City's eligibility to receive Measure M funds.
	Policy M-2.5:	Continue to require all new development or redevelopment projects prepare a development phasing program that phases approval of development consistent with required improvements.
	Policy M-2.6:	Continue the City's annual Performance Monitoring Program to review and evaluate new development or redevelopment projects to ensure that required improvements or funding are provided, as required.
Goal M-3:	A balance between development of the Land Use Plan and completion of the circulation network.	
	Policy M-3.1:	Maintain circulation system standards for roadway and intersection classifications, right-of-way width, pavement width, design speed, and capacity.
	Policy M-3.2:	Ensure the timely provision of adequate transportation infrastructure and standards consistent with the location, intensity, and timing of new development as defined in the Land Use Element.
	Policy M-3.3:	Encourage improvements to the local circulation system through the use of appropriate traffic control and design techniques which effectively increase the efficiency of traffic movement within the City.

Policy M-3.4: Discourage the creation of new roadway connections which would adversely impact the residential character of existing residential neighborhoods.

Policy M-3.5: Encourage the completion of missing roadway links and other related facilities to increase the efficiency of local circulation system.

Goal M-4: Transit-Oriented Development (TOD) in appropriate locations in the City.

Policy M-4.1: Higher intensity residential and commercial development shall be encouraged within a ¼-mile of existing and potential future high-frequency bus transit corridors, especially in areas where two or more high-frequency transit lines cross.

Policy M-4.2: Design new buildings near high-frequency transit locations to be oriented toward the transit facility. This includes providing direct pedestrian access between the building and transit stop.

Goal M-5: A circulation system that supports existing, approved, and planned land uses throughout the City, while maintaining a desired level of service.

Policy M-5.1: Maintain consistency between the Orange County Transportation Authority's (OCTA) Master Plan of Arterial Highways (MPAH) and the City's Mobility Element to enable continued participation in the Measure M Streets and Road Programs.

Policy M-5.2: Maintain a citywide level of service (LOS) not to exceed LOS "D" for intersections during the peak hours.

Policy M-5.3: Maintain a citywide level of service (LOS) for roadway segments not to exceed LOS "D" for daily traffic.

Policy M-5.4: Require that new development mitigate its impact on City streets in order to maintain an adequate level of service.

Goal M-6: An efficient and comprehensive system of public and private mass transit in the City.

Policy M-6.1: Encourage and support the various public transit agencies and companies, ride-sharing programs, and other incentive programs, which provide residents and visitors with alternative modes of transportation other than the private automobile.

Policy M-6.2: Promote the commuter rail program through enhancement and expansion of the Metrolink station, and provision of convenient transit, bicycle, and pedestrian connections to and from the station.

- Policy M-6.3: Encourage the Orange County Transportation Authority (OCTA) to continue to provide bus routes connections to the Metrolink station.
- Policy M-6.4: Consider a partnership and/or encourage private bus/van fleet or other fleet services to facilitate alternative transportation to and from the train station.
- Policy M-6.5: Encourage and support the development of a local shuttle system to provide convenient connections between the Entertainment Corridor, local attractions, hotels, downtown, the Metrolink station, shopping areas, and employment centers.
- Policy M-6.6: Continue and enhance remote parking options for commuters to connect easily and rapidly to bus, train, and ride-share locations.
- Policy M-6.7: Encourage mixed-use development in the vicinity of existing transit and rail facilities, with convenient linkages.
- Policy M-6.8: Encourage new development to incorporate design features which facilitate transit service and encourage transit ridership such as bus pull-out areas, covered bus stop facilities, efficient pedestrian paths through projects to transit stops, and incorporation of pedestrian walkways that pass through subdivision boundary walls.
- Policy M-6.9: Improve transit linkage to major attractions in the City.
- Policy M-6.10: Encourage Park-and-Ride facilities and shuttle operation for special events and peak operating days in the Entertainment Corridor.
- Policy M-6.11: Promote alternative fueling stations, including hydrogen, natural gas, and electric charging stations at public facilities/buildings and as part of new office and retail developments.

Goal M-7: Reduced traffic congestion within the City and surrounding area.

- Policy M-7.1: Adopt Transportation Demand Management (TDM) policies designed to reduce dependence on the single-occupant automobile.
- Policy M-7.2: Encourage mixed-use projects to provide an internal system of pedestrian and bicycle amenities, linking site uses and providing linkages to surrounding uses.

Policy M-7.3:	Encourage a mix of uses within a project designed to maximize internal trip-making, maximize the use of parking facilities, and to promote a shift from auto use to pedestrian and bicycle modes of travel.
Policy M-7.4:	Encourage the provision of additional regional public transportation services and support facilities, including park-and-ride lots near freeway interchanges.
Policy M-7.5:	Encourage non-residential development to provide employee incentives for using alternatives to the conventional automobiles (i.e., carpools, vanpools, buses, bicycles, and walking).
Policy M-7.6:	Encourage shared parking arrangements to reduce the total number of parking spaces.
Goal M-8:	A citywide system of convenient and efficient bike, pedestrian, and trail facilities for commuter, school, and recreational uses.
Policy M-8.1:	Consider and balance the needs of pedestrians and bicycles with the needs of motor vehicles in all transportation and public works decisions.
Policy M-8.2:	Encourage the development of walkways, bicycle paths, or greenways, where feasible, needed, and desired.
Policy M-8.3:	Encourage the development of a citywide pedestrian network, including both on-street (sidewalks) and off-street (trails or paths) facilities, to connect neighborhoods, schools, open space, and major destinations, where feasible.
Policy M-8.4:	Maintain existing and encourage new pedestrian-oriented trails and amenities that provide a linkage to and/or through parks, new development and redevelopment projects, commercial centers, or other major destinations in the City.
Policy M-8.5:	Encourage existing and new major traffic generators to incorporate innovative solutions for safe bicycle crossings, and include bicycle facilities, such as bicycle racks and showers, into the development to encourage bicycle ridership.
Policy M-8.6:	Provide for accessibility of the disabled to pedestrian facilities.
Policy M-8.7:	Consider a citywide bicycle network of off-street bike paths and on-street bike lanes.
Policy M-8.8:	Establish bicycle paths that connect from residential areas to major employment areas for bicycle commuters.

Policy M-8.9:	Consider bicycle trails along easements and/or rights-of-way along flood control channels, public utilities, railroads, and streets wherever feasible.
Policy M-8.10:	Encourage the maintenance and improvement of bicycle and pedestrian-oriented facilities, where appropriate, to improve the safety and use of pedestrian movement throughout the City.
Policy M-8.11:	Enhance the capacity and efficiency of pedestrian facilities, including sidewalks and pedestrian crossings, to encourage visitors to walk between the Entertainment Corridor attractions and area hotels.
Policy M-8.12:	Encourage new and existing development to provide accessible and secure areas for bicycle storage.
Policy M-8.13:	Promote bicycle racks or storage facilities at public facilities/buildings and as part of new office and retail developments.
Goal M-9:	Minimized conflict points among automobile traffic, pedestrians, and bicycle traffic.
Policy M-9.1:	Contribute to the safety of bicyclists and pedestrians by adhering to national standards and uniform practices, including but not limited to, Caltrans and City-wide standards.
Policy M-9.2:	Minimize conflict points among motorized, pedestrian, and bicycle traffic.
Policy M-9.3:	New development projects and public infrastructure projects shall ensure direct pedestrian connections to existing and foreseeable future transit stops.
Policy M-9.4:	Minimize the number of curb cuts and other intrusions of vehicles across sidewalks.
Policy M-9.5:	Encourage connections between parking lots on adjacent sites to reduce the number of curb cuts.
Policy M-9.6:	Locate parking lots for new buildings behind or on the side of buildings to reduce vehicle and pedestrian safety hazards.

Community Facilities

Goal CF-1: Courteous, responsive, and efficient police services.

Policy CF-1.1:	Continuously improve the performance and efficiency of the Police Department.
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- Policy CF-1.2: Maintain adequate personnel resources and facilities to enable the Police Department to meet response time standards, keep pace with growth, and provide high levels of service.
- Policy CF-1.3: Maintain a well-trained, well-equipped police force to meet changing needs and conditions by continually updating and revising public safety techniques and providing for effective evaluation and training of personnel.
- Policy CF-1.4: Combat crime and increase public safety through community education programs, including active involvement in the Neighborhood Improvement and Neighborhood Watch Programs, and coordinate programs at local schools and other meeting locations.
- Policy CF-1.5: Utilize the development review process for new development or redevelopment to provide a review of and comments on potential impacts to the provision of police services.
- Policy CF-1.6: Review and modify development proposals to incorporate “defensible space” concepts and other public safety design concepts into new development.
- Policy CF-1.7: Periodically evaluate population growth, development characteristics, level of service and incidence of crime within the City to ensure that an adequate level of police service is maintained.
- Policy CF-1.8: Provide opportunities for community policing and involvement in safety and crime prevention.
- Policy CF-1.9: Continue to upgrade, as appropriate, new systems and technology to meet the needs of the community.

Goal CF-2: Responsive and efficient fire protection and emergency medical services.

- Policy CF-2.1: Continue to work with the Orange County Fire Authority (OCFA) to improve the performance and efficiency of fire protection services for the City of Buena Park.
- Policy CF-2.2: Ensure adequate fire-fighting and Emergency Medical Service infrastructure, equipment, and personnel to provide a high level of fire and emergency medical service in Buena Park to meet growing demands.
- Policy CF-2.3: Provide cost-effective levels of Emergency Medical Services for the protection of residents, businesses, and visitors.
- Policy CF-2.4: Ensure that sufficient water service and pressure are available throughout the City for use in fire fighting.

- Policy CF-2.5: Explore funding sources, such as impact fees from development or parcel taxes, to ensure a high level of fire services for the City.
- Policy CF-2.6: Maintain adequate fire training facilities, equipment, and programs for firefighting and inspection personnel and educational programs for the community, including fire safety and prevention and emergency medical-related information.
- Policy CF-2.7: Proactively plan for increases in population and employment growth and changes in the use and types of buildings in Buena Park.
- Policy CF-2.8: Require that new development or redevelopment provide adequate access for fire service vehicles and personnel.
- Policy CF-2.9: While seeking to maintain access, fire safety, and adequate response times, the City and the OCFA will work together to develop creative solutions that allow for mixed-use and compact development, pedestrian-friendly streets, and other elements of a walkable and bikeable City.

Goal CF-3: Quality education accessible to all residents of Buena Park.

- Policy CF-3.1: Work with local schools/educators to ensure educational facilities are adequate in order to promote a high level of education to all residents in Buena Park.
- Policy CF-3.2: Work with the local school district to anticipate potential increases in the City's population and the impact on school enrollment.
- Policy CF-3.3: Create and enhance walking and cycling routes to schools through coordinated transportation, land use, and design decisions. This will help to improve safety, increase physical activity among youth, and reduce traffic congestion around schools.
- Policy CF-3.4: Pursue and enhance mutually beneficial joint use agreements with the local schools to improve public access to the recreational facilities, libraries and other facilities on its campuses.
- Policy CF-3.5: Encourage library facilities to improve inventory, services, and accessibility.
- Policy CF-3.6: Encourage the use of technology both in library operations and resources to promote efficiency, accessibility, and innovation.

Goal CF-4: Provision of water service to all portions of the City, at appropriate pressures, reasonable maintenance levels and in conjunction with reasonable demand.

