CITY of BREA

Planning Commission Agenda

Tuesday, November 12, 2024, 6:00 PM
1 Civic Center Circle
Brea, California 92821

Also via teleconference: 350 W Central Ave #455, Brea, CA 92821

Joseph Covey, Chair **Melanie Schlotterbeck,** Vice Chair

Tom Donini, Commissioner **Bill Madden,** Commissioner **Blake Perez,** Commissioner

This agenda contains a brief general description of each item the Commission will consider. The Planning Division has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Planning Division at (714) 990-7674 or view the Agenda and related materials on the City's website at www.cityofbrea.net Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Planning Division at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Commission

The Commission encourages interested people to address this legislative body by making a brief presentation on a public hearing item when the Chair calls the item or addresses other items under Matters from the Audience. State Law prohibits the Commission from responding to or acting upon matters not listed on this agenda.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks to 3 minutes. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Commission rules prohibit clapping, booing, or shouts of approval or disagreement from the audience. Please silence all cell phones and other electronic equipment while the Commission is in session. Thank you.

Written comments may be submitted in advance of the meeting by emailing planner@cityofbrea.net. Written comments received by 3 p.m. on the day of the meeting will be provided to the Commission, will be made available to the public at the meeting, and will be included in the official record of the meeting.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning at (714) 990-7674. Notification 48 hours before the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Important Notice

The City of Brea shows a live broadcast of the Planning Commission meeting over the internet at https://cityofbrea-net.zoom.us/j/83350146111. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS OF THE MEETING. PLEASE CONTACT THE CITY CLERK AT (714) 990-7756 FOR FURTHER INFORMATION ABOUT FILING AN APPEAL OR OBTAINING AN APPEAL APPLICATION.

1. CALL TO ORDER/ROLL CALL - COMMISSION

2. INVOCATION: Pastor Vaughn Jarrett, The Way Christian Community Church

3. PLEDGE OF ALLEGIANCE

4. MATTERS FROM THE AUDIENCE

5. CONSENT CALENDAR

5A. Approval of September 24, 2024 Meeting Minutes

— 1. Approve.

5B. Adoption of 2025 Planning Commission Calendar

— 1. Approve.

6. ADMINISTRATIVE ITEMS

6A. Amazon DJT4 Parcel Delivery Facility at 275 Valencia Avenue - Project Introduction

— 1. Receive Project information from staff and the Project applicant;

— 2. Allow for oral comments to be included as part of the Project/CEQA record; and

— 3. Provide Project related feedback to staff, if any.

6B. Committee Reports

6C. Informational/Project Updates

— 1. Receive and file.

7. ADJOURNMENT

Date Posted: November 5, 2024

City of Brea

Planning Commission Communication

A. Approval of September 24, 2024 Meeting Minutes

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:00 PM	CONSENT CALENDAR Item: 5A.

FROM
Joanne Hwang, City Planner

RECOMMENDATION

Staff recommends that the Planning Commission approve the September 24, 2024 Planning Commission meeting minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

9-24-24 draft PC Minutes.pdf

** **The following document is a draft of the minutes and the not the official approved minutes** **

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

September 24, 2024, 6:00 PM - September 24, 2024, 7:00 PM

1. CALL TO ORDER/ROLL CALL - COMMISSION

Chair Covey called the meeting to order at 6:00 pm.

Present: Chair Covey, Vice Chair Schlotterbeck (via zoom), Commissioner Madden, Commissioner Perez

Absent: Commissioner Donini

2. INVOCATION

Pastor Rick Crockett with Crosspointe Church provided the invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Madden led the Pledge of Allegiance.

4. MATTERS FROM THE AUDIENCE

Rick Champion, Assistant Superintendent with the Brea Olinda Unified School District, expressed his appreciation of the existing collaboration between the School District and the City of Brea, and highlighted the importance of such collaboration.

5. CONSENT CALENDAR

Motion was made by Commissioner Perez and seconded by Vice Chair Schlotterbeck to approve the consent calendar. Motion passed 4-0-1, with Commissioner Donini absent.

5A. Approval of July 23, 2024 Planning Commission Minutes

The Planning Commission approved the September 24, 2024 Planning Commission Meeting Minutes.

6. PUBLIC HEARINGS

6A. Conditional Use Permit No. 2022-15

Assistant Planner Graham Bultema provided a presentation of the project.

The Planning Commission asked questions regarding the following topics:

- Number of available parking spaces
- Client visitation
- National Pollutant Discharge Elimination System (NPDES) permit
- History of the Aquamation process
- Capacity of the Aquamation equipment

The applicant, Dr. Annie Forslund and Marc Renard, responded to the Commission's questions.

Chair Covey opened the Public Hearing.

Seeing no members of the public wishing to address the Commission, Chair Covey closed the Public Hearing.

Motion was made by Commissioner Madden and seconded by Vice Chair Schlotterbeck to approve Conditional Use Permit No. 2022-15 for the project as presented through the Resolution with the Conditions of Approval. Motion passed 4-0-1, with Commissioner Donini absent.

7. ADMINISTRATIVE ITEMS

7A. Committee Reports

Commissioner Perez provides updates on the two General Plan Steering Committee meetings that were held since the last Planning Commission meeting. He noted Chair Covey attended the meeting that covered the topic of Circulation Element in his absence.

Chair Covey shared about the General Plan Steering Committee he attended in Commissioner Perez's absence.

Chair Covey also reported on the Art in Public Places Committee.

7B. Informational/Project Updates

City Planner Hwang reminded the Commission of the upcoming training opportunity on October 30th for the Ralph M. Brown Act, Political Reform Act and high level CEQA overview.

Ms. Hwang provided the Commission with upcoming staffing update regarding Senior Planner Jessica Newton.

8. ADJOURNMENT

Chair Covey adjourned the meeting at 6:32 pm.

City of Brea

Planning Commission Communication

B. Adoption of 2025 Planning Commission Calendar

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:00 PM	CONSENT CALENDAR Item: 5B.

FROM
Joanne Hwang, City Planner

RECOMMENDATION

Staff recommends the Planning Commission adopt the 2025 Planning Commission Meeting Calendar (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

2025 Planning Commission Meeting Schedule.pdf

Attachment A

PLANNING COMMISSION 2025 MEETING DATES
January 28
February 11 February 25
March 11 March 25
April 8 April 22
May 13 May 27
June 10 June 24
July 8 July 22
August 12 August 26
September 9 September 23
October 14 October 28
November 11
December 9

City of Brea

Planning Commission Communication

A. Amazon DJT4 Parcel Delivery Facility at 275 Valencia Avenue - Project Introduction

Meeting	Agenda Group
Tuesday, November 12, 2024, 6:00 PM	ADMINISTRATIVE ITEMS Item: 6A.

FROM
Joanne Hwang, City Planner

EXECUTIVE SUMMARY

The Applicant, Ware Malcomb representing Amazon.com Services LLC, has submitted planning entitlements for a project that would demolish an existing three-story, 637,503 square-foot office building and construct a new, single-story, 181,500 square-foot parcel delivery facility, consisting of 163,350 square feet of merchandise warehouse space and 18,150 square feet of ancillary office space, on a 31.6-acre property located at 275 Valencia Avenue. The entitlements necessary to facilitate the proposed project are as follows:

1. Environmental Impact Report (EIR) No. 2023-01: to analyze the environmental impacts resulting from construction and operation of the proposed project, which is prepared pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines;
2. Plan Review (PR) No. 2022-09: for development of the proposed project in the Light Industrial (M-1) and Mixed-Use II (MU-II) Zones; and
3. Vesting Tentative Parcel Map (TPM) No. 2022-193: to merge the existing lots within the project site into one lot.

The above-mentioned entitlements herein are referred to as the "Project."

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Receive Project information from staff and the Project applicant;
2. Allow for oral comments to be included as part of the Project/CEQA record; and
3. Provide Project related feedback to staff, if any.

BACKGROUND

Project Location

The Project site, located at 275 Valencia Avenue, is a 31.6-acre property at the northwest corner of Valencia Avenue and Nasa Street. The Project site is currently developed with a three-story, 637,503 square-foot office building that was most recently occupied by Bank of America. The vehicle access to the Project site is currently provided by a total of eight driveway approaches, which includes four on Valencia Avenue, one on Nasa Street, and three on Surveyor Avenue. The Project site has General Plan Land Use designations of Light Industrial and Mixed Use II and zoning designations of M-1 and MU-II. The Project Vicinity Map, the surrounding land uses and zoning designations are shown in Figure 1 and Tables 1 and 2 below.

Figure 1. Project Vicinity Map



Table 1. Surrounding Land Uses

North	Industrial and office uses
East	La Floresta Mixed-Use Development (*across Valencia Avenue*)
South	Industrial uses
West	Industrial uses (*across Surveyor Avenue)*

Table 2. Surrounding Zoning Designations

North	M-1
East	MU-II (*across Valencia Avenue*)
South	M-1
West	M-1

Entitlement History

- The City issued building permits associated with the existing buildings dating back to the early 1980s. By mid-1983, the existing office building became fully operational.
- In 1999, the Project site was modified to include additional surface parking lot in front of the existing office building.
- In 2000, the City approved CUP No. 00-07 and PR No. 00-01, a request from the previous tenant, Bank of America, to construct an off-site parking lot at 425 Surveyor (currently addressed 3200 Nasa Street – located at northwest corner of Nasa Street and Surveyor Avenue) to serve as overflow parking.
- In 2002, the City approved PR No. 02-18, a request from the previous tenant, Bank of America, to allow reduction in the required parking stall dimensions and to update the parking lot at the Project site, which resulted in an increase in the total amount of on-site parking spaces from 2,162 spaces to 2,275 spaces.

- On May 31, 2022, the Applicant filed planning entitlements for the Project which included the aforementioned entitlements. Subsequently, based on initial review of the application material, the City determined that an Environmental Impact Report (EIR) would be prepared to identify potentially significant effects the Project would have on the environment in accordance with the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The Applicant proposes to demolish an existing three-story, 637,503 square-foot office building and associated surface parking and landscape areas and construct a new, single-story, 181,500 square-foot parcel delivery facility, consisting of 163,350 square feet of merchandise warehouse space and 18,150 square feet of ancillary office space with associated surface parking and landscape areas.

Site and Floor Plans

The proposed building would be generally located in the center of the Project site and surrounded by vehicle loading and parking areas. The proposed building would be located entirely within the M-1 zone, and surface parking and drive aisles would be located within the M-1 and MU-II zoned portion of the Project Site. The Project would provide a total of 1,065 surface vehicle parking spaces, including 304 automobile spaces, 757 delivery van spaces, and 4 line-haul truck trailer spaces. Additionally, the Project would provide 180 ancillary van spaces (90 loading spaces and 90 staging spaces), and 13 line haul truck loading spaces to support facility operations. The main entrance to the proposed facility, which leads to the ancillary office spaces, is located on eastern side of the proposed building, facing Valencia Avenue, while the line haul truck loading/docking area is located on the western side of the building, facing Surveyor Avenue. The vehicle access would be provided by two driveway approaches on Valencia Avenue, one driveway approach on Nasa Street, and three driveway approaches on Surveyor Avenue. The Project would close the two existing main driveways on Valencia Avenue, including the one located at Valencia Avenue and La Entrada Drive. As part of the Project, the Applicant is proposing to merge the Project site into one single lot. Figures 2 and 3 below are the proposed site plan and floor plans, respectively, and the Project plans and the proposed TPM plans are Attachment A1 through A4 and B, respectively.

Figure 2. Proposed Site Plan

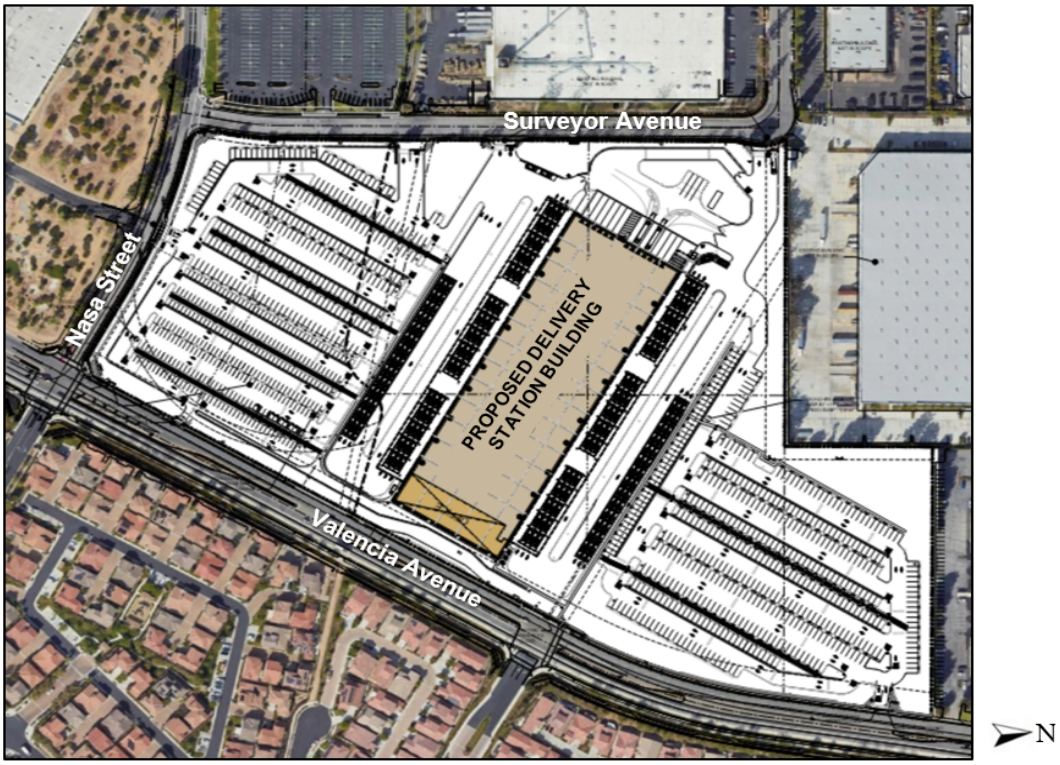
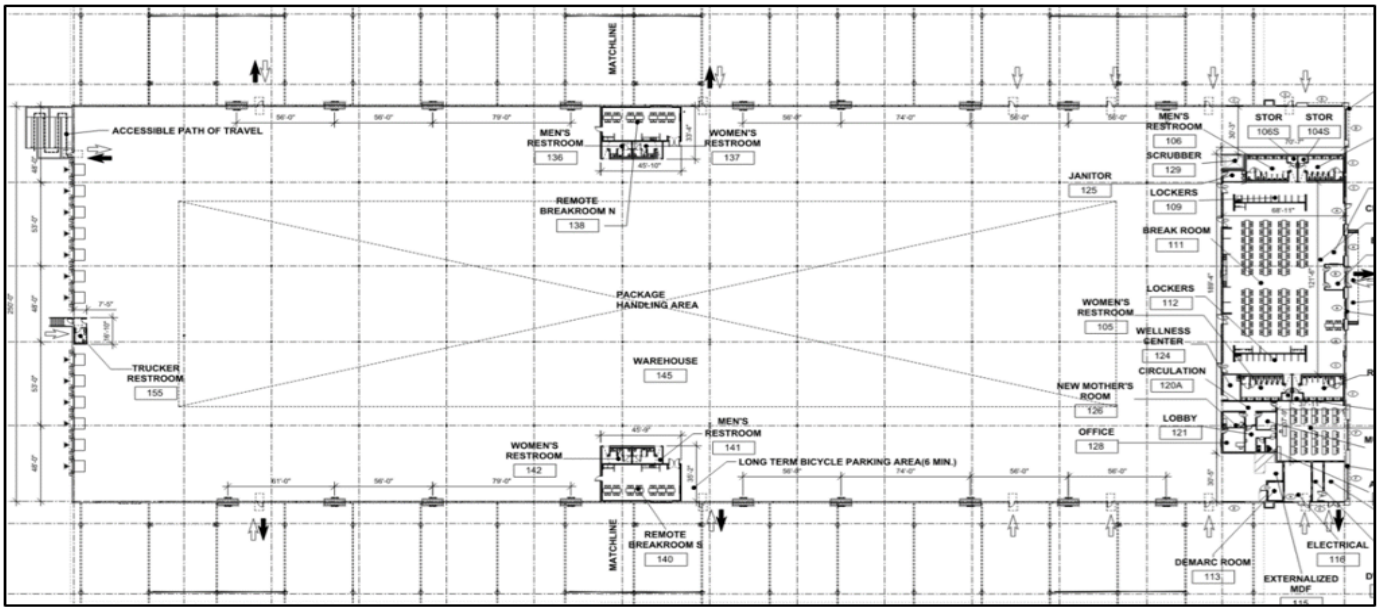


Figure 3. Proposed Floor Plan



Operations

The proposed parcel delivery facility is intended to be occupied and operated by Amazon as part the last mile customer order process. The main purpose of the Project is to absorb portions of the service areas that are currently covered by five existing delivery stations in the region (located in City of industry, Anaheim [two facilities], Bloomington, and March Air Reserve Base), which would reduce the distance traveled by delivery vans throughout the region. The proposed facility would operate 24 hours per day, 7 days per week. The Project would include various security measures to support the 24-hour operations, which include but are not limited to: exterior/interior cameras, motion sensors, an alarm system, an access control system and site lighting.

Per the Applicant's Project Description (Attachment C), the Applicant anticipates a maximum of 31 line haul trucks delivering packages to the Project site each day, primarily between the hours of 10:00 p.m. to 8:00 a.m. The line haul trucks deliveries would be broken down and sorted by delivery routes, placed onto movable racks, and staged for dispatch. The sorted packages are then loaded onto the fleet of delivery vans and flex driver vehicles at appropriate times. The Applicant anticipates a total of 231 Amazon employees would be assigned different shifts to support and supervise the facility operations. Table 3 below describes a typical daily employee shift schedule:

Table 3 – Typical Daily Employee Shift Schedule

Shift	Hours	Employee Count
1st Shift	1:20 a.m. – 1:50 p.m.	159
2nd Shift	9:00 am – 7:30 p.m.	48
3rd Shift	2:00 p.m. – 6:00 p.m.	19
4th Shift	4:00 p.m. – 10:30 p.m.	5

In addition, up to 442 drivers, which includes 345 Delivery Service Partner ("DSP") drivers and 97 Amazon Flex private carriers would work shifts corresponding to the established dispatch/delivery schedule, as shown in Table 4 below:

Table 4 – Delivery Schedule

	Number of Vehicles	Loading/Dispatch Hours[2]	Return to the Facility
DSP Delivery Vans[1]	345	9:50 a.m. to 11:10 a.m. (staggered every 20 minutes)	8:10 p.m. to 9:50 p.m.
Flex (private) Vehicles	Up to 97	4:30 p.m. to 6:00 p.m. (staggered every 15 minutes)	N/A

[1] *DSP drivers would start to arrive at the facility at 9:20 a.m.*

[2] *First wave of DSP delivery vans would leave the facility approximately at 10:10 a.m.*

The proposed employee shifts and delivery departure windows for delivery drivers are generally designed around the rush hour periods so the facility operations do not result in potential negative impact during those periods.

Land Use and Development Standards

The Project complies with the land use and development standards established for the M-1 and MU-II zoning districts. Table 5 below is the land use and zoning conformance table, including the existing development:

Table 5 – Land Use and Zoning Conformance

	Code Standards[1]	**Existing[2]** (Office & Parking Lot)	**Proposed** (industrial, Minor & Parking
Land Use	- "Offices, Administrative & Professional": • Conditional Use Permit (CUP) in M-1 • Permitted in MU-II - "Industrial, Minor"[3]: • Permitted in M-1 - "Automotive, parking lots/structures": • Permitted in M-1 and MU-II	Permitted *A new office development would require a CUP	Permitted
Building Setbacks			
Front (Valencia)	50 ft.	225 ft.	60 ft.
Street Side (Nasa)	10 ft.	560 ft.	689 ft.
Interior Side	0 ft.	130 ft.	210 ft.
Rear (Surveyor)	10 ft	80 ft.	152 ft.
Landscape Setbacks			
Front (Valencia)	20 ft.	20 ft.	20 ft.
Street Side (Nasa)	8 ft.	15 ft.	32 ft.
Interior Side	5 ft.	20 ft.	36 ft.
Rear (Surveyor)	8 ft.	14 ft.	14 ft.
Trees	399	423	520
Height	60 ft.	60 ft.	56 ft.
Lot Coverage	50%	17.8%	19.3% (including canopy areas
Floor Area Ratio (FAR)	0.75	0.47	0.14
Parking	2,550 (office use) 236 (warehouse use)	1,949	1,065

[1] *Stricter standards of M-1 and MU-II zoning districts provided*

[2] *Estimates based on available information*

[3] *"Industrial, Minor" land uses include facilities that consists of the manufacturing, assembling, repairing, testing, processing, warehousing, wholesa research or treatment of goods from fabricated items or raw materials, and product distribution centers that are 200,000 sq. ft. or smaller*

Building Design

The proposed building is rectangular in shape, with two canopies running alongside the north and south building elevation, covering the proposed delivery van loading areas. The proposed elevations of the proposed parcel delivery facility feature a modern design that is comparable to other industrial developments within the vicinity. In general, the Project is designed to be consistent with other similar facilities of the Amazon brand, and utilizes a color scheme involving tones of blue, white, and gray, along with varying materials such as metal and glass, as shown in Figure 4 below.

Figure 4. Proposed Building Rendering



The Project would comply with all applicable 2022 California Green Building Standards Code, and provide sustainability features such as energy efficient appliances and lighting, a solar-ready roof, electric vehicle (EV) charging stations, EV readiness (including four truck spaces), and low-flow water fixtures.

Landscaping

The Project includes new landscaping areas that is comprised of a variety of existing and new trees, shrubs, ground covers and vines, as shown in Table 6 below:

Table 6 – Landscaping

	Code Standards[1]	Proposed
Overall landscape area	51,614 sq. ft.[2]	323,744 sq. ft.
Trees	399	520 (new and existing)
Other plants	N/A	32,928

[1] *Stricter standards of M-1 and MU-II zoning districts provided*

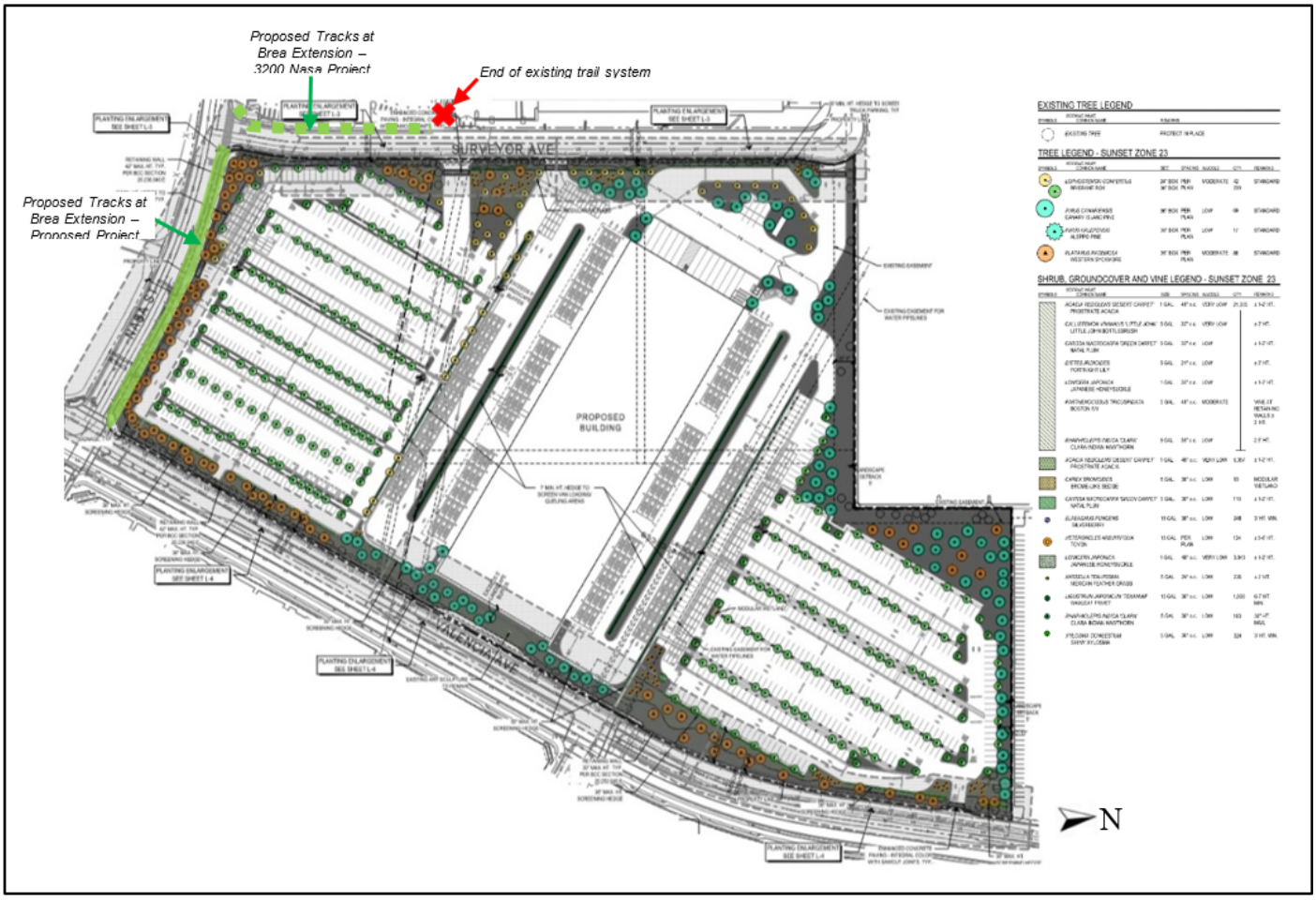
[2] *Calculated based on the required landscape setback area and the dimensions of the Project site*

The Project provides approximately 323,744 square feet of landscaping throughout the Project site, including both parameter landscaping and internal landscaping areas within the site. Out of the 423 existing on-site trees, approximately 356 trees would be removed to accommodate the Project, including a removal of approximately 46 mature London Plane trees along Valencia Avenue and Nasa Street that is necessary to provide a new sidewalk along Valencia Avenue. However, the Project would preserve approximately 67 existing on-site trees and provide approximately 453 new trees within the project site, inclusive of approximately 106 new street adjacent trees, resulting in a total number of approximately 520 on-site trees. The proposed landscaping area and number of trees well exceeds the minimum Code requirements.

Tracks at Brea Extension

The Project proposes improvements to Tracks at Brea, which is a 50-acre linear park with bicycle and pedestrian path that traverses the City across four miles. The Tracks at Brea is part of the regional Orange County's loop trail network (OC Loop), and the existing Tracks at Brea trail improvements ends where it meets Surveyor Avenue. Currently, there is a gap in the overall OC Loop system between where the Tracks at Brea trail ends and the existing trail system that exists further down Valencia Avenue. In an effort to improve the pedestrian circulation within the immediate neighborhood, the Project would provide a new bicycle and pedestrian paths along north side of Nasa Street to extend the Tracks at Brea trail system, to connect a portion of the existing gap in the OC Loop. The proposed paths would begin at the corner of Surveyor Avenue and Nasa Street, wrap around the Nasa Street on the north side, and continue east to Valencia Avenue. Combined with similar improvement along west side of Surveyor Avenue that is expected to be provided by a separate project approved at 3200 Nasa Street, the Project would complete the unfinished Tracks at Brea network. Figure 5 below is the conceptual landscaping plan with details on location of the proposed Tracks at Brea extension.

