Buena Park general plan

Chapter 5 Conservation and Sustainability Element

Chapter 5
Conservation and Sustainability Element

5.1 INTRODUCTION

Conservation is the planned management, preservation, and wise utilization of municipal resources and landscapes. Sustainable conservation practices help ensure that future generations will be able to use and enjoy these resources to achieve and maintain a healthy and diverse environment and economy. The Conservation and Sustainability Element contains policies to guide the conservation of resources that are fundamental components of Buena Park's environment. Buena Park's resources include, but are not limited to: historic and cultural resources, natural resources, land, water, air, and energy. Over the long term, conservation is an essential strategy to ensure that there will be a reliable supply of these resources now and in the future.

5.2 AUTHORITY FOR THE ELEMENT

The State of California Government Code Section 65302 (d) requires "that a General Plan include a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources."

Additionally, the California Global Warming Solutions Act of 2006, (Assembly Bill 32), declares that "global warming poses a serious threat to the economic well-being, public health, natural resources and the environment of California" and requires that the state's greenhouse gas emission be reduced to 1990 level by the year 2020. The policies contained herein represent the City of Buena Park's commitment to address climate change impacts at the local level.

5.3 SUMMARY OF EXISTING CONDITIONS

HISTORIC RESOURCES

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. In general, resources greater than 50 years old have the potential to be considered a historic resource.

There are no structures within Buena Park included in the National Register of Historic Structures. However, the Old Maizeland School is registered with the California Office of Historic Preservation as California Historical Landmark No. 729. In addition, there are 14 other landmarks of regional significance noted by the Orange County Historical Commission and several landmarks of local interest, which are described in detail below. Table CS-1, *Historic Resources*, outlines the City's historic resources and Exhibit CS-1, *Historic Resource Locations*, illustrates their locations.