- Policy CF-4.1: Continue to maintain, improve, and replace aging water systems to ensure the provision of these services to all areas of the community.
- Policy CF-4.2: Provide for the efficient and economic distribution of adequate water supply and pressure to all residential, commercial, industrial, and public areas served by the Public Works Department.
- Policy CF-4.3: Continue to provide municipal water service that meets or exceeds State and Federal health standards and monitor water quality according to established criteria, with respect to health standards.
- Policy CF-4.4: Provide sufficient capacity to serve existing and planned uses and identify, manage, and monitor, when appropriate, large water users.
- Policy CF-4.5: Ensure that new development or redevelopment water infrastructure systems are adequate to serve the development.
- Policy CF-4.6: Strive to ensure that infrastructure capacities are planned to adequately serve future development.
- Policy CF-4.7: Ensure the City's Water Master Plan is updated as necessary to serve as an effective tool in the adequate provision of water supply to the community.
- Policy CF-4.8: Continue to inspect, maintain, and enhance City facilities relative to their water use.
- Policy CF-4.9: Improve water services in a way that respects the natural environment.
- Policy CF-4.10: Examine the use of alternative water supplies, such as grey water and reclaimed water, where appropriate and feasible.
- Policy CF-4.11: Continue to sponsor and provide water conservation and education programs.
- Policy CF-4.12: Continue to enforce the Permanent, Year Round Water Conservation Measures and Prohibitions against Water Waste established by the Water Conservation and Emergency Water Shortage Supply Ordinance (Policy CS-4.9).

Policy CF-4.13: Continue to enforce enacted Phases 1-4 established by the City Council under the Water Conservation and Emergency Water Shortage Supply Ordinance (Policy CS-4.10).

Policy CF-4.14: Continue to enforce the Water Efficient Landscape Ordinance through Planning Department procedures in compliance with AB 1881 (Policy CS-4.11).

Goal CF-5: Adequate wastewater facilities to serve existing and new development in the City.

Policy CF-5.1: Continue to maintain, improve, and replace aging wastewater collection facilities to ensure the provision of these services to all areas of the community.

Policy CF-5.2: Continue to coordinate with the Orange County Sanitation District (OCSD) to ensure existing wastewater systems are maintained and upgraded and new wastewater facilities are constructed, as needed.

Policy CF-5.3: Ensure the City's Sewer Master Plan and Sewer Management Plan are updated as necessary to serve as an effective tool in the adequate provision of wastewater facilities to the community.

Policy CF-5.4: Ensure that sewer improvements required for new development or redevelopment are installed prior to or concurrently with development.

Policy CF-5.5: Ensure that appropriate sewer system mitigation measures are identified and implemented in conjunction with new development based on the recommendations of prior sewer studies and/or future sewer studies that may be required by the City Engineer.

Policy CF-5.6: Ensure that infrastructure capacities are planned to serve future development.

Policy CF-5.7: Support sustainable wastewater services that respect and improve the natural environment.

Goal CF-6: Storm drain service levels maintained and/or improved throughout Buena Park.

Policy CF-6.1: Cooperate with County, State, and Federal flood control agencies to reduce the potential for flood damage in the City.

Policy CF-6.2: Continue to maintain and replace aging storm drain systems to ensure the provision of these services to all areas of the community.

Project Description

Policy CF-6.3:	Minimize the adverse effects of urbanization upon drainage and flood control facilities.
Policy CF-6.4:	Improve the storm drain system in a way that respects the environment.
Policy CF-6.5:	Continue to participate in the National Pollutant Discharge Elimination System (NPDES) permit program.
Policy CF-6.6:	Require new development or redevelopment projects to provide a Water Quality Management Plan in compliance with the Regional Water Quality Control Board requirements.
Policy CF-6.7:	Include in the flood control system natural features such as bioswales, detention basins, wildlife ponds, and wetlands for flood control and water quality treatment, when feasible.
Policy CF-6.8:	Ensure the City's Master Plan of Drainage is updated as necessary to serve as an effective tool in the adequate provision and improvement of drainage facilities.
Policy CF-6.9:	Improve the City's storm drain system to address current deficiencies as well as long-term needs associated with future development to minimize flood damage and adequately convey rainfall and subsequent runoff from a 25-year frequency storm.
Policy CF-6.10:	Develop the flood control system for multi-purpose uses whenever practical and financially feasible (i.e., recreational, water quality/treatment, infiltration, etc.).
Policy CF-6.11:	Minimize the amount of impervious surfaces in conjunction with new development or redevelopment.
Policy CF-6.12:	Minimize the disturbance of natural drainage systems, where feasible, resulting from development including roads, highways, and bridges.
Goal CF-7:	Improved water quality resulting from storm and urban runoff of existing and future development.
Policy CF-7.1:	Cooperate in regional programs to implement the National Pollutant Discharge Elimination System (NPDES) program.
Policy CF-7.2:	Conduct routine preventative maintenance activities related to municipal activities that are considered effective Best Management Practices (BMP) for pollutant control.
Policy CF-7.3:	Perform drainage facility and infrastructure maintenance activities to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) program.

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| Policy CF-7.4: | Provide structural measures or source control programs that would provide enhanced water quality benefits through routine measures employed to meet National Pollutant Discharge Elimination System (NPDES) permit requirements. |
| Policy CF-7.5: | Cooperate with surrounding jurisdictions and the County of Orange to provide adequate storm drainage facilities. |
| Policy CF-7.6: | Require new development and significant redevelopment to utilize site preparation, grading and best management practices that provide erosion and sediment control to prevent construction-related contaminants from leaving the site and polluting waterways. |
| Policy CF-7.7: | Coordinate with appropriate Federal, State, and County resource agencies on development projects and construction activities affecting waterways and drainages. |
| Policy CF-7.8: | Increase public education and awareness regarding stormwater quality and projects implemented to improve the flood control systems. |

Conservation and Sustainability

Goal CS-1: Preservation of culturally and historically significant buildings and sites.

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| Policy CS-1.1: | Encourage the preservation of buildings that have historic and architectural merit. |
| Policy CS-1.2: | Allow structures that are identified as non-conforming land uses to remain when the structure has been deemed historically and/or architecturally important on a national, state, county, and/or local level. |
| Policy CS-1.3: | Continue to support preservation efforts and development of a Historic Overlay District. |
| Policy CS-1.4: | Review proposals for the development of properties abutting historic resources to ensure that land use or new construction does not detract from the architectural characteristics and environmental setting of the historic resource. |
| Policy CS-1.5: | Encourage the restoration of historic properties through financial incentives and public and private loan and grant funding programs. |
| Policy CS-1.6: | Encourage citizen awareness of the City's historic and cultural resources in order to foster community appreciation and civic pride in Buena Park. |

Policy CS-1.7: Encourage private and public preservation activities for the education and enjoyment of present and future generations.

Goal CS-2: Adaptive reuse and maintenance of historic structures and/or structures of architectural merit.

Policy CS-2.1: Preserve the historic and architectural integrity and retain the historic significance of the original structure when undergoing adaptive reuse or maintenance of historic structures and/or structures of architectural merit.

Policy CS-2.2: Conduct all modifications to designated historic properties in a manner that is consistent with the State Historic Building Code, Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and/or local guidelines and programs.

Policy CS-2.3: Administer the State Historic Building Code to facilitate the restoration and rehabilitation of designated historic structures in a manner that is appropriate to such structures.

Goal CS-3: Protection of important archaeological and paleontological resources.

Policy CS-3.1: Preserve and protect significant archaeological and paleontological resources.

Goal CS-4: Natural resources and features within the City are enhanced and preserved.

Policy CS-4.1: Support enhancement of potential areas of natural resources.

Policy CS-4.2: Support the preservation and enhancement of native and non-native plants in order to achieve biological diversity.

Policy CS-4.3: Preserve and protect any rare or endangered plants or wildlife that may be found in the City in the future.

Policy CS-4.4: Encourage property owners to landscape their property with native plants, including native and/or ornamental trees.

Policy CS-4.5: Encourage citizen awareness of the City's natural resources and the significance of such resources.

Policy CS-4.6: Incorporate natural drainage systems into developments, where appropriate and feasible.

Policy CS-4.7: Substantial alterations or channelization of floodways should be limited to:

- Alterations necessary for the protection of public health and safety only after all other options are exhausted;
- Alterations essential to public service projects where no other feasible construction method or alternative project location exists; and/or
- Projects where the primary function is the improvement of fish and wildlife habitats.

Policy CS-4.8: Design new development and redevelopment projects in a manner that avoids adverse environmental effects to the maximum extent feasible, considering the following environmental factors:

- Natural topography
- Wildlife habitat and linkages
- Erosion protection and sedimentation
- Drainage patterns
- Groundwater recharge capability

Policy CS-4.9: Continue to enforce the Permanent, Year Round Water Conservation Measures and Prohibitions against Water Waste established by the Water Conservation and Emergency Water Shortage Supply Ordinance (Policy CF-4.12)

Policy CS-4.10: Continue to enforce enacted Phases 1-4 established by the City Council under the Water Conservation and Emergency Water Shortage Supply Ordinance (Policy CF-4.13).

Policy CS-4.11: Continue to enforce the Water Efficient Landscape Ordinance through Planning Department procedures in compliance with AB 1881 (Policy CF-4.14).

Goal CS-5: City participation with local, regional and State agencies to promote multi-agency involvement in understanding and addressing environmental and conservation issues.

Policy CS-5.1: Ensure City involvement in regional planning efforts through representation of City staff at regional, County and State meetings.

Policy CS-5.2: Promote and encourage multi-agency involvement in determining opportunities for resource preservation and protection.

Policy CS-5.3: Utilize public and private grant opportunities to acquire, preserve and protect resources.

Project Description

Goal CS-6: Integration of green building requirements into the building permit process.

Policy CS-6.1: Consider incentives to encourage new nonresidential development and remodels to utilize the U.S. Green Building Council's LEED rating system.

Goal CS-7: Use of green techniques in new buildings, new building sites, and building remodels and retrofits.

Policy CS-7.1: Consider incentives such as expedited permitting process or reduced fees for new development or redevelopment projects that incorporate green building practices, Build it Green, and Leadership in Energy and Environmental Design (LEED) certified buildings.

Goal CS-8: Use of environmentally preferable products for new and existing developments.

Policy CS-8.1: Encourage green building efforts in single-family homes as well as in municipal, commercial, mixed-use, or multifamily residential projects.

Policy CS-8.2: Consider advertising and/or providing incentives for green building techniques in existing building retrofits as well as new buildings.

Goal CS-9: Maximized use of "green" streets and/or parking lots with trees and other landscaping in order to improve visual appearance and to minimize negative effects on the environment.

Policy CS-9.1: Encourage the development of green streets and parking lots throughout the City with trees and other landscaping in order to minimize the negative effects of the environment.

Policy CS-9.2: Require that large parking lots be well landscaped with trees and other plants, as well as designed to hold and filter stormwater runoff, reduce heat island effects, and create a comfortable pedestrian environment.

Policy CS-9.3: Require landscaping when parking lots front public streets, which will serve as a buffer between the parking lot and the public right-of-way.

Policy CS-9.4: Require new development and redevelopment projects to plant trees and other landscaping in and around parking lots as part of the project.

Policy CS-9.5: Encourage edible landscaping and community gardens where appropriate.

Goal CS-10: Reduction in total waste diverted to treatment or disposal at the waste source and through re-use and recycling.

- Police CS-10.1: Ensure the Source Reduction and Recycling Element (SRRE) is updated as necessary to serve as an effective tool in the reduction of solid waste diverted to landfills.
- Policy CS-10.2: Continue to implement and improve the Construction and Demolition Waste Recovery Ordinance, requiring building projects to recycle or reuse a minimum of 50 percent of unused or leftover building materials.
- Policy CS-10.3: Encourage business material reuse through waste exchange.
- Policy CS-10.4: Encourage the use of materials with minimal impacts to the environment for new development or redevelopment projects in the City.
- Policy CS-10.5: Encourage materials recycling during renovation or demolition of old buildings.
- Policy CS-10.6: Encourage the use of recycled or rapidly renewable materials, and building reuse and renovation over new construction, where feasible.

Goal CS-11: Maximum public participation in source reduction, recycling, and composting activities.

- Policy CS-11.1: Encourage professional services contracts to incorporate reused and recycled contents into new development and re-use of raw materials.
- Policy CS-11.2: Encourage the use of recycled mulch and soil products in City parks and landscaping projects whenever practicable, and include the same direction in City landscaping contracts.
- Policy CS-11.3: Continue to operate and expand all public information and education programs to complement source reduction, recycling and composting efforts, and participation.

Goal CS-12: Reduction of the volume of solid waste generated and raw materials used by the City.