Figure 5. Conceptual Landscaping Plan



Parking

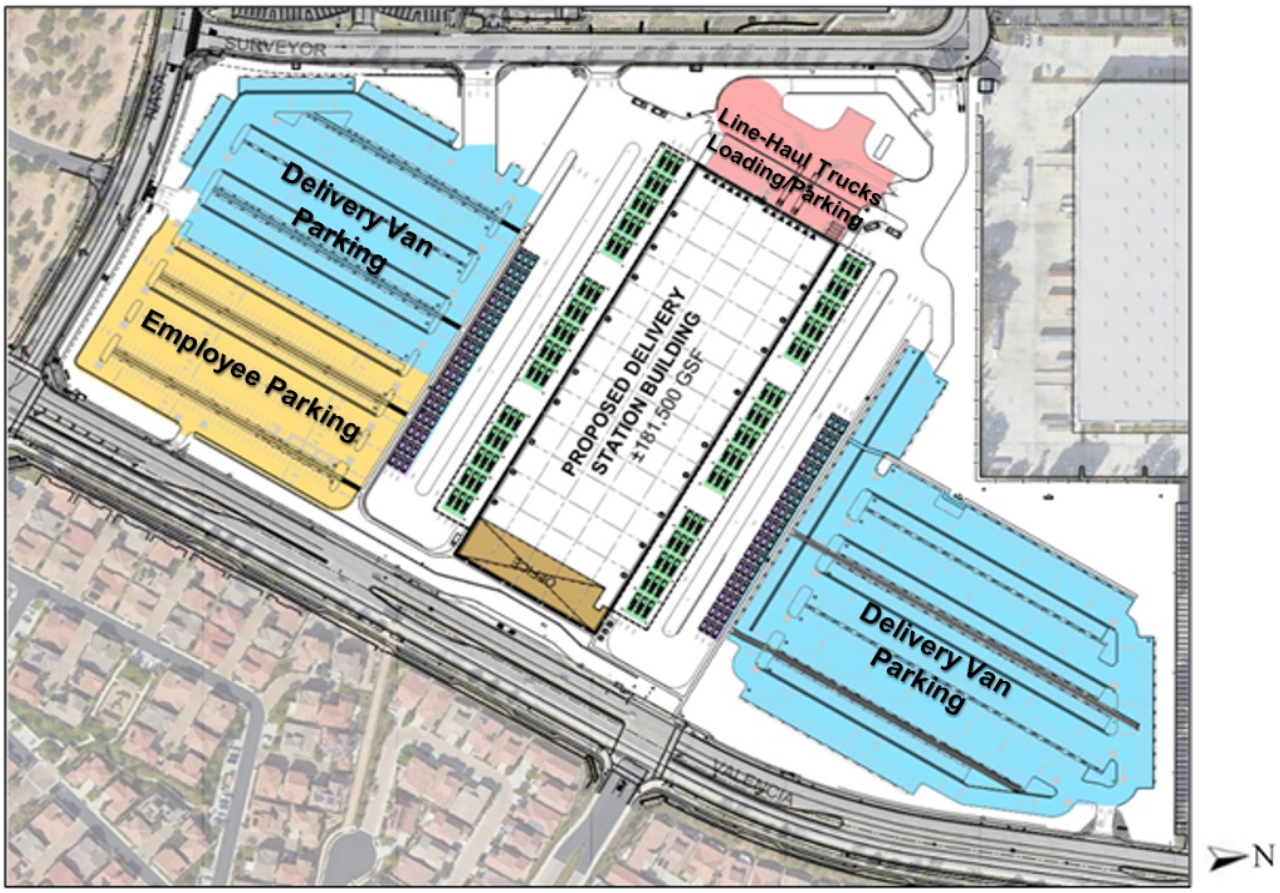
The Project provides a total of 1,065 parking spaces on site, divided into three different designated areas as follows:

Table 7 – Parking Areas

Parking Area	Location
Employee	south of the proposed building, at the corner of Nasa Street and Valencia Avenue
Delivery Vans	North and south side of the proposed building
Line Haul Trucks (loading/parking)	West side of the proposed building

The parking areas would be screened by landscape hedges or retaining walls, or a combination thereof. The proposed parking plan is shown in figure 6 blow.

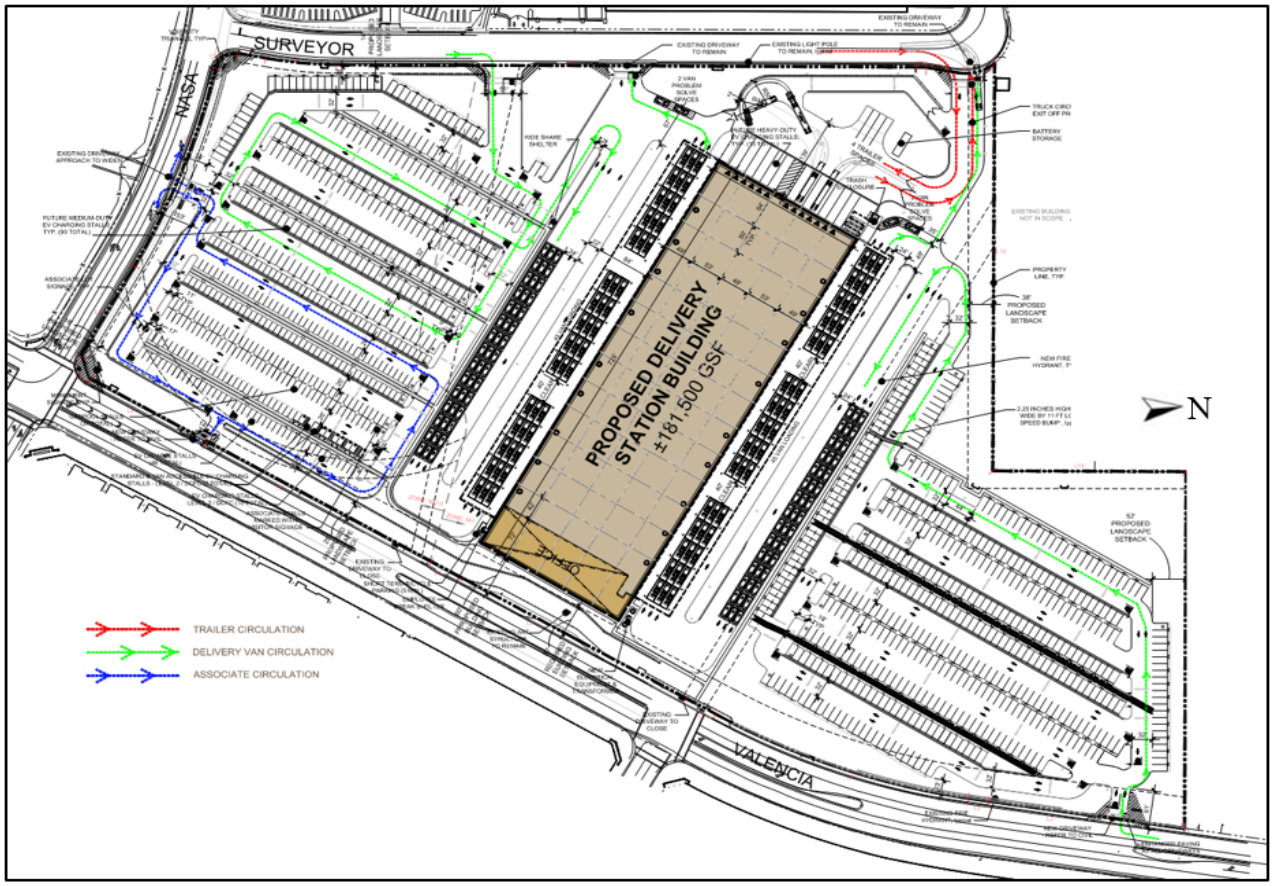
Figure 6. Parking Exhibit



Circulation

The Project includes an established circulation plan that generally separates circulation paths for line haul trucks, delivery vans, and employee vehicles, which is intended to concentrate the main access to the site from the driveway approaches located on Nasa Street and Surveyor Avenue. The proposed vehicle circulation plan is shown in figure 7 below and the details are as follows:

Figure 7. Proposed Vehicle Circulation Plan



- Line Haul Trucks: Line haul trucks will utilize the most northern driveway approach located on Surveyor Avenue for ingress/egress. On-site Truck circulation is limited to the driveway located at the northwest corner of the Project site, adjacent to Surveyor Avenue, and the Truck loading and parking area located west of the proposed building. The truck area would have a dedicated turning area, and while the ingress/egress shares pathway with one of the delivery van circulation paths, it would not conflict with employee vehicle circulation. The off-site Truck route would include Surveyor Avenue, Nasa Street, Valencia Avenue (limited to south of Nasa Street), and Imperial Highway.
- Delivery Vans: There would be two separate circulation paths for delivery vans, as follows:
    - The northern pathway would utilize the northern driveway approach on Valencia Avenue for ingress and the northern driveway approach on Surveyor Avenue for egress. Once on site, the delivery vans would move along the northern portion of the Project site, ultimately wrapping around and lining up along the north side of the proposed building for queuing and loading during dispatch. During the dispatch activities, the delivery vans would leave the Project site via the most northern driveway approach on Surveyor Avenue, and continue on to Nasa Street and Valencia Avenue.
    - The southern pathway would utilize the southern driveway approach on Surveyor Avenue for ingress and the middle driveway approach on Surveyor Avenue for egress. Once on site, the delivery vans would move along the southern portion of the Project site, ultimately wrapping around and lining up along the south side of the proposed building for queuing and loading during dispatch. During the dispatch activities, the delivery vans would leave the Project site via the middle driveway approach on Surveyor Avenue, and continue on to Nasa Street and Valencia Avenue.
- Employee Vehicles: Personal vehicles associated with employees, including delivery van drivers, would utilize the driveway approach on Nasa Street for ingress/egress. The circulation path would wrap around the parking area located on the southeast portion of the Project Site.

Construction Phasing

The Applicant anticipates, if approved, that the demolition of the existing building will occur in two phases, where the larger building to the west of the site would be demolished first, followed by the remaining building to the east. Once demolition is complete, the construction could begin with grading and excavation activities, followed by vertical construction of the propose building, flat work, and landscaping. Project construction is anticipated to occur over a 24-month period, with a completion date of mid 2027.

REQUIRED ENTITLEMENTS

The Project requires the following entitlements:

- Environmental Impact Report (EIR) No. 2023-01: Pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines, the EIR would analyze the environmental impacts resulting from construction and operation of the proposed project.
- Plan Review (PR) No. 2022-09: Pursuant to Section 20.252.050, 20.258.010.D, and 20.408.040.A.2 of the Brea City Code (BCC), the Project requires a Plan Review, subject to the review of the Community Development Director. However, due to the additional entitlement request (Vesting Tentative Parcel Map), this Plan Review is subject to the review and approval of the Planning Commission. The intent of this application to ensure that the Project complies with all applicable development standards.
- Vesting Tentative Parcel Map (TPM) No. 2022-193: Pursuant to BCC Section 18.36, the Project requires a parcel map, to merge the existing lots within the Project site into one lot.

ENVIRONMENTAL REVIEW

The City as the lead agency with the assistance of Michael Baker International Inc. (MBI) prepared the EIR in accordance with the authority and criteria contained in the CEQA Guidelines, and the environmental regulations of the City. The EIR is the highest level of environmental review under CEQA. The purpose of an EIR is to: 1) Evaluate a Project to determine if the Project may have significant effect on the environment; 2) Identify mitigation and analyze alternatives; and 3) Disclose the reasoning behind considering a Project although significant impacts are unable to be avoided or reduced. These specific objective and purpose are required through the EIR process to consider the environmental consequences of discretionary actions before approving plans, policies, or projects.

EIR Timeline:

- On July 13, 2023, the City issued a Notice of Preparation (NOP) informing the public that an EIR is being prepared for the Project and provided information on the planned scoping meeting. The public comment period concluded on August 11, 2023, and a total of 16 agencies and interested parties responded to the NOP and provided written comments.
- On July 24, 2023, the City held a scoping meeting on the Project's EIR. A total of 20 individuals were in attendance, where the majority were residents of the La Floresta community. At the end of the meeting, ten written comments cards were submitted. In general, the comments expressed concerns regarding current and future traffic (including the landfill traffic), noise, air quality, pedestrian safety, trail access, and 24-hour operation.
- On October 30, 2024, the City issued a Notice of Availability (NOA) to provide the public and agency review of the Draft EIR. The NOA also included information regarding the November 12, 2024 Planning Commission meeting.
- On November 6, 2024, the Draft EIR was released for public review. The public review period for the Draft EIR will conclude on January 6, 2025, which exceeds the minimum 45-day public comment review requirement. The Draft EIR is available for the public at the City Hall, the Library, and the Brea Community Center. The Draft EIR is also posted on the City's Website at https://www.ci.brea.ca.us/166/Projects-in-Process.

Once the Draft EIR's public review period concludes, responses to all comments received will be provided as a part of the Final EIR.

Draft EIR Summary:

- Topics that were found not to be significant:

    - Aesthetics
    - Agriculture and Forestry
    - Biological Resources
    - Cultural Resources
    - Geology and Soils
    - Hydrology and Water Quality
    - Land Use and Planning
    - Mineral Resources
    - Population and Housing
    - Public Services
    - Recreation
    - Utilities and Service Systems
    - Wildfires

- Topics that resulted in less than significant/no impact without mitigation:

    - Air Quality
    - Energy
    - Fire Protection
    - Greenhouse Gas Emissions
    - Noise
    - Police Protection
    - Transportation

- Topics that resulted in a less than significant impact with mitigation incorporated:

    - Hazards and Hazardous Materials
    - Tribal Cultural Resources

There are no topics analyzed that resulted in significant and unavoidable impacts. Details of these conclusions, associated mitigations, technical assessments and the environmental narrative are outlined in the DEIR, which can be found at the link provided above.

NEXT STEPS

Once the Final EIR is prepared, the Project and the Final EIR will be presented to the Planning Commission as a public hearing item. As required, public notices will be sent to property owners within 500 feet of the Project site and to interested parties for such meeting. The Public Notice will also be published in the local newspaper. The public and all interested parties will have opportunities to testify before the Planning Commission at that time. At such public hearing, staff would be requesting the Planning Commission for its deliberation of the Project, following the review of the requested entitlements, public comments received, and Planning Commission discussion.

RESPECTFULLY SUBMITTED:

Prepared by: Joanne Hwang, AICP, City Planner

Concurrence by: Jason Killebrew, Deputy City Manager/Community Development Director

Attachments

Attachment A.1 - Project Plans.pdf
Attachment A.2 - Project Plans.pdf
Attachment A.3 - Project Plans.pdf
Attachment A.4 - Project Plans.pdf
Attachment B - TPM.pdf
Attachment C - Applicant's Project Description.pdf

ATTACHMENT A.1

DJT4 - BREA

275 VALENCIA AVE
BREA, CALIFORNIA 92823



SHEET INDEX

1. TITLE SHEET
2. EXISTING SITE PLAN
3. SITE PLAN
4. CONCEPTUAL SECTION @ NASA ST
5. PARKING EXHIBIT
6. PEDESTRIAN ACCESS, FENCING AND RETAINING WALL PLAN
7. AREA PLAN
8. EXISTING GROUND LEVEL FLOOR PLAN
9. EXISTING LEVEL 2 FLOOR PLAN
10. EXISTING LEVEL 3 FLOOR PLAN
11. PARTIAL CONCEPTUAL FLOOR PLAN
12. PARTIAL CONCEPTUAL FLOOR PLAN
13. BUILDING SECTIONS
14. CONCEPTUAL ELEVATIONS
15. ROOF PLAN
16. DOOR SCHEDULE AND TYPES
17. WINDOW SCHEDULE AND TYPES
18. DETAILS
19. CONCEPTUAL SIGNAGE DETAILS
20. CONCEPTUAL SIGNAGE DETAILS
21. CONCEPTUAL SIGNAGE DETAILS
22. CONCEPTUAL SIGNAGE DETAILS
23. CONCEPTUAL SIGNAGE DETAILS
24. CONCEPTUAL SIGNAGE DETAILS
25. PERSPECTIVE VALENCIA VIEW
26. PERSPECTIVE VALENCIA VIEW
27. PERSPECTIVE NORTH ELEVATION
28. PERSPECTIVE SOUTH ELEVATION
29. PERSPECTIVE NASA VIEW
30. PERSPECTIVE SURVEYOR VIEW
31. MATERIAL BOARD
32. CONCEPTUAL PHOTOMETRIC PLAN

L-0 LANDSCAPE TITLE SHEET
L-1 EXISTING TREE AND SHRUB PLAN
L-2 PLANTING ENLARGEMENT PLAN
L-4 PLANTING ENLARGEMENT PLAN
L-5 CONCEPTUAL IRRIGATION PLAN
L-6 PLANTING IMAGES

C1.0 GRADING & DRAINAGE PLAN
C1.1 GRADING PLAN & DRAINAGE
C1.2 GRADING & DRAINAGE PLAN
C1.3 GRADING & DRAINAGE PLAN
C2.0 CIVIL SITE PLAN
C2.1 CIVIL SITE PLAN
C2.2 CIVIL SITE PLAN
C2.3 CIVIL SITE PLAN
C3.0 CUT & FILL PLAN
C3.1 CUT & FILL PLAN
C3.2 CUT & FILL PLAN
C3.3 CUT & FILL PLAN
C4.0 SITE SECTIONS
C4.1 SITE SECTIONS
C5.0 UTILITY DEMOLITION PLAN
C5.1 UTILITY PLAN
C5.2 UTILITY PLAN
C5.3 UTILITY PLAN
C5.4 UTILITY PLAN
C5.5 NOTES

2 ALTA/ NSPS LAND TITLE SURVEY

OWNER

AMAZON.COM SERVICES LLC
410 TERRY AVE. N
SEATTLE, WA
98109-5210

GENERAL CONTRACTOR

T.B.D.

ARCHITECT

WARE MALCOMB

10 EDELMAN
IRVINE, CA 92618

TIM REED
P 949.660.9128
treed@waremalcomb.com

CIVIL ENGINEER

WARE MALCOMB

10 EDELMAN
IRVINE, CA 92618

NOAH RAMOS
P 949.660.9128
nramos@waremalcomb.com

ENTITLEMENTS REQUESTED

- PLAN REVIEW FOR DEVELOPMENT IN THE M-I AND MU-II ZONES PURSUANT TO CITY OF BREA CITY CODE ("BCC") SECTION 20.408.040
- VESTING TENTATIVE PARCEL MAP NO 2022-193 FOR A PROPOSED SUBDIVISION ON THE SITE PURSUANT TO BCC SECTION 18.36
- OTHER DISCRETIONARY AND MINISTERIAL PERMITS AND APPROVALS THAT MAY BE DEEMED NECESSARY, INCLUDING, BUT NOT LIMITED TO, TEMPORARY STREET CLOSURE PERMITS, GRADING PERMITS, BUILDING PERMITS, SIGN PERMITS, AND TREE REMOVAL PERMITS

ZONING CONFORMANCE

BUILDING AND SITE HAVE BEEN DESIGNED TO CURRENT BREA CITY CODE - TITLE 20 ZONING CODE.

M-1 REQUIRED BUILDING SETBACKS

FRONT (VALENCIA):	50 FT
SIDE (NASA):	10 FT
SIDE (INTERIOR):	0 FT
REAR (SURVEYOR):	10 FT

M-1 REQUIRED LANDSCAPE SETBACKS

FRONT (VALENCIA):	20 FT
SIDE (NASA):	8 FT
SIDE (INTERIOR):	5 FT
REAR (SURVEYOR):	8 FT
ALLOWABLE MAX. HEIGHT:	60 FT
ALLOWABLE LOT COVERAGE:	50%

M-1 REQUIRED PARKING

TOTAL STALLS:	236 STALLS
EV CAPABLE:	46 STALLS
EV CHARGING STATIONS:	16 STALLS

MU-II REQUIRED BUILDING SETBACKS

FRONT (VALENCIA):	0 FT
SIDE (NASA):	10 FT
SIDE (INTERIOR):	0 FT
REAR (SURVEYOR):	10 FT

MU-II REQUIRED LANDSCAPE SETBACKS

FRONT (VALENCIA):	20 FT
SIDE (NASA):	8 FT
SIDE (INTERIOR):	5 FT
REAR (SURVEYOR):	8 FT
ALLOWABLE MAX. HEIGHT:	60 FT
ALLOWABLE LOT COVERAGE:	50%

MU-II REQUIRED PARKING

TOTAL STALLS:	0 STALLS
EV CAPABLE:	0 STALLS
EV CHARGING STATIONS:	0 STALLS

PROPOSED BUILDING SETBACKS

FRONT (VALENCIA):	60 FT
SIDE (NASA):	689 FT
SIDE (INTERIOR):	210 FT
REAR (SURVEYOR):	152 FT

PROPOSED LANDSCAPE SETBACKS

FRONT (VALENCIA):	20 FT
SIDE (NASA):	32 FT
SIDE (INTERIOR):	36 FT
REAR (SURVEYOR):	14 FT
PROPOSED MAX. HEIGHT:	56 FT
PROPOSED COVERAGE AREA:	266,342 SF
PROPOSED SITE AREA:	1,376,504 SF
PROPOSED LOT COVERAGE:	19.3%

PROPOSED PARKING

TOTAL STALLS:	304 STALLS
EV CAPABLE:	46 STALLS
EV CHARGING STATIONS:	18 STALLS

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 15, 16, 17 AND 18 OF TRACT NO. 8600, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 453, PAGES 41 THROUGH 45 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM PORTIONS OF LOTS 16 AND 17, THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET, MEASURED VERTICALLY FROM THE SURFACE THEREOF, BUT WITH NO RIGHT OF SURFACE ENTRY THEREON, AS RESERVED IN A DEED RECORDED FEBRUARY 1, 1979 IN BOOK 13022 PAGE 1143 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF ONE HUNDRED (100) FEET MEASURED VERTICALLY FROM THE SURFACE THEREOF, WITH NO RIGHT OF SURFACE ENTRY THEREON, AS RESERVED IN A DEED RECORDED JULY 20, 1979 IN BOOK 13236, PAGE 573 OF OFFICIAL RECORDS.

PARCEL B:

LOTS 5, 6, 9, 10 AND 11 OF TRACT NO. 9762, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 442 PAGES 16 THROUGH 19 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE OF THE LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS SET FORTH IN DEED RECORDED FEBRUARY 1, 1979 IN BOOK 13022 PAGE 1143 OF OFFICIAL RECORDS AND IN DEED RECORDED MARCH 15, 1978 IN BOOK 12598 PAGE 441 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF ONE HUNDRED (100) FEET, MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF, BUT WITHOUT ANY RIGHT TO ENTER UPON, INTO OR THROUGH THE SURFACE OR SUBSURFACE LYING ABOVE A DEPTH OF ONE HUNDRED (100) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE OF SAID LAND, AS RESERVED BY MORELAND DEVELOPMENT COMPANY IN DEED RECORDED DECEMBER 27, 1979 IN BOOK 13446, PAGE 1106 OF OFFICIAL RECORDS.

DESCRIPTION OF WORK

SCOPE OF WORK UNDER THIS PERMIT:

THE APPLICANT PROPOSES THE DEMOLITION OF THE EXISTING OFFICE BUILDING, AND DEVELOPMENT OF A NEW 181,500 SF, SINGLE-STORY (56'-0") PARCEL DELIVERY FACILITY AT THE SITE (THE "PROJECT"). THE PROJECT IS COMPRISED OF APPROXIMATELY 163,350 SF OF WAREHOUSE SPACE WHERE PACKAGES WOULD BE DELIVERED BY LINE HAUL TRUCKS, SORTED, LOADED ON TO DELIVERY VANS AND DELIVERED TO THEIR FINAL DESTINATIONS. AN ADDITIONAL 18,150 SF WOULD BE USED FOR ACCESSORY OFFICE AND AMENITY SPACE FOR EMPLOYEES OF THE FACILITY. THE PROJECT WOULD INCLUDE ONSITE EMPLOYEE AND DELIVERY VAN PARKING STALLS.

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION

OCCUPANCY	SECTION	USE	PROPOSED AREA (SF)
S-1 / STORAGE	(311)	MAIN OCCUPANCY	SEE ALLOWABLE AREA BELOW
B / BUSINESS	(304)	SEPARATED OCCUPANCY	SEE ALLOWABLE AREA BELOW
A-2 / ASSEMBLY	(303)	ACCESSORY OCCUPANCY	SEE ALLOWABLE AREA BELOW

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE BUILDING HEIGHT

MOST RESTRICTIVE OCCUPANCY_____ S-1

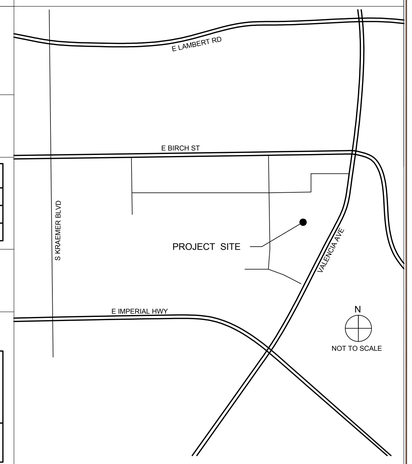
S-1 MAIN OCCUPANCY	SPRINKLER CONDITION	(TABLE 504.3) ALLOWABLE BUILDING HEIGHT IN FEET	(TABLE 504.3) ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE	PROPOSED HEIGHT IN FEET	SPRINKLER CONDITION
	S	75'-0"	3 STORY	56'-0"	1 STORY

ALLOWABLE BUILDING HEIGHT

UNLIMITED AREA ALLOWED PER 507.4
W/ AUTOMATIC SPRINKLER AND OPEN YARDS GREATER THAN 60 FEET ON ALL SIDES

PROPOSED TOTAL BUILDING AREA_____181,500 SF

VICINITY MAP



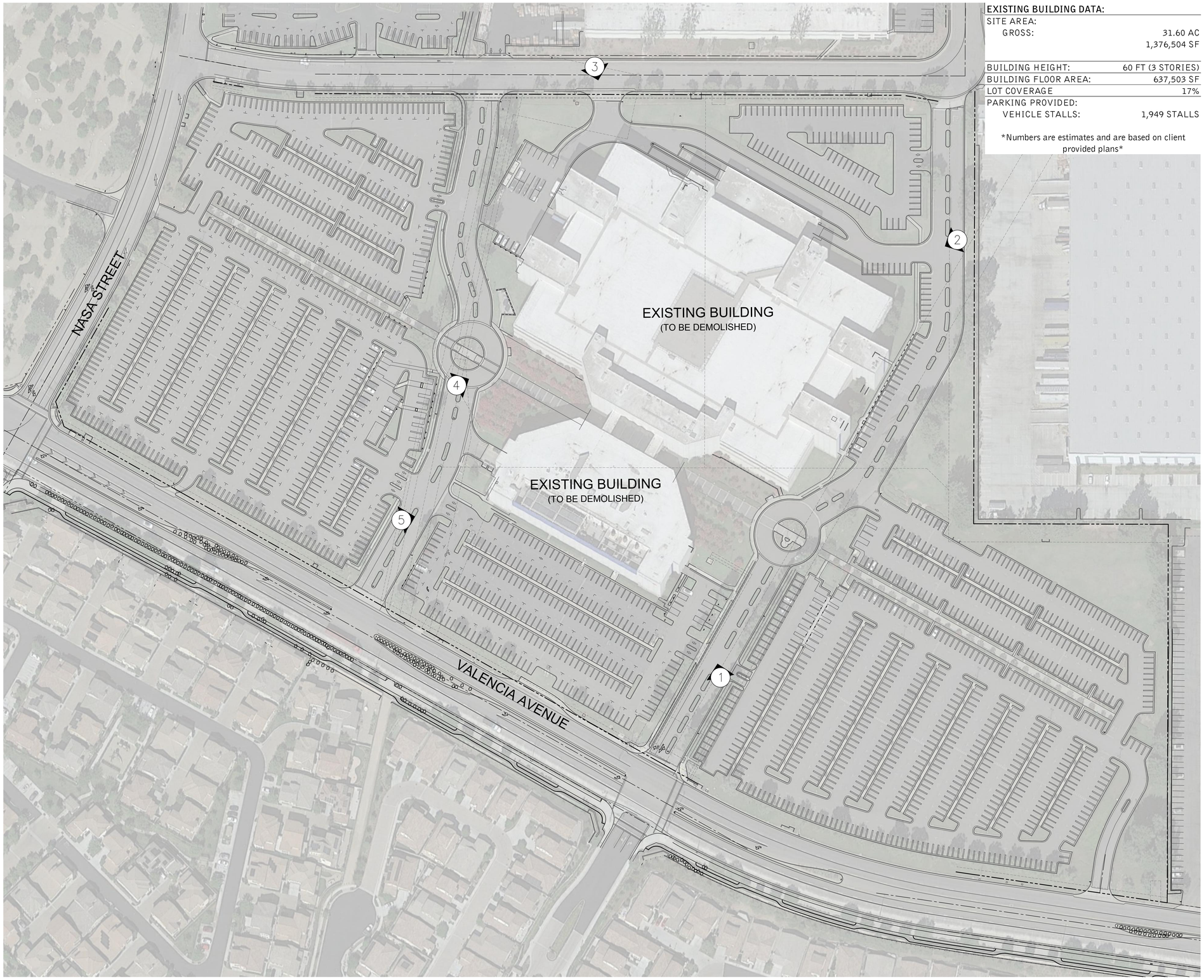
TITLE PAGE

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
07.14.2023

SHEET
1



EXISTING BUILDING DATA:

SITE AREA:	
GROSS:	31.60 AC
	1,376,504 SF
BUILDING HEIGHT:	60 FT (3 STORIES)
BUILDING FLOOR AREA:	637,503 SF
LOT COVERAGE	17%
PARKING PROVIDED:	
VEHICLE STALLS:	1,949 STALLS

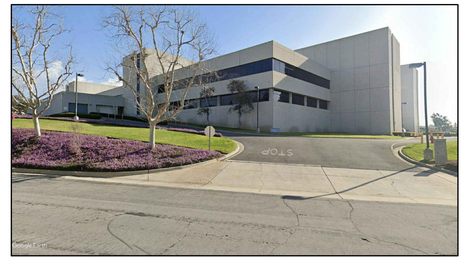
Numbers are estimates and are based on client provided plans



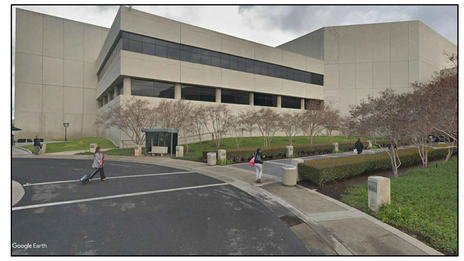
EXISTING PHOTO 1



EXISTING PHOTO 2



EXISTING PHOTO 3



EXISTING PHOTO 4



EXISTING PHOTO 5

1" = 60'