Table CS-1
Historic Resources

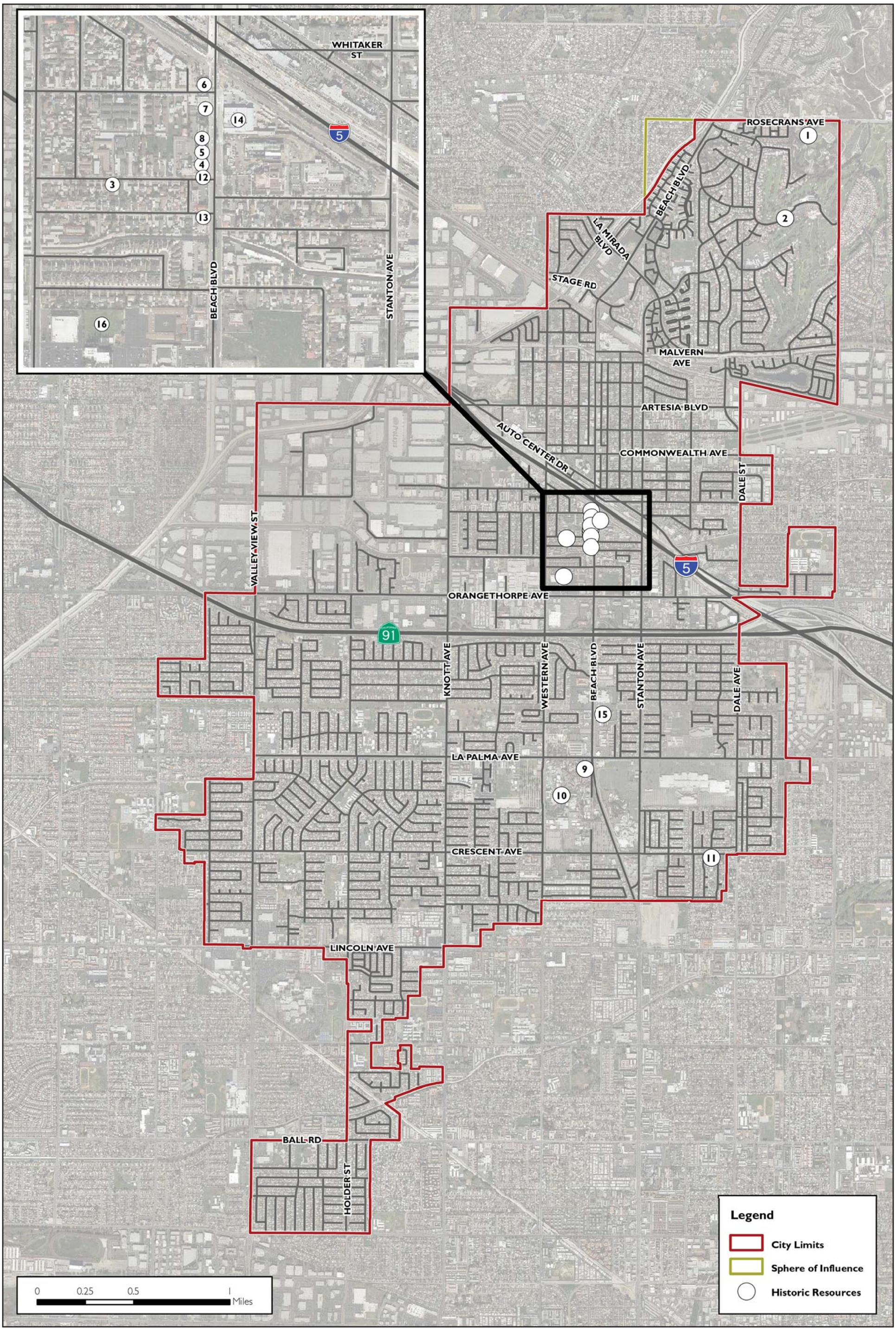
Site Key[1]	Name	Location/Address
1[2]	Emery Borrow Fossil Pit	Ralph B. Clark Regional Park, 8800 Rosecrans Avenue.
2	Los Coyotes Monument	Los Coyotes Country Club (adjacent to flagpole), 8888 Los Coyotes Drive
3	Dr. D.W. Hasson Home	7611 10th Street, south of Southern Pacific Railroad
4	Whitaker-Jaynes House	6631 Beach Boulevard
5	Bacon House	6631 Beach Boulevard
6	Warren Building	6555 Beach Boulevard, south of Southern Pacific Railroad
7	William E. Tice House	6591 Beach Boulevard
8	Stage Stop Hotel	6603 Beach Boulevard, across from Civic Center
9	Knott's Berry Farm	8039 Beach Boulevard
10	Old Maizeland School	Knott's Berry Farm Ghostown
11	George Trapp House	8352 Crescent Avenue
12	First Congregational Church	6633 Beach Boulevard
13	Buena Park Women's Club	6701 Beach Boulevard
14	Lily Creamery Site	6586 Beach Boulevard
15	Bacon Avocado	Radisson Suites Hotel (Courtyard), 7762 Beach Boulevard
16	California Pepper Trees	North side of Orangethorpe Avenue between St. Pius Catholic Church property and Stater Bros. property

1. Site Key number corresponds to number on Exhibit CS-1, *Historic Resource Locations*.
2. Site No. 1 is the Emery Borrow Fossil Pit, a Paleontological Resource located at the Ralph B. Clark Regional Park, 8800 Rosecrans Avenue.

Source: David Evans and Associates, Inc., *Final EIR for the General Plan for the City of Buena Park, Section 3.14, Cultural Resources*, June 28, 1995.

- *Los Coyotes Monument*. The Los Coyotes Monument is located by the flag pole in front of the Los Coyotes Country Club, located at 8888 Los Coyotes Drive. The Monument marks the exact location of Commodore Stockton's encampment, prior to the Battle of the San Gabriel River in 1847.

- *Dr. D.W. Hasson Home*. Dr. W. D. Hasson was the area's first medical doctor, a member of the first Board of Trustees of the new Buena Park School District, and one of the area's first magistrates. The home of Dr. Hasson is located at 7611 10th Street, south of the Southern Pacific Railroad tracks.



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Historic Resource Locations

Exhibit CS-1

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- *Whitaker-Jaynes House*. The story of the Whitaker-Jaynes House coincides with the history and development of Buena Park. The House was built for Andrew W. Whitaker when he arrived from Indiana in 1887. Andrew W. Whitaker was the brother of Buena Park's founder James A. Whitaker. After Andrew died in 1903, his wife sold the home to the I.D. Jaynes Family. Isaac D. Jaynes, an active member in the early community's life, was a successful rancher and fruit grower credited with being the first to plant citrus in the area. After owning the house for decades, Jaynes undertook a major remodeling circa 1925.