- Policy CS-12.1: Use recycled-content materials for building, streetscaping, and roadway construction, whenever feasible.
- Policy CS-12.2: Purchase and use recycled-content for City office products, where practicable and to the extent feasible.

Policy CS-12.3: Include environmentally preferable purchasing requirements in janitorial contracts and direct City custodians to purchase and use environmentally preferable products to be consistent with the City goal to provide a safe work environment and minimize environmental damage.

Policy CS-12.4: Use recycled content playground equipment, park landscape surfacing, and other park and recreational equipment, whenever feasible.

Goal CS-13: Reduction of per-capita nonrenewable energy usage and citywide peak electricity demand through energy efficiency and conservation.

Policy CS-13.1: Consider adopting renewable energy building standards. The standards would incorporate technically and financially feasible renewable energy requirements into development and building standards.

Policy CS-13.2: Explore methods to facilitate renewable technologies through streamlined planning and development rules, codes, processing, and other incentives.

Policy CS-13.3: Explore and, if appropriate, adopt energy efficiency standards for existing residential and commercial buildings upon substantial remodel. Consider requiring energy efficiency inspections, disclosure, and retrofits at change of ownership based on cost-effective and commercially available energy efficiency measures.

Policy CS-13.4: Encourage new developments, redevelopments, and retro-fit buildings to have solar energy panels, co-generation energy systems, and/or other energy efficient systems installed to reduce the unnecessary consumption of energy.

Policy CS-13.5: Encourage the installation of energy efficient appliances in new development and redevelopment projects.

Policy CS-13.6: Encourage new developments and redevelopments to layout or organize buildings to maximize the potential for passive solar panels.

Policy CS-13.7: Encourage residents and business owner to upgrade insulation in older or energy inefficient homes to reduce the need to operate heating, ventilating, and air conditioning (HVAC) systems.

Policy CS-13.8: Encourage the use of natural daylight instead of artificial lighting in the design of buildings to minimize electricity use.

- Policy CS-13.9: Encourage the use of roof materials that reflect sun light rather than absorb sun light in order to reduce the need for using mechanical air conditioning systems.
- Policy CS-13.10: Encourage the use of shading devices and awnings on window fronts in order to reduce the need for mechanical air conditioning systems.
- Policy CS-13.11: Encourage the use of operable windows and skylights for commercial and retail uses in order to reduce the need for mechanical air conditioning systems.
- Policy CS-13.12: Encourage use of low or no Volatile Organic Compounds (VOC) paints in interior spaces of new development and redevelopment projects.

Goal CS-14: Effective reduction of emissions during construction activities.

- Policy CS-14.1: Ensure that construction activities follow current South Coast Air Quality Management District (SCAQMD) rules, regulations, and thresholds.
- Policy CS-14.2: Ensure all applicable best management practices are used in accordance with the SCAQMD to reduce emitting criteria pollutants during construction.
- Policy CS-14.3: Require all construction equipment for public and private projects comply with CARB's vehicle standards. For projects that may exceed daily construction emissions established by the SCAQMD, Best Available Control Measures will be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD.
- Policy CS-14.4: Require project proponents to prepare and implement a Construction Management Plan, which will include Best Available Control Measures among others. Appropriate control measures will be determined on a project by project basis, and should be specific to the pollutant for which the daily threshold is exceeded. Such control measures may include but not be limited to:
- Minimizing simultaneous operation of multiple construction equipment units.
 - Implementation of SCAQMD Rule 403, Fugitive Dust Control Measures.
 - Watering the construction area to minimize fugitive dust.
 - Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by CARB.
 - Minimizing idling time by construction vehicles.

Goal CS-15: Minimized stationary source pollution (point source and area source) throughout the City through existing regulations and new technology.

Policy CS-15.1: Ensure industrial and commercial land uses are meeting existing SCAQMD air quality thresholds by adhering to established rules and regulations.

Policy CS-15.2: Encourage the use of new technology to neutralize harmful criteria pollutants from stationary sources.

Policy CS-15.3: Reduce exposure of the City's sensitive receptors to poor air quality nodes through smart land use decisions.

Goal CS-16: Improved traffic circulation on local roadways to reduce emissions produced by vehicles and ultimately improve the general air quality within the City.

Policy CS-16.1: Strive to relieve traffic congestion and improve the efficiency of the City's transportation and circulation network in an effort to improve air quality.

Policy CS-16.2: Improve signal coordination at major intersections and deficient intersections to reduce emissions and traffic queuing.

Goal CS-17: Development of transportation and transit-based measures to reduce trips and vehicle miles traveled, consistent with South Coast Air Quality Management District (SCAQMD) and Congestion Management Plan (CMP) requirements.

Policy CS-17.1: Continue to support programs which are designed to reduce air pollution within Buena Park and those sources of pollution located outside its planning boundaries which adversely affect the City.

Policy CS-17.2: Coordinate with the California Department of Transportation (Caltrans) and consider adopting Transportation Control Measures (TCM) in compliance with SCAQMD goals.

Policy CS-17.3: Encourage the development of transportation nodes in mixed-use commercial areas with stops in residential and outlying areas to encourage the use of public transportation.

Policy CS-17.4: Encourage employers to implement the following programs to reduce trips and vehicle miles traveled:

- Transit subsidies;
- Bicycle facilities;
- Alternative work schedules;
- Ridesharing;
- Telecommuting and work-at-home programs;
- Employee education; and
- Preferential parking for carpools/vanpools.

- Policy CS-17.5: Monitor the progress of, and implement the actions related to SCAQMD Rule 2301 - Control of Emissions from New or Redevelopment Projects which is designed to mitigate emission growth from new residential, commercial, industrial, and institutional development, and redevelopment projects.

Goal CS-18: Increased transit ridership and reduced automobile usage.

- Policy CS-18.1: Utilize public and private transit to encourage ridesharing in order to minimize the reliance on the private automobile and single-occupancy ridership.
- Policy CS-18.2: Collaborate with the local public transit authority to develop and implement a public transit program and encourage public usage. In order to implement the public transit program, the City should evaluate existing transit routes and stops, explore cost incentives for use of public transit, and survey the population to create a program to meet people's needs.
- Policy CS-18.3: Encourage public awareness programs to inform the public of existing and future public transit programs.
- Policy CS-18.4: Work with the Orange County Transportation Authority (OCTA) to minimize vehicle miles traveled and encourage the use of public transit, such as Metrolink or Bus Rapid Transit.
- Policy CS-18.5: Evaluate and improve existing transit hubs throughout the City. Potential improvements include additional parking for commuters, providing secure bicycle racks, increasing transit stops, and introducing new transit routes.

Goal CS-19: Reduction of trips within high activity areas in the City.

- Policy CS-19.1: Continue to address high activity areas, such as the Entertainment Corridor, to assist in developing programs designed to encourage visitors to use transit instead of private automobiles.
- Policy CS-19.2: Increase community awareness and participation in efforts to reduce trips within the high activity areas.
- Policy CS-19.3: Promote and adequately advertise shuttles from local transit stations to high activity areas.
- Policy CS-19.4: Encourage the use of alternative transportation within the high activity areas such as walking, bicycling, and using public transit.

Goal CS-20: Encouragement of alternative modes of travel and fuel sources.

- Policy CS-20.1: Reduce air emission contributions through the use of alternate vehicular travel and alternative fuels, whenever possible.
- Policy CS-20.2: Consider incentives and programs to encourage the use of alternative modes of transportation, alternative fuel sources and public awareness.
- Policy CS-20.3: Explore ways to incorporate alternative fuel stations throughout the City such as encouraging the installation of electric and hydrogen fuel stations.
- Policy CS-20.4: Expand and promote the use of bus, rail, and other forms of transit or telecommuting within the City to further reduce pollutants.
- Policy CS-20.5: Encourage the use of lowest emission technology buses in public transit fleets.
- Policy CS-20.6: Consider the adoption of a policy that provides a preference to contractors using reduced emission equipment for City construction projects as well as for City contracts for services (e.g., garbage collection).
- Policy CS-20.7: Encourage developments and street systems that support the use of Neighborhood Electric Vehicles (NEV).

Goal CS-21: GHG emissions inventories established for all sectors within the City.

- Policy CS-21.1: The City will establish a baseline inventory of GHG emissions including municipal emissions, and emissions from all business sectors and the community.
- Policy CS-21.2: The City will use methods approved by, or are consistent with guidance from, the CARB.
- Policy CS-21.3: The City will update inventories every four years to incorporate improved methods, better data, and more accurate tools and methods, in order to assess progress.

Goal CS-22: An action plan established to reduce or encourage reductions in GHG emissions from all sectors within the City.

- Policy CS-22.1: The City will establish a Climate Action Plan which will include measures to reduce GHG emissions from municipal activities by up to 30 percent by 2020 compared to the “business as usual” municipal emissions (including any reductions required by CARB under AB 32).

Policy CS-22.2: The City will, in collaboration with the business community, establish a Business Climate Action Plan, which will include measures to reduce GHG emissions from business activities, and which will seek to reduce emissions by at least 30 percent by 2020 compared to “business as usual” business emissions.

Policy CS-22.3: Cooperate with the State and SCAG to promote implementation of SB 375, in particular utilizing its incentives for transit-oriented development.

Goal CS-23: Incentives aimed at reducing unnecessary energy and water consumption are implemented.

Policy CS-23.1: Encourage exceeding the California Title 24 energy efficiency measures, using alternative energy sources such as solar panels, providing alternative transportation vehicles with fueling stations such as electrical fueling stations, and easy access to existing public transportation nodes in future developments.

Policy CS-23.2: Encourage green building techniques efforts in single-family homes as well as in municipal, commercial, mixed-use, or multi-family residential projects.

Policy CS-23.3: Encourage and create incentives for green building techniques in existing building retrofits as well as new buildings.

Policy CS-23.4: Emphasize design for water conservation as part of a project’s green building efforts.

Policy CS-23.5: Utilize Low Impact Design (LID) features, including infiltration of stormwater. The Use of LID should not interfere with the City’s goals of infill development and appropriate densities.

Policy CS-23.6: Encourage development to address “heat island” effects by including cool roofs, cool pavements, and strategically placed shade trees.

Policy CS-23.7: Incorporate a “life-cycle costing” approach into City purchasing considerations that takes into account long-term cost savings from energy efficient products.

Policy CS-23.8: Require new development to incorporate measures that reduce energy use through solar orientation by taking advantage of shade, prevailing winds, landscaping, and sun screens.

Policy CS-23.9: Provide expedited permit processing for new construction or substantial remodels that exceed Title 24 requirements by at least 20 percent.

Open Space and Recreation

Goal OSR-1: Availability of and access to open space resources.

- Policy OSR-1.1: Preserve public and private open space lands for active and passive recreational opportunities.
- Policy OSR-1.2: Encourage individual school sites to maintain open space areas.
- Policy OSR-1.3: Expand the use of utility easements for linear trails and open space for active and passive recreation, where feasible.
- Policy OSR-1.4: Conserve Buena Park's flood control facilities, as appropriate, to protect the public health, safety, and welfare of the community.
- Policy OSR-1.5: Evaluate and, where feasible, utilize the opportunities offered by abandoned road and railroad rights of way and similar environmentally impacted or unused linear open space to construct low maintenance greenbelts and multi use trails.
- Policy OSR-1.6: Continue to ensure that adequate useable private open space is provided in residential developments, and that such areas are maintained as open space in perpetuity.
- Policy OSR-1.7: Promote visually pleasing landscaped corridors and a sense of spaciousness throughout the community.
- Policy OSR-1.8: Reinforce a sense of form and positive civic image by preserving older trees where possible, by requiring integrated landscaping plans within areas of newer development, and by providing bicycle and walking trails that link cultural, educational, civic, and recreational uses.
- Policy OSR-1.9: Pursue innovative ways to provide parks and open space, including developing green roofs on buildings, reclaiming previously developed land, targeting vacant lots for use as passive parks or community gardens, or other strategies.

Goal OSR-2: Active and passive parkland areas that meet a variety of recreational needs in the City.