0 30 60 150 300

NORTH

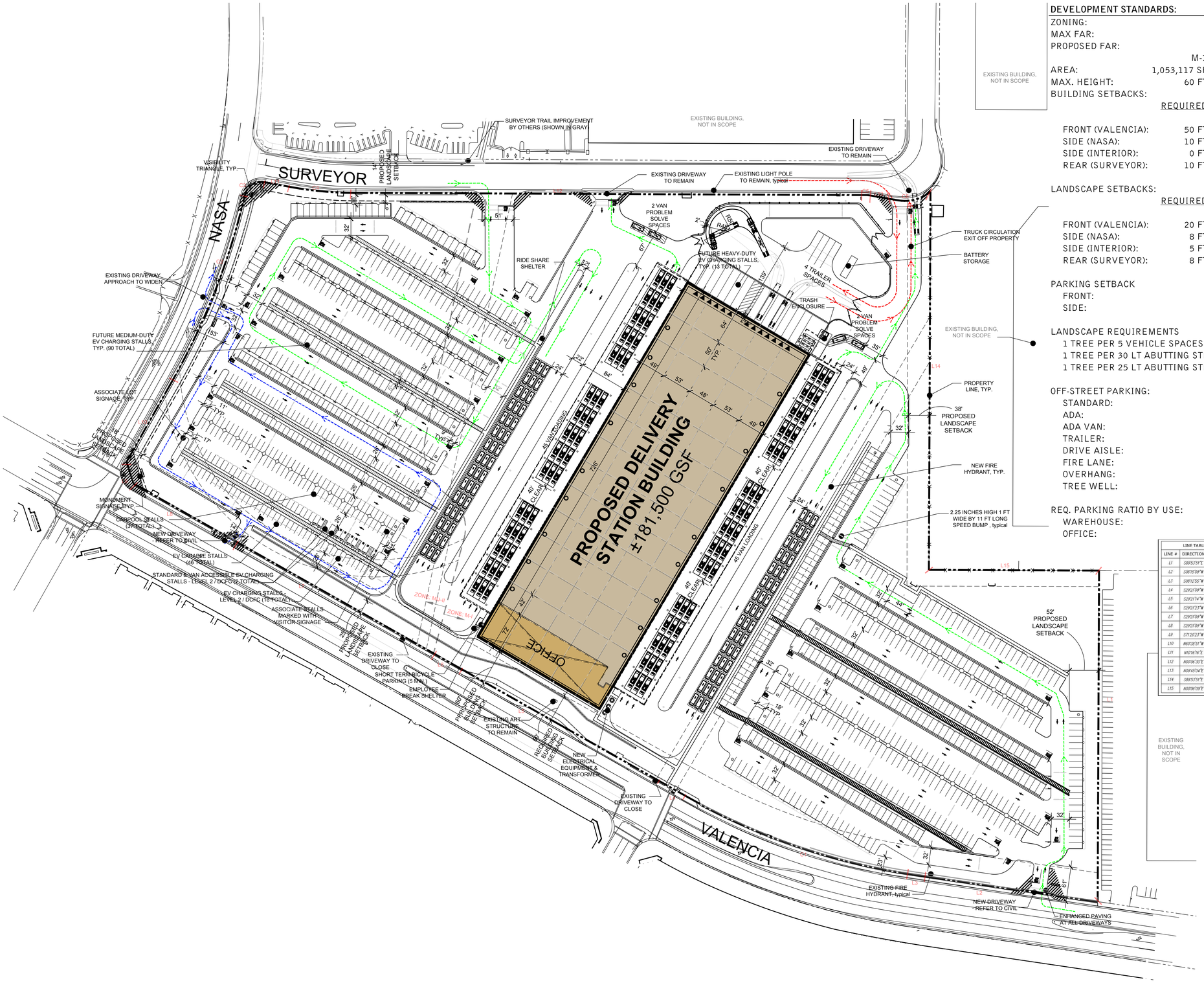
Existing Site Plan

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
05.17.2022

SHEET
2



DEVELOPMENT STANDARDS:			
ZONING:			M-1; MU-II
MAX FAR:			2.0:1
PROPOSED FAR:			0.14
	M-1	MU-II	
AREA:	1,053,117 SF	323,387 SF	
MAX. HEIGHT:	60 FT	60 FT	56 FT
BUILDING SETBACKS:			
	REQUIRED	REQUIRED	PROVIDED
FRONT (VALENCIA):	50 FT	0 FT	60 FT
SIDE (NASA):	10 FT	10 FT	689 FT
SIDE (INTERIOR):	0 FT	0 FT	210 FT
REAR (SURVEYOR):	10 FT	10 FT	152 FT
LANDSCAPE SETBACKS:			
	REQUIRED	REQUIRED	PROVIDED
FRONT (VALENCIA):	20 FT	20 FT	20 FT
SIDE (NASA):	8 FT	8 FT	32 FT
SIDE (INTERIOR):	5 FT	5 FT	36 FT
REAR (SURVEYOR):	8 FT	8 FT	14 FT
PARKING SETBACK			
FRONT:			15 FT
SIDE:			15 FT
LANDSCAPE REQUIREMENTS			
1 TREE PER 5 VEHICLE SPACES			
1 TREE PER 30 LT ABUTTING STREETS IN M-I			
1 TREE PER 25 LT ABUTTING STREETS IN MU-II			
OFF-STREET PARKING:			
STANDARD:			9X19
ADA:			9X19
ADA VAN:			12X18
TRAILER:			12X55
DRIVE AISLE:			28 FT
FIRE LANE:			26 FT
OVERHANG:			2 FT
TREE WELL:			5 FT
REQ. PARKING RATIO BY USE:			
WAREHOUSE:			1/1000 SF
OFFICE:			1/250 SF

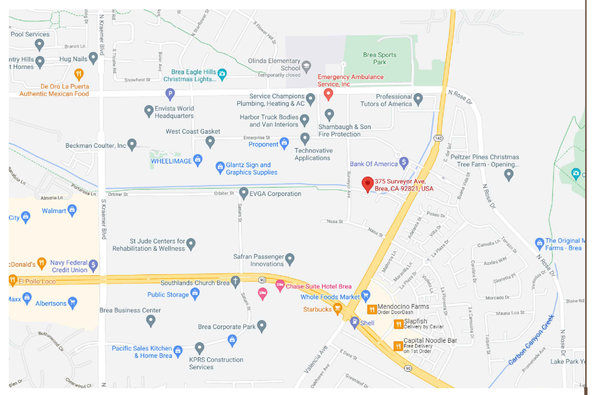
PROJECT DATA:			
SITE AREA:			
GROSS:			31.60 AC
			1,376,504 SF
DELIVERY STATION BUILDING:			181,500 SF
BUILDING USE:			
WAREHOUSE			163,350 SF
OFFICE		@ 10%	18,150 SF
COVERED STRUCTURES*			84,842 SF
LOT COVERAGE:			266,342 SF
		÷	1,376,504 SF
PROVIDED			19.3%
ALLOWED			50.0%
GROSS:			
PARKING REQUIRED:			
WAREHOUSE	1/1000 SF		163 STALLS
OFFICE	1/250 SF		73 STALLS
TOTAL			236 STALLS
PARKING PROVIDED:			
ASSOCIATE STALLS (9'X19'):			304 STALLS
			@1.67/1000 SF
	REQUIRED		PROVIDED
REQ. ACCESSIBLE	*8 STALLS*		*8 STALLS*
VAN FLEET STALLS (11'X24'):			757 STALLS
TRAILER:			4 STALLS
TOTAL PARKING PROVIDED			1,065 STALLS
EV PARKING:			
	REQUIRED		PROVIDED
TOTAL EV STALLS	62 STALLS		64 STALLS
EV LIGHT-DUTY CAPABLE	46 STALLS		46 STALLS
EV CHARGING STATIONS	16 STALLS		18 STALLS
EV MEDIUM-DUTY & HEAVY-DUTY PARKING:			
			PROVIDED
EV MEDIUM-DUTY CAPABLE			90 STALLS
EV HEAVY-DUTY CAPABLE			13 STALLS
CARPOOL PARKING:			
	REQUIRED		PROVIDED
TOTAL STALLS	37 STALLS		37 STALLS
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS			13
O GRADE-LEVEL DOORS			18
METHANE ZONE:	YES		
FIRE ZONE:	YES (VHFHSZ)		
LIQUEFACTION ZONE:	SEE SOILS REPORT		

NOTES:
1) COVER STRUCTURES INCLUDE EMPLOYEE BREAK SHELTER, RIDE SHARE SHELTER, TRASH ENCLOSURE, AND VAN LOADING CANOPY
2) ADDITIONAL 400 KVA REQUIRED FOR MEDIUM AND HEAVY-DUTY EVSE REQUIREMENT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°57'51"E	583.36'
L2	S08°15'09"W	303.06'
L3	S08°12'55"W	25.93'
L4	S29°21'09"W	58.98'
L5	S29°21'14"W	403.81'
L6	S29°21'23"W	52.58'
L7	S29°21'09"W	394.07'
L8	S29°21'09"W	211.50'
L9	S71°20'23"W	40.36'
L10	N60°38'51"W	166.00'
L11	N15°16'16"E	46.82'
L12	N00°06'30"E	903.20'
L13	N09°45'04"E	50.00'
L14	S89°57'51"E	666.53'
L15	N00°06'09"E	300.01'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1150.00'	21°06'00"	423.50'
C2	1230.00'	16°21'07"	351.04'
C3	30.00'	87°16'11"	45.69'
C4	630.00'	10°09'46"	111.75'
C5	45.00'	9°38'38"	7.57'
C6	70.00'	49°44'27"	60.77'

TRAILER CIRCULATION
DELIVERY VAN CIRCULATION
ASSOCIATE CIRCULATION



1" = 60'
0 30 60 150 300
NORTH

REV 12

Site Plan

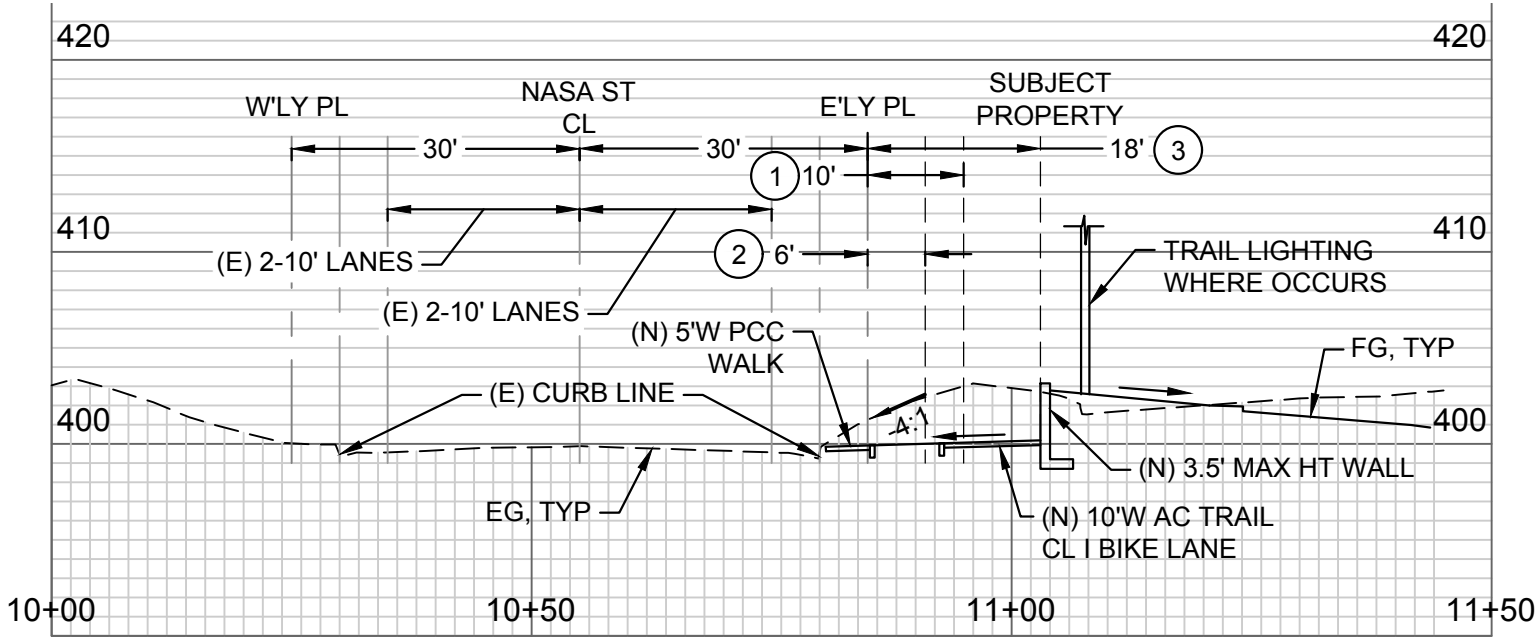
275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
09.05.2024

SHEET
3

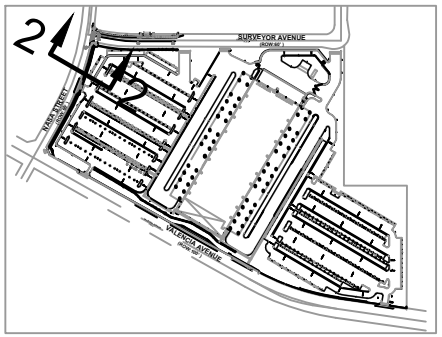
SECTION 2-2
NASA ST



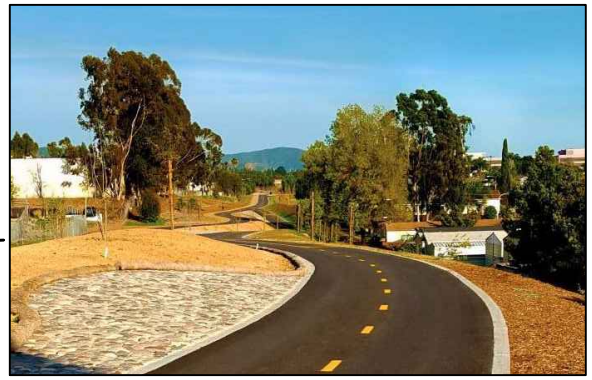
1. (E) EASEMENT FOR UNDERGROUND COMMUICATION UTILITIES
2. (E) EASEMENT FOR ELECTRICAL LINES
3. PROPOSED LANDSCAPE SETBACK

0 10 20 40

SCALE: Hor: 1" = 20'
SCALE: Vert: 1" = 10'



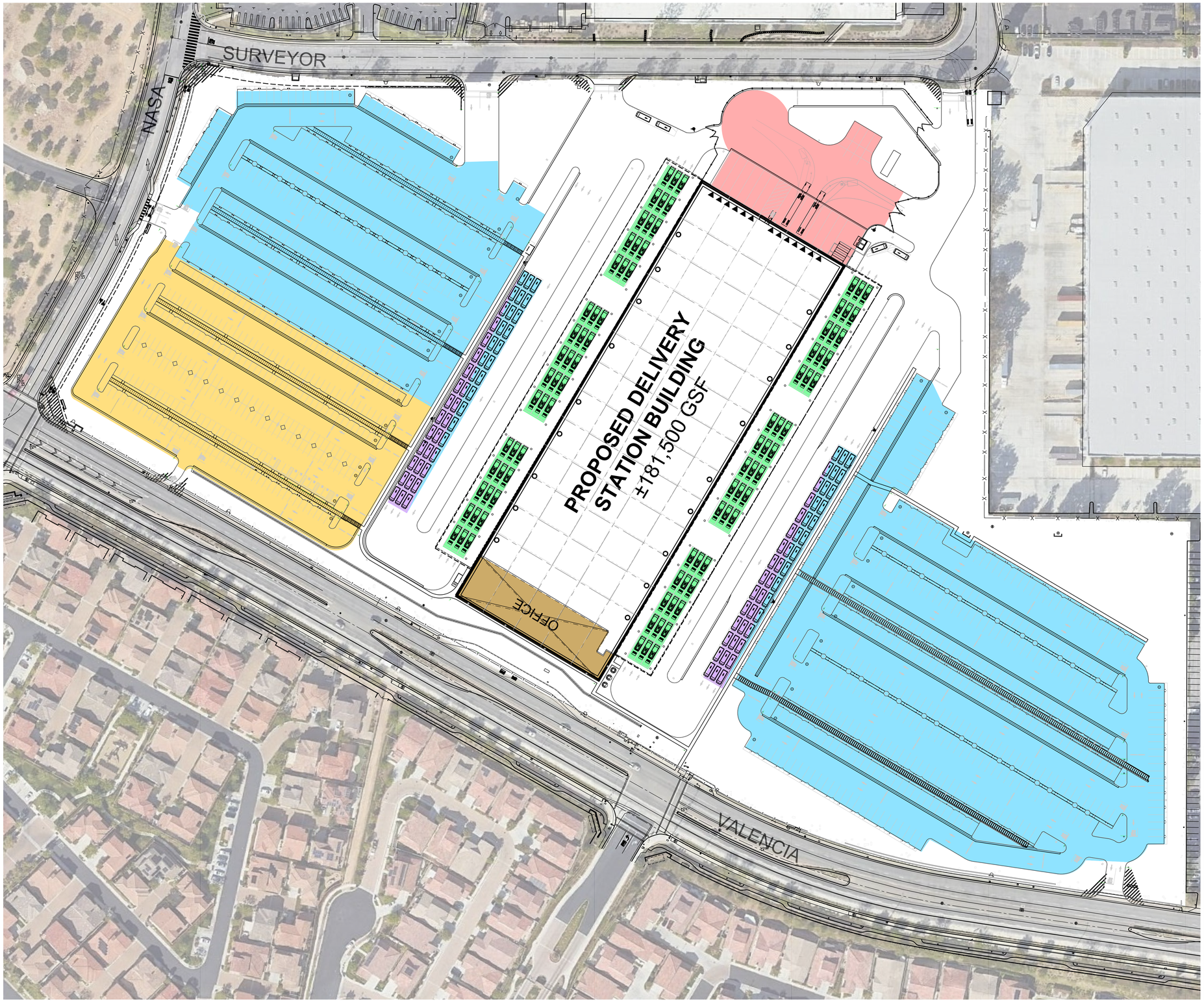
KEY MAP
SCALE: 1" =N.T.S '



CONCEPTUAL

10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com
WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

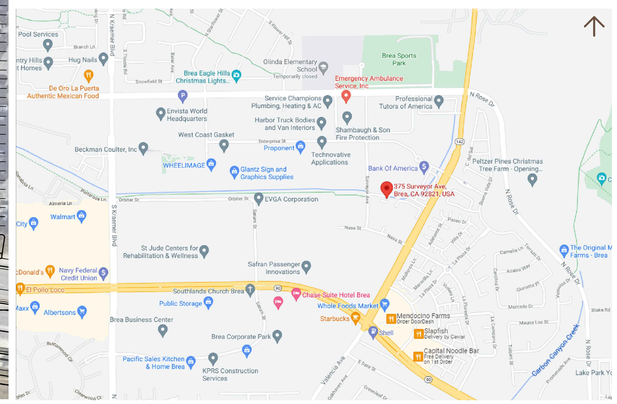
PROJECT NAME: DJT4 CONCEPTUAL SECTION @ NASA ST			SHEET 4
JOB NO.: IRV21-5032	DATE : 04.04.2024		
DRAWN:	PA/PM:	SCALE:	



CATEGORY	PROVIDED
ASSOCIATE LOT	
TOTAL ASSOCIATE LOT PARKING	304
ADA PARKING	8
EV CHARGING ADA PARKING	2
EV LIGHT-DUTY CAPABLE PARKING	46
EV CHARGING PARKING	18
CARPOOL / VANPOOL PARKING	37
VAN LOT	
TOTAL VAN PARKING (11'X24')	757
LOADING & STAGING AREA	
VAN STAGING SPACES*	90
VAN LOADING SPACES	90
EV MEDIUM-DUTY CAPABLE PARKING	90
TRUCK YARD	
LOADING DOCK SPACES	13
TRAILER PARKING SPACES (INCL. HOSTLER)	4
EV HEAVY-DUTY CAPABLE PARKING	13
*VAN STAGING ALSO REFERRED TO AS VAN QUEUEING	

VISITOR PARKING NOTE:

THIS SITE IS NOT INTENDED TO BE PUBLIC FACILITY, HOWEVER, IS NOT GATED OR A CONTROLLED ACCESS CAMPUS. SIGNAGE IDENTIFIED ON THIS PLAN WILL PROVIDE WAYFINDING FOR RARE/ERRANT VISITORS TO PARK IN SELECT IDENTIFIED ASSOCIATED PARKING STALLS.



1" = 10'

0 5 10 20 50

NORTH

REV 11

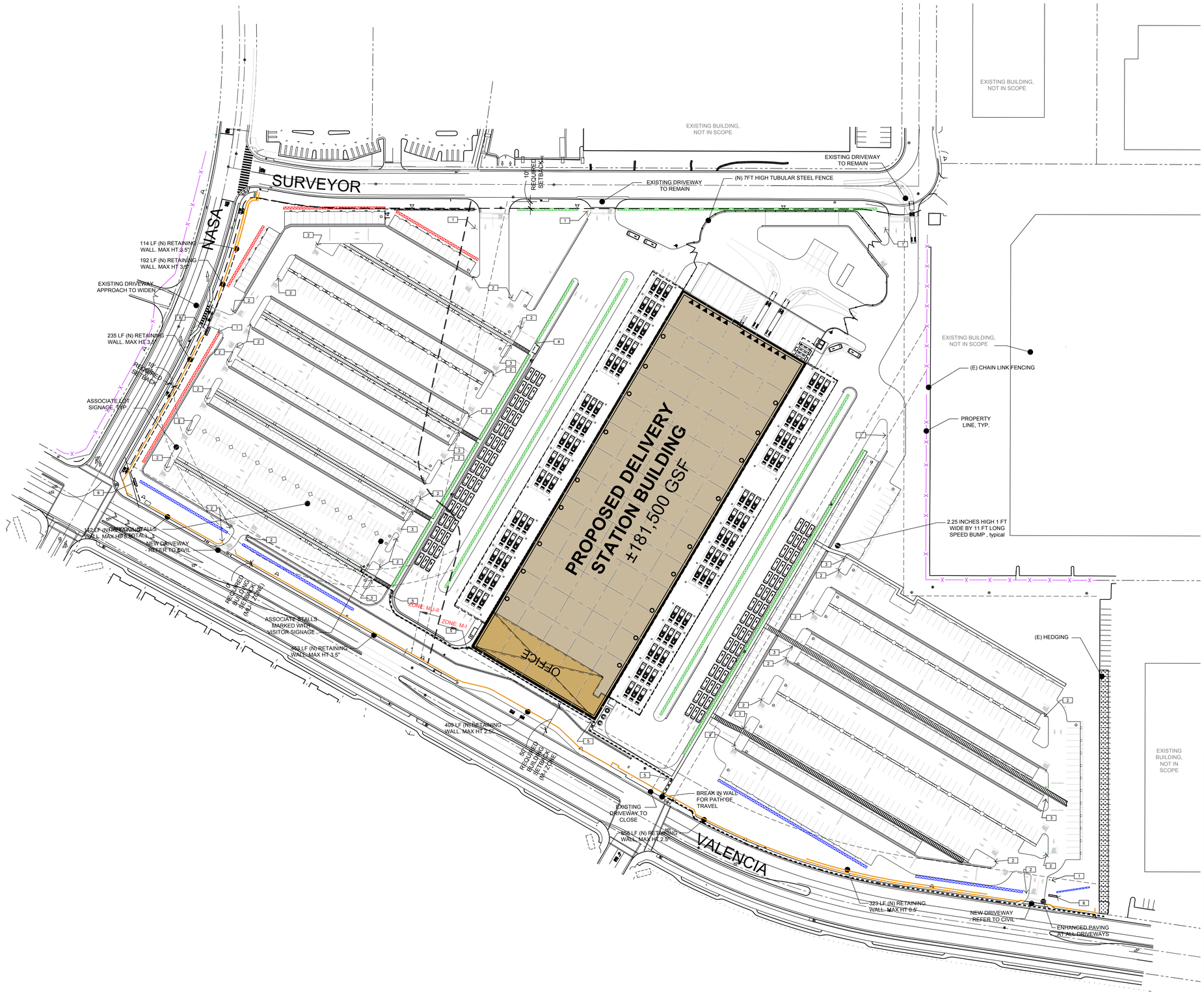
Parking Exhibit

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
07.14.2023

SHEET
5

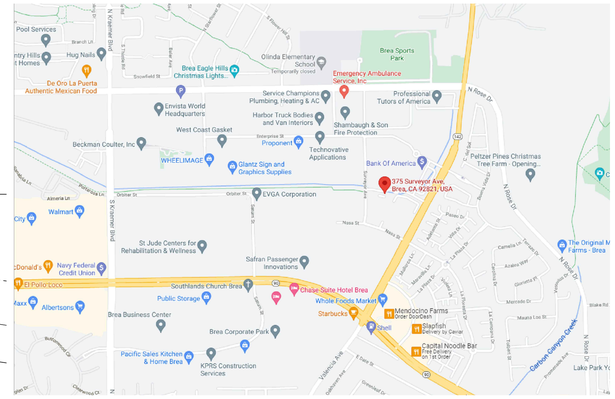


LEGEND

- ACCESSIBLE PATH OF TRAVEL
- MAX. 30" TALL HEDGE TO SCREEN PARKING. REFER TO LANDSCAPE DRAWINGS
- MIN. 3FT TALL HEDGE TO SCREEN PARKING. REFER TO LANDSCAPE DRAWINGS
- MIN. 7FT TALL HEDGE TO SCREEN BUILDING. REFER TO LANDSCAPE DRAWINGS
- RETAINING WALL (HEIGHT PER PLAN). FINISH TO BE SPLIT FACE CMU OR APPROVED EQUAL
- EXISTING CHAIN LINK FENCING TO REMAIN
- TUBULAR STEEL FENCING

SIGNAGE KEYNOTES

1. 5 MPH SPEED LIMIT SIGN
2. STOP SIGN
3. PEDESTRIAN CROSSING SIGN
4. RIDESHARE DROP OFF & PICK UP SIGN
5. WAYFINDING SIGN
6. MONUMENT SIGN



1" = 60'

0 30 60 150 300

NORTH

REV 11

Pedestrian Access / Fencing and Retaining Wall Plan

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
07.14.2023

SHEET
6



1" = 60'

0 30 60 150 300

NORTH

REV 12

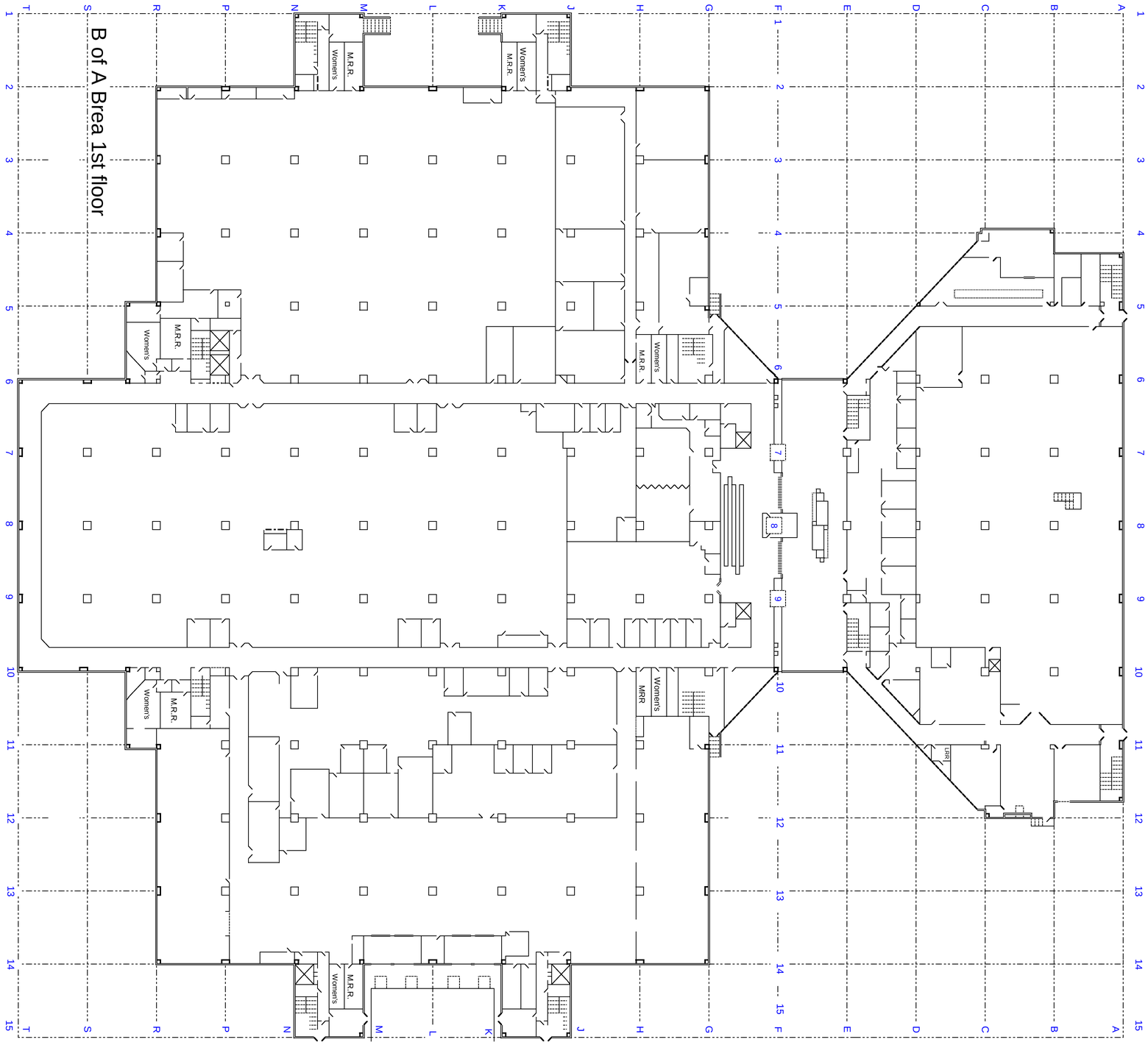
Area Plan

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
07.10.2023

SHEET
7



SCALE: 1" = 20'