  The Jaynes family lived in the house until 1965 when the City of Buena Park bought it and restored it. The surrounding land was made into a park. The house was moved in 1994 to 6631 Beach Boulevard, where it became the cornerstone of Buena Park's newly established Historical District. The two-story frame Whitaker-Jaynes House is a visitors' attraction, filled with old furnishings and historic objects of interest.

- *Bacon House*. The Bacon House was built about 1884 by an unknown squatter in a remote area of Abel Stearn's Rancho Los Coyotes. The land was held in trust for a minor, Fredrick B. Ramige of Calhoun, Iowa. At maturity in 1894, Ramige sold ten acres of land and the house to Jacob Hamm. About 1900, Hamm traded his equity in the land and house for another house in Buena Park with Robert D. Bacon. Bacon used these ten acres as the nucleus for what was to become a successful and progressive farm. By 1913, a more substantial home had been built on the same property, and the original house was used as a storehouse. Bacon served as a trustee of the Centralia School District and worked to form a storm district for the control of the Santa Ana River.

  In 1976, the Bacon Family gave the house to the City of Buena Park. The City moved the house in 1994 to the Whitaker-Jaynes Estate Park where it was restored to commemorate the United States Bicentennial. The Bacon House is a rare surviving example of the single wall method of construction. The house is furnished with many original Bacon Family heirlooms.

- *Warren Building*. The Warren Building, located at 6555 Beach Boulevard, south of the Southern Pacific Railroad, was named after pioneer George Warren. The building was constructed in 1900.

- *William E. Tice House*. The William E. Tice Jr. House is located at 6591 Beach Boulevard, just north of the Stage Hotel. The residence was built by A.C. Mann in 1905.

- *Stage Stop Hotel*. The Stage Stop Hotel, located at 6603 Beach Boulevard across from the Civic Center, was built in the 1870s. The hotel served stagecoach passengers stopping between Los Angeles and San Diego. Currently, the building houses the Convention & Visitors Office and Chamber of Commerce.

- *Knott's Berry Farm*. In 1920, Walter and Cordelia Knott arrived in Buena Park to farm 20 acres of rented land. The Knott's first winter on the Farm was unseasonably cold and much of their first crop was ruined by frost. But relying on his ability to make the most of what he had, Walter initiated his practice of selling directly to grocers, thus eliminating costly middlemen, and was able to realize a small profit. In 1927, Knott bought ten acres of land. Walter bought an additional ten acres and spent the last of the family's savings to build an adobe structure that became the Farm's first permanent building. Ready for occupancy in 1928, the building was 80 feet long and housed a tea-room, berry market, and nursery where berry plants were sold.

  In the 1930s, Walter became associated with the "boysenberry," which would become the family trademark. Rudolph Boysen had experimented with a new strain of berry (a cross between a loganberry, red raspberry, and blackberry), but the plants kept dying. Walter nurtured the plants back to health and named the new berry after its originator. Today, all boysenberries in the world can trace their roots to Knott's Berry Farm.

  Cordelia began selling jams and jellies made from Walter's berries. These were soon followed by home-baked pies, hot biscuits, and sandwiches. In June 1934, Cordelia served eight fried chicken dinners on her wedding china. The success of the chicken dinners was immediate and by 1940, the restaurant was serving as many as 4,000 dinners on Sunday evenings. Today, the Chicken Dinner Restaurant is the largest full-service restaurant that serves chicken as its main course. To give waiting customers something to do and to pay homage to the pioneering spirit of his grandparents and his love of the Old West, Walter developed Ghost Town, eventually the first of the Knott's Berry Farm amusement park's six themed areas. Knott's Berry Farm is the nation's oldest theme amusement park and an Orange County historical landmark. Major attractions at Knott's Berry Farm include replicas of a Wild West ghost town and an authentic replica of Independence Hall.

- *Rivera School (Old Maizeland School)*. The Rivera School, which was the first school within the former Pico Rivera School District, was constructed in 1868 on Shugg Lane (presently Slauson Avenue) in Pico Rivera. The School was a typical one-room schoolhouse where pioneer children were taught reading, writing, and arithmetic. The Old Maizeland School is a registered California Historical Landmark (#729). This landmark was relocated to Knott's Berry Farm's Ghost Town for preservation purposes.