- Policy OSR-2.1: Look for opportunities to acquire parkland through land donations and/or joint-use agreements.
- Policy OSR-2.2: Continue to require new developments to provide park-in-lieu fees or land for recreational opportunities for residents in accordance with the City's park standard, 3 acres of parkland per 1,000 residents.

- Policy OSR-2.3: Upgrade and maintain existing City parks and facilities to properly meet the needs of the community.
- Policy OSR-2.4: Ensure that parks and recreation facilities are developed with active and passive facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas.
- Policy OSR-2.5: Design and redesign parks and recreational facilities to reflect the latest recreational features that are responsive to population trends and community needs, including convenient and accessible use by handicapped, elderly, and otherwise less mobile persons within the community.
- Policy OSR-2.6: Continue to provide disabled person accessibility to parks, recreational facilities, and open space.
- Policy OSR-2.7: Wherever feasible, develop new park facilities in areas of the City currently underserved by parks, particularly in the northern portion of City.
- Policy OSR-2.8: Encourage future parks in the City to be contiguous with public schools and designed as joint-use facilities, sharing playfields, playgrounds, and other amenities wherever possible.
- Policy OSR-2.9: Develop long term agreements with School Districts and, as appropriate, other agencies that will maximize joint use and multiple use of facilities, and reduce overall operations and maintenance costs.

Goal OSR-3: Recreational facilities and programs that meet the needs of the community.

- Policy OSR-3.1: Provide a wide variety of recreational opportunities and programs – both active and passive – to satisfy diverse needs of all ages and interest groups.
- Policy OSR-3.2: Maximize the recreational opportunities offered by existing open space and recreation resources so that they serve the greatest portion of the community.
- Policy OSR-3.3: Preserve existing recreational and park facilities and develop new park and recreational facilities and/or programs as necessary to maintain an adequate level of service and a wide variety of programs.
- Policy OSR-3.4: Tailor recreation programs to serve the community and include specialized populations, such as pre-school and elementary school children, teens, senior citizens, families, young adults and those with special needs.

Project Description

Policy OSR-3.5: Conduct ongoing needs assessments and evaluations of demands for recreational activities and public meeting facilities and modify programs where necessary to meet these demands, subject to availability of adequate funding.

Goal OSR-4: Recreational programming meets the community needs through City collaboration with community groups, service organizations, employers, and others.

Policy OSR-4.1: Encourage community groups, organizations, clubs, and the private sector to take a greater interest and financial responsibility in the improvement and operations of parkland and recreational facilities through such means as facility and program sponsorship and donation of goods, services, and financial support.

Policy OSR-4.2: Allow for the inclusion of revenue-generating activities at public parkland facilities and design future facilities to accommodate such events provided that they are consistent with and complement the primary recreational purpose of the park.

Policy OSR-4.3: Work closely with other public agencies, including other parks and recreation departments and school districts, in developing cooperative park and recreation programs and services.

Policy OSR-4.4: Work closely with private employers to develop and finance the costs of joint recreational programs and facilities for those working in Buena Park.

Policy OSR-4.5: Encourage the development of recreation programs aimed at serving the needs of businesses and employees within Buena Park.

Policy OSR-4.6: Explore and develop non-traditional approaches to provide supplementary services and programs where facility deficiencies exist (e.g., mobile programs, street events, entertainment, storefront operations).

Policy OSR-4.7: Allow for additional uses at the Los Coyotes County Club including hospitality hotel, spa, golf course-oriented residential dwelling units, and other golf-related amenities.

Safety

Goal SAF-1: Decrease in the potential risk of seismic and geologic hazards to the community.

Policy SAF-1.1: Seek to avoid or minimize seismic risk by appropriately designating land uses and adhering to current building codes.

- Policy SAF-1.2: Enforce the requirements of current building codes relative to seismic design for all new development or redevelopment.
- Policy SAF-1.3: Require geologic and soils reports for all new development or redevelopment, especially in identified areas of the Norwalk Fault Zone and areas with high liquefaction potential.
- Policy SAF-1.4: Require appropriate mitigation measures and/or conditions of approval relative to terrain, soils, slope stability, and erosion for new development or redevelopment in order to reduce hazards.
- Policy SAF-1.5: Ensure that schools, hospitals, and critical facilities, such as fire, police, or emergency service facilities, are constructed with the standards outlined in Title 24 of the California Administrative Code.

Goal SAF-2: Provision of adequate flood protection to protect the community.

- Policy SAF-2.1: Seek to provide adequate flood protection from 100-year, or other State-defined scenario, flood frequency storms.
- Policy SAF-2.2: Improve defensive measures against 100-year, or other State-defined scenario, flood conditions through land use and design, such as increased pervious surfaces, on-site water capture and re-use, minimized building footprints, etc.
- Policy SAF-2.3: Require that new development or redevelopment located within areas identified within the 100-year flood plain meet the requirements of the current building code and the National Flood Insurance Protection Program.
- Policy SAF-2.4: Work with the Orange County Flood Control District and the U.S. Army Corps of Engineers, Los Angeles District to ensure future flood control plans incorporate adequate seismic safety measures.
- Policy SAF-2.5: Continue to implement adopted flood control programs and regulations.
- Policy SAF-2.6: Continue to monitor regional flood hazard improvements in the Santa Ana River Basin area to understand impacts of 100-year storms within the City.

Goal SAF-3: A reduction in the potential for loss of life and property from natural and man-made disasters.

- Policy SAF-3.1: Strengthen coordination among and between City officials and other agencies that provide disaster response or relief services.

Project Description

Policy SAF-3.2: Coordinate with local and regional jurisdictions to conduct emergency and disaster preparedness exercises to test operational and emergency plans.

Policy SAF-3.3: Apply the procedures outlined in the Homeland Security Advisory System (HSAS) to prepare the City to respond to terrorist attacks.

Goal SAF-4: Minimized threat to the public health and safety and to the environment posed by a release of hazardous materials.

Policy SAF-4.1: Strictly enforce Federal, State, and local laws and regulations relating to the use, storage, and transportation of toxic, explosive, and other hazardous and extremely hazardous materials to prevent unauthorized discharges.

Policy SAF-4.2: Periodically review and amend the appropriate ordinances which regulate the storage and handling of hazardous materials to conform to the standards and definitions of the State and other regulatory agencies.

Policy SAF-4.3: Continue to monitor the operations of businesses and individuals that handle hazardous materials through the planning and business permit processes.

Policy SAF-4.4: Periodically review the emergency plans of transportation and flammable gas/liquid distribution companies.

Policy SAF-4.5: Explore the possibility of identifying specific routes for the transport of hazardous materials.

Policy SAF-4.6: Develop an educational awareness program for residents and businesses about the dangers of hazardous materials.

Policy SAF-4.7: Maintain cooperative relationships with the chemical handlers, response agencies, and community representatives to ensure an informed and coordinated response to chemical emergencies.

Noise

Goal N-1: Appropriate Federal, State, and City standards, guidelines, and ordinances for noise control implemented and enforced throughout the City.

Policy N-1.1: Continue to monitor noise throughout Buena Park and enforce the standards and regulations of the City's Noise Ordinance.

Policy N-1.2: Continue to enforce noise standards consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as a noise ordinance, building codes, and subdivision and zoning regulations.

- Policy N-1.3: Adhere to the City's Municipal Code Standards and planning guidelines that include noise control for the interior space of residential developments.
- Policy N-1.4: Continue to encourage the enforcement of regulations such as the State Vehicle Code Noise Standards for automobiles, trucks, and motorcycles operating within the City.
- Policy N-1.5: Coordinate with California Occupational Safety and Health Administration (Cal-OSHA) to provide information on occupational noise requirements within the City.
- Policy N-1.6: Conform to the noise attenuation standards sets forth in the Airport Environs Land Use Plan (AELUP) for residential, commercial, and industrial development within the Fullerton Municipal Airport and Los Alamitos Joint Forces Training Center planning areas.

Goal N-2: Minimized noise levels from construction and maintenance equipment, vehicles, and activities.

- Policy N-2.1: Regulate construction activities to ensure all noise associated with construction activities comply with the City's Noise Ordinance.
- Policy N-2.2: Employ construction noise reduction methods to the maximum extent feasible. These measures may include, but not limited to, shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment.
- Policy N-2.3: Require municipal vehicles and noise-generating mechanical equipment purchased or used by the City to comply with noise standards specified in the City's Municipal Code, or other applicable codes.
- Policy N-2.4: Exceedance of noise standards may occur on a case-by-case basis for special circumstances including emergency situations, special events, and expedited development projects.
- Policy N-2.5: Ensure acceptable noise levels are maintained near schools, hospitals, convalescent homes, churches, and other noise-sensitive areas.

Goal N-3: Consideration of noise affects in the land use planning process.

- Policy N-3.1: Fully integrate noise considerations into land use planning decisions to prevent new noise/land use conflicts.

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| Policy N-3.2: | Consider the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing development proposals. |
| Policy N-3.3: | Adhere to the City's Municipal Code Standards and planning guidelines that include noise control for the interior space of new residential developments within noise impacted areas (noise control practices include installing thick glass windows, restricting the hours of construction, double glazing, façade treatment, installing and maintaining mufflers, erecting noise barriers, etc.). |
| Policy N-3.4: | Permit only those new development or redevelopment projects that have incorporated appropriate mitigation measures, so that standards contained in the Noise Element or adopted ordinance are met. |
| Policy N-3.5: | Encourage proper site planning and architecture to reduce noise impacts. |
| Policy N-3.6: | Discourage the development of sensitive uses in areas in excess of 65 dBA CNEL without appropriate mitigation. |
| Policy N-3.7: | Require all residential units be attenuated to comply with the City's Noise Ordinance. |
| Policy N-3.8: | Encourage all new entertainment, tourist-related, commercial, or industrial development adjacent to residential or sensitive land uses to prepare an Acoustical Assessment discussing the existing noise environment, analyzing potential noise impacts of the operation of the new development, and recommending measures to mitigate potential impacts to meet established Federal, State, and City Standards, Guidelines, and Ordinances for noise control. |
| Policy N-3.9: | Incorporate noise reduction features for items such as but not limited to parking and loading areas, ingress/egress point, HVAC units, and refuse collection areas, during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. |
| Policy N-3.10: | Require the design of mixed-use structures to incorporate techniques to prevent the transfer of noise and vibration from the commercial to residential use. |
| Policy N-3.11: | Encourage commercial uses in mixed-use developments that are not noise intensive. |
| Policy N-3.12: | Orient mixed-use residential units, where possible, away from major noise sources. |

Policy N-3.13: Locate balconies and operable windows of residential units in mixed-use projects away from the primary street and other major noise sources, where possible, or provide appropriate mitigation.

Policy N-3.14: Conform to the noise attenuation standards set forth in the Airport Environs Land Use Plan (AELUP) for residential, commercial, and industrial development, within the Orange County Airport Land Use Commissions planning area boundaries for the Fullerton Municipal Airport and Los Alamitos Joint Forces Training Base (Policy N-1.6).

Policy N-3.15: Continue to address community concerns about entertainment- or tourist-related uses, trains, or other uses that generate excessive noise adjacent to noise-sensitive uses.

Goal N-4: Ambient noise conditions in sensitive land use areas maintained and/or improved.

Policy N-4.1: Identify and reduce or eliminate unnecessary noise near noise sensitive areas (such as parks, residential areas, hospitals, libraries, convalescent homes, etc.) to meet established regulations outlined in the City's Municipal Code.

Policy N-4.2: Encourage the use of noise absorbing materials in existing and new development to reduce interior noise impacts to sensitive land uses.

Policy N-4.3: Encourage existing noise sensitive uses, including schools, libraries, health care facilities, and residential uses in areas where existing or future noise levels exceed 65 dBA CNEL to incorporate fences, walls, and/or other noise buffers and barriers, where appropriate and feasible.

Policy N-4.4: Discourage new projects located in commercial or entertainment areas from exceeding stationary-source noise standards at the property line of proximate residential or commercial uses, as appropriate.

Policy N-4.5: For sensitive land uses located near to or adjacent to industrial land uses, evaluate the ambient noise condition and, as appropriate, reduce noise affects upon the sensitive land use (such as erecting noise barriers, restricting hours of operation, investing in noise canceling technologies, etc.).