NORTH

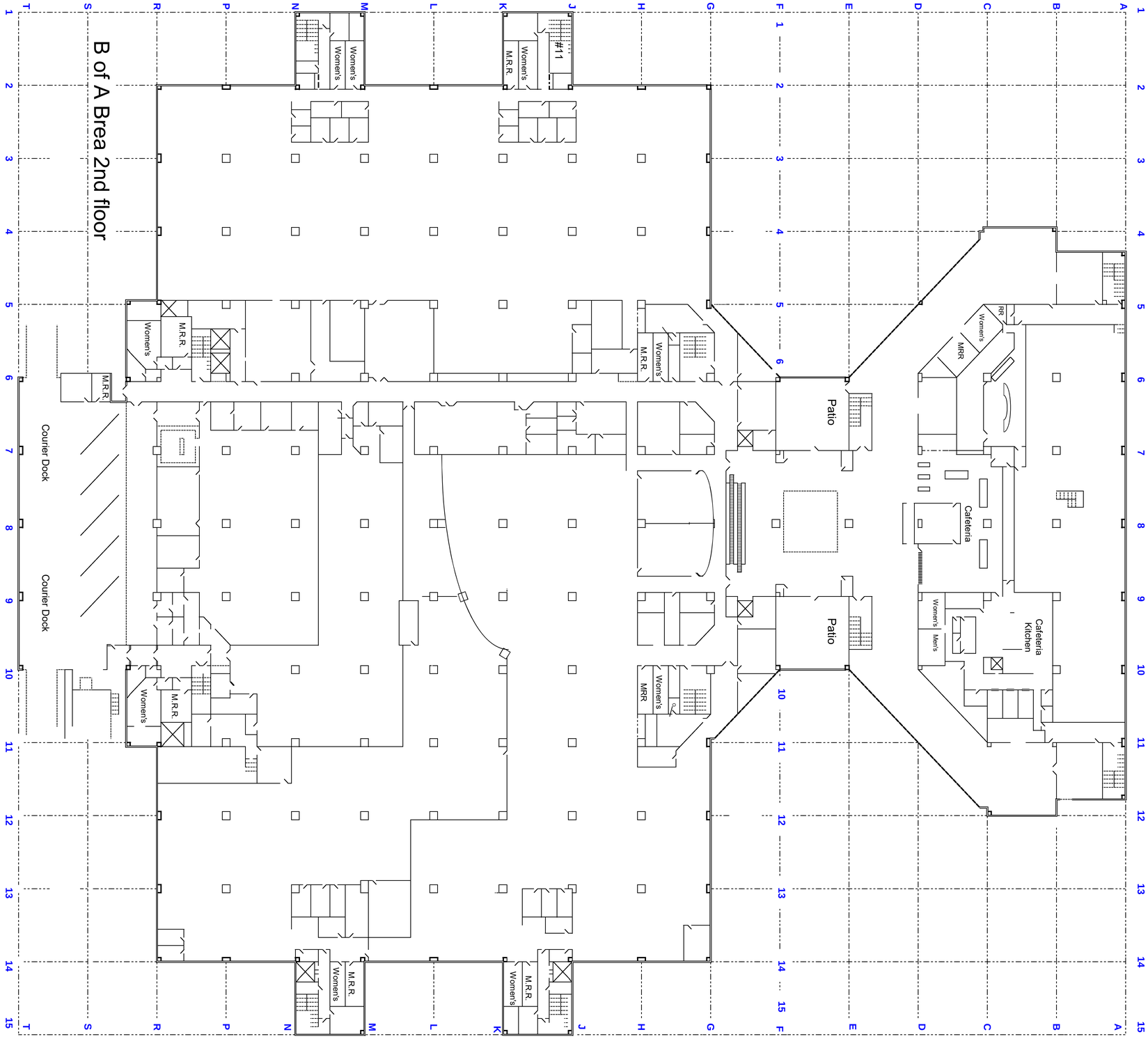
Existing Building - Ground Level Floor Plan

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
08.21.2023

SHEET
8



SCALE: 1" = 20'

NORTH

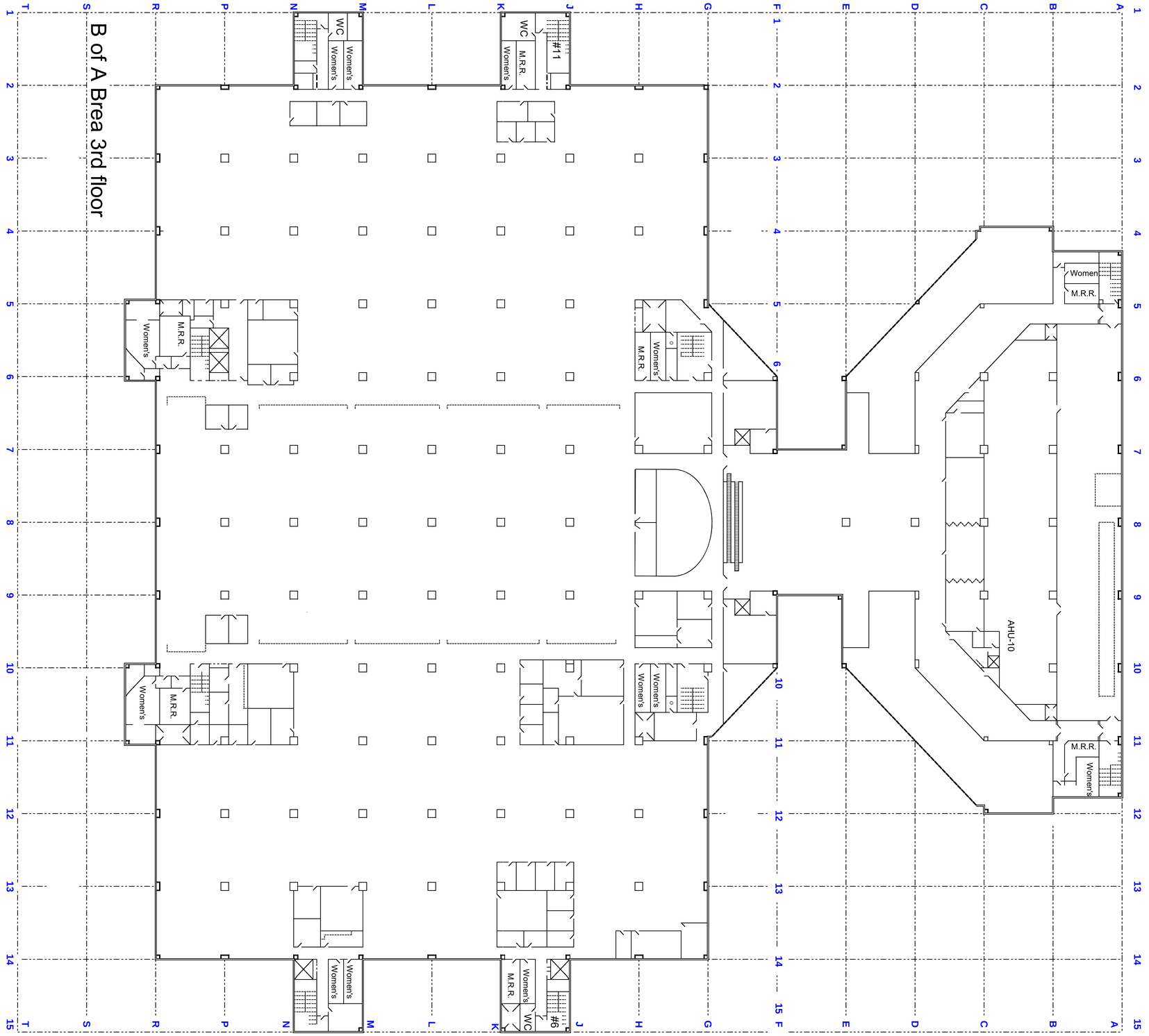
Existing Building - Level 2 Floor Plan

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
08.21.2023

SHEET
9



SCALE: 1" = 20'

NORTH

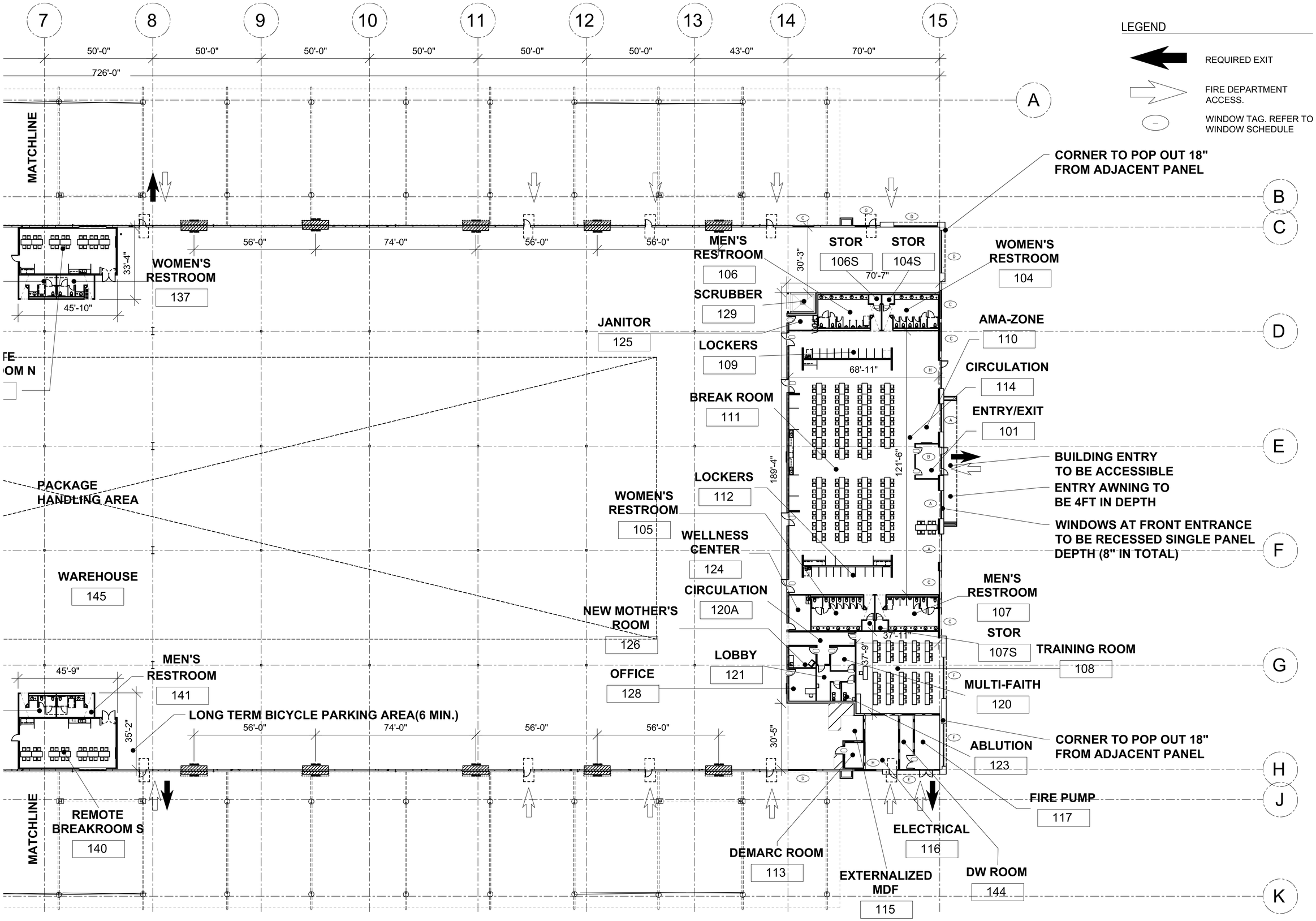
Existing Building - Level 3 Floor Plan

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
08.21.2023

SHEET
10



1/16"=1'-0"

0 8' 16' 32' 64'

REV 12

Conceptual Partial Floor Plan

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
09.05.2024

SHEET
11

LEGEND

REQUIRED EXIT

FIRE DEPARTMENT ACCESS.

1 2 3 4 5 6 7 8 9

63'-0" 50'-0" 50'-0" 50'-0" 50'-0" 50'-0" 50'-0" 50'-0" 50'-0"

726'-0"

A B C D E F G H J K

ACCESSIBLE PATH OF TRAVEL

56'-0" 56'-0" 79'-0"

MATCHLINE

MEN'S RESTROOM 136

WOMEN'S RESTROOM 137

33'-4"

45'-10"

56'-0"

REMOTE BREAKROOM N 138

PACKAGE HANDLING AREA

WAREHOUSE 145

48'-0" 53'-0" 48'-0" 250'-0"

7'-5"

16'-10"

TRUCKER RESTROOM 155

MEN'S RESTROOM 141

45'-9"

WOMEN'S RESTROOM 142

LONG TERM BICYCLE PARK

56'-0"

35'-2"

61'-0" 56'-0" 79'-0"

MATCHLINE

REMOTE BREAKROOM S 140

NORTH

1/16"=1'-0"

0 8' 16' 32' 64'

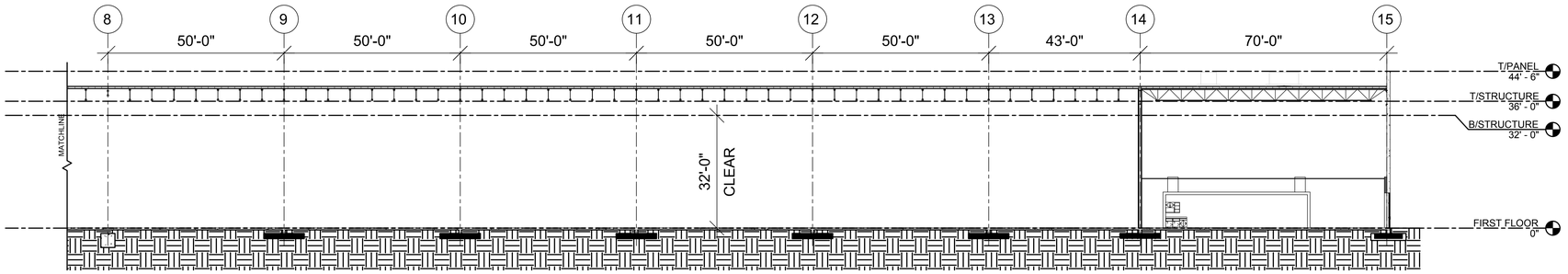
Partial Conceptual Floor Plan

275 Valencia Ave.
Brea, CA 92823

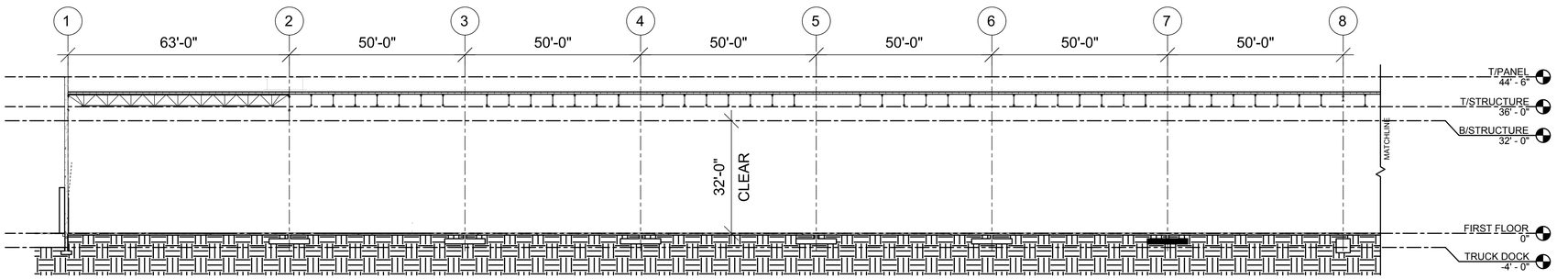
WARE MALCOMB

IRV21-5032-00
12.16.2022

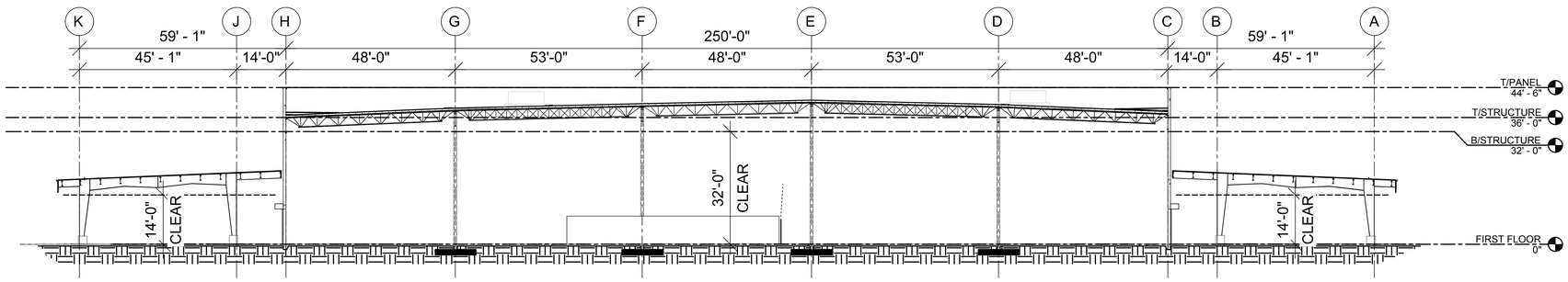
SHEET 12



BUILDING SECTION - EAST/WEST



BUILDING SECTION - EAST/WEST



BUILDING SECTION - NORTH / SOUTH

1/16"=1'-0"

0 8" 16" 32" 64"

Sections

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

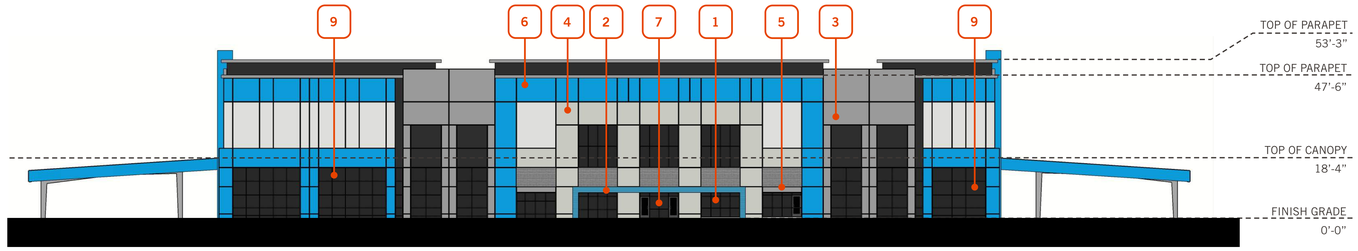
IRV21-5032-00
08.21.2023

SHEET
13



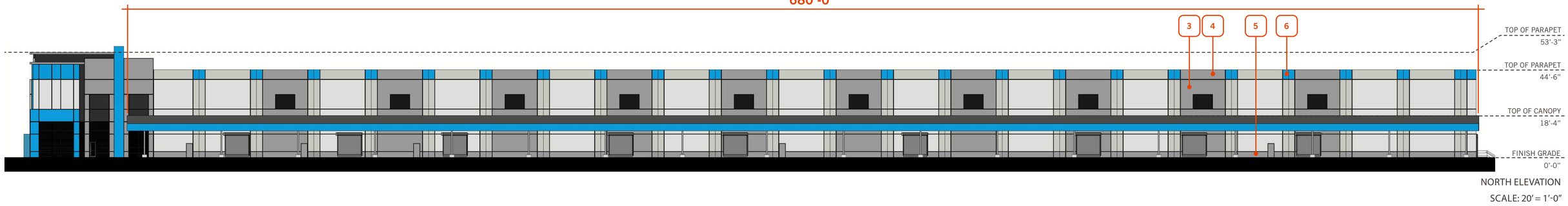
SOUTH ELEVATION

SCALE: 20' = 1'-0"



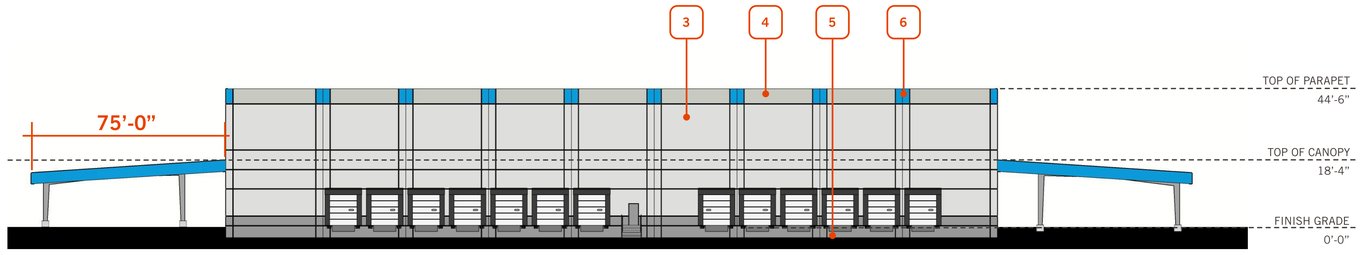
EAST ELEVATION

SCALE: 20' = 1'-0"



NORTH ELEVATION

SCALE: 20' = 1'-0"



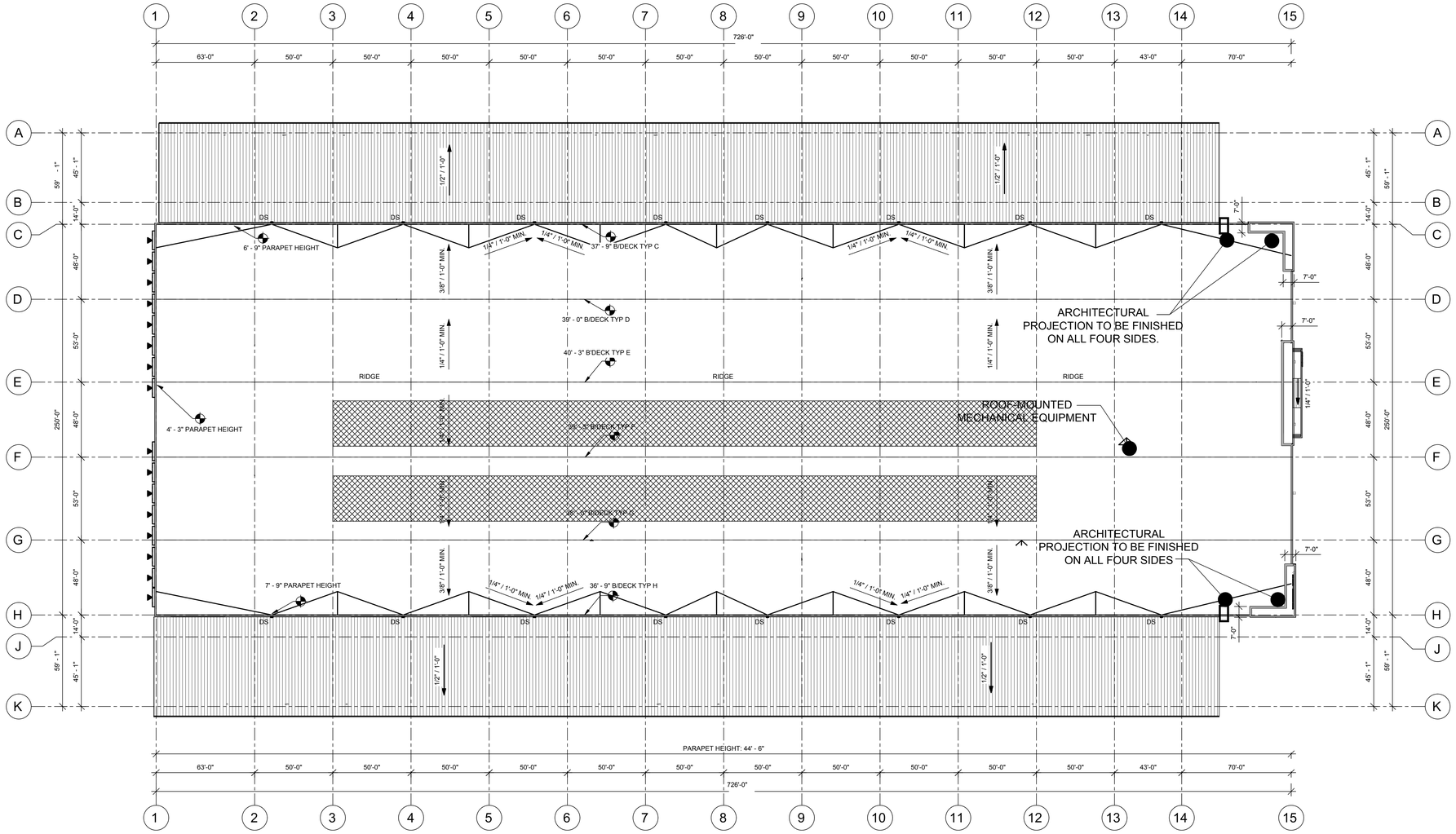
WEST ELEVATION

SCALE: 20' = 1'-0"

KEYNOTES

1. **HIGH PERFORMANCE GLAZING**
   VIRTRO SOLAR BLUE
2. **ATAS - VERSA SEAM 8" REVEAK SPACING**
   COLOR TO MATCH PRIME BLUE
3. **PAINT**
   BRIGHT WHITE STANDARD
4. **PAINT (PT-1)**
   NEBULOUS WHITE - SW 7063
5. **PAINT (PT-2)**
   GRAY MATTERS - SW 7066
6. **PAINT (PT-3)**
   PANTONE 2995 C - TENANT PRIME BLUE
   SW TO MATCH
7. **ALUMINUM MULLION**
   DARK BRONZE ANODIZED
8. **SECURITY BOLLARD**
   TYPICAL 3'
9. **SPANDREL**

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.