- *George Trapp House*. The George Trapp House is located at 8352 Crescent Avenue. The house was built by pioneer/farmer George Trapp and was modified in the early 1980s. However, the original rock porch is still present.

- *First Congregational Church*. James Whitaker allowed a group of worshippers to use a room above his Whitaker General Store for holding church services and then donated 100 square feet (and $3,000) at Tenth Street and Grand for a new church. With additional donations (more than $700) by the Congregational Board of New York City, the First Congregational Church of

Buena Park was built on the northwest corner of 10th Street and Grand Avenue, and officially established on September 5, 1888. The original church was constructed of wood. By 1910, the church's tower was completed and the parsonage was built on the corner of the lot. In 1929, the present church was built at 6633 Beach Boulevard and the parsonage was moved to 7692 10th Street.

- *Buena Park Women's Club*. On March 9, 1889, a group of nine women met at the home of John Wright to perform sewing. This was a relief effort for a family that had lost their possessions in a catastrophic fire. On March 23, 1889, the bylaws of the Buena Park Woman's Club were adopted. It is the second oldest Woman's Club in the State of California. In 1910, the Club had the first six street lights installed in Buena Park and in 1919, they established the Buena Park Library. With the help of husbands, sons, and friends, the Club established the Buena Park Volunteer Fire Department. Additionally, they were instrumental in forming the Park District, which created Bellis Park.

  The Club was merged with the General Federation of Woman's Clubs and the California Federation of Woman's Clubs in 1919, and incorporated in 1924. The Club's Spanish Revival Clubhouse was built in 1920 and is located at 6701 Beach Boulevard. The clubhouse was recognized as Orange County Historical Site No. 43 in September of 1994.

- *Lily Creamery Site*. In 1889, James Pitblado, a Scotsman, established the Pacific Condensed Milk, Coffee, and Canning Company, a condensed-milk factory on the 6500 block of Beach Boulevard. Using the trademark "Lily Brand," the Lily Creamery Site became the first evaporated milk cannery in California and the first industry in Buena Park (except for a few wineries). The Company strengthened the community's reputation as a dairy community. Lily Sterilized Cream won many gold medals in international competitions and was shipped as far as China. In 1892, Charles F. Bixby purchased the property and formed the Pacific Creamery Company. The Bixby family owned the factory from 1896 until it closed in 1907. The site was later used as a tomato cannery.

- *The Bacon Avocado Tree*. The Bacon Avocado was developed in Buena Park by farmer James Bacon in 1954. A remaining specimen is found in the courtyard of the Radisson Suites Hotel, located at 7762 Beach Boulevard, south of the SR-91 Freeway.

- California Pepper Trees. Two California Pepper trees, approximately 100 years old, are located on the north side of Orangethorpe Avenue between the St. Pius Catholic Church property and the Stater Bros. property.

Additionally, there are several single-family residences within the City that have been preliminary surveyed and may qualify as historic resources. Most of the residences are located within the Civic Center Focus Area and should be considered for additional study.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

Archaeological resources are defined as the material remains of any area's pre-historic (aboriginal/Native American) or historic (European and Euro-American) human activity. A record search at the Archaeological Information Center at the University of California Los Angeles indicates the possibility of a prehistoric resource site extending into the City's northwest

boundary (also incorporated into the Ralph B. Clark Regional Park), near the Bellehurst neighborhood. The site was identified in 1975 as being within the boundaries of Buena Park and Fullerton. The site contained a lithic scatter, including a mano, pestle fragment with asphaltum, obsidian and chert flakes, polished stone fragments, and charred bone fragment. This site was later resurveyed in 1976 and based on a 1995 re-evaluation, the site boundaries were found to lie in Fullerton. The Archaeological Information Center has not confirmed whether the archaeological site is within the boundaries of Buena Park.

Additionally, the Native American Heritage Commission conducted a record search of its Sacred Lands File (SLF) for the affected project area (APE) (i.e., the City of Buena Park). The NAHC SLF search did not indicate the presence of Native American cultural resources within a 0.5 mile radius of the proposed APE, with the exception of Native American cultural resources identified within the La Habra USGS Quadrangle. These resources are located in the City of La Habra, thus, are outside of the Buena Park City limits.