Policy N-4.6: Ensure new industrial uses comply with the City's Noise Ordinance.

Policy N-4.7: Encourage school districts or other educational facilities to locate outdoor activity areas, such as play grounds and sport fields, away from residential areas.

Goal N-5: Reduction of noise from circulation-related sources such as motor vehicles, trains, and airplanes.

- Policy N-5.1: Encourage the construction of noise barriers and maintenance of existing noise barriers for residential uses along the Artesia (SR-91) and Santa Ana (I-5) Freeways.
- Policy N-5.2: Continue to encourage the enforcement of regulations such as the State Vehicle Code Noise Standards for automobiles, trucks, and motorcycles operating within the City.
- Policy N-5.3: Enforce established hours and routes for delivery trucks and through truck traffic.
- Policy N-5.4: Discourage through traffic on residential local streets to reduce noise.
- Policy N-5.5: Employ noise mitigation practices, as necessary, when designing future streets and highways, and when improvements occur along existing road segments. Mitigation measures should emphasize the establishment of buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas.
- Policy N-5.6: Continue to encourage all active railroads within the City to reduce the level of noise produced by train movements within the City.
- Policy N-5.7: Encourage all active railroads within the City to schedule trains during daylight hours when possible.
- Policy N-5.8: Encourage the Public Utilities Commission, Southern California Regional Rail Authority, Union Pacific, Burlington Northern & Santa Fe, Amtrak, and Metrolink to minimize the level of noise produced by train movements and whistle noise within the City by reducing the number of nighttime operations, improving vehicle system technology, and developing improved sound barriers where residences exist next to the track.
- Policy N-5.9: Coordinate with the Fullerton Municipal Airport and the Los Alamitos Joint Forces Training Base to continue the implementation of noise control procedures for the airport and create new procedures and policies to reduce noise impacts to the City.
- Policy N-5.10: Encourage Caltrans to meet the State standard of 65 dBA CNEL for exterior noise levels for the Artesia Freeway (SR-91) and Santa Ana Freeway (I-5).

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| Policy N-5.11: | Encourage Caltrans to keep the interior residential noise levels below the State standard of 45 dBA CNEL, where appropriate and feasible. |
| Policy N-5.12: | Continue to work with Caltrans to ensure that soundwalls or other appropriate mitigations are provided where the Artesia Freeway (SR-91) and Santa Ana Freeway (I-5) abuts residential areas or areas with sensitive receptors within the City. |
| Policy N-5.13: | Encourage Caltrans to develop a range of sound attenuation alternatives to mitigate noise impacts from the Artesia Freeway (SR-91) and Santa Ana Freeway (I-5). |
| Policy N-6.1: | Work with rail operators to ensure noise impacts are considered and mitigated through proper design, siting, and construction. |
| Policy N-6.2: | Work with rail operators to install and maintain noise mitigation features where operations adversely impact existing or planned residential and other noise-sensitive land uses. |
| Policy N-6.3: | Encourage noise attenuation measures be incorporated into all new development, renovations, and remodels of residential, health care facilities, schools, libraries, senior facilities, and churches in close proximity to existing or known planned rail lines. |
| Policy N-6.4: | Require future rail projects under the City's control to analyze noise impacts and to identify and incorporate noise reducing features into the project design. |

Economic Development

Goal ED-1: Cumulative growth that provides net fiscal gains to the City.

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| Policy ED-1.1: | Strive for the cost of services to be balanced with the revenues generated on a recurring basis. |
| Policy ED-1.2: | Monitor the fiscal health of the community and focus on major public/private economic achievements. |
| Policy ED-1.3: | Prioritize capital improvement investments based on the potential fiscal revenue stream that will be generated by the development related to the capital improvements. |
| Policy ED-1.4: | Identify and pursue categories of resident retail demands, which are not being met within the City. |

Policy ED-1.5: Promote diversification of the City's tax base; including sales, use, property, and other taxes to keep pace with the cost and delivery of desired levels of service.

Goal ED-2: Encouragement and facilitation of activities that expand the City's revenue base.

Policy ED-2.1: Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.

Policy ED-2.2: Encourage opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.

Policy ED-2.3: Track retail trends and tailor regulations to respond to market changes, maximize revenue, and maintain the appropriate business mix.

Policy ED-2.4: Encourage new development along highly visible corridors that is pedestrian oriented and includes a mixture of retail, residential, and office uses.

Policy ED-2.5: Use the City's redevelopment authority to create opportunities for businesses to establish in Buena Park and bring high-skill and professional jobs and new revenue sources into the community.

Policy ED-2.6: Examine options for the development of new infrastructure for new technologies and businesses that use those technologies.

Goal ED-3: Implementation of the revitalization goals of the City's redevelopment project areas and other strategic locations.

Policy ED-3.1: Promote the redevelopment of key focus areas, including Central Buena Park, Orangethorpe Corridor East, Orangethorpe Corridor West, Commonwealth Corridor, Civic Center, Northwest, and North Beach.

Policy ED-3.2: Encourage the rehabilitation, enhancement, or redevelopment of the Fillmore-Jackson focus area.

Policy ED-3.3: Encourage the construction of new housing opportunities identified in redevelopment project area plans, the Housing Element, and Land Use Element.

Policy ED-3.4: Continue to provide and enhance civic uses – parks, libraries, and community centers – which provide key services for residents.

Goal ED-4: Maintenance and expansion of the City's diverse employment base, including office, retail, manufacturing, and industrial businesses.

- Policy ED-4.1: Engage in activities that promote Buena Park as a good place to work and develop a business.
- Policy ED-4.2: Identify opportunities to assist underperforming employment centers to restructure their tenant mix, market assets, and improve individual customer bases to remain competitive.
- Policy ED-4.3: Support training and educational opportunities in the City to develop a highly-trained and professional work force, and encourage local business to hire local residents.
- Policy ED-4.4: Support a business friendly environment for which new businesses can locate and existing businesses can flourish.
- Policy ED-4.5: Work with organizations to implement marketing programs that identify economic opportunities in the City.
- Policy ED-4.6: Continue to work with surrounding cities to strengthen North Orange County Regional Economic Development.

Goal ED-5: Retention and promotion of the expansion of the City's employment base through the business retention and attraction program.

- Policy ED-5.1: Continue to enhance programs which work toward retaining and expanding businesses in Buena Park.
- Policy ED-5.2: Encourage the Chamber of Commerce to work with the local ethnic business communities to develop strategies to help bring success and distinction to the community.
- Policy ED-5.3: Continue to encourage the expansion of existing auto dealerships, as well as addition of new dealers in the Auto Center.

Goal ED-6: Attraction of businesses through an efficient development approval process.

- Policy ED-6.1: Maintain a well-publicized, informative, and competitive fee structure for development and construction-related permits.
- Policy ED-6.2: Continue to enhance user-friendly permit assistance activities.
- Policy ED-6.3: Periodically review and update Zoning Ordinance provisions to address the latest development trends.
- Policy ED-6.4: Continue to identify ways to streamline the zoning entitlement process.

Goal ED-7: Improvement of the jobs-housing balance within the City of Buena Park.

- Policy ED-7.1: Encourage mixed-use development to facilitate a better jobs-housing balance.
- Policy ED-7.2: Encourage transit-oriented development around major transit hubs including the Metrolink Station and bus corridors to facilitate a better jobs-housing balance and enhance connectivity between entertainment and retail destinations and employment centers.
- Policy ED-7.3: Encourage employer assisted housing including grants or loan programs to assist with down payments (for homebuyers) or security deposits (for renters), offering homeownership education and counseling, and investing in the development of affordable homes within Buena Park.

Goal ED-8: Encouragement of the development and expansion of entertainment and tourism related business in Buena Park.

- Policy ED-8.1: Continue to provide enhanced visitor services, including hotels, visitor information, and commercial recreation opportunities.
- Policy ED-8.2: Investigate the diversity of entertainment uses and activities, which would encourage tourists and business-oriented travelers to extend the duration of their visit in Buena Park (i.e., theater events, restaurants, movie theaters, themed hotels, commercial recreation opportunities, etc.).
- Policy ED-8.3: Explore traditional, non-traditional, and international marketing approaches to attract local, regional, and foreign tourism.
- Policy ED-8.4: Continue Agency acquisition efforts of key properties in the Redevelopment Area.

Goal ED-9: Revitalization of aging business centers with uses that bring jobs, housing, and new revenues into the community.

- Policy ED-9.1: Continue to use the City's redevelopment authority to facilitate revitalization of blighted and economically struggling business centers and neighborhoods.
- Policy ED-9.2: Explore opportunities for mixed-use development projects on sites historically supporting commercial centers.

Goal ED-10: Creation of a major, mixed-use regional center at the Buena Park Mall providing employment, shopping, entertainment, and housing for residents, employees, and visitors.

- Policy ED-10.1: Implement a creative, proactive approach in designing a strategic planning process for the development of Buena Park Mall.
- Policy ED-10.2: Encourage mixed-use and higher-density development at the Buena Park Mall property.
- Policy ED-10.3: Consider large-scale residential development at the Buena Park Mall site to provide a market for the mix of uses in the area.
- Policy ED-10.4: Plan for and encourage creativity in design of the Buena Park Mall site in order to adapt to changing situations, circumstances, and challenges that may arise as the area undergoes transition.

Goal ED-11: Promotion of the revitalization of Central Buena Park as a pedestrian-oriented activity center, enhanced with diverse retail, residential and cultural opportunities.

- Policy ED-11.1: Promote Central Buena Park as a destination for local residents and regional visitors thereby creating a stimulus for economic revitalization.
- Policy ED-11.2: Encourage mixed-use development incorporating ground-floor retail and high-quality architecture that has quality design and is consistent with surrounding uses.
- Policy ED-11.3: Encourage well-designed, convenient parking structures, distinctive street furniture, and ample pedestrian amenities as stimuli to shopping and commercial activity.

Goal ED-12: Maximization of market potential in order to enhance and retain retail opportunities to serve the population.

- Policy ED-12.1: Monitor the conditions and status of older shopping centers and smaller, underutilized commercially zoned parcels.
- Policy ED-12.2: Enhance and retain retail opportunities to serve the population.

Goal ED-13: Encourage enhancement of quality commercial development along major corridors.

- Policy ED-13.1: Redirect and consolidate underutilized/under-performing strip commercial development to high-activity locations, particularly at key corners of major street intersections.
- Policy ED-13.2: Ensure that the development of new commercial centers provide for quality design, pedestrian amenities, convenient access, and distinctive architecture.

Goal ED-14: Promotion of a viable mix of industrial and office uses within the City through emphasis on flexible technology, research, and manufacturing.

Policy ED-14.1: Encourage the transformation of obsolete industrial lands to higher-density office and new research and development activities, such as those related to the emerging “green economy.”

Policy ED-14.2: Encourage support services as part of office/industrial and mixed-use development (i.e., child care, convenience shopping, personal services, restaurants, etc.).

Policy ED-14.3: Allow for innovation in design through a range of techniques including adaptive reuse, mixed-use development, and smart growth concepts.

Goal ED-15: Maximization of the potential of existing and planned development along the Orangethorpe Corridor and develop strategies to attract quality development.

Policy ED-15.1: Encourage the development and/or attraction of retail businesses which serve a regional market and maximize tax revenue.

Policy ED-15.2: Encourage public infrastructure improvements that will support and facilitate development and unify the corridor.

Policy ED-15.3: When necessary, work with owners to develop signage programs that effectively identify and promote the centers.

Policy ED-15.4: Continue to enhance marketing and business retention/attraction programs to effectively compete with neighboring cities in attracting and retaining regional-serving businesses.

Implementation

REVIEW OF THE GENERAL PLAN AND ZONING CODE

ADM-1 Periodically review, revise, and update the General Plan and the Zoning Code. Specifically, the City will complete the following activities:

- Prepare an annual report to the Planning Commission and the City Council on the status of the General Plan and progress on its implementation.
- Review the General Plan and the Zoning Code regularly to ensure internal consistency, consistency with federal, state, and local regulations and policies and to ensure that the documents meet the vision of the City.