SOLAR PANEL READINESS

LEGEND

SOLAR READY

ROOF AREA = 163,350
(ROOF AREA) X 15.0% = 24,503 **REQUIRED**
(ROOF AREA) X 15.0% = 26,100 **PROVIDED**

CALCULATIONS

MECHANICAL EQUIPMENT TABLE

SYMBOL / TAG	EVAPORATOR FAN CAPACITIES				ELECTRICAL REQUIREMENTS [460/3]			MINIMUM AHRI EFFICIENCY [BTUH/W]	REFRIGERANT TYPE	COOLING CAPACITIES [MBH] 105F					HEATING CAPACITIES [MBH] (HIGH)			HEIGHT W/O CURB	WEIGHT [LBS]
	TOTAL CFM	OSA CFM	ESP IWC	FAN HP	MCA	MOCP	VOLT / PHASE			ENT. AIR		AMBIENT	CAPACITY		FUEL - GAS		STAGES		
										DB	WB	DB	TMBH	SMBH	INPUT	OUTPUT			
RTU-1-3T	1200	SEE PLAN	0.5"	1.0	11.4	15	460 / 3	17.5 SEER	R-410A	78.0	65.0	105	32.6	24.9	80	64	1	37"	800
RTU-2-4T	1600	SEE PLAN	0.5"	1.0	13.7	20	460 / 3	17.5 SEER	R-410A	78.0	65.0	105	45.7	34.7	80	64	1	41"	1000
RTU-3-10T	4000	SEE PLAN	0.75"	3.6	21.9	30	460 / 3	12.4 EER / 15.2 IEER	R-410A	78.0	65.0	105	104.7	88.0	200	160	2	37"	800
RTU-4-10T	4000	SEE PLAN	0.75"	3.6	21.9	30	460 / 3	12.4 EER / 15.2 IEER	R-410A	78.0	65.0	105	104.7	88.0	200	160	2	41"	1000
RTU-5-5T	2000	SEE PLAN	0.5"	1.0	15.2	20	460 / 3	17.2 SEER	R-410A	78.0	65.0	105	54.2	42.0	80	64	1	41"	1000

NORTH

1/32"=1'-0"
0 16" 32" 64" 128"

Roof Plan

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
07.14.2023

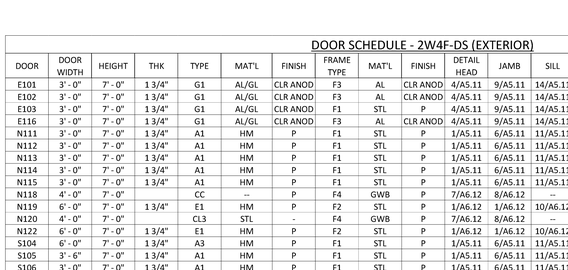
SHEET
15

DOOR SCHEDULE - 2W4F-DS (EXTERIOR)

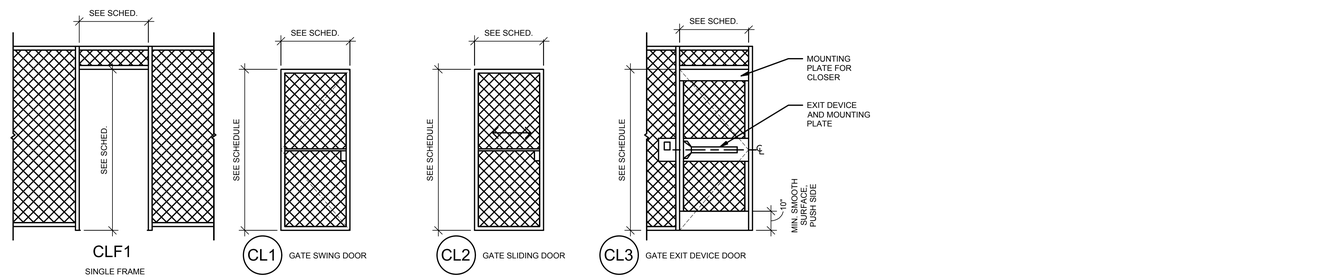
DOOR	DOOR WIDTH	HEIGHT	THK	TYPE	MAT'L	FINISH	FRAME TYPE	MAT'L	FINISH	DETAIL HEAD	JAMB	SILL	HDWR GROUP	RATING	COMMENTS
E101	3' - 0"	7' - 0"	1 3/4"	G1	AL/GL	CLR ANOD	F3	AL	CLR ANOD	4/A5.11	9/A5.11	14/A5.11	S-05C		
E102	3' - 0"	7' - 0"	1 3/4"	G1	AL/GL	CLR ANOD	F3	AL	CLR ANOD	4/A5.11	9/A5.11	14/A5.11	S-03		
E103	3' - 0"	7' - 0"	1 3/4"	G1	AL/GL	CLR ANOD	F1	STL	P	4/A5.11	9/A5.11	14/A5.11	S-03		NO HARDWARE ON EXTERIOR
E116	3' - 0"	7' - 0"	1 3/4"	G1	AL/GL	CLR ANOD	F3	AL	CLR ANOD	4/A5.11	9/A5.11	14/A5.11	S-03		NO HARDWARE ON EXTERIOR
N111	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-04		
N112	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-04		
N113	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-04		
N114	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-05		
N115	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-05		
N118	4' - 0"	7' - 0"		CC	--	P	F4	GWB	P	7/A6.12	8/A6.12	--			OPENING
N119	6' - 0"	7' - 0"	1 3/4"	E1	HM	P	F2	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-14		1
N120	4' - 0"	7' - 0"		CL3	STL	-	F4	GWB	P	7/A6.12	8/A6.12	--	--		OPENING
N122	6' - 0"	7' - 0"	1 3/4"	E1	HM	P	F2	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-14		1
S104	6' - 0"	7' - 0"	1 3/4"	A3	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-07	45	8
S105	3' - 6"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-07B	90	2
S106	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-05		CARD READER ON UNSECURED SIDE
S107	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-04		
S108	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-04		
S109	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-04		
W110	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	S-04B		EXTERIOR LEVER, CLASSROOM FUNCTION
OH101	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH102	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH103	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH104	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH105	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH106	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH107	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH108	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH109	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH110	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH111	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH112	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH113	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH114	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH115	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH116	9' - 0"	10' - 0"	1 1/2"	H	MTL	--	--	STL	--	2/A5.11	7/A5.11	12/A5.11	--		SEE DESIGN CRITERIA
OH201	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH202	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH203	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11			SEE DESIGN CRITERIA
OH204	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH205	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH206	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11			SEE DESIGN CRITERIA
OH207	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH208	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH209	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH401	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH402	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH403	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH404	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11			SEE DESIGN CRITERIA
OH405	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH406	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH407	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11			SEE DESIGN CRITERIA
OH408	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA
OH409	12' - 0"	10' - 0"	2"	J/K	MTL/FABRIC	--	--	STL	--	3/A5.11	8/A5.11	13/A5.11	--		SEE DESIGN CRITERIA

DOOR SCHEDULE - 2W4F-DS (INTERIOR)

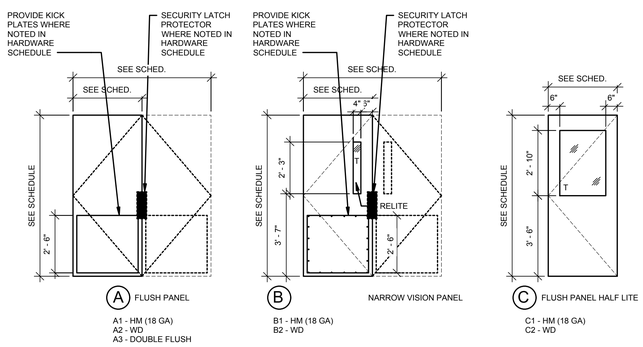
DOOR	ROOM NAME	DOOR WIDTH	HEIGHT	THK	TYPE	MAT'L	FINISH	FRAME TYPE	MAT'L	FINISH	DETAIL HEAD	JAMB	SILL	HDWR GROUP	RATING	REMARKS
101A	ENTRY/EXIT	3' - 0"	7' - 0"	1 3/4"	C1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	S-05B		(1) EXTERIOR CR W/ REX DEVICE
101B	ENTRY/EXIT	3' - 0"	7' - 0"	1 3/4"	C1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	S-05B		(1) EXTERIOR CR W/ REX DEVICE
104S	STOR	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-08A		
105S	STOR	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-08A		
106S	STOR	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-08A		
107S	STOR	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-08A		
108A	TRAINING ROOM	3' - 0"	7' - 0"	1 3/4"	C1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-04		1
109	CIRCULATION	6' - 0"	7' - 0"	1 3/4"	E1	HM	P	F2	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-14		1
111A	BREAK ROOM	6' - 0"	7' - 0"	1 3/4"	E1	HM	P	F2	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-14		1
111B	BREAK ROOM	6' - 0"	7' - 0"	1 3/4"	E1	HM	P	F2	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-14		1
112	CIRCULATION	6' - 0"	7' - 0"	1 3/4"	E1	HM	P	F2	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-14		1
113	DEMARC ROOM	3' - 6"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A5.11	6/A5.11	11/A5.11	TI-20	90	
120A	MULTI-FAITH	3' - 0"	7' - 0"	1 3/4"	B2	SC	ST-1	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-18		1, KICK PLATE
120B	MULTI-FAITH	3' - 0"	7' - 0"	1 3/4"	B2	SC	ST-1	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-18		1, KICK PLATE
121	LOBBY	3' - 0"	7' - 0"	1 3/4"	B2	SC	ST-1	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-18		1
122	ABLUTION	3' - 0"	7' - 0"	1 3/4"	B2	SC	ST-1	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-18		
123	ABLUTION	3' - 0"	7' - 0"	1 3/4"	B2	SC	ST-1	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-18		
124	WELLNESS CENTER	3' - 0"	7' - 0"	1 3/4"	B1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-16A		1, KICK PLATE, PRIVACY LOCK SET
125	JANITOR	3' - 0"	7' - 0"	1 3/4"	B1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-08A		1, KICK PLATE
126	NEW MOTHER'S ROOM	3' - 0"	7' - 0"	1 3/4"	A2	SC	ST-1	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-16A		1, KICK PLATE, PRIVACY LOCK SET
128	OFFICE	3' - 0"	7' - 0"	1 3/4"	C2	SC	ST-1	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-07		1
138B	REMOTE BREAKROOM N	3' - 0"	7' - 0"	1 3/4"	E1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-15		1
140B	REMOTE BREAKROOM S	3' - 0"	7' - 0"	1 3/4"	E1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-15		1
144	DW ROOM	6' - 0"	7' - 0"	1 3/4"	A3	HM	P	F2	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-14	45	
155A	TRUCKER RESTROOM	3' - 0"	7' - 0"	1 3/4"	A1	HM	P	F1	STL	P	1/A6.12	1/A6.12	10/A6.12	TI-16A		1, KICK PLATE, PRIVACY LOCK SET, MECHANICAL LOCK, INDICATOR PRIVACY FUNCTION
155B	TRUCKER RESTROOM	3' - 0"	7' - 0"	1 3/4"	CL3	STL	-	CLF1	STL	--	--	--	--	TI-17		CHAIN LINK GATE, ELECTRIFIED RIM EXIT DEVICE WITH EXTERIOR LEVER, FAIL SECURE
160	SORT FLOOR	5' - 0"	7' - 0"	1 1/2"	CL2	STL	--	CLF1	STL	--						CHAIN LINK GATE, HASP AND PADLOCK
161	SORT FLOOR	3' - 6"	7' - 0"	1 3/4"	CL1	STL	--	CLF1	STL	--	--	--	--	TI-26A		CHAIN LINK GATE
162	SORT FLOOR	8' - 0"	7' - 0"	1 1/2"	CL2	STL	--	CLF1	STL	--				TI-26		CHAIN LINK GATE



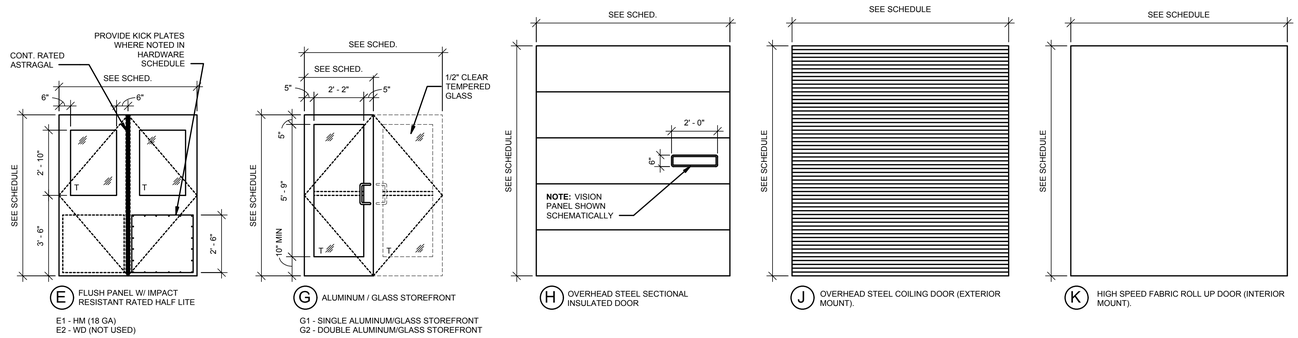
FRAME TYPES

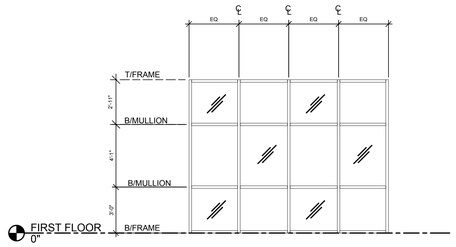


FENCE FRAME AND DOOR TYPES

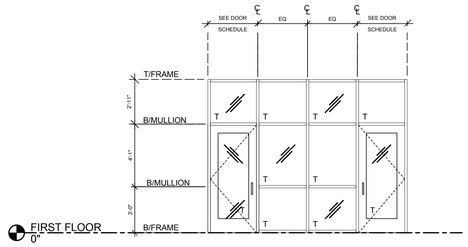


DOOR TYPES

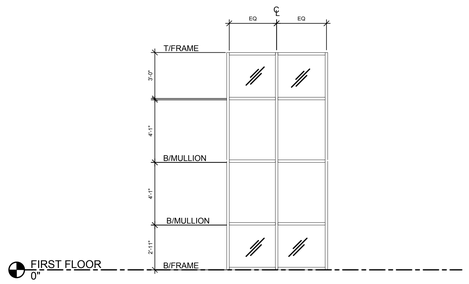




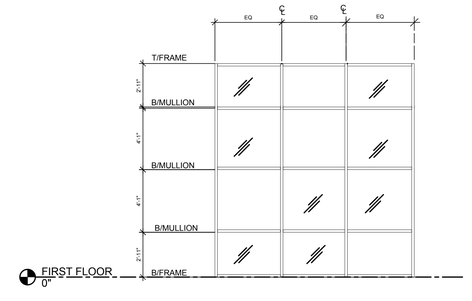
WINDOW TYPE A
1/4" = 1'-0"



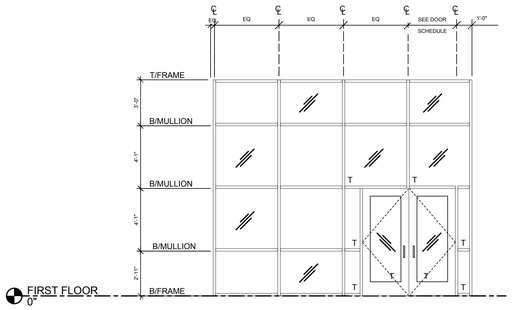
WINDOW TYPE B
1/4" = 1'-0"



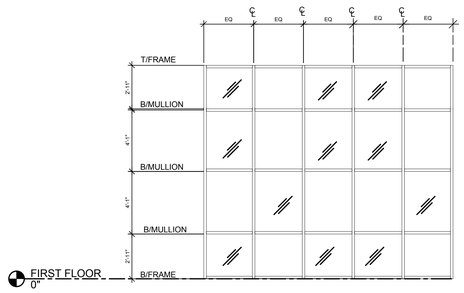
WINDOW TYPE C
1/4" = 1'-0"



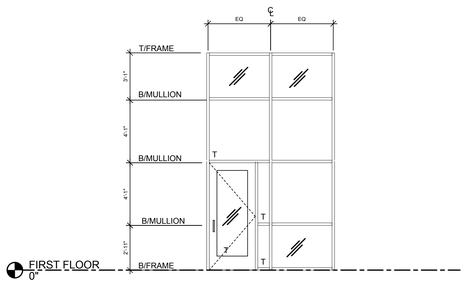
WINDOW TYPE D
1/4" = 1'-0"



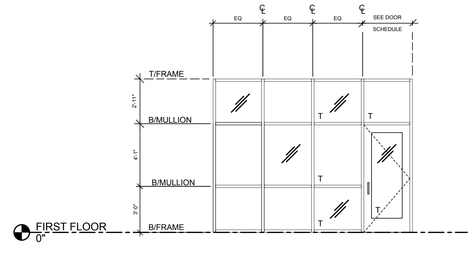
WINDOW TYPE E
1/4" = 1'-0"



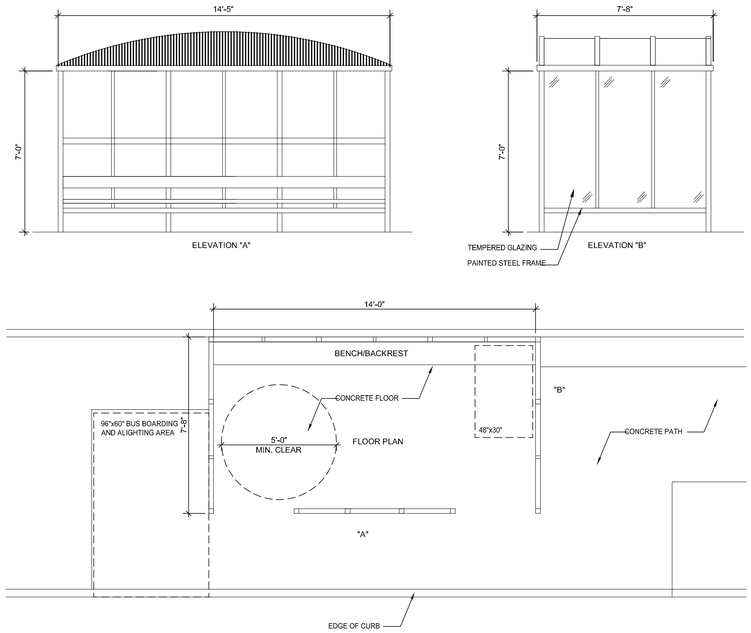
WINDOW TYPE F
1/4" = 1'-0"



WINDOW TYPE G
1/4" = 1'-0"

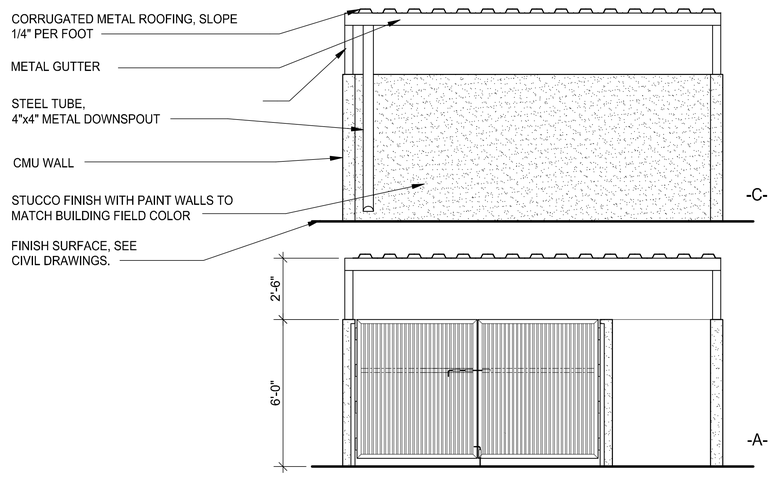


WINDOW TYPE H
1/4" = 1'-0"



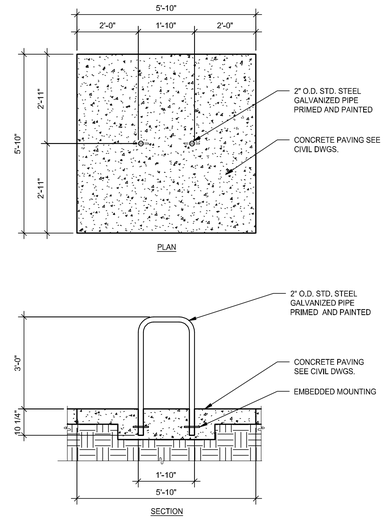
PREFABRICATED RIDESHARE SHELTER

SCALE: 3/8" = 1'-0" (6)



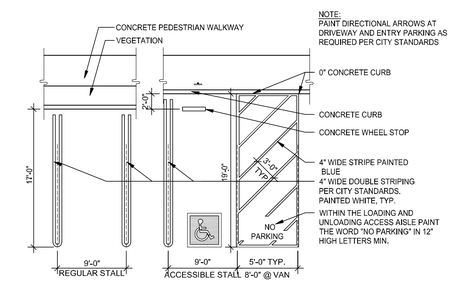
TRASH ENCLOSURE ELEVATIONS

SCALE: 3/8" = 1'-0" (3)



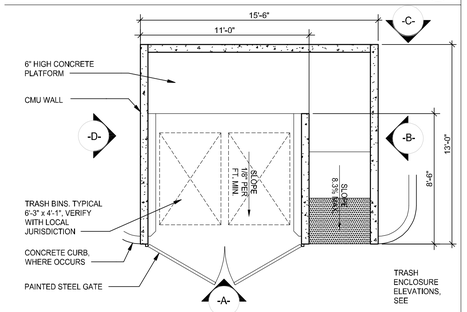
SHORT TERM BIKE RACK

SCALE: 1/2" = 1'-0" (1)



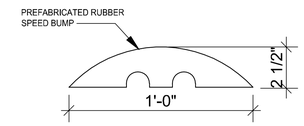
TYPICAL PARKING STALLS

SCALE: 1/8" = 1'-0" (4)



TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0" (5)



SPEED BUMP

SCALE: 3" = 1'-0" (2)

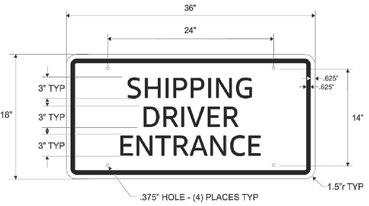
DETAILS

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
12.16.2022

SHEET 18



Designation: **AS-9**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: DIRECT DIGITAL PRINT ON PREFINISHED SHEET

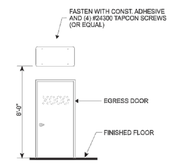
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: BUILDING

Use to demarcate shipping driver entrance.
Mount panel directly to exterior building facade.

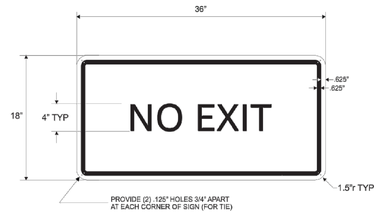
USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	AS-9 SHIPPING DRIVER ENT.	PAGE 62

N.T.S. 10



Designation: **AS-14**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL
PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

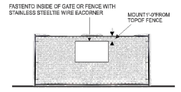
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: SITE

Use to prohibit exiting at access drives.
Mount to inside of fencing of gate or fence.

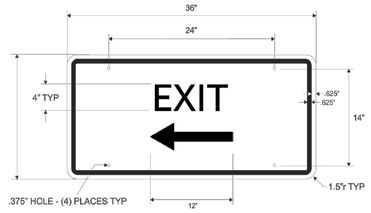
USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	AS-14 NO EXIT	PAGE 66

N.T.S. 11



Designation: **AS-15(L)**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL
PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

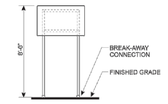
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: SITE

Use to indicate EXIT to LEFT.
Post (2x) and panel mount.

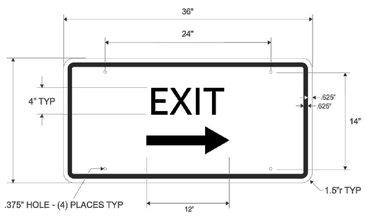
USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	AS-15(L) EXIT LEFT ARROW (36")	PAGE 67

N.T.S. 12



Designation: **AS-15(R)**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL
PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

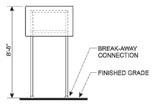
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: SITE

Used to indicate EXIT to RIGHT.
Post (2x) and panel mount.

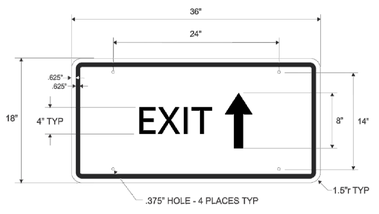
USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	AS-15(R) EXIT RIGHT ARROW (36")	PAGE 69

N.T.S. 13



Designation: **AS-15(S)**

Substrate: .080" PREFINISHED ALUMINUM SHEET, WHITE

Image: 3M MATCHED COMPONENT SYSTEM, DIGITAL
PRINT ON HIGH INTENSITY REFLECTIVE SHEETING

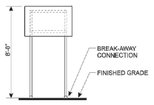
Colors: OPAQUE BLACK, REFLECTIVE WHITE

Notes:
Location: SITE

Used to indicate EXIT ahead STRAIGHT.
Post (2x) and panel mount.

USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	AS-15(S) EXIT STRAIGHT ARROW (36")	PAGE 71

N.T.S. 14



Designation: **AS-17**

Substrate: N/A

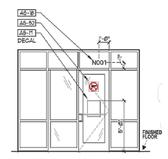
Image: DIGITALLY CUT 3M VINYL LETTERS AND LOGO, 1ST SURFACE MOUNT ON GLASS DOOR

Colors: WHITE VINYL, Pantone 2995 C

Notes:
Location: BUILDING

Black shown represents glass background.
All lettering and symbol to be CAD-CUT white vinyl.
Blue walls may or to be CAD-CUT vinyl.
All to be ready-to-install with transfer tape and alignment centerlines.

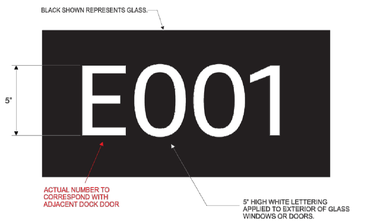
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



TYPICAL STOREFRONT SIGNAGE PLACEMENT

amazon	AMZL Signage Guideline	Issued v3.1 8/19/2022	AS-17 WELCOME VISITORS	PAGE 77

N.T.S. 15



Designation: **AS-18**

Substrate: N/A

Image: DIGITALLY CUT 3M VINYL, 1ST SURFACE MOUNT

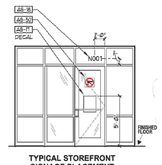
Colors: WHITE VINYL

Notes:
Location: BUILDING

Black shown represents glass background.
All lettering and symbol to be CAD-CUT white vinyl.
All to be ready-to-install with transfer tape and alignment centerlines.

USE AMAZON EMBER FONT

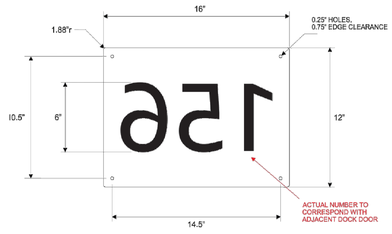
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



TYPICAL STOREFRONT SIGNAGE PLACEMENT

amazon	AMZL Signage Guideline	Issued V3 February 2022	AS-18 GLASS DOOR NUMBER	PAGE 78

N.T.S. 16



Designation: **AS-19**

Substrate: .080" PREFINISHED ALUMINUM PANEL

Image: DIRECT PRINT ON WHITE ALUMINUM

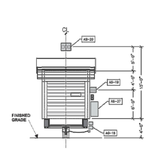
Colors: PRE-FINISHED ALUMINUM WHITE, DIRECT PRINT BLACK

Notes:
Location: BUILDING

6" high mirrored dock # in Amazon Ember font.
Typically at all dock positions, driver's side.
Mount directly to building exterior.

USE AMAZON EMBER FONT

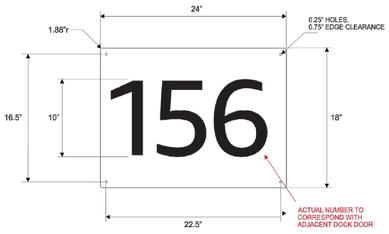
NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



EXTERIOR SIDE OF DOCK DOOR

amazon	AMZL Signage Guideline	Issued V3 February 2022	AS-19 MIRRORED DOCK #	PAGE 79

N.T.S. 17



Designation: **AS-20**

Substrate: .080" PREFINISHED ALUMINUM PANEL

Image: DIRECT PRINT ON WHITE ALUMINUM

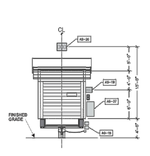
Colors: PRE-FINISHED ALUMINUM WHITE, DIRECT PRINT BLACK

Notes:
Location: BUILDING

10" high dock # in Amazon Ember font.
Typical at all dock doors and parking spots along fence.