Paleontological resources are plant and animal fossils dated from 3.5 million to 7,000 years ago. Typical paleontological resources include hardened remains from plants, vertebrates, or invertebrates. Paleontological resources are afforded protection by Federal, State, and county environmental laws and guidelines.

The Emery Borrow Pit Fossil site, located in Buena Park at the Ralph B. Clark Regional Park, was a marsh inhabited by many forms of life that are now extinct, including the ancient mammoth, ground sloth, and ring tailed cat. Paleontologists have discovered here the only known fragments of an unusual prehistoric camel in North America and the largest collection of fossilized pond turtles in southern California. These important scientific and prehistoric resources are preserved in fossil beds at the Ralph B. Clark Regional Park and provide a variety of recreational and educational opportunities for all ages. The discovery of additional paleontological resources within this area is possible.

NATURAL AND BIOLOGICAL RESOURCES

The Emery Borrow Fossil Pit within the Ralph B. Clark Regional Park supports the only area of native vegetation in Buena Park. The absence of urban development or agricultural activities in this area has allowed for the endurance of coastal sage scrub vegetation. No rare or endangered plant or animal species occur in Buena Park, although several species have been previously identified within the surrounding area. Limited riparian habitats remain along the Brea Creek Channel south of Malvern Avenue.

The California Division of Mines and Geology does not identify any significant mineral aggregate resource areas within City boundaries. The river beds of the Brea, Carbon, Coyote, and Fullerton Creeks may have once been a good source of sand, but channelization of these creeks and adjacent development precludes any mining activity. Large pockets of natural gas and oil

have been found in adjacent communities, but they are not known to extend into Buena Park. No active oil extraction has occurred in the City.

GREEN BUILDING AND DESIGN

The City promotes energy efficiency by encouraging conservation measures. Another opportunity to reduce energy consumption within the City is through green building and design.

Buildings utilize a large amount of energy and resources. Transforming the way buildings are designed, built, and operated can contribute to reductions in air pollution, water pollution, solid waste, and energy, as well as preserve natural resources and habitats. Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and deconstruction. Green buildings provide optimal building performance and efficiency that reduces long-term operation costs, while providing healthier environments for users.

The U.S. Green Building Council promotes a whole-building approach to sustainability through its Leadership in Energy and Environmental Design (LEED) certification program. LEED recognizes performance in the following areas:

- *Sustainable Sites*. Development of sustainable sites discourages development on previously undeveloped land; minimizes a building's impact on ecosystems and waterways; encourages regionally appropriate landscaping; rewards smart transportation choices; controls stormwater runoff; and reduces erosion, light pollution, heat island effect and construction-related pollution.

- *Water Efficiency*. Encourages smarter use of water, inside and out. Water reduction is typically achieved through more efficient appliances, fixtures and fittings inside and water-wise landscaping outside.

- *Energy and Atmosphere*. Encourages a wide variety of energy strategies: commissioning; energy use monitoring; efficient design and construction; efficient appliances, systems and lighting; the use of renewable and clean sources of energy, generated on-site or off-site; and other innovative strategies.

- *Materials and Resources*. Encourages the selection of sustainably grown, harvested, produced and transported products and materials. It promotes the reduction of waste as well as reuse and recycling, and it takes into account the reduction of waste at a product's source.

- *Indoor Environmental Quality*. Promotes strategies that can improve indoor air as well as providing access to natural daylight and views and improving acoustics.

- *Locations and Linkages*. Encourages homes being built away from environmentally sensitive places and instead being built in infill, previously developed and other preferable sites. Homes should be built near already-existing infrastructure, community resources, and transit. It encourages access to open space for walking, physical activity, and time spent outdoors.

- *Awareness and Education*. Encourages home builders and real estate professionals to provide homeowners, tenants and building managers with the education and tools they need to understand what makes their home green and how to make the most of those features.

- *Innovation in Design*. Encourages the use of new and innovative technologies and strategies to improve a building's performance well beyond what is required in green building considerations.

Sustainable Neighborhood Design: LEED-ND

Leadership in Energy and Environmental Design (LEED) is an internationally recognized green building certification system, providing third party verification that a building or community was designed and built using strategies aimed at improving performance across various metrics that include: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and responsible use of resources.