ZONING CODE UPDATE

ADM-2 Following the adoption of the General Plan, revise the Zoning Code to reflect the vision, goals, and policies and development intensities established within the Land Use and Community Design Element and other chapters of the General Plan. Specific activities that should be examined during the revision to the Zoning Code include:

- Amend or revise the Zoning Code to be consistent with the General Plan.
- Amend the Zoning Code to implement mixed-use zoning districts that provide development standards for mixed-use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses; building heights; and parking standards.
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles into site plan and building design.
- Develop and implement development standards for higher density/intensity development that address compatibility and integration into the existing neighborhoods.
- Revise the City's Zoning Code as needed to be consistent with new state housing legislation.
- Evaluate City's Zoning Code to ensure development standards for industrial uses reflect current market trends and allow for flexibility to respond to new and emerging industry types.
- Develop incentive program for housing and employment centers located in proximity to the Buena Park Metrolink Station or bus stops. Incentives may include reduced parking requirements, density bonuses or other regulatory incentives and concessions.
- Reevaluate the City's Zoning Code and other standards to ensure that new development has a positive relationship with streets, alleys, and access to public gathering spaces.
- Require new development and redevelopment projects to integrate open space areas into the development design.
- Utilize form-based codes in special districts and corridors to ensure that new development and redevelopment are consistent with the desired identity of the City.
- Provide regulatory incentives for sustainable water efficient landscape design and maintenance.

SPECIFIC PLANS AND AREA PLANS

ADM-3 Prepare, adopt, and implement Specific Plans or Area Plans to implement the vision of this General Plan. State law authorizes cities to adopt Specific Plans as a means of implementing their General Plan in designated areas, such as the Focus Areas. Specific Plans are intended to provide more detail on the types of uses permitted, development standards, and circulation and infrastructure improvements. Area Plans implement the General Plan's goals by providing more detailed goals, objectives, and policies pertaining to a specific area. Area Plans address unique characteristics and support unique land use planning and implementation strategies for an area that are compatible with the General Plan.

REDEVELOPMENT

- ADM-4 Implement and update the Five-Year Redevelopment Implementation Plan consistent with the requirements of the Health and Safety Code and update and/or amend the Redevelopment Plan(s) as appropriate.
- ADM-5 Pursue redevelopment opportunities within the Focus Areas to attract desired land uses and businesses consistent with the Land Use and Community Design and Economic Development Elements.

PROJECT/PROPOSAL EVALUATION

- ADM-6 Evaluate mixed-use projects to ensure that there is an adequate and appropriate mix of uses on the site and within the area.
- ADM-7 Continue processes for interdepartmental review of development proposals to ensure coordinated and comprehensive evaluation of impacts.
- ADM-8 Consider environmental impacts, fiscal impacts, and impacts to infrastructure and service needs when evaluating proposed land use changes and development projects.
- ADM-9 Require capital improvements to be in place prior to new development or completed concurrently.
- ADM-10 Require private development along key street frontages that do not currently include sidewalks, to install sidewalks or walkways in front of the property when new development occurs.

LAND USE AND COMMUNITY DESIGN IMPLEMENTATION PROGRAMS**Focus Area Land Use Policies**

- LU-1 Review land use decisions and new development and infill projects located within the General Plan Focus Areas to ensure they are consistent with the vision, goals, and policies specified for each of the Focus Areas, as described in the Land Use and Community Design Element (Goals LU-19 and LU-20).

Focus Area Development

- LU-2 Develop a lot consolidation program providing regulatory incentives encouraging the consolidation of small or ill-configured parcels to maximize development opportunities.
- LU-3 Identify sites for and facilitate development of shared and/or joint-use parking facilities within commercial and entertainment districts to reduce prevalence of ingress/egress and to promote park-once shopping and dining.
- LU-4 Complete and implement a master plan for the Entertainment Zone. Reevaluate the Entertainment Corridor Specific Plan as necessary to be consistent with the master plan.

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| LU-5 | Continue targeted old motel acquisition to promote redevelopment in the Focus Areas. Evaluate and acquire motels as they become available and work with developers to redevelop the sites with appropriate uses. |
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Design Guidelines and Form-Based Codes

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| LU-6 | <p>Strengthen the architectural and aesthetic character of residential, commercial, and industrial development throughout the City by preparing design guidelines and/or Form-Based Codes for the Focus Areas, as well as any other areas identified by the City. The design guidelines and/or Form-Based Codes should address, but not be limited to the following:</p> <ul style="list-style-type: none">▪ Specifications that address and provide for elements within the public realm, including human scale amenities in gathering spaces, such as comfortable seating, shade, water features, landscaping, public art, lighting, trash receptacles, and visually interesting architectural features.▪ Universal design features in residential construction to accommodate occupants of all abilities and as their abilities change over time.▪ Compatibility with existing neighborhoods and surrounding development.▪ Preservation and enhancement of historic structures.▪ Signage and visibility.▪ Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm. |
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Gateways/Entry Monumentation

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| LU-7 | <p>Develop a comprehensive gateway program, including a hierarchy of entry monuments, way-finding signage, streetscape, and other urban design improvements throughout the City. Initial entries/gateways identified to receive treatment include:</p> <ul style="list-style-type: none">▪ Beach Boulevard at the I-5 freeway;▪ Neighborhood entries along 4th Street, Fullerton Avenue, Artesia Boulevard; Homewood Avenue, and Darlington Avenue;▪ Commonwealth Avenue and Dale Street;▪ Orangethorpe Avenue and the I-5 freeway;▪ Neighborhood entries along Oregon Street and Indiana Avenue;▪ Beach Boulevard and the SR-91 freeway;▪ Beach Boulevard and Crescent Avenue;▪ Beach Boulevard and La Mirada Boulevard/Malvern Avenue; and▪ Orangethorpe Avenue and Valley View Street. |
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Streetscape Plans

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| LU-8 | Develop plans for streetscape improvements along primary corridors throughout the City and within major corridors identified in the Focus Areas. Emphasis should be placed on improving the visual quality of the corridors as well as increasing walkability and pedestrian usage. Improvements may include landscaping, enhanced paving, unique streetscape amenities, appropriately-scaled |
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lighting, and placement of utility connections underground. Initial corridors to consider, include:

- Beach Boulevard
 - Orangethorpe Avenue to the City limits;
 - I-5 Freeway to Orangethorpe Avenue; and
 - I-5 Freeway to Malvern Avenue.
- Commonwealth Avenue
 - Western Avenue to Dale Street/City limits.
- Orangethorpe Avenue
 - Valley View Street to Beach Boulevard; and
 - Beach Boulevard to I-5 Freeway/City limits.

Neighborhood Preservation and Enhancement

- LU-9 Continue the City's Neighborhood Improvement Task Force efforts, as well as the education of community members about property maintenance.
- LU-10 Encourage the use of property owner and other neighborhood-based associations to reduce crime and vandalism, maintain neighborhood amenities, and promote property maintenance.
- LU-11 Use housing set-aside or other appropriate funding to assist owners in the maintenance or rehabilitation of their housing when they are unable physically or financially to adequately maintain their home.
- LU-12 Implement a Neighborhood Pride Program by identifying target neighborhoods, developing comprehensive Neighborhood Improvement/Revitalization Plans and working with residents and property owners to implement the plans.
- LU-13 Continue to offer low-interest loans and rebates to qualified businesses in the Consolidated Redevelopment Project Area for appearance and safety upgrades of commercial buildings.

Community Safety

- LU-14 Implement and refine development standards and/or guidelines based on Crime Prevention through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity.

Regional Coordination

- LU-15 Establish a role in the development of the Regional Transportation Plan with the Southern California Association of Governments (SCAG).

MOBILITY IMPLEMENTATION PROGRAMS

Master Plan of Arterial Highways

- M-1 Adopt the Mobility Element, and ensure its consistency with the Orange County Master Plan of Arterial Highways (MPAH).
- M-2 Utilize the Master Plan of Arterial Highways (MPAH) Cooperative Study process to amend the Mobility Element, as necessary.

Traffic Conditions and Level of Service

- M-3 Monitor key intersections where congestion is likely to occur as a result of increasing traffic volumes.
- M-4 Perform an evaluation of the circulation system every five years to determine segments and intersections that are not meeting the Level of Service standards. If necessary, develop a deficiency plan to identify mitigations to achieve Level of Service standards.
- M-5 Continue to work with Caltrans to synchronize and coordinate traffic signals on arterials at intersections controlled solely by Caltrans.
- M-6 Coordinate with Caltrans to provide adequate freeway access signage to all freeways within the City.
- M-7 Encourage the development of mixed-use projects as a means of reducing peak commute period traffic.

Transit Access/Linkages

- M-8 Coordinate with transit providers to identify appropriate sites for future transit facilities.
- M-9 When new transportation facilities are developed, consider developing master plans for the surrounding area to promote maximizing opportunities for transit-supportive and complementary land uses.
- M-10 Encourage new development/redevelopment projects to provide convenient and safe access to adjacent transit facilities.
- M-11 Actively seek opportunities to establish a local shuttle system, linking major destinations within the City.
- M-12 When development/redevelopment projects are located in proximity to parks and recreation facilities, commercial centers, and major destinations in the City, provide incentives for the provision of pedestrian connections and amenities to these adjacent uses.

Alternative Transportation

- M-13 Coordinate the provision of the non-motorized networks (bicycle and pedestrian) with adjacent jurisdictions to maximize connectivity.
- M-14 Coordinate with the Traffic Engineer/Public Works Department to link bikeways to create a larger connected network.
- M-15 Promote the use of bicycling and walking within the City, through the publication of comprehensive maps and resource materials, and the development and implementation of marketing programs.
- M-16 Provide incentives to developers who incorporate bikeways into developments.
- M-17 Promote the use of Transportation Demand Management (TDM) Measures.
- M-18 Encourage the creation of programs such as Transportation Systems Management (TSM), public transit, carpools/ vanpools, ride-match, bicycling, and other alternatives to the energy-inefficient use of vehicles.
- M-19 Encourage incentives for the creation and use of car or vanpools for City employees.

Circulation Infrastructure and Improvements

- M-20 Require new development or redevelopment projects to identify direct project impacts and provide associated mitigation at the time of key decision points, such as site plan approval or significant change in the land use of an approved development.
- M-21 Promote opportunities to have new development, redevelopment, or expansion of existing development to pay the full cost of circulation improvements needed to serve the development (i.e., signalization, turn lanes, etc.).
- M-22 Periodically evaluate development impact fees to ensure that circulation infrastructure funding required of new development or redevelopment projects is adequate to improve and/or maintain Buena Park's circulation system to meet Level of Service standards.
- M-23 Prioritize capital improvements, focusing on those areas of the City that operate at unacceptable Levels of Service, to enhance traffic safety, improve Levels of Service, and implement the buildout of the Orange County Master Plan of Arterial Highways (MPAH).
- M-24 Develop a comprehensive landscape, signage, and entryway plan to efficiently direct traffic to appropriate routes and destinations for targeted major arterials and entryways to the City from the freeway system.

Measure M Compliance

- M-25 Ensure that adequate time is allocated to design and construct infrastructure, specifically transportation improvements, for approved development projects.
- M-26 Maintain the annual performance monitoring program of new development projects until all required improvements have been constructed.
- M-27 Agree to expend all Measure M revenues within three years of receipt.
- M-28 Participate in Inter-Jurisdictional Planning Forums.

Transit Oriented Development

- M-29 Encourage higher intensity residential and commercial development in areas of existing and future transit to include, but not be limited, to the following locations/corridors: Metrolink Station located at Dale Street and Malvern Avenue, Valley View Street, Knott Avenue, Beach Boulevard, La Palma Avenue, Orangethorpe Avenue, Commonwealth Avenue, Artesia Boulevard, and Malvern Avenue.