USE AMAZON EMBER FONT

NOTE: Dimensions shown for reference only. All production to be based on full size vector files provided by Amazon Worldwide Real Estate Building Design.



amazon	AMZL Signage Guideline	Issued V3 February 2022	AS-20 EXT. DOCK NUMBER	PAGE 80

N.T.S. 18

CONCEPTUAL SIGNAGE DETAILS

275 Valencia Ave.
Brea, CA 92823

WARE MALCOMB

IRV21-5032-00
12.16.2022

SHEET 19



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

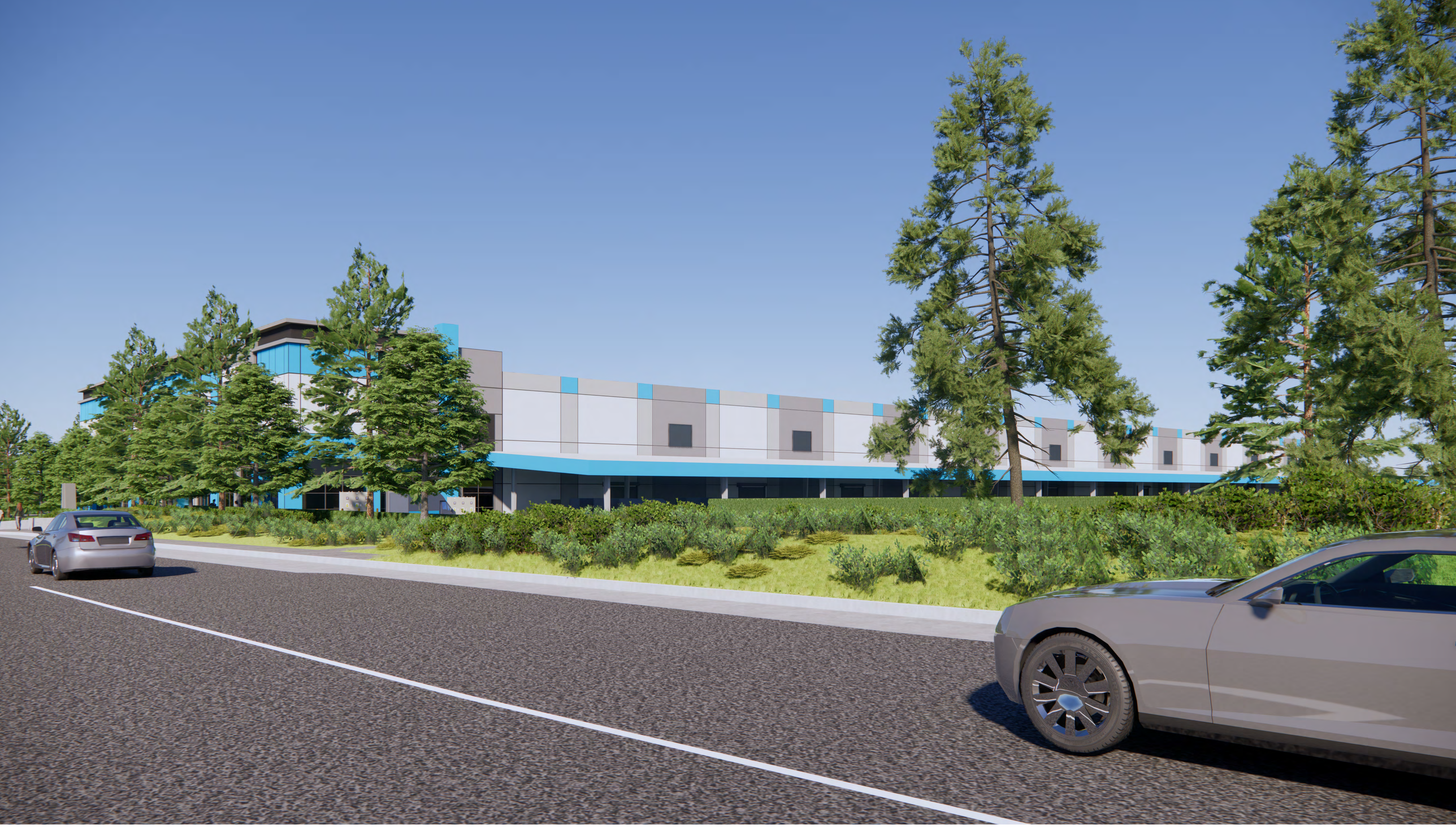
DAY 1 VALENCIA VIEW

DJT4 - AMZL BREA BTS

BREA, CA - IRV21-5032-00



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

10 YEAR VALENCIA VIEW_ NORTH ELEVATION

DJT4 - AMZL BREA BTS

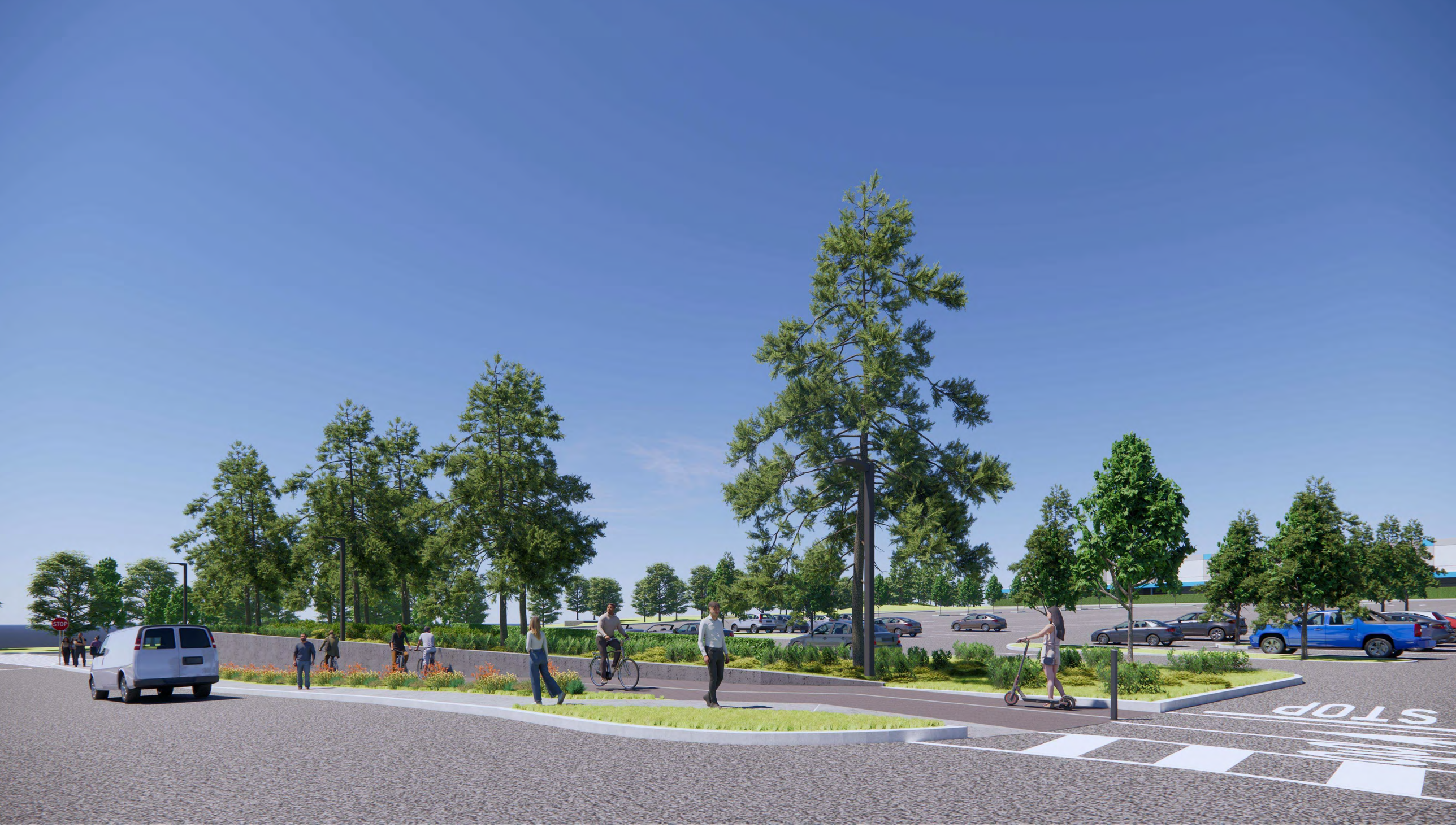
BREA, CA - IRV21-5032-00

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

10 YEAR VALENCIA VIEW_ SOUTH ELEVATION

DJT4 - AMZL BREA BTS

BREA, CA - IRV21-5032-00

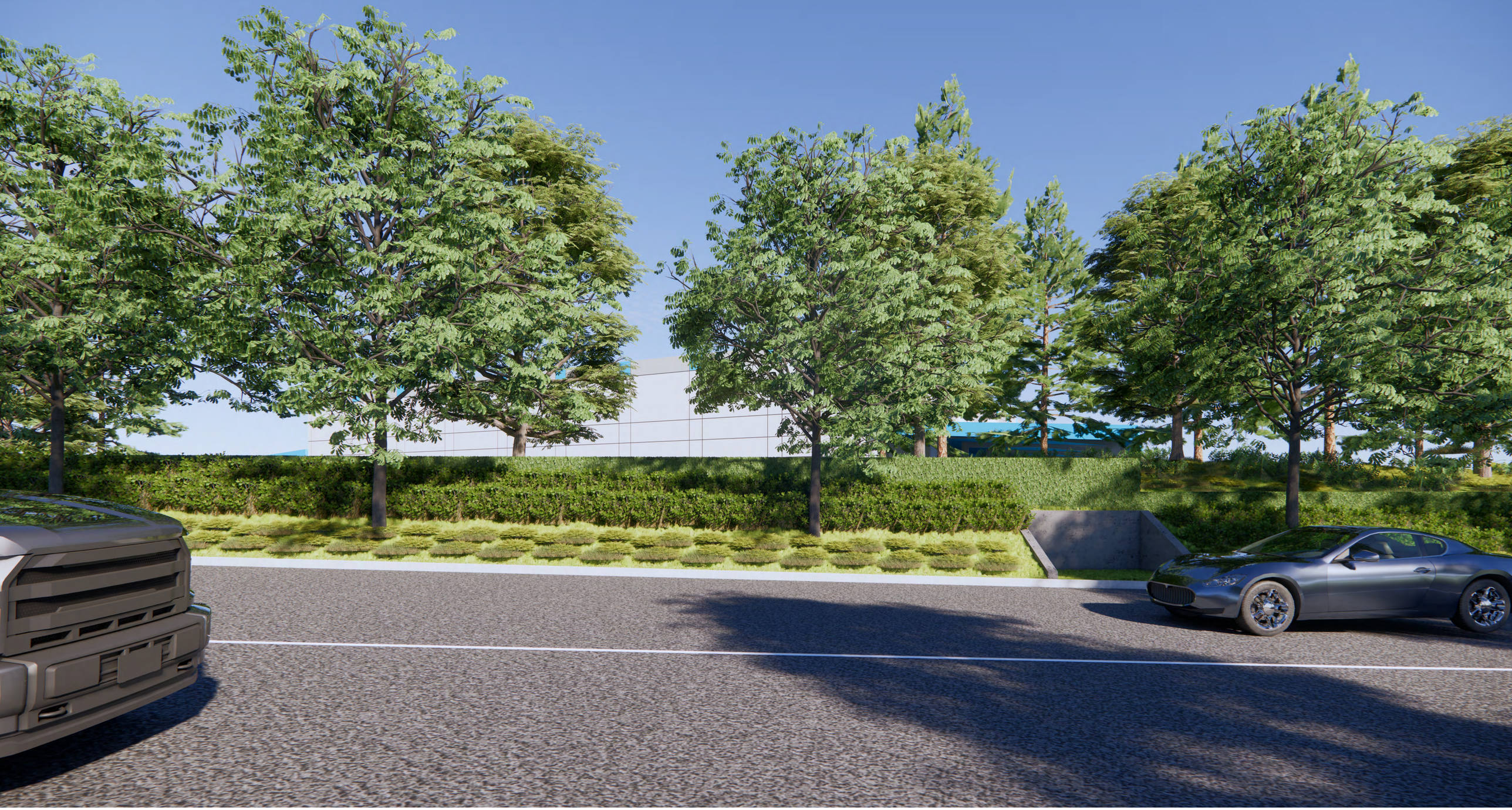


This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

NASA VIEW

DJT4 - AMZL BREA BTS

BREA, CA - IRV21-5032-00



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

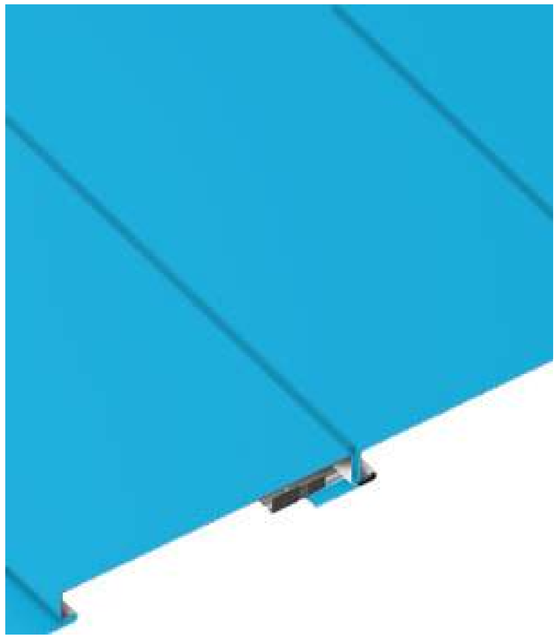
PERSPECTIVE VIEW_SURVEYOR VIEW

DJT4 - AMZL BREA BTS

BREA, CA - IRV21-5032-00



1 HIGH PERFORMANCE GLAZING
VITRO
SOLARBLUE



2 ATAS - VERSA SEAM 8” REVEAL SPACING
COLOR TO MATCH PRIME BLUE

3 BRIGHT WHITE
STANDARD

4 NEBULOUS WHITE
SW 7063
PT-1

5 GRAY MATTERS
SW 7066
PT-2

6 TRICORN BLACK
SW 6258
PT-2

7 PANTONE 2995 C
TENANT PRIME BLUE
SW TO MATCH
PT-3

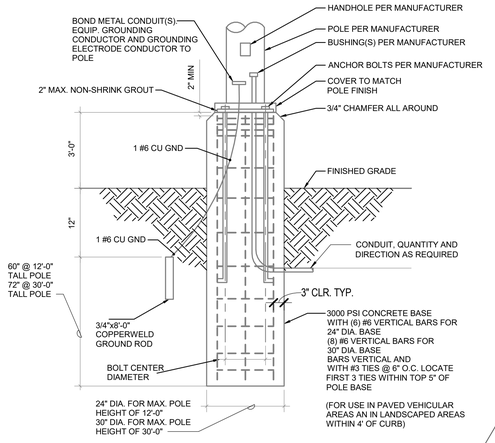




8 DARK BRONZE ANODIZED
ALUMINUM MULLIONS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

ATTACHMENT A.3

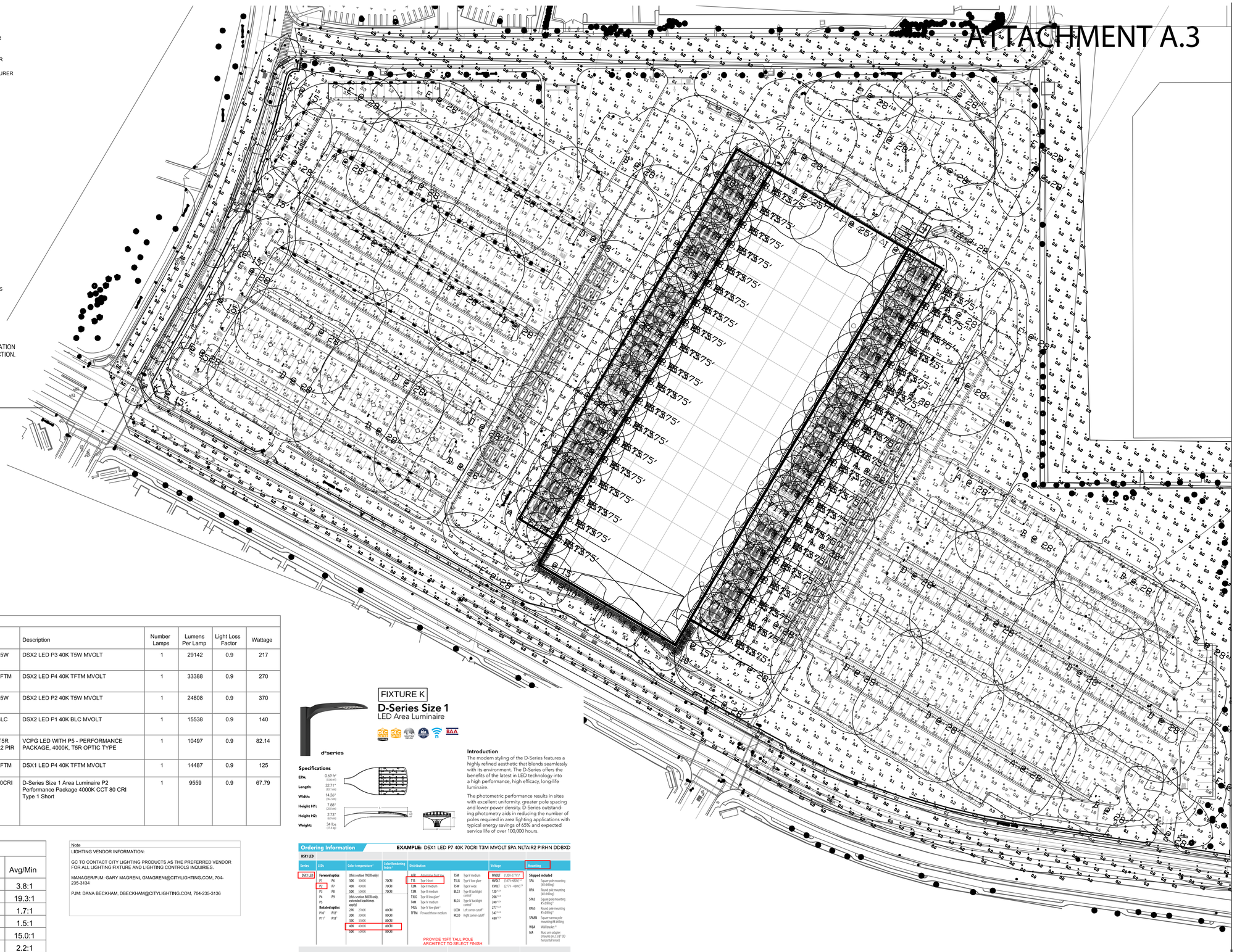


EXTENDED POLE BASE

NOTES:

1. CONTRACTOR SHALL PROVIDE FINAL POLE DIMENSIONS AND WIGHT FOR VERIFICATION WITH STRUCTURAL ENGINEER OF RECORD (SEOR) PRIOR TO FOOTING CONSTRUCTION.

1 LIGHTING - POLE BASE DETAILS
SCALE: NTS



CONCEPTUAL TRAIL CONNECTION

275 Valencia Ave.
Brea, CA 92823

Schedule

Symbol	Label	POLE MOUNTING HEIGHT	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	28FT	20	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	1	29142	0.9	217
	B	28FT	5	Lithonia Lighting	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	1	33388	0.9	270
	D	28FT	17	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	1	24808	0.9	370
	E	28FT	16	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	1	15538	0.9	140
	F1	13.75FT	114	Lithonia Lighting	VCPG LED P5 40K T5R MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE	1	10497	0.9	82.14
	I	10FT- 15FT	9	Lithonia Lighting	DSX1 LED P4 40K TFTM WBA DSXW2BBW	DSX1 LED P4 40K TFTM MVOLT	1	14487	0.9	125
	K	15FT	7	Lithonia Lighting	DSX1 LED P2 40K 80CRI T1S	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 1 Short	1	9559	0.9	67.79

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BIKE PATH	+	3.0 fc	10.9 fc	0.8 fc	13.6:1	3.8:1
BUILDING EXTERIOR	+	5.8 fc	16.1 fc	0.3 fc	53.7:1	19.3:1
CANOPY	+	10.6 fc	12.9 fc	6.4 fc	2.0:1	1.7:1
CANOPY	+	10.6 fc	12.9 fc	7.2 fc	1.8:1	1.5:1
EAST PARKING LOT	+	1.5 fc	4.7 fc	0.1 fc	47.0:1	15.0:1
LOADING DOCK	+	1.1 fc	2.2 fc	0.5 fc	4.4:1	2.2:1
SITE	+	1.6 fc	14.3 fc	0.0 fc	N/A	N/A
WEST PARKING LOT	+	1.9 fc	5.4 fc	0.3 fc	18.0:1	6.3:1
BEYOND PROP LINE	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A

Note
LIGHTING VENDOR INFORMATION:

GC TO CONTACT CITY LIGHTING PRODUCTS AS THE PREFERRED VENDOR FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.

MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134

PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136

FIXTURE K

D-Series Size 1
LED Area Luminaire

d*series

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row TFTF Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] BLC Type III backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4] T5M Type V medium T5LG Type V low glare T5W Type V wide BLC5 Type III backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT (120V-277V)[5] HVOLT (347V-480V)[5] XVOLT (277V - 480V)[5] 120[6,7] 208[6,7] 240[6,7] 277[6,7] 347[6,7] 480[6,7]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[8] RPA5 Round pole mounting #5 drilling[8] SPABN Square narrow pole mounting #8 drilling WBA Wall bracket[9] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

PROVIDE 15FT TALL POLE
ARCHITECT TO SELECT FINISH

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,12,13] PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,12,13] PER NEMA® twist-lock receptacle only (controls ordered separately)[14] PERS Five-pin receptacle only (controls ordered separately)[14,15]	PER7 Seven-pin receptacle only (controls ordered separately)[14,15] FAO Field adjustable output[16,17] BL30 Bi-level switched dimming, 30%[16,17] BL50 Bi-level switched dimming, 50%[16,17] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[16,18,19]	**Shipped installed** SPD20KV 20kV surge protection HS Houseside shield (black finish standard)[20] L90 Left rotated optics[21] R90 Right rotated optics[21] CCE Coastal Construction[22] HA 50°C ambient operation[23] BAA Buy American Act Compliant SF Single fuse (120, 277, 347V)[24] DF Double fuse (208, 240, 480V)[24] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

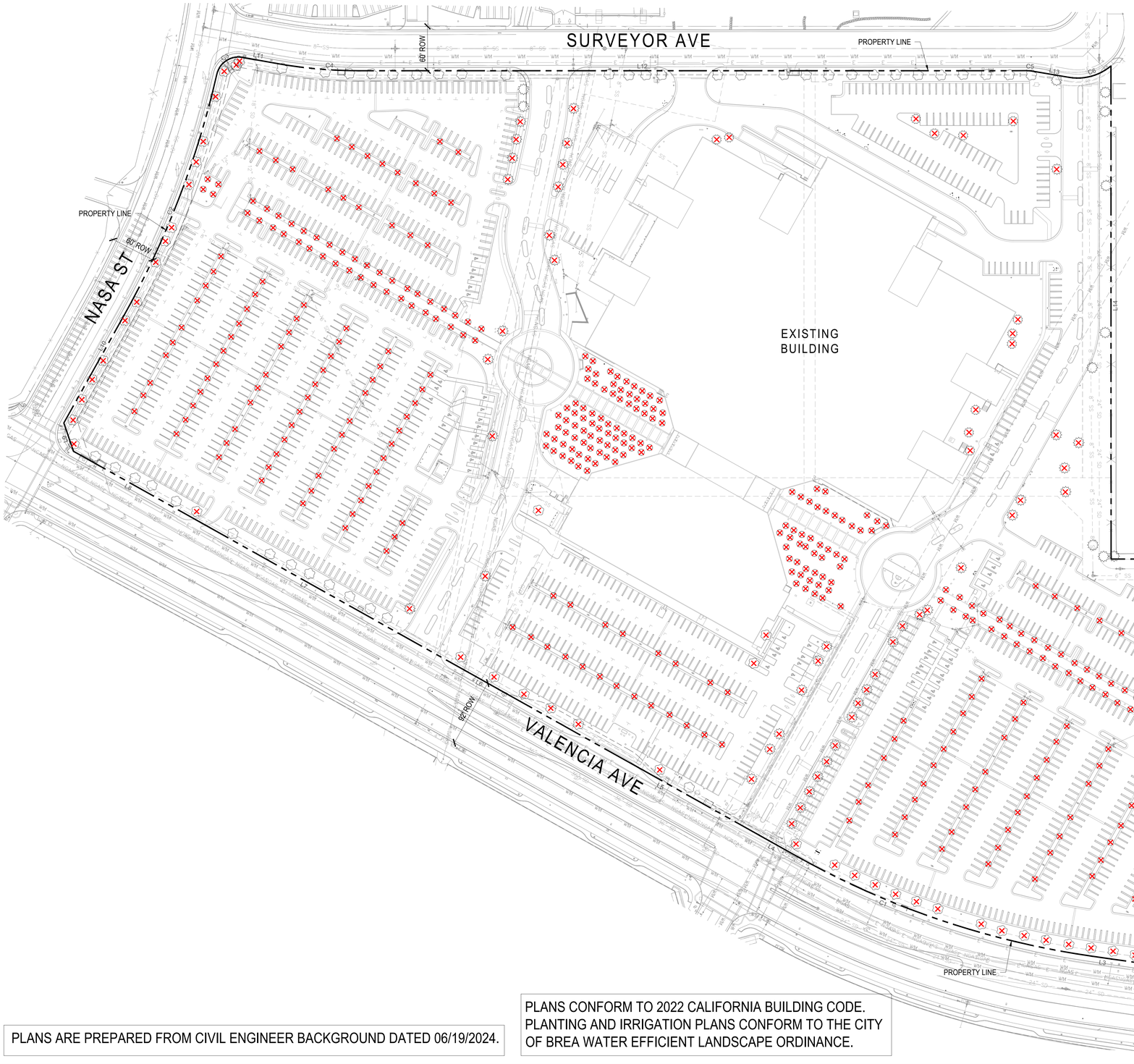
DSX1-LED
Rev. 09/05/23
Page 1 of 10

WARE MALCOMB

IRV21-5032-00
11.22.2022

SHEET
1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



EXISTING TREE LEGEND - PROTECT IN PLACE

SYMBOLS	BOTANIC NAME / COMMON NAME	QTY.
	PINUS HALEPENSIS ALEPPO PINE	26
	PLATANUS X ACERIFOLIA LONDON PLANE	41

EXISTING TREE LEGEND - REMOVAL

SYMBOLS	BOTANIC NAME / COMMON NAME	QTY.
	LAGERSTROEMIA 'NATCHEZ' CRAPE MYRTLE	244
	PINUS HALEPENSIS ALEPPO PINE	53
	PLATANUS X ACERIFOLIA LONDON PLANE	46
	POPULUS NIGRA LOMBARDY POPLAR	13

EXISTING SHRUB LEGEND - REMOVAL

SYMBOLS	BOTANIC NAME / COMMON NAME	QTY.
	RHAPHIOLEPIS 'MAJESTIC BEAUTY' MAJESTIC BEAUTY	157

PLANS ARE PREPARED FROM CIVIL ENGINEER BACKGROUND DATED 06/19/2024.

PLANS CONFORM TO 2022 CALIFORNIA BUILDING CODE.
PLANTING AND IRRIGATION PLANS CONFORM TO THE CITY OF BREA WATER EFFICIENT LANDSCAPE ORDINANCE.

SCALE: 1" = 60' - 0"

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

10 celeman
irvine, california 92618
949.863.1770
F 949.863.1581

ima
5261 california ave
suite 350
irvine, california
92617
949.564.7500
www.imadesign.com

Use of the plans and specifications contained herein shall be restricted to the original site for which they were prepared; publication thereof is expressly limited to such use. Reproduction, publication, or reuse by any method, in whole or in part, without the express written consent of ima is prohibited. Title to said plans remains the sole property of ima; visual contact shall constitute acceptance of these restrictions.

DJT4

VESTING TENTATIVE PARCEL MAP NO. 2022-193

275 VALENCIA AVENUE
BREA, CALIFORNIA 92823

EXISTING TREE AND SHRUB PLAN

	DATE	REMARKS
1	05-18-2022	PLANNING SUBMITTAL
2	01-06-2023	PLANNING RESUBMITTAL
3	09-11-2023	PLANNING RESUBMITTAL
4	01-10-2024	PLANNING RESUBMITTAL
5	04-05-2024	PLANNING RESUBMITTAL
6	06-20-2024	PLANNING RESUBMITTAL
7	07-26-2024	PLANNING RESUBMITTAL

PA / PM:	CF
DRAWN BY:	LN, CF
JOB NO.:	IRV21-5032-00 / 21167

SHEET
L-1

U:\2021\21167\Cad\sheets\entitlement\L-1.dwg

Thu, 25 Jul 2024

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

TREE SUMMARY

MU-II ZONE	REQUIRED	REMOVED	EXISTING	PROPOSED	NET
PARKING LOT TREES (1 TREE PER 5 STALLS)	105 (523 STALLS)	42	-	124	+19
PERIMETER TREES - ABUTTING STREETS (1 TREE PER 25 LINEAR FEET)	64 (1,590 L.F.)	19	22	59	+17
PERIMETER TREES - INTERIOR PROPERTY LINES (1 TREE PER 25 LINEAR FEET)	- (0 L.F.)	-	-	-	-
M-1 ZONE	**REQUIRED**	**REMOVED**	**EXISTING**	**PROPOSED**	**NET**
PARKING LOT TREES (1 TREE PER 5 STALLS)	109 (542 STALLS)	271	-	162	+53
PERIMETER TREES - ABUTTING STREETS (1 TREE PER 30 LINEAR FEET)	69 (2,070 L.F.)	24	24	47	+2
PERIMETER TREES - INTERIOR PROPERTY LINES (1 TREE PER 30 LINEAR FEET)	52 (1,550 L.F.)	-	21	61	+30

SUMMARY DATA

TOTAL PROPOSED LANDSCAPE AREA: 323,744 s.f.