The LEED for Neighborhood Development (LEED-ND) Rating System integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. The rating system was approved by U.S. Green Building Council member ballot, following the same consensus-based process that all LEED rating systems go through, and received approval from organizations such as the Congress for the New Urbanism and the Natural Resources Defense Council.

LEED-ND recognizes development projects that successfully protect and enhance the overall health, natural environment and quality of life in communities. The rating system encourages best practices that promote the location and design of neighborhoods to reduce vehicle miles traveled (VMT) and create developments where jobs and services are accessible by all modes of transportation, including walking. The following credit categories are included in the rating system:

- Smart Location and Linkage
- Neighborhood Pattern and Design
- Green Infrastructure and Buildings
- Innovation and Design Process
- Regional Priority

Source: U.S. Green Building Council.

SOLID WASTE

The City of Buena Park generated approximately 85,015 tons/year solid waste in calendar year 2006. The majority of solid waste generated in the City was disposed of at one of the three active Orange County Landfills: Frank R. Bowerman in Irvine, Olinda Alpha in Brea, or Prima Deshecha in San Juan Capistrano. Additionally, several other regional landfill facilities received nominal amounts of waste flow from Buena Park in 2007.

Solid waste generated in the City of Buena Park was also transferred to the Commerce Refuse to Energy facility. The City of Buena Park transferred nine tons of solid waste to the Commerce Refuse to Energy facility in 2007. This facility converts solid waste into energy; therefore, solid waste diverted to the Commerce Refuse to Energy facility does not contribute to the depletion of landfill space.

Pursuant to AB 939, the California Integrated Waste Management Board required all cities and counties within the State to prepare integrated waste management plans to attain solid waste reduction of 50 percent by the end of year 2000. In May 1995, the City of Buena Park adopted a Source Reduction and Recycling Element (SRRE) and a Household Hazardous Waste Element (HHWE), in compliance with the requirements of Assembly Bill (AB) 939. The SRRE describes policies and programs that will be implemented by the City to achieve the State's mandate of 50 percent waste disposal reductions by the year 2000. The HHWE is required to be prepared by every city, county, and regional agency. This document must specify how the jurisdiction will safely collect and dispose of household hazardous wastes generated by its residents.

The most recent California Integrated Waste Management Board (CIWMB) approved solid waste diversion rate available for the City of Buena Park is 53 percent in 2006. Therefore, the City has met the requirements of AB 939 to reduce solid waste disposal by 50 percent. The City has the following source reduction programs:

- Business Waste Reduction Program
- Procurement
- School Source Reduction Programs
- Government Source Reduction Programs
- Materials Exchange, Thrift Shops
- Co-Sponsor of E-Waste Recycling Events

WATER RESOURCES

A majority of Buena Park's water supply is obtained through local groundwater wells. The City lies within the Lower Santa Ana River Basin, which is replenished by the Santa Ana River Recharge Area and scattered detention basins. Groundwater quality in the Buena Park-Fullerton-Anaheim area is generally acceptable for both potable and non-potable uses. Refer to the Community Facilities Element and General Plan EIR for additional information on water infrastructure and supplies and water quality within the City.

Water conservation is becoming increasingly more important within California. Opportunities to conserve water involve a reduction in water use, use of reclaimed water, and overall water use efficiency. Recycled water can be used to reduce the demand for potable water by supplying water for irrigation and other non-potable water uses. The City does not currently have a recycled water system in place due to economic constraints.

The Orange County Sanitation District (OCSD) reclaims up to 10 million gallons per day (mgd) of treated wastewater. The reclaimed water is sent to OCWD for further processing and then used to supply recycled water for landscape irrigation and for injection into the groundwater seawater intrusion barrier.

In April 2001, the OCSD and OCWD approved a plan to construct a Ground Water Replenishment System (GWR System). Construction on the project began in 2004 and operations began in January 2008. The GWR System takes highly treated sewer water from the Orange County Sanitation District and purifies it to levels that meet State and Federal drinking water standards using microfiltration, reverse osmosis, ultraviolet light, and hydrogen peroxide. This system releases about half of the purified water into the Orange County Groundwater Basin and sends the other half of the water to OCWD by percolation into groundwater spreading basins in Anaheim.