COMMUNITY FACILITIES IMPLEMENTATION PROGRAMS

Police Facilities

- CF-1 Involve the Police Department in the design review of new and rehabilitated buildings to ensure basic safety measures and surveillance access are achieved.
- CF-2 Conduct annual needs assessments of police facilities, equipment, and personnel to plan and ensure that future growth of the Police Department is commensurate with future development in the City.
- CF-3 Continue the Citizens Assisting Police Program and the RACES (Radio Amateur Civil Emergency Services) Program to encourage citizen-involvement in community-policing, public safety and outreach.
- CF-4 Continue to support the Police Department's Crime Prevention and Community Relations Unit, which provides the community with programs such as Neighborhood Watch, home and business security inspections, Halloween safety, police station tours, and emergency preparedness.
- CF-5 Work with criminal justice agencies and community groups to support programs that offer information about community policing, reporting of child and adult abuse and neglect, and other crime prevention techniques.
- CF-6 Continue programs such as the Police Explorer Program to provide the opportunity for youth to develop leadership skills, learn team-building concepts, and gain insight into law enforcement as a career.

Fire and Emergency Facilities

- CF-7 Refer land development and building permit applications to the OCFA for review, and incorporate their recommendations as conditions of approval as necessary to ensure public safety.
- CF-8 Continue to provide adequate staffing of fire response personnel based upon changing conditions, density, and development type.
- CF-9 Provide an adequate number of trained and certified emergency and medical technicians to address the increased medical demands due to an increase in residential density.
- CF-10 Continue to require compliance with all provisions of the most recently adopted version of the California Fire Code (with local amendments).
- CF-11 Promote the OCFA Safety and Education Programs at City Hall, public libraries, and other community centers to notify residents on tips for fire safety and information on the County's AlertOC Program.
- CF-12 As determined by the City, new projects may be required to enter into a Secured Fire Protection Agreement to pay fair share increases in fire service capacity.

School and Library Facilities

- CF-13 Review development proposals for consistency with school facility requirements, work with school districts to collect student impact fees, and require the dedication of necessary school sites when appropriate.
- CF-14 Work with local colleges to promote continuing education classes offered by providing information at City Hall, public libraries and other community centers.
- CF-15 Work with the Buena Park Library District to determine the adequacy of facilities based upon changing conditions and to identify opportunities to provide for the needs of the community.

Water Service and Facilities

- CF-16 Update the City's Water Master Plan.
- CF-17 Continue capital improvements indicated in the City's Water Master Plan to improve the ability of the City's water system to provide adequate fire flows and to maintain optimum operation standards.
- CF-18 Implement a development monitoring system to evaluate the individual and cumulative impact of proposed development on the service capacity of water facilities. Use this system in the review of development projects and to require mitigation and/or necessary improvements.

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| CF-19 | Utilize, where appropriate, public financing mechanisms, such as special assessment or community facilities districts to fund water improvement and service costs. |
| CF-20 | Review and revise planning and building codes to provide for new technologies that will improve water service delivery and allow for the incorporation of alternative water sources. |
| CF-21 | Continue to implement the City's Water Conservation and Water Supply Shortage Program to reduce water consumption within the City through conservation, enable effective water supply planning, assure reasonable and beneficial use of water, prevent waste of water, and maximize the efficient use of water within the City. |
| CF-22 | Explore the feasibility of a recycled water system within the City to reduce the demand for potable water in the future by supplying water for irrigation and other non-potable water uses. |
| CF-23 | Continue to implement the Landscaping Limitations in Municipal Code which requires that drought-tolerant plants be used predominantly in landscaping for all uses other than single family residential. |

Wastewater Service and Facilities

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| CF-24 | Review and update the City's Sewer Master Plan and Sewer System Management Plan, as necessary. |
| CF-25 | Update development fee and assessment district fee structures, as necessary, to require all new development to pay its fair share of the cost of all essential wastewater improvements. |
| CF-26 | Coordinate with the Orange County Sanitation District in the Fats, Oils and Grease (FOG) Program and other educational programs to eliminate the improper disposal of waste in the wastewater system. |

Storm Drain Facilities and Water Quality

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| CF-27 | Prepare an updated Master Plan of Drainage. |
| CF-28 | Update the City's current Local Implementation Plan to be consistent with the most recent NPDES Permit requirements. |
| CF-29 | Continue to require new and redevelopment projects to comply with the County's Drainage Area Management Plan. |
| CF-30 | Continue to require new development and redevelopment projects to comply with the City's Local Implementation Plan for New Development and Significant Redevelopments. |

Project Description

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| CF-31 | Consider incentives for developers to incorporate features into new development or redevelopment projects that will reduce urban run-off and improve water quality. These features could address both project specific and other local impacts. |
| CF-32 | Continue to require the implementation of adequate erosion control measures for development or redevelopment of projects in order to minimize sedimentation damage to drainage facilities. |
| CF-33 | Utilize development fees, redevelopment funds, drainage fees, and other funding sources to assure that development of drainage facilities corresponds with development within the City. |
| CF-34 | Identify and improve areas experiencing localized storm drainage problems for storm drain improvements. |
| CF-35 | Create public education information and outreach materials regarding proper materials handling practices to assist residents and businesses in complying with surface water quality regulations and to increase awareness of potential impacts to the environment resulting from improper containment or disposal practices. |
| CF-36 | Develop an industrial/commercial inspection program to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) program. |

CONSERVATION AND SUSTAINABILITY IMPLEMENTATION PROGRAMS

Sustainable Design Program

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| CS-1 | Develop a comprehensive sustainable design program that provides information, technical assistance, and/or incentives for owners/developers to utilize sustainable site development, construction, and building practices. |
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Green Building and Sustainable Development

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| CS-2 | Continue to identify and remove regulatory or procedural barriers to implementing green building practices in the City, such as updating codes, guidelines, and zoning. |
| CS-3 | Seek out educational or other training opportunities for planning and building personnel to learn new construction practices, including the use of alternative building materials. |
| CS-4 | On an ongoing basis, City staff should be trained to implement the green building program and to provide advice and expertise about green building to residents, particularly small-scale developers, or homeowners that may have less access to green building expertise. |
| CS-5 | Develop and provide marketing, training, and educational information and materials to the public regarding green building activities, new construction practices, and/or alternative building materials. |

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| CS-6 | Design new and major remodels to City buildings to achieve minimum requirements of recognized green building rating systems to conserve resources, including, but not limited to, energy and renewable resources. |
| CS-7 | Encourage developers to include features in buildings to facilitate recycling of waste generated by building occupants and associated refuse storage areas. |
| CS-8 | Encourage City-sponsored development and redevelopment projects to reduce construction and demolition waste by reusing building materials, using materials that have recycled content, or using materials that are derived from sustainable or rapidly renewable resources to the extent possible |
| CS-9 | Create a guide of environmentally preferable products for business practices and uses products, as feasible, in the City's purchasing and operations. |
| CS-10 | Consider exploring the potential for creating and sustaining local urban agriculture, including community gardens, orchards, and farmers' markets. |
| CS-11 | Through the development review process, decrease the amount of impervious surfaces in developments, especially where public places, plazas, and amenities are proposed to serve as recreation opportunities. |

Historic and Cultural Resources

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| CS-12 | Update an inventory of historic building and resources. |
| CS-13 | Establish the Old Buena Park Historic District through an overlay designation or specific plan. The Historic District should include guidelines for preserving and enhancing both public and private property. |
| CS-14 | Establish preservation incentive programs that encourage property owners to preserve, restore, and maintain historic properties. |
| CS-15 | Review and revise zoning and land development guidelines in order to protect historic resources from incompatible development. |
| CS-16 | Develop an archival program for documents, maps, and photographs of historic resources in the City. |
| CS-17 | Identify and leverage strategic partnerships with local and state historic preservation groups to strengthen historic preservation efforts in the City. |
| CS-18 | Integrate historic preservation with economic development objectives to generate additional revenue for the City while providing the investment needed to preserve historic resources. |
| CS-19 | Develop an outreach program to communicate information on programs, services, requirements, and incentives related to the protection and preservation of historic resources. |

Project Description

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| CS-20 | Develop standards, guidelines, and/or criteria governing the identification, protection, restoration, maintenance, alteration, relocation, or removal of historic resources. |
| CS-21 | Create an inventory of information and resources regarding the proper rehabilitation techniques and make the information available to the public to assist owners and developers of historic buildings. |
| CS-22 | Develop sustainable development and green building guidelines for rehabilitation, retrofitting and adaptive reuse of historic resources. Identify incentives to encourage property owners to adopt these guidelines. |

Paleontological and Archaeological Resources

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| CS-23 | Consider all known archeological and paleontological resources within Buena Park, and identify areas of cultural and resource sensitivity for future study to be conducted in conjunction with development project environmental review. |
| CS-24 | Archaeological resources found prior to or during construction shall be evaluated by a qualified archaeologist, and appropriate mitigation measures applied, pursuant to Public Resources Code Section 21083.2 or 21084.1, as applicable, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting accepted industry standards, which shall be submitted to the appropriate California Historical Resources Information System (CHRIS) Information Center (IC). |
| CS-25 | Any project that involves earth-disturbing activities within previously undisturbed soils in an area determined to be archaeologically or culturally sensitive, shall require evaluation of the site by a qualified archaeologist. The project applicant shall implement the recommendations of the archaeologist, and appropriate mitigation measures applied. |
| CS-26 | During excavation and grading activities of any future development project, if archaeological resources are discovered the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission. |
| CS-27 | Paleontological resources found prior to or during construction shall be evaluated by a qualified paleontologist, and appropriate mitigation measures applied, pursuant to Section 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting accepted industry standards. |
| CS-28 | Any project that involves earth-disturbing activities in soil or rock units known or reasonably suspected to be fossil-bearing shall require monitoring by a qualified paleontologist retained by the project applicant for the duration of excavation or trenching. |

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| CS-29 | In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area of the find shall be protected and the project applicant immediately shall notify the Orange County Coroner of the find and comply with the provisions of the California Health and Safety Code Section 7050.5, including P.R.C. Section 5097.98, if applicable. In the event that human remains are determined to be Native American human remains the applicant shall consult with the Most Likely Descendent to determine the appropriate treatment for the Native American human remains. |
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Natural and Biological Resources

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| CS-30 | Develop a program for the eradication of invasive plant species. |
| CS-31 | Encourage the preservation of remaining natural vegetation within Ralph B. Clark Regional Park. |
| CS-32 | Utilize native plants in the landscaping of City-owned properties. |
| CS-33 | Implement a public outreach effort that promotes the use of native drought-tolerant vegetation and discourage the use of invasive non-native species in home landscaping. |

Air Pollution

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| CS-34 | Develop and implement mapping and inventory resources to identify sensitive receptors and sources of air pollution throughout the City. |
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Greenhouse Gas Emissions

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| CS-35 | <p>Develop a Greenhouse Gas Emissions Reduction Plan and/or Climate Action Plan to control and reduce GHG emissions. Development of the plan(s) shall include the following steps:</p> <ul style="list-style-type: none">▪ Conduct a baseline analysis (GHG emissions inventory) for 1990, or most appropriate baseline year;▪ Adopt an emissions reduction target;▪ Develop strategies and actions for reducing emissions;▪ Develop strategies and actions for adaptation to climate change;▪ Implement strategies and actions; and▪ Monitor emissions and verify results. <p>Require City operations and actions, as well as land use approvals to be consistent with this plan(s). This plan must be in place prior to adoption of any specific plan. Adopt the Climate Action Plan within 24 months of adoption of the Updated General Plan.</p> |
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Project Description

- CS-36 Develop a “heat island” mitigation plan that includes guidelines for cool roofs, cool pavements, and strategically placed shade trees. Require all new development and major rehabilitation (i.e., additions of 25,000 square feet of office/retail commercial or 50,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways: shaded within five years of occupancy; paving materials with a Solar Reflectance Index (SRI) of at least 29; open grid pavement system; and parking spaces underground, under deck, under roof, or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.
- CS-37 Amend the City Code to establish regulations, in addition to Title 24 requirements, that promote and require the conservation of energy and the use of renewable energy sources as follows:
- Protect solar access to existing buildings and all installed solar energy systems.
 - Develop specific design guidelines for energy efficient architectural designs, site plans, and landscaping to be used during plan review of all new developments.
 - Require that all new developments be designed to take advantage of passive solar heating and cooling opportunities as specified by Section 66473.1 of the Subdivision Map Act. The word “feasible” is as defined in Sec. 66473.1.