PROJECT TYPE: PRIVATE INDUSTRIAL PARK

WATER SOURCE: POTABLE

NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

REGISTERED LANDSCAPE ARCHITECT — WILLIAM F. FISCH — C.L.A. NO. 1447 — SIGNATURE — DATE 07-26-24 — EXP. 01-31-25 — STATE OF CALIFORNIA

EXISTING TREE LEGEND

SYMBOLS	BOTANIC NAME / COMMON NAME	REMARKS
	EXISTING TREE	PROTECT IN PLACE

TREE LEGEND - SUNSET ZONE 23

SYMBOLS	BOTANIC NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QTY.	REMARKS
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX 36" BOX	PER PLAN	MODERATE	42 239	STANDARD
	PINUS CANARIENSIS CANARY ISLAND PINE	36" BOX	PER PLAN	LOW	69	STANDARD
	PINUS HALEPENSIS ALEPPO PINE	36" BOX	PER PLAN	LOW	17	STANDARD
	PLATANUS RACEMOSA WESTERN SYCAMORE	36" BOX	PER PLAN	MODERATE	86	STANDARD

SHRUB, GROUNDCOVER AND VINE LEGEND - SUNSET ZONE 23

SYMBOLS	BOTANIC NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QTY.	REMARKS
	ACACIA REDOLENS 'DESERT CARPET' PROSTRATE ACACIA	1 GAL.	48" o.c.	VERY LOW	21,305	± 1-2' HT.
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL.	30" o.c.	VERY LOW		± 3' HT.
	CARISSA MACROCARPA 'GREEN CARPET' NATAL PLUM	5 GAL.	30" o.c.	LOW		± 1-2' HT.
	DIETES IRIDIOIDES FORTNIGHT LILY	5 GAL.	24" o.c.	LOW		± 3' HT.
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	1 GAL.	36" o.c.	LOW		± 1-2' HT.
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL.	48" o.c.	MODERATE		VINE AT RETAINING WALLS ≥ 3' HT.
	RHAPHIOLEPIS INDICA 'CLARA' CLARA INDIAN HAWTHORN	5 GAL.	36" o.c.	LOW		2.5' HT.
	ACACIA REDOLENS 'DESERT CARPET' PROSTRATE ACACIA	1 GAL.	48" o.c.	VERY LOW	6,357	± 1-2' HT.
	CAREX BROMOIDES BROME-LIKE SEDGE	5 GAL.	36" o.c.	LOW	53	MODULAR WETLAND
	CARISSA MACROCARPA 'GREEN CARPET' NATAL PLUM	5 GAL.	30" o.c.	LOW	118	± 1-2' HT.
	ELAEAGNUS PUNGENS SILVERBERRY	15 GAL.	36" o.c.	LOW	248	3' HT. MIN.
	HETEROMELES ARBUITIFOLIA TOYON	15 GAL.	PER PLAN	LOW	134	± 5-6' HT.
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	1 GAL.	48" o.c.	VERY LOW	3,043	± 1-2' HT.
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.	24" o.c.	LOW	235	± 2' HT.
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	15 GAL.	36" o.c.	LOW	1,008	6-7' HT. MIN.
	RHAPHIOLEPIS INDICA 'CLARA' CLARA INDIAN HAWTHORN	5 GAL.	36" o.c.	LOW	103	30" HT. MAX.
	XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL.	36" o.c.	LOW	324	3' HT. MIN.

PLANTING NOTES

1. CONTRACTOR TO OBTAIN TREE REMOVAL PERMIT PRIOR TO REMOVAL OF ANY TREE.
2. INSTALL ROOT BARRIERS LINEARLY AGAINST THE PAVING EDGE WHERE TREES ARE WITHIN 5'-0" OF PAVEMENT OR BUILDING.
3. PROVIDE 9 CUBIC YARDS OF CERTIFIED ORGANIC AMENDMENT PER 1000 SQ. FT. FOR ALL PLANTING AREAS AT A RATIO OF 1:4 TO THE DEPTH OF NINE INCHES OF SOIL BEING THOROUGHLY INCORPORATED. ADDITIONAL OR AMENDED SOIL AMENDMENT MIX SHALL BE RECOMMENDED BY A SOIL LABORATORY UPON A SOIL TEST.
4. MULCH SHALL BE ORGANIC RECYCLED CHIPPED WOOD, DARK BROWN COLOR AT 3-INCH DEPTH.
5. ALL ABOVE GRADE UTILITIES TO BE SCREENED WITH 15 GALLON PLANT MATERIAL.
6. THE PROJECT SITE IS LOCATED ON A HIGH FIRE HAZARD SEVERITY ZONE (HFHSZ). PLANTING PLAN TO COMPLY WITH CBC 2022 CHAPTER 7A.
7. ALL SCREEN WALLS GREATER THAN 3-FOOT HEIGHT TO RECEIVE VINE PLANTING FOR SCREENING AS REQUIRED.

LANDSCAPE DESIGN INTENT

THE LANDSCAPE DESIGN FOR DJT4 UTILIZES EXISTING, MATURE STREET TREES, WHICH WILL BE PROTECTED IN PLACE WHERE POSSIBLE TO ESTABLISH THE CHARACTER FOR THE PROJECT.
EVERGREEN TREES WILL BE USED TO PROVIDE SHADE IN THE PARKING LOT AND TO HIGHLIGHT THE ENTRIES.
SHRUBS AND GROUNDCOVER WERE SELECTED FOR THEIR AESTHETICS, DURABILITY AND LOW WATER USE. THE PROJECT WILL BE IRRIGATED WITH DRIP IRRIGATION SYSTEM UTILIZING A SMART CONTROLLER.

PLANTING ENLARGEMENT SEE SHEET L-3
PLANTING ENLARGEMENT SEE SHEET L-3
PLANTING ENLARGEMENT SEE SHEET L-3
ENHANCED CONCRETE PAVING - INTEGRAL COLOR/ WITH SAWCUT JOINTS, TYP.
6' MIN. HT. HEDGE TO SCREEN TRUCK PARKING, TYP.
PROPERTY LINE
SURVEYOR AVE
60' ROW
LANDSCAPE SETBACK 8'
RETAINING WALL 42" MAX. HT. TYP. PER BCC SECTION 20.236.040.E
3' MIN. HT. HEDGE TO SCREEN PARKING, TYP.
MODULAR WETLAND
EXISTING EASEMENT
EXISTING EASEMENT FOR WATER PIPELINES
PROPERTY LINE
60' ROW
NASA ST
11'-0" TYP.
EXCEEDS 5' LANDSCAPE BUFFER
MU-II ZONE M-1 ZONE
22' TYP.
69'-8" TYP.
35'-8"
LANDSCAPE SETBACK 8'
SIGNAGE, TYP.
PROPOSED BUILDING
7' MIN. HT. HEDGE TO SCREEN VAN LOADING/ QUEUING AREAS
LANDSCAPE SETBACK 5'
EXISTING EASEMENT
18'-3" TYP.
5' LANDSCAPE BUFFER
36" MAX. HT. SCREENING HEDGE
RETAINING WALL 42" MAX. HT. TYP. PER BCC SECTION 20.236.040.E
36" MAX. HT. SCREENING HEDGE
LANDSCAPE SETBACK 25'
35'-8"
PLANTING ENLARGEMENT SEE SHEET L-4
EXCEEDS 5' LANDSCAPE BUFFER
MODULAR WETLAND
30" MAX. HT. SCREENING HEDGE
16' ROW
VALENCIA AVE
EXISTING EASEMENT FOR WATER PIPELINES
PLANTING ENLARGEMENT SEE SHEET L-4
EXISTING ART SCULPTURE TO REMAIN
LANDSCAPE SETBACK 5'
22'-10"
30" MAX. HT. SCREENING HEDGE
RETAINING WALL 30" MAX. HT. TYP. PER BCC SECTION 20.252.040.E
36" MAX. HT. SCREENING HEDGE
LANDSCAPE SETBACK 20'
PROPERTY LINE
36" MAX. HT. SCREENING HEDGE
PLANTING ENLARGEMENT SEE SHEET L-4
ENHANCED CONCRETE PAVING - INTEGRAL COLOR WITH SAWCUT JOINTS, TYP.
36" MAX. HT. SCREENING HEDGE

PLANS ARE PREPARED FROM CIVIL ENGINEER BACKGROUND DATED 06/19/2024.

PLANS CONFORM TO 2022 CALIFORNIA BUILDING CODE. PLANTING AND IRRIGATION PLANS CONFORM TO THE CITY OF BREA WATER EFFICIENT LANDSCAPE ORDINANCE.

SCALE: 1" = 60' - 0"

U:\2021\21167\cad\sheets\entitlement\L-2.dwg

WARE MALCOMB
Leading Design for Commercial Real Estate
architecture
planning
interiors
graphics
civil engineering
10 edelman
irvine, california 92618
T 949.660.1720
F 949.863.1583

ima
5261 california ave
suite 350
irvine, california
92617
949.564.7500
www.imadesign.com

Use of the plans and specifications contained herein shall be restricted to the original site for which they were prepared; publication thereof is expressly limited to such use. Reproduction, publication, or reuse by any method, in whole or in part, without the express written consent of ima is prohibited. Title to said plans remains the sole property of ima; visual contact shall constitute acceptance of these restrictions.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

DJT4
VESTING TENTATIVE PARCEL MAP NO. 2022-193
275 VALENCIA AVENUE
BREA, CALIFORNIA 92823

CONCEPTUAL PLANTING PLAN

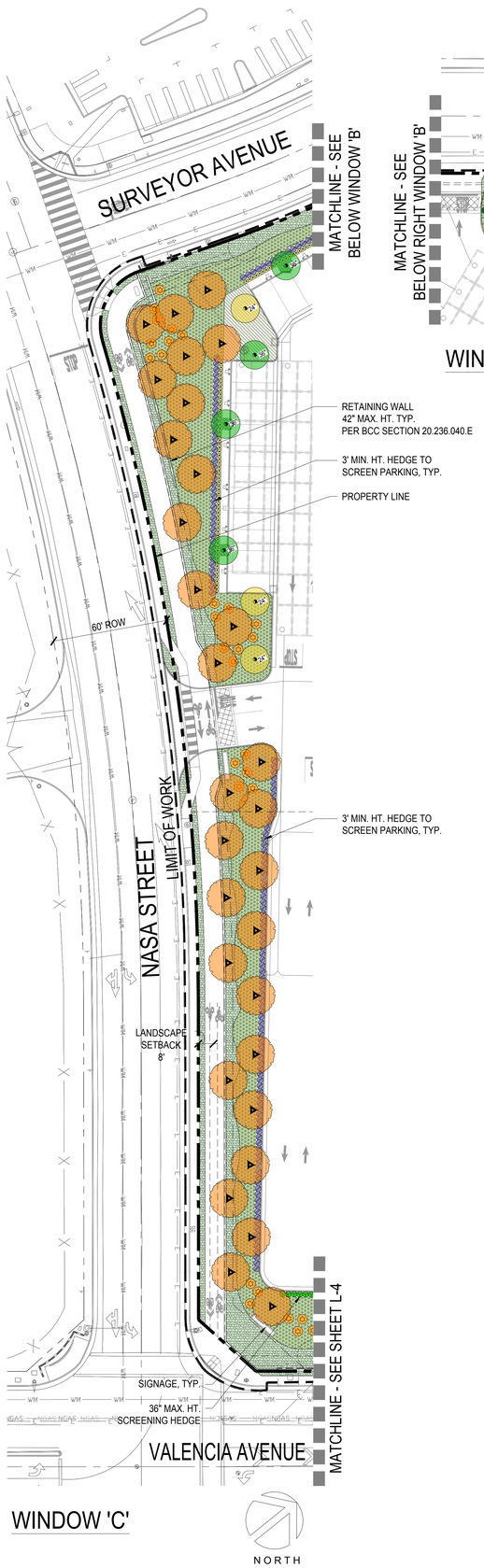
	DATE	REMARKS
1	05-18-2022	PLANNING SUBMITTAL
2	01-16-2023	PLANNING RESUBMITTAL
3	09-11-2023	PLANNING RESUBMITTAL
4	01-10-2024	PLANNING RESUBMITTAL
5	04-05-2024	PLANNING RESUBMITTAL
6	05-20-2024	PLANNING RESUBMITTAL
7	07-26-2024	PLANNING RESUBMITTAL

PA / PM:	CF
DRAWN BY:	LN, CF
JOB NO.:	IRV21-5032-00 / 21167

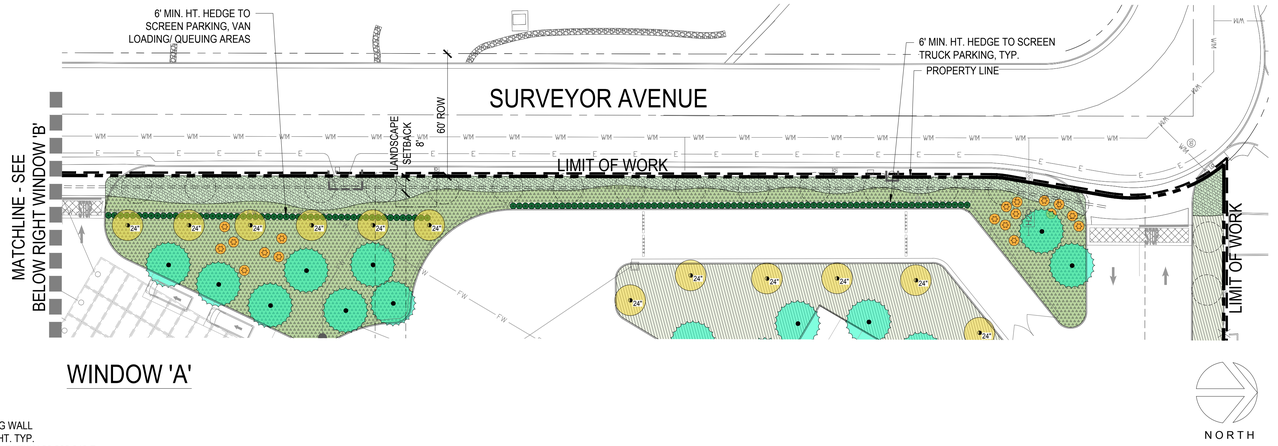
SHEET
L-2

Thu, 25 Jul 2024

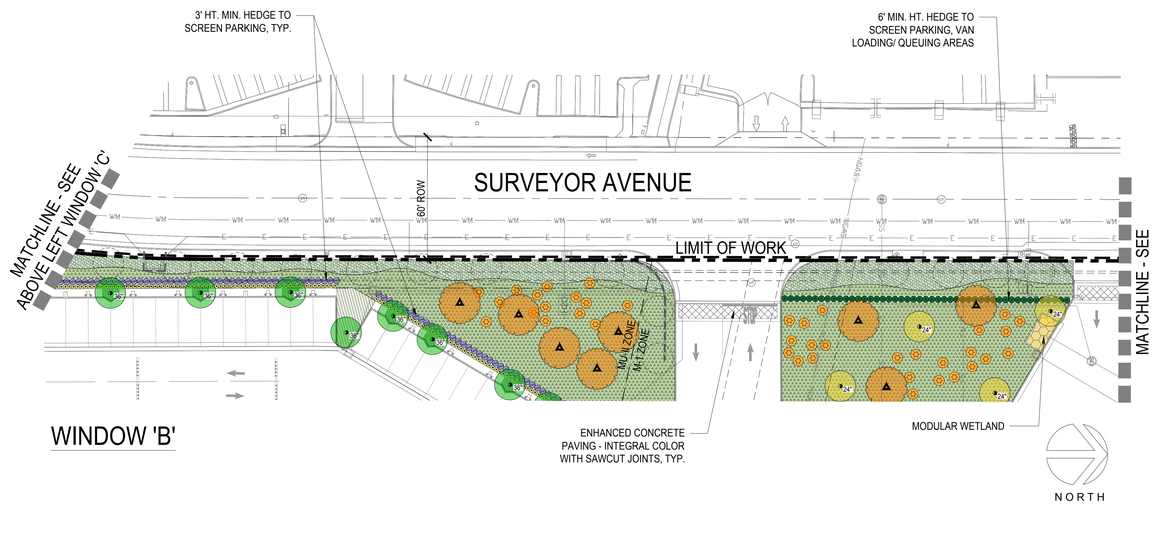
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



WINDOW 'C'



WINDOW 'A'



WINDOW 'B'

EXISTING TREE LEGEND

SYMBOLS	BOTANIC NAME / COMMON NAME	REMARKS
	EXISTING TREE	PROTECT IN PLACE

TREE LEGEND - SUNSET ZONE 23

SYMBOLS	BOTANIC NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QTY.	REMARKS
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX 36" BOX	PER PLAN	MODERATE	42 239	STANDARD
	PINUS CANARIENSIS CANARY ISLAND PINE	36" BOX	PER PLAN	LOW	69	STANDARD
	PINUS HALEPENSIS ALEPPO PINE	36" BOX	PER PLAN	LOW	17	STANDARD
	PLATANUS RACEMOSA WESTERN SYCAMORE	36" BOX	PER PLAN	MODERATE	86	STANDARD

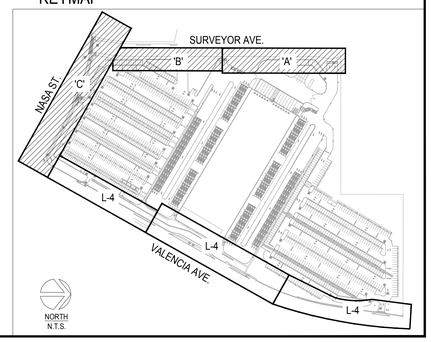
SHRUB, GROUNDCOVER AND VINE LEGEND - SUNSET ZONE 23

SYMBOLS	BOTANIC NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QTY.	REMARKS
	ACACIA REDOLENS 'DESERT CARPET' PROSTRATE ACACIA	1 GAL.	48" o.c.	VERY LOW	21,305	± 1-2' HT.
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL.	30" o.c.	VERY LOW		± 3' HT.
	CARISSA MACROCARPA 'GREEN CARPET' NATAL PLUM	5 GAL.	30" o.c.	LOW		± 1-2' HT.
	DIETES IRIDIOIDES FORTNIGHT LILY	5 GAL.	24" o.c.	LOW		± 3' HT.
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	1 GAL.	36" o.c.	LOW		± 1-2' HT.
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL.	48" o.c.	MODERATE		VINE AT RETAINING WALLS ≥ 3' HT.
	RHAPHIOLEPIS INDICA 'CLARA' CLARA INDIAN HAWTHORN	5 GAL.	36" o.c.	LOW		2.5' HT.
	ACACIA REDOLENS 'DESERT CARPET' PROSTRATE ACACIA	1 GAL.	48" o.c.	VERY LOW	6,357	± 1-2' HT.
	CAREX BROMOIDES BROME-LIKE SEDGE	5 GAL.	36" o.c.	LOW	53	MODULAR WETLAND
	CARISSA MACROCARPA 'GREEN CARPET' NATAL PLUM	5 GAL.	30" o.c.	LOW	118	± 1-2' HT.
	ELAEAGNUS PUNGENS SILVERBERRY	15 GAL.	36" o.c.	LOW	248	3' HT. MIN.
	HETEROMELES ARBUITIFOLIA TOYON	15 GAL.	PER PLAN	LOW	134	± 5-6' HT.
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	1 GAL.	48" o.c.	VERY LOW	3,043	± 1-2' HT.
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.	24" o.c.	LOW	235	± 2' HT.
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	15 GAL.	36" o.c.	LOW	1,008	6-7' HT. MIN.
	RHAPHIOLEPIS INDICA 'CLARA' CLARA INDIAN HAWTHORN	5 GAL.	36" o.c.	LOW	103	30" HT. MAX.
	XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL.	36" o.c.	LOW	324	3' HT. MIN.

PLANTING NOTES

1. CONTRACTOR TO OBTAIN TREE REMOVAL PERMIT PRIOR TO REMOVAL OF ANY TREE.
2. INSTALL ROOT BARRIERS LINEARLY AGAINST THE PAVING EDGE WHERE TREES ARE WITHIN 5'-0" OF PAVEMENT OR BUILDING.
3. PROVIDE 9 CUBIC YARDS OF CERTIFIED ORGANIC AMENDMENT PER 1000 SQ. FT. FOR ALL PLANTING AREAS AT A RATIO OF 1:4 TO THE DEPTH OF NINE INCHES OF SOIL BEING THOROUGHLY INCORPORATED. ADDITIONAL OR AMENDED SOIL AMENDMENT MIX SHALL BE RECOMMENDED BY A SOIL LABORATORY UPON A SOIL TEST.
4. MULCH SHALL BE ORGANIC RECYCLED CHIPPED WOOD, DARK BROWN COLOR AT 3-INCH DEPTH.
5. ALL ABOVE GRADE UTILITIES TO BE SCREENED WITH 15 GALLON PLANT MATERIAL.
6. THE PROJECT SITE IS LOCATED ON A HIGH FIRE HAZARD SEVERITY ZONE (HFHSZ). PLANTING PLAN TO COMPLY WITH CBC 2022 CHAPTER 7A.
7. ALL SCREEN WALLS GREATER THAN 3-FOOT HEIGHT TO RECEIVE VINE PLANTING FOR SCREENING AS REQUIRED.

KEYMAP



PLANS ARE PREPARED FROM CIVIL ENGINEER BACKGROUND DATED 06/19/2024.

PLANS CONFORM TO 2022 CALIFORNIA BUILDING CODE.
PLANTING AND IRRIGATION PLANS CONFORM TO THE CITY OF BREA WATER EFFICIENT LANDSCAPE ORDINANCE.

0 15 30 60
SCALE: 1" = 30'-0"

WARE MALCOMB
Leading Design for Commercial Real Estate
architecture
planning
interiors
graphics
civil engineering
10 edelman
irvine, california 92618
949.660.0728
F 949.863.1583

ima
5261 california ave
suite 350
irvine, california
92617
949.564.7500
www.imadesign.com

Use of the plans and specifications contained herein shall be restricted to the original site for which they were prepared; publication thereof is expressly limited to such use. Reproduction, publication, or reuse by any method, in whole or in part, without the express written consent of ima is prohibited. Title to said plans remains the sole property of ima; visual contact shall constitute acceptance of these restrictions.

DJT4
VESTING TENTATIVE PARCEL MAP
NO. 2022-193
275 VALENCIA AVENUE
BREA, CALIFORNIA 92823

PLANTING ENLARGEMENT PLAN

	DATE	REMARKS
1	06-18-2022	PLANNING SUBMITTAL
2	01-06-2023	PLANNING RESUBMITTAL
3	09-11-2023	PLANNING RESUBMITTAL
4	01-10-2024	PLANNING RESUBMITTAL
5	04-05-2024	PLANNING RESUBMITTAL
6	06-20-2024	PLANNING RESUBMITTAL
7	07-26-2024	PLANNING RESUBMITTAL

PA / PM:	CF
DRAWN BY:	LN, CF
JOB NO.:	IRV21-5032-00 / 21167

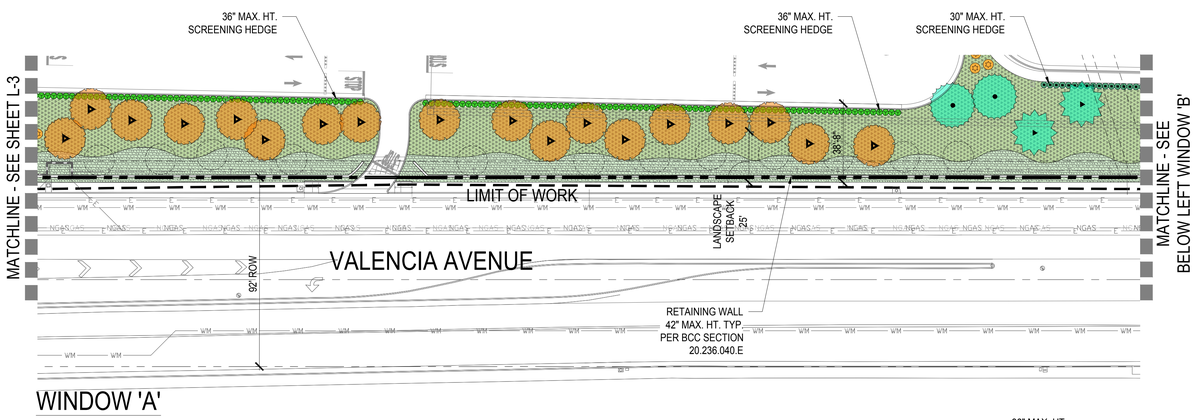
SHEET
L-3

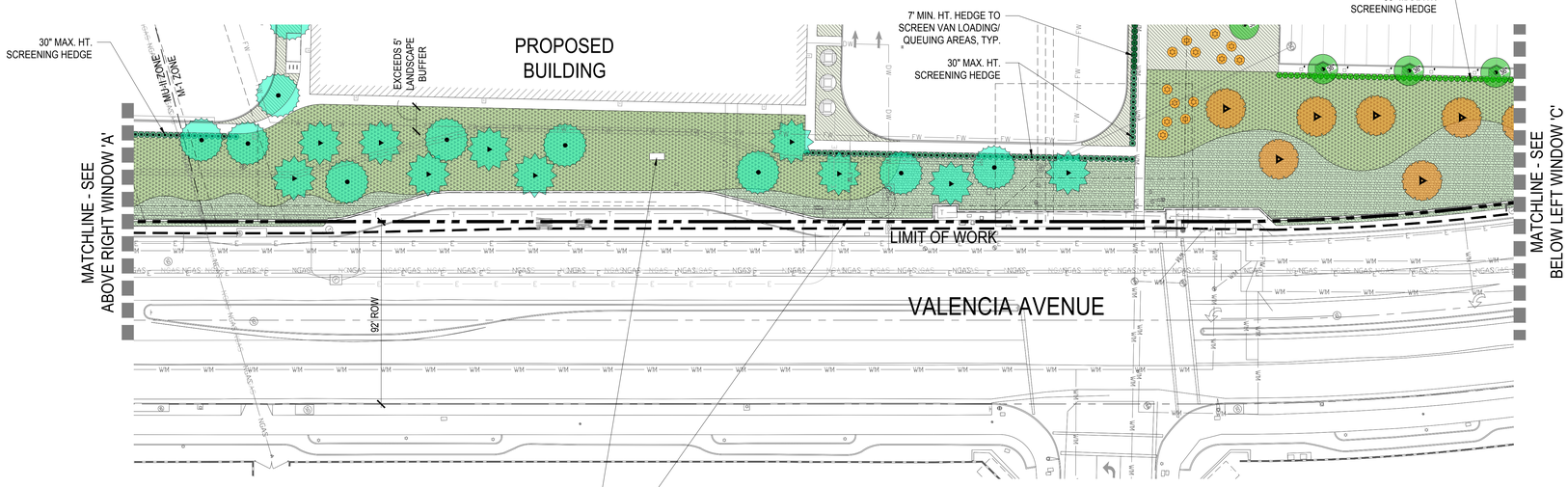
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

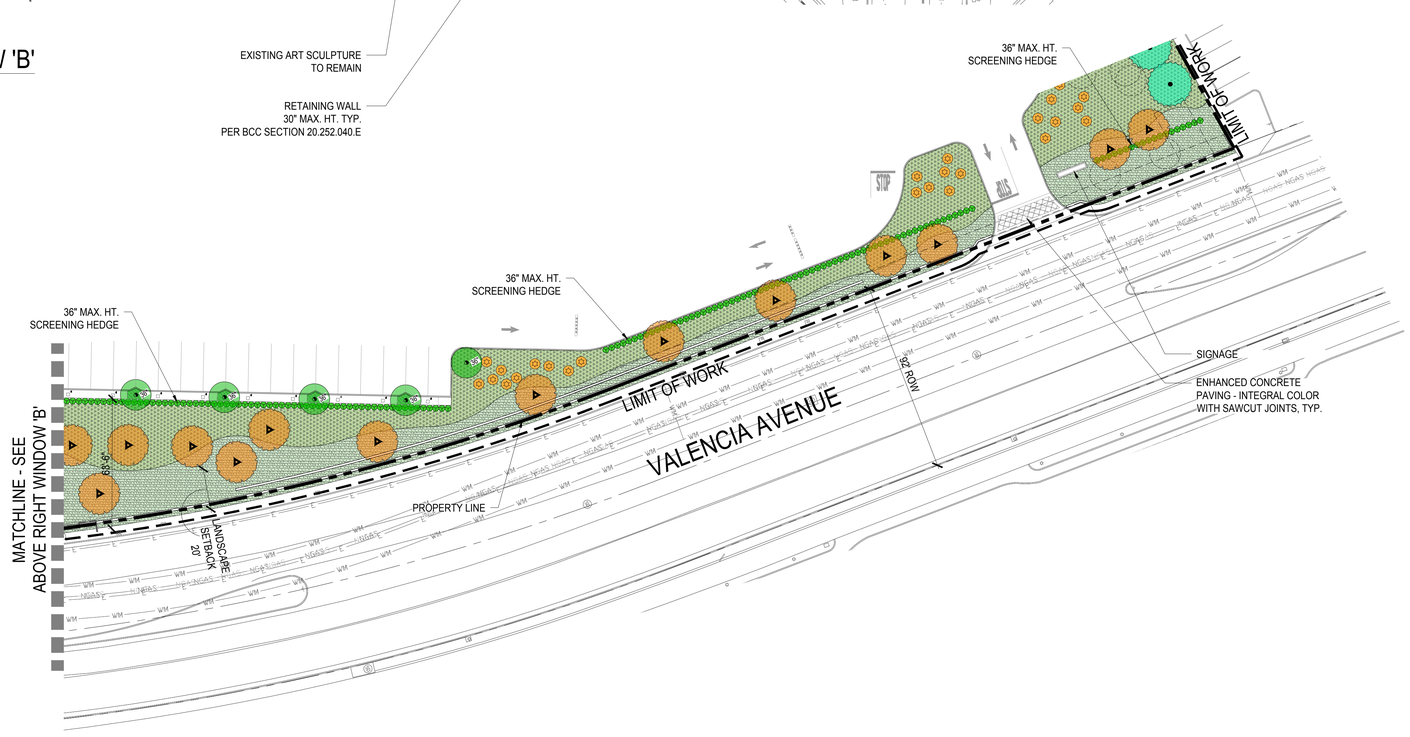
U:\2021\21167\Cad\sheets\entitlement\L-3.dwg

Thu, 25 Jul 2024

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT







PLANS ARE PREPARED FROM CIVIL ENGINEER BACKGROUND DATED 06/19/2024.