AIR QUALITY

The City of Buena Park is located in the South Coast Air Basin (Basin), a 10,743-square mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes all of Orange County and the nondesert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Gorgonio Pass area of Riverside County. The regulatory framework, background information, and detailed existing and future conditions pertaining to Air Quality can be found in the General Plan EIR.

The South Coast Air Quality Management District (SCAQMD) monitors air quality at 37 monitoring stations throughout the Basin. Each monitoring station is located within a Source Receptor Area (SRA). The communities within a SRA are expected to have similar climatology and ambient air pollutant concentrations. The City of Buena Park is located in SRA 16 (North Orange County). The monitoring stations usually measure pollutant concentrations ten feet above ground level; therefore, air quality is often referred to in terms of ground-level concentrations. The Anaheim Monitoring Station is located nearest to the City and measures all criteria pollutants.

The EPA and CARB have designated portions of the Basin as non-attainment for a variety of pollutants, and some of those designations have an associated classification. The Basin has been designated in attainment for carbon monoxide (CO), nitrogen dioxide (NO_X), and sulfur dioxides (SO_X) for both State and Federal standards and is non-attainment for ozone (O_3), particulate matter (PM_{10}) and fine particulate matter ($PM_{2.5}$). Despite implementing many strict controls, the Basin still fails to meet the Federal and State air quality standards for O_3. For the Federal standards, O_3 is designated non-attainment (Serious 17).

Also, the Legislature enacted Assembly Bill 32, the California Global Warming Solutions Act of 2006, which Governor Schwarzenegger signed on September 27, 2006 to further the goals of Executive Order S-3-05. AB 32 represents the first enforceable state-wide program to limit GHG emissions from all major industries, with penalties for noncompliance. CARB has been assigned to carry out and develop the programs and requirements necessary to achieve the goals of AB 32. The foremost objective of CARB is to adopt regulations that require the reporting and verification of state-wide GHG emissions. This program would be used to monitor and enforce compliance with the established standards. The first GHG emissions limit is equivalent to the 1990 levels, which are to be achieved by 2020. CARB is also required to adopt rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. AB 32 allows CARB to adopt market-based compliance mechanisms to meet the specified requirements. Finally, CARB is ultimately responsible for monitoring compliance and enforcing any rule, regulation, order, emission limitation, emission reduction measure, or

market-based compliance mechanism adopted. In order to advise CARB, it must convene an Environmental Justice Advisory Committee and an Economic and Technology Advancement Advisory Committee. In December 2008, CARB adopted a scoping plan to achieve reductions in GHG emissions in California. The plan indicates how reductions in significant GHG sources would be achieved through regulations, market mechanisms, and other actions. Also, other GHG reduction programs would work with AB 32 to reach statewide GHG reduction goals. For example, there will continue to be ongoing discussions with CARB to coordinate AB 32 local land use implementation strategies with SB 375.

Air pollutants within the City of Buena Park are generated by Stationary and Mobile Sources. Stationary source emissions refer to those that originate from a single place or object that does not move around. Typical stationary sources include power plants, mines, smokestacks, vents, incinerators, buildings, and other facilities using industrial combustion processes. Stationary point sources have one or more emission sources at a facility with an identified location and are usually associated with manufacturing and industrial projects. Examples include refinery boilers or combustion equipment that produces electricity or process heat.

The City of Buena Park contains several point sources of air pollutants. A variety of pollutants, including reactive hydrocarbons from activities such as spray painting, are generated by smaller commercial and industrial uses. Industrial uses are generally located in the northwestern portion of the City. These pollutant sources will increase in number as the study area develops. While each use might not represent a significant source of air pollution, the cumulative effects of development of the entire study area would be significant. Although the number and nature of future additional air pollutant point sources is presently unknown, each individual source would be required to comply with rules and regulations as they are established by the SCAQMD. These regulations require that sources of hazardous materials or criteria pollutants above threshold levels obtain permits prior to operation of the facility.

Mobile sources of emissions refer to those moving objects that release pollution and include cars, trucks, busses, planes, trains, motorcycles, and gasoline-powered lawn mowers. Mobile source emissions may be classified as on- or off-road sources. Increased traffic volumes within the City of Buena Park could contribute to regional incremental emissions of NO_X, VOC, CO, SO_X, and PM_{10}.