Solid Waste Collection and Reduction

- CS-38 Implement and update, as appropriate, the Source Reduction and Recycling Element (SRRE) for the City.
- CS-39 Establish targets for materials reduction.
- CS-40 Monitor the operations of the garbage collection contractor to ensure that service levels are adequate.
- CS-41 Encourage participation in the CalMAX program, which is a free service offered by the Integrated Waste Management Board. The program conserves energy, resources, and landfill space by helping businesses and organizations find alternatives to the disposal of valuable materials or wastes through waste exchange.
- CS-42 Provide efficient and effective waste collection services.
- CS-43 Provide environmentally sound waste disposal facilities and alternatives.
- CS-44 Develop and implement a procedure to reduce the amount of paper used in City business practices, which can be achieved by double-siding paper, consolidating files, and circulating documents via email and posting information via the internet, whenever practicable and feasible. Educate business owners about the methods employed by the City to reduce the amount of paper used in their business practices.

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| CS-45 | Provide conveniently located public litter containers on public streets and in large public venues and strategically located recyclable materials containers. |
| CS-46 | Encourage partnerships and collaborative efforts to sponsor and coordinate neighborhood pride/cleanup events. |
| CS-47 | Conveniently locate facilities and informational guidelines to encourage waste reduction, diversion, and recycling practices. |

Energy Conservation

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| CS-48 | Adopt energy efficiency standards that integrate energy efficiency and conservation requirements, per State standards. The standards shall be incorporated into the building permit process. |
| CS-49 | Develop and implement building standards per Title 24 for residential and commercial buildings (new and remodeled buildings) based on appropriate criteria for the City's specific climate zones, sustainability goals, and other appropriate criteria. |
| CS-50 | Update the City's zoning code to promote solar orientation of buildings. |
| CS-51 | Review and determine the feasibility of offering incentives for energy efficient building retrofits. |
| CS-52 | Review and determine appropriate incentives regarding the installation of water efficient or energy efficient fixtures. |
| CS-53 | The City shall consider amending appropriate codes to allow the installation of new technologies or systems that reduce energy consumption. |
| CS-54 | Consider offering or expanding energy efficiency information, marketing, training, and technical assistance to property owners, development professionals, schools, and special districts. Review and revise, as needed, existing incentives for incorporating energy reducing practices in remodels and new development, including fee reductions and expedited processing. |
| CS-55 | Explore collaborations with regional agencies, local governments, special districts, and other public organizations to share resources, achieve economies of scale, and develop plans and programs that are optimized on a regional scale. Evaluate and implement opportunities for supporting new programs and promoting sustainable energy practices through financing mechanisms (e.g., pooled project financing, low-interest loans, Community Choice Aggregation, other local government joint ventures, and State funds earmarked for energy efficiency and renewables). |

OPEN SPACE AND RECREATION IMPLEMENTATION PROGRAMS**Parks, Recreation, and Open Space Master Plan**

- OSR-1 Prepare, adopt, and implement a Parks, Recreation, and Open Space Master Plan. Once adopted, update the Parks and Recreation Master Plan on a regular basis.

Open Space

- OSR-2 Identify opportunities to acquire vacant or underutilized parcels within neighborhoods north of the Interstate 5 Freeway that are lacking open space.
- OSR-3 Improve and enhance Buena Park flood control facilities through safety improvements and landscaping to provide open space and linkages between neighborhoods.
- OSR-4 Establish/maintain joint-use agreements with schools to provide open space and recreational opportunities for residents.
- OSR-5 Consider developing an open space plan to enhance public open space in the City.
- OSR-6 Review and modify, as necessary, open space requirements for different types of development projects.
- OSR-7 Pursue available resources to fund open space acquisition including Federal, State and local funding grants or donations.
- OSR-8 Encourage public volunteer programs that contribute to the preservation and maintenance of open space areas.

Parks and Recreation Facilities

- OSR-9 Refine and utilize park performance standards that may include a classification system, park system guidelines, and design criteria to guide development and management of parks and open space.
- OSR-10 Pursue and maintain joint-use agreements with school districts, neighboring cities, public agencies, private entities, and non-profit organizations that own and operate parks and recreational facilities in the area.
- OSR-11 Develop an incentives program that encourages private development and public agencies to provide park and recreation facilities beyond the minimum requirements.
- OSR-12 Create a program to renovate all park and recreational facilities that include guidelines and best practices for maintenance and upgrading.
- OSR-13 Update the City's recreation program with input from the community to enhance existing programs or develop new programs to serve people of all incomes, cultural backgrounds, ages and levels of physical capability; and encourage more intensive use of facilities throughout the day.

OSR-14	Continue to actively seek opportunities to purchase land within the northern portion of the City for development of parks.
OSR-15	Continue to develop partnerships with other agencies, community-based organizations, businesses, and foundations to maintain and upgrade parks and recreation facilities in the City.

SAFETY IMPLEMENTATION PROGRAMS

Emergency Management

SAF-1	Maintain the City's Emergency Operations Plan, which provides a comprehensive emergency management program for the City.
SAF-2	The City will periodically conduct mock disaster exercises on a department-wide and City-wide basis to familiarize those City departments participating in the City's emergency operations, with the City Emergency Operations Plan, and to prepare them to respond in an appropriate and timely manner in the event of an emergency or disaster.
SAF-3	Require the City's Emergency Operations Plan to identify methods to prepare for and respond to local and regional man-made threats such as terrorist attacks.
SAF-4	Provide public safety education and information on the following: ▪ Potential natural or man-made hazards; ▪ Potential life or property-threatening events; ▪ Homeland security; ▪ Preparation for and reaction to local or regional disasters; ▪ The City's Emergency Preparedness Plan through the Community Emergency Response Training (CERT) program.

Natural Hazards

SAF-5	Utilize existing fault zones to guide the location of development and utilities to safe areas, and enforce use restrictions where necessary. Where development is proposed within the zone, require study of potential impacts related to fault movement in the design of all structures, roadways, utility lines, and other facilities.
SAF-6	Regularly review and update areas designated as flood hazards zones in the City based on Federal Flood Insurance Rate Maps.
SAF-7	Continue to update, as appropriate, and enforce provisions in the City's municipal code, regarding development in flood prone areas.
SAF-8	Maintain and improve capacity levels of storm drainage service, where appropriate.

Project Description

SAF-9 Encourage use of Low Impact Development (LID) methods that capture and treat water on-site, therefore, reducing flows to storm drain system.

Hazardous Materials

SAF-10: Inform Caltrans and transporters of hazardous materials of alterations to the truck routes within the City.

SAF-11 Regularly update the City's Hazardous Waste Management Plan.

SAF-12 Require that businesses located within 0.25-mile or less from a residential neighborhood, or 0.50-mile from a critical care facility follow the strictest guidelines possible regarding the handling, storage, containment, and transportation of extremely hazardous substances.

SAF-13 Continue to conduct periodic inspections of all businesses using or storing hazardous materials to ensure safe practices and improve communications with business personnel.

SAF-14 Adopt targets to reduce the volume and toxicity of hazardous waste committed to land disposal.

SAF-15 Review and update regulations for the production, use, storage, disposal, transport, and treatment of hazardous materials to reduce risk to human and environmental health.

SAF-16 Continue to publicize and conduct semi-annual household hazardous waste round-ups.

Public Outreach

SAF-17 Using the City's website, City publications, or other methods (such as pamphlets), provide public safety education/information, focusing on in-city natural or man-made hazards; the prevention of life or property-threatening events; and the appropriate preparation for and reaction to local or regional disasters by the public.

SAF-18 Develop programs that inform and educate the community about potential risks, resources, roles, and responsibilities for addressing safety.

SAF-19 Provide information on available non-hazardous product alternatives, proper storage, management, and disposal of hazardous wastes on the City's website, at City Hall, and other public facilities, as necessary.

SAF-20 Consider a residential informational and outreach program by providing homeowners with Best Management Practices (BMP) to address high threat activities, such as disposal of garden waste, pet waste, and household hazardous waste. Urge minimum use of hazardous materials.

NOISE IMPLEMENTATION PROGRAMS

- N-1 Following adoption of the General Plan, review the City's existing codes and ordinances (i.e., Building Code, Municipal Code, and Zoning Ordinance) and determine how they should be modified to comprehensively address various noise sources, land use types, and compatibility issues. Topics to be addressed include, but are not limited to:
- Ambient noise levels;
 - Mixed-use developments;
 - Tourist entertainment land uses;
 - Mobile and stationary noise standards;
 - Interior and exterior noise standards;
 - Change in ambient noise levels;
 - Cumulative noise impacts;
 - Construction noise;
 - Construction hours of operation;
 - Vibration noise standards; and
 - Consistency with the City's adopted General Plan goals and policies.
- N-2 Develop noise performance standards for mixed-use development.
- N-3 Periodically review and update the City's noise standards to address any significant changes in noise contours, new technologies, effectiveness of mitigation, or other pertinent areas.
- N-4 Provide information to the public regarding City noise regulations and programs, the health effects of high noise levels, means of mitigating such levels, as well as abatement and enforcement procedures.
- N-5 Use code enforcement to enforce the appropriate noise standards in the City's noise ordinance(s).
- N-6 Use the Police Department to enforce the appropriate noise standards in the State's motor vehicle code.
- N-7 Develop and maintain a Noise Mitigation Guide that includes information regarding City noise regulations and programs and the health effects of high noise levels, and identifies ways to mitigate such levels including effective noise attuning equipment, techniques, materials, design features, and preferred siting for use by City Staff, residents, business owners, developers, builders, and construction equipment operators.
- N-8 Create and maintain an inventory of existing noise levels and noise complaints within the City. Update the inventory every two years to monitor changes in the City's noise environment and the effectiveness of noise mitigation. Consider establishing a noise reduction plan that identifies areas with high noise complaints and makes recommendations on potential noise attenuation measures to meet the City's noise ordinance(s).

Project Description

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| N-9 | Examine the potential to establish a Violators Fee for persons requiring a second call/visit for violating the noise ordinance(s). |
| N-10 | Coordinate with rail agencies and operators in the planning of noise abatement along rail corridors and to establish train horn “quiet zones” consistent with the Federal Train Horn Rule along the Union Pacific Railroad (UPRR) and Burlington Northern and Santa Fe (BNSF) rail lines. |

ECONOMIC DEVELOPMENT IMPLEMENTATION PROGRAMS

Economic Development Strategy

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| ED-1 | Complete a market analysis every few years, to re-assess the economic stability of the City’s activity centers and from which to identify opportunities for improving a regional draw. |
| ED-2 | Regularly survey existing merchants as part of a City-wide business retention program, to assess their annual sales, constraints on performance, and overall satisfaction within the City. |
| ED-3 | Create and implement a marketing/branding action plan for the Entertainment Zone, including Buena Park Mall. |
| ED-4 | Develop City-wide marketing programs that promote “shop local” incentives for residents to utilize businesses located within the City. |
| ED-5 | Encourage large employers to develop housing for their employees to reduce the amount of time they spend commuting to work. |
| ED-6 | Continue to implement and expand the City’s Business Retention and Attraction Program. |
| ED-7 | Promote establishment of high-end retail and restaurants within the City. |
| ED-8 | Develop comprehensive strategy to market the Auto Center to new dealerships and retain existing dealerships. |
| ED-9 | Develop a city wide strategy to retain industrial business and promote the City to potential industrial users. |
| ED-10 | Provide low-interest property rehabilitation loans to Buena Park businesses through Economic Development Department programs. |
| ED-11 | Provide rehabilitation assistance in targeted commercial districts to enable the upgrading of commercial properties. |
| ED-12 | Develop and implement programs to attract new regional office users. |
| ED-13 | Develop programs that encourage small businesses seeking expansion or new startup businesses to utilize incubator office spaces within the City. |

ED-14	Develop programs that encourage home-based businesses seeking expansion or new, small size, startup businesses to utilize incubator office spaces within the City.
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Project Description

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