PLANS CONFORM TO 2022 CALIFORNIA BUILDING CODE. PLANTING AND IRRIGATION PLANS CONFORM TO THE CITY OF BREA WATER EFFICIENT LANDSCAPE ORDINANCE.

NORTH

SCALE: 1" = 30'-0"

EXISTING TREE LEGEND

SYMBOLS	BOTANIC NAME / COMMON NAME	REMARKS
	EXISTING TREE	PROTECT IN PLACE

TREE LEGEND - SUNSET ZONE 23

SYMBOLS	BOTANIC NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QTY.	REMARKS
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX 36" BOX	PER PLAN	MODERATE	42 239	STANDARD
	PINUS CANARIENSIS CANARY ISLAND PINE	36" BOX	PER PLAN	LOW	69	STANDARD
	PINUS HALEPENSIS ALEPPO PINE	36" BOX	PER PLAN	LOW	17	STANDARD
	PLATANUS RACEMOSA WESTERN SYCAMORE	36" BOX	PER PLAN	MODERATE	86	STANDARD

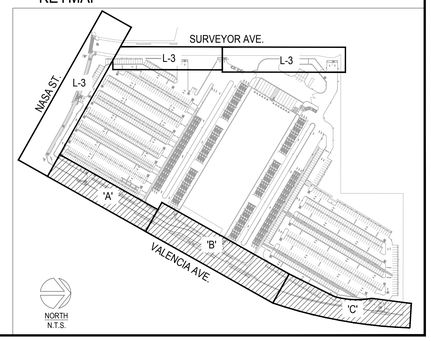
SHRUB, GROUNDCOVER AND VINE LEGEND - SUNSET ZONE 23

SYMBOLS	BOTANIC NAME / COMMON NAME	SIZE	SPACING	WUCOLS	QTY.	REMARKS
	ACACIA REDOLENS 'DESERT CARPET' PROSTRATE ACACIA	1 GAL.	48" o.c.	VERY LOW	21,305	± 1-2' HT.
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL.	30" o.c.	VERY LOW		± 3' HT.
	CARISSA MACROCARPA 'GREEN CARPET' NATAL PLUM	5 GAL.	30" o.c.	LOW		± 1-2' HT.
	DIETES IRIDIOIDES FORTNIGHT LILY	5 GAL.	24" o.c.	LOW		± 3' HT.
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	1 GAL.	36" o.c.	LOW		± 1-2' HT.
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL.	48" o.c.	MODERATE		VINE AT RETAINING WALLS ≥ 3' HT.
	RHAPHIOLEPIS INDICA 'CLARA' CLARA INDIAN HAWTHORN	5 GAL.	36" o.c.	LOW		2.5' HT.
	ACACIA REDOLENS 'DESERT CARPET' PROSTRATE ACACIA	1 GAL.	48" o.c.	VERY LOW	6,357	± 1-2' HT.
	CAREX BROMOIDES BROME-LIKE SEDGE	5 GAL.	36" o.c.	LOW	53	MODULAR WETLAND
	CARISSA MACROCARPA 'GREEN CARPET' NATAL PLUM	5 GAL.	30" o.c.	LOW	118	± 1-2' HT.
	ELAEAGNUS PUNGENS SILVERBERRY	15 GAL.	36" o.c.	LOW	248	3' HT. MIN.
	HETEROMELES ARBUITIFOLIA TOYON	15 GAL.	PER PLAN	LOW	134	± 5-6' HT.
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	1 GAL.	48" o.c.	VERY LOW	3,043	± 1-2' HT.
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.	24" o.c.	LOW	235	± 2' HT.
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	15 GAL.	36" o.c.	LOW	1,008	6-7' HT. MIN.
	RHAPHIOLEPIS INDICA 'CLARA' CLARA INDIAN HAWTHORN	5 GAL.	36" o.c.	LOW	103	30" HT. MAX.
	XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL.	36" o.c.	LOW	324	3' HT. MIN.

PLANTING NOTES

1. CONTRACTOR TO OBTAIN TREE REMOVAL PERMIT PRIOR TO REMOVAL OF ANY TREE.
2. INSTALL ROOT BARRIERS LINEARLY AGAINST THE PAVING EDGE WHERE TREES ARE WITHIN 5'-0" OF PAVEMENT OR BUILDING.
3. PROVIDE 9 CUBIC YARDS OF CERTIFIED ORGANIC AMENDMENT PER 1000 SQ. FT. FOR ALL PLANTING AREAS AT A RATIO OF 1:4 TO THE DEPTH OF NINE INCHES OF SOIL BEING THOROUGHLY INCORPORATED. ADDITIONAL OR AMENDED SOIL AMENDMENT MIX SHALL BE RECOMMENDED BY A SOIL LABORATORY UPON A SOIL TEST.
4. MULCH SHALL BE ORGANIC RECYCLED CHIPPED WOOD, DARK BROWN COLOR AT 3-INCH DEPTH.
5. ALL ABOVE GRADE UTILITIES TO BE SCREENED WITH 15 GALLON PLANT MATERIAL.
6. THE PROJECT SITE IS LOCATED ON A HIGH FIRE HAZARD SEVERITY ZONE (HFHSZ). PLANTING PLAN TO COMPLY WITH CBC 2022 CHAPTER 7A.
7. ALL SCREEN WALLS GREATER THAN 3-FOOT HEIGHT TO RECEIVE VINE PLANTING FOR SCREENING AS REQUIRED.

KEYMAP



WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

10 edelman
irvine, california 92618
phone 949.863.1770
f 949.863.1581

ima
5261 california ave
suite 350
irvine, california
92617
949.564.7500
www.imadesign.com

Use of the plans and specifications contained herein shall be restricted to the original site for which they were prepared; publication thereof is expressly limited to such use. Reproduction, publication, or reuse by any method, in whole or in part, without the express written consent of ima is prohibited. Title to said plans remains the sole property of ima; visual contact shall constitute acceptance of these restrictions.

DJT4
VESTING TENTATIVE PARCEL MAP
NO. 2022-193
275 VALENCIA AVENUE
BREA, CALIFORNIA 92823

PLANTING ENLARGEMENT PLAN

	DATE	REMARKS
1.	06-16-2022	PLANNING SUBMITTAL
2.	09-06-2023	PLANNING RESUBMITTAL
3.	09-11-2023	PLANNING RESUBMITTAL
4.	01-10-2024	PLANNING RESUBMITTAL
5.	04-05-2024	PLANNING RESUBMITTAL
6.	06-20-2024	PLANNING RESUBMITTAL
7.	07-26-2024	PLANNING RESUBMITTAL

PA / PM:	CF
DRAWN BY:	LN, CF
JOB NO.:	IRV21-5032-00 / 21167

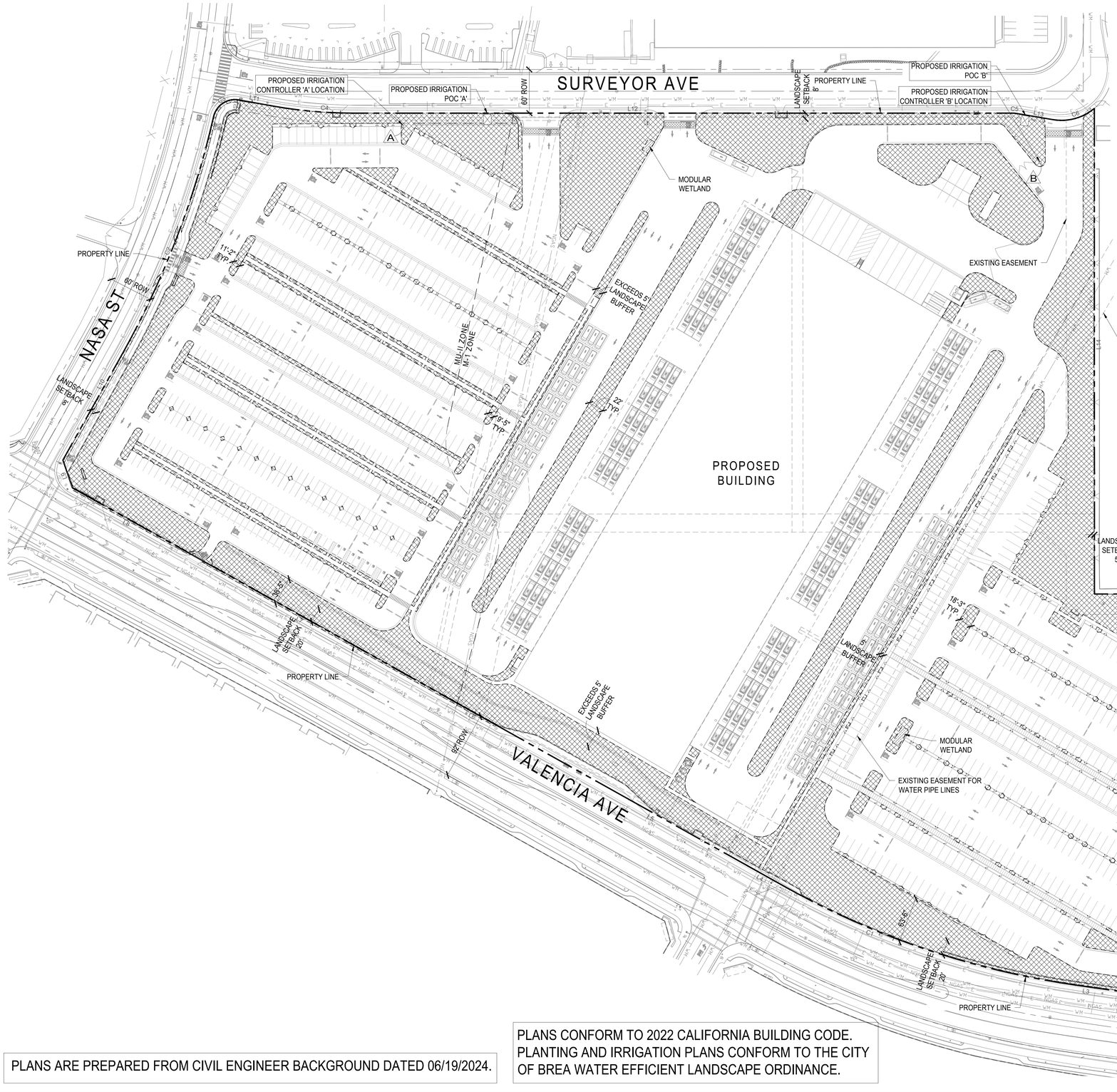
SHEET
L-4

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

U:\2021\21167\Cad\Sheets\entitlement\L-3.dwg

Thu, 25 Jul 2024

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



IRRIGATION SYSTEM OVERVIEW

THE IRRIGATION SYSTEM WILL BE SUPPLIED WITH POTABLE WATER FROM NEW IRRIGATION-USE WATER METER(S). THE WATER METER WILL OPERATE A DEDICATED, REDUCED-PRESSURE TYPE BACKFLOW PREVENTER ASSEMBLY TO PROTECT THE POTABLE SYSTEM.

THE IRRIGATION SYSTEM WILL UTILIZE A HIGH EFFICIENCY IRRIGATION SYSTEM TO INCLUDE A SMART CONTROLLER AND DRIP IRRIGATION FOR ALL SHRUB AREAS. TREES ARE IRRIGATED WITH LOW-FLOW HIGH EFFICIENCY POP-UP BUBBLERS ON DEDICATED CONTROL VALVES.

ALL IRRIGATION SYSTEMS ON THE SITE SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW HEAD DRAINAGE AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS OUT OF THE DESIGNATED LANDSCAPE AREA.

IRRIGATION DESIGN INTENT

CONSUMING WATER FOR IRRIGATION IN EXCESSIVE AMOUNTS HAS BECOME MORE EXPENSIVE. THE PROPOSED PROJECT'S IRRIGATION SYSTEM WILL BE DESIGNED TO COMPLY WITH THE STATE OF CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT 2006 AND THE CALIFORNIA CODE OF REGULATIONS TITLE 23, DIVISION 2, CHAPTER 2.7, AND EXECUTIVE ORDER B-29-15.

LEGEND

SYMBOL	DESCRIPTION
⊠	IRRIGATION POINT-OF-CONNECTION - WATER METER/ REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY FOR IRRIGATION SERVICE PROVIDED BY CIVIL ENGINEER (PROPOSED LOCATIONS TO BE CONFIRMED)
A B	IRRIGATION 'SMART' CONTROLLER IN FREE STANDING STAINLESS STEEL CABINET (PROPOSED LOCATIONS TO BE CONFIRMED)

IRRIGATION HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	LOW WATER USE PLANT MATERIAL WITH SUBSURFACE DRIP IRRIGATION
	LOW WATER USE PLANT MATERIAL WITH OVERHEAD SPRAY IRRIGATION (MODULAR WETLANDS)

IRRIGATION CALCULATIONS

Model Water Efficient Landscape Ordinance (MWELO) Worksheet

DJT4- AMZL BREA BTS - BREA, CA

Point-of-Connections: Systems 'A' and 'B'

Maximum Applied Water Allowance (MAWA)

Total MAWA = (ETo x 0.45 x LA in SF x 0.62 + (ETo x 1.0 x SLA in SF x 0.62) = Gallons per Year for LA+SLA

Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (49.7 inches per year)
0.45 = ET Adjustment Factor (ETAF)
1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area
LA = Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Special Landscape Area (square feet)
Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons

MAWA Calculation: System 'A'

	ETo		ETAF		LA or SLA (SF)		Conversion	MAWA (Gallons per Year)
MAWA for LA =	49.7	x	0.45	x	323,744	x	0.62	4,489,131
MAWA for SLA =	49.7	x	1.0	x		x	0.62	0
Total Area (SF) =					323,744	Total MAWA =		4,489,131 Gal/Yr.
						=		6,002 Billing units

Estimated Applied Water Use (EAWU)

PF = Plant Factor (range = 0.0 to 1.0)
LA = Landscape Area (square feet)
0.62 = Conversion factor (gallons/ square foot)
IE = Irrigation Efficiency = IME x DU
Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges)
Kmc = Microclimate Factor (range = 0.5 to 1.4) (See WUCOLS for density ranges)

EAWU Calculation: ETo x PF x LA in SF x 0.62 = Gallons per Year

Systems 'A' and 'B'

	ETo		PF		LA		Conversion		IE		EAWU (Gallons Per Year)
Low Using Shrub (spray)	49.7	x	0.30	x	431	x	0.62	÷	0.75	=	5,312
Low Using Shrub (drip)	49.7	x	0.30	x	316,065	x	0.62	÷	0.81	=	3,607,121
Low Using Trees (86 ea.)	49.7	x	0.30	x	1,376	x	0.62	÷	0.75	=	16,960
Moderate Using Trees (367 ea.)	49.7	x	0.40	x	5,872	x	0.62	÷	0.75	=	96,501
Total EAWU =					323,744 SF						3,725,895 Gallons per year
									Total EAWU	=	4,981 Billing units

The EAWU (3,725,895 gallons per year) is less than the MAWA 4,489,131 gallons per year).
The project's Landscape Estimate of Applied Water Use complies with the City's Water Efficient Landscape Ordinance.

REGISTERED LANDSCAPE ARCHITECT WILLIAM F. SOWER No. 1342 07-26-24 Exp. 01-31-25 STATE OF CALIFORNIA

PLANS ARE PREPARED FROM CIVIL ENGINEER BACKGROUND DATED 06/19/2024.

PLANS CONFORM TO 2022 CALIFORNIA BUILDING CODE. PLANTING AND IRRIGATION PLANS CONFORM TO THE CITY OF BREA WATER EFFICIENT LANDSCAPE ORDINANCE.

0 30 60 120
SCALE: 1" = 60' - 0"

WARE MALCOMB
Leading Design for Commercial Real Estate
architecture
planning
interiors
graphics
civil engineering
10 edelman
irvine, california 92618
phone 949.863.1770
f 949.863.1583

ima
5261 california ave
suite 350
irvine, california
92617
949.564.7500
www.imadesign.com

Use of the plans and specifications contained herein shall be restricted to the original site for which they were prepared; publication thereof is expressly limited to such use. Reproduction, publication, or reuse by any method, in whole or in part, without the express written consent of ima is prohibited. Title to said plans remains the sole property of ima; visual contact shall constitute acceptance of these restrictions.

DJT4
VESTING TENTATIVE PARCEL MAP NO. 2022-193
275 VALENCIA AVENUE
BREA, CALIFORNIA 92823

CONCEPTUAL IRRIGATION PLAN

	DATE	REMARKS
1	05-18-2022	PLANNING SUBMITTAL
2	01-16-2023	PLANNING RESUBMITTAL
3	09-11-2023	PLANNING RESUBMITTAL
4	01-10-2024	PLANNING RESUBMITTAL
5	04-05-2024	PLANNING RESUBMITTAL
6	06-20-2024	PLANNING RESUBMITTAL
7	07-26-2024	PLANNING RESUBMITTAL

PA / PM:	CF
DRAWN BY:	LN, CF
JOB NO.:	IRV21-5032-00 / 21167

SHEET
L-5

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

U:\2021\21167\cad\sheets\entitlement\L-5.dwg

Thu, 25 Jul 2024

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

TREES



Lophostemon confertus
Brisbane Box



Pinus canariensis
Canary Island Pine



Pinus halepensis
Aleppo Pine



Platanus racemosa
Western Sycamore

SHRUBS, GROUNDCOVERS AND VINES



Acacia redolens 'Desert Carpet'
Prostrate Acacia



Aristida purpurea
Purple Threeawn



Callistemon viminalis 'Little John'
Little John Bottlebrush



Carex bromoides
Brome-like Sedge



Carex divulsa
Grassland Sedge



Carissa Macrocarpa 'Green Carpet'
Natal Plum



Dietes iridioides
Fortnight Lily



Elaeagnus pungens
Silverberry



Heteromeles arbutifolia
Toyon



Leymus condensatus
Wild Rye



Lonicera japonica
Japanese Honeysuckle



Ligustrum japonicum 'Texanum'
Waxleaf Privet



Nassella tenuissima
Mexican Feather Grass



Parthenocissus tricuspidata
Boston Ivy



Rhaphiolepis indica 'Clara'
Clara Indian Hawthorn



Xylosma congestum
Shiny Xylosma

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

10 edelman
irvine, california 92618
phone 949.863.1770
f 949.863.1583

ima
5261 california ave
suite 350
irvine, california
92617
949.564.7500
www.imadesign.com

Use of the plans and specifications contained herein shall be restricted to the original site for which they were prepared; publication thereof is expressly limited to such use. Reproduction, publication, or reuse by any method, in whole or in part, without the express written consent of ima is prohibited. Title to said plans remains the sole property of ima; visual contact shall constitute acceptance of these restrictions.

PLANTING IMAGES

	DATE	REMARKS
1	05-18-2022	PLANNING SUBMITTAL
2	09-01-2023	PLANNING RESUBMITTAL
3	09-11-2023	PLANNING RESUBMITTAL
4	01-10-2024	PLANNING RESUBMITTAL
5	04-05-2024	PLANNING RESUBMITTAL
6	06-20-2024	PLANNING RESUBMITTAL
7	07-26-2024	PLANNING RESUBMITTAL

DJT4
VESTING TENTATIVE PARCEL MAP NO. 2022-193
275 VALENCIA AVENUE
BREA, CALIFORNIA 92823

PA / PM:	CF
DRAWN BY:	LN, CF
JOB NO.:	IRV21-5032-00 / 21167

SHEET
L-6

U:\2021\21167\cad\sheets\entitlement\L-6.dwg
Thu, 25 Jul 2024

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

ATTACHMENT A.4

GRADING & DRAINAGE NOTES

- (A) TRENCH DRAIN
- (B) FLOW DIVERSION MANHOLE
- (C) PROPRIETARY BIOFILTRATION
- (D) UNDERGROUND DETENTION (CLOSED)
- (E) CURB INLET CATCH BASIN. SIZE PER PLAN.
- (F) AREA INLET CATCH BASIN. SIZE PER PLAN.
- (G) ASSUMED LOCATION OF ROOF DOWNSPOUT
- (H) HYDRODYNAMIC SEPARATOR
- (I) SIDEWALK CUVLERT
- (J) DRYWELL
- (K) PROTECT (E) SD IN PLACE
- (L) CURB CUT
- (M) RETAINING WALL (SEE DETAIL 1, SHEET C4.1)

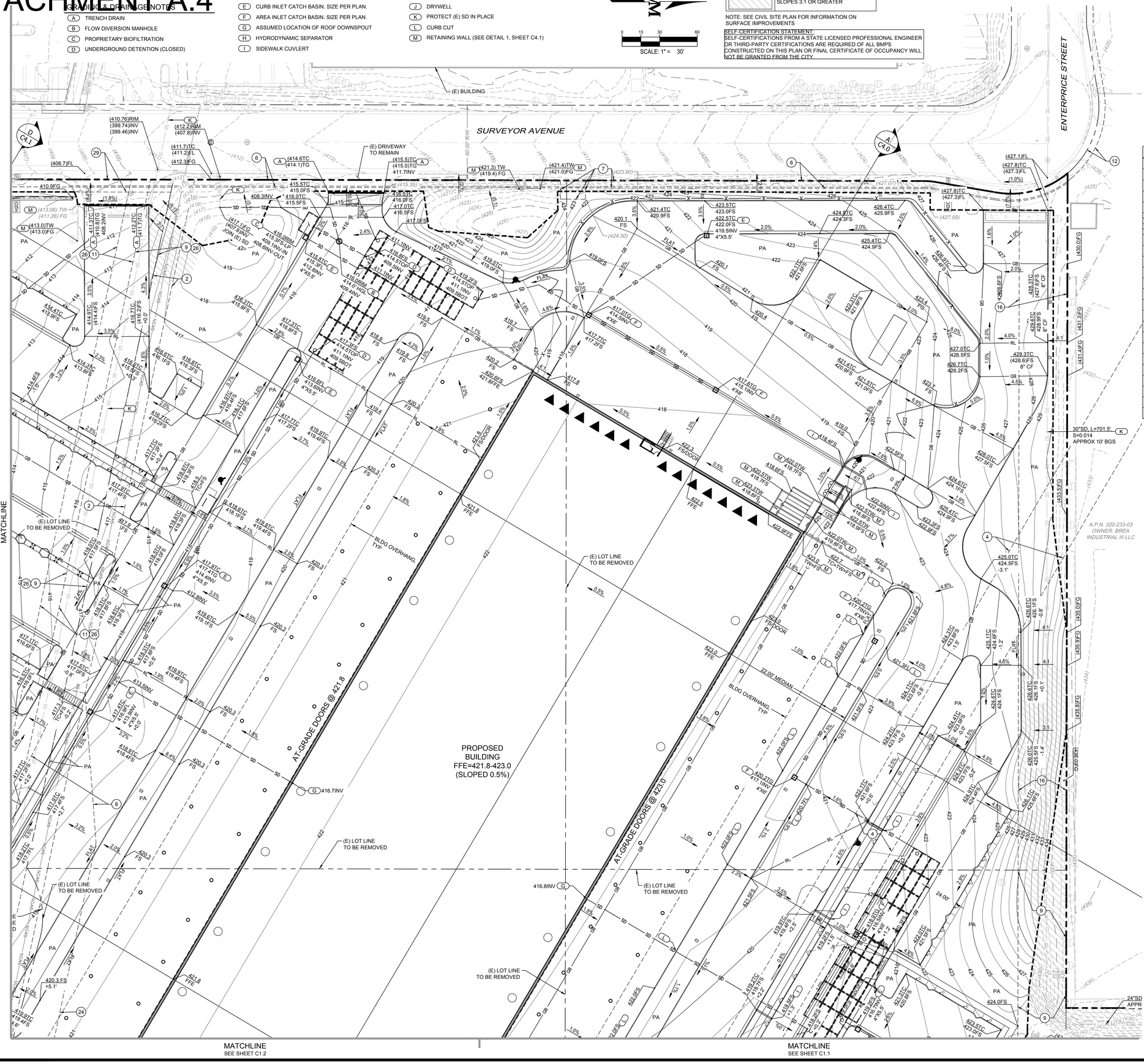
SCALE: 1" = 30'

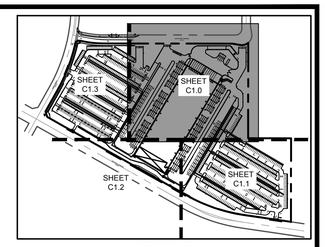
HATCH LEGEND

SLOPES 3:1 OR GREATER

NOTE: SEE CIVIL SITE PLAN FOR INFORMATION ON SURFACE IMPROVEMENTS

SELF-CERTIFICATION STATEMENT:
SELF-CERTIFICATIONS FROM A STATE LICENSED PROFESSIONAL ENGINEER OR THIRD-PARTY CERTIFICATIONS ARE REQUIRED OF ALL BMPS CONSTRUCTED ON THIS PLAN OR FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FROM THE CITY.





KEY MAP
SCALE: 1" =N.T.S."

GRADING LEGEND

SD (8")	EXISTING STORM DRAIN & DIAMETER	BGS	BELOW GROUND SURFACE
SD 8"	PROPOSED STORM DRAIN & DIAMETER	BLDG	BUILDING
	LIMIT OF GRADING	BOT	BOTTOM OF TANK
	PROPERTY LINE	CF	CURB FACE
	CENTERLINE	(E)	EXISTING
GB	GRADE BREAK	HP	HIGH POINT
RL	RIDGE LINE	INV	INVERT
	SETBACK	LP	LOW POINT
	BUILDING OVERHANG	DOOR	ELEVATION AT DOOR
	RETAINING WALL	FFE	FINISHED FLOOR ELEVATION
400	PROPOSED MAJOR CONTOUR	FG	FINISHED GRADE
399	PROPOSED MINOR CONTOUR	FL	FLOWLINE
(400)	EXISTING MAJOR CONTOUR	FS	FINISHED SURFACE
(399)	EXISTING MINOR CONTOUR	GB	GRADE BREAK
5280.00	PROPOSED SPOT ELEVATION	PA	PLANTING AREA
(5280.0)	EXISTING SPOT ELEVATION	RIM	RIM ELEVATION
2.00%	PROPOSED SLOPE	RL	RIDGE LINE
2.00%	EXISTING SLOPE	R/W	RIGHT OF WAY
	AT-GRADE DOOR	TC	TOP OF CURB
	LOADING DOCK DOOR	TG	TOP OF GRATE
BW	BOTTOM OF WALL	TOB	TOP OF BANK
		TOP	TOP OF TANK
		TW	TOP OF WALL
		TYP	TYPICAL

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

GRADING & DRAINAGE PLAN

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	04-14-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

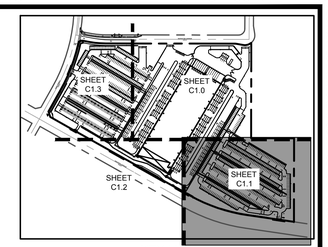
SHEET C1.0
Sheet 1 of 20

NOT FOR CONSTRUCTION

\\wma-arch.com\WM\IRV\21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C1.0_Grading Plan.dwg 7/26/2024 3:59 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S.'

GRADING LEGEND

SD (8")	EXISTING STORM DRAIN & DIAMETER	BGS	BELOW GROUND SURFACE
SD 8"	PROPOSED STORM DRAIN & DIAMETER	BLDG	BUILDING
	LIMIT OF GRADING	BOT	BOTTOM OF TANK
	PROPERTY LINE	CF	CURB FACE
	CENTERLINE	(E)	EXISTING
GB	GRADE BREAK	HP	HIGH POINT
RL	RIDGE LINE	INV	INVERT
	SETBACK	LP	LOW POINT
	BUILDING OVERHANG	DOOR	ELEVATION AT DOOR
	RETAINING WALL	FFE	FINISHED FLOOR ELEVATION
400	PROPOSED MAJOR CONTOUR	FG	FINISHED GRADE
399	PROPOSED MINOR CONTOUR	FL	FLOWLINE
(400)	EXISTING MAJOR CONTOUR	FS	FINISHED SURFACE
(399)	EXISTING MINOR CONTOUR	GB	GRADE BREAK
5280.00	PROPOSED SPOT ELEVATION	PA	PLANTING AREA
(5280.0)	EXISTING SPOT ELEVATION	RIM	RIM ELEVATION
2.00%	PROPOSED SLOPE	RL	RIDGE LINE
2.00%	EXISTING SLOPE	R/W	RIGHT OF WAY
	AT-GRADE DOOR	TC	TOP OF CURB
	LOADING DOCK DOOR	TG	TOP OF GRATE
BW	BOTOM OF WALL	TOB	TOP OF BANK
		TOP	TOP OF TANK
		TW	TOP OF WALL
		TYP	TYPICAL

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

SELF-CERTIFICATION STATEMENT:
SELF-CERTIFICATIONS FROM A STATE LICENSED PROFESSIONAL ENGINEER OR THIRD-PARTY CERTIFICATIONS ARE REQUIRED OF ALL BMPS CONSTRUCTED ON THIS PLAN OR FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FROM THE CITY