On-road sources are considered to be a combination of emissions from automobiles, trucks, and indirect sources. Major sources of mobile emissions in the City include the local and regional roadway network. Interstate 5 (I-5) and State Route 91 (SR-91) are the two freeways that pass through the City. Additionally, the major and principle arterials that serve the City are Valley View Street, Beach Boulevard, Lincoln Avenue, and Orangethorpe Avenue. Indirect sources are those that by themselves may not emit air contaminants, however, they indirectly cause the generation of air pollutants by attracting vehicle trips or by consuming energy. Examples of these indirect sources include an office complex or commercial center that generates trips and consumes energy resources.

Off-road sources include aircraft, trains, construction equipment, and landscape equipment. Although there are no airports located within the City of Buena Park, the Fullerton Municipal Airport and the Los Alamitos Joint Forces Training Center are two primary sources of air traffic from nearby cities. As a result, aircraft flying over the City of Buena Park can contribute off-road emissions. Additionally, Union Pacific and Burlington Northern and Santa Fe (BNSF) railroad

tracks cross the City. These tracks serve Amtrak, Metrolink, and BNSF freight trains. Construction activities are typically temporary and intermittent and can be located at various locations within the City. Landscape equipment emissions would occur more regularly and would occur throughout the City, especially within residential areas.

Sensitive populations are more susceptible to the effects of air pollution than are the general population. Sensitive populations (sensitive receptors) that are in proximity to localized sources of toxics and CO are of particular concern. Land uses considered sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

5.4 PRINCIPLES, GOALS, AND POLICIES

PRINCIPLE: CULTURAL AND HISTORICAL RESOURCES

The City values its rich history and will continue to preserve and recognize cultural, historical, archaeological, and paleontological resources for present and future generations to understand, study, and treasure.

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

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.

Additional policies to protect historic structures and resources can be found in the Land Use and Community Design Element.

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

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

PRINCIPLE: NATURAL AND BIOLOGICAL RESOURCES

While Buena Park is predominantly urbanized, there are still opportunities to incorporate and enhance natural and altered biotic habitats, as well as associated flora and fauna. Planning decisions within the City should seek to protect natural 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).

Policy CS-4.12: The City will participate in the Coyote Creek Watershed Management Plan including restoration of the existing soft-bottom sections of the creeks, stepped gabion walls for erosion control, creation of walking trails and pocket parks adjacent to the creeks, and other restoration components.

PRINCIPLE: REGIONAL COORDINATION REGARDING NATURAL RESOURCES

The City of Buena Park understands that conservation activities occurring within the City have an effect on regional conservation efforts. Therefore, planning decisions made by the City should be coordinated with those of other agencies to ensure environmental and conservation efforts establish an effective and comprehensive regional approach.

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.

PRINCIPLE: SUSTAINABILITY AND GREEN BUILDING

Sustainability and green building are of great importance to Buena Park. In addition to State mandates on energy efficiency, the City is focused on achieving greater energy efficiency in buildings, as well as reducing consumption of energy resources and generation of solid waste.

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.

PRINCIPLE: AIR POLLUTION REDUCTION

The City supports air emission reduction programs which reduce emissions and pollutants. Therefore, development projects are reviewed to ensure compliance with air quality regulations.

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.

PRINCIPLE: REDUCTION OF STATIONARY SOURCE POLLUTANTS

Buena Park encourages programs and technologies which reduce stationary source pollutants. Therefore, development in proximity to sensitive receptors should be reviewed to reduce exposure of stationary source pollution.

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.

PRINCIPLE: REDUCTION OF MOBILE SOURCE EMISSIONS

The City seeks and supports reductions in mobile source emissions. Therefore, the City supports opportunities and programs to improve traffic circulation and congestion within the City.

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).

Additional goals and policies to reduce mobile source emissions are located in the Mobility Element.

PRINCIPLE: REDUCTION OF GREENHOUSE GAS EMISSIONS (GHG)

Buena Park supports GHG programming and encourages the reduction of GHG emissions in all sectors of the City. The City will explore opportunities to reduce GHG emissions and encourage energy and water conservation.

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.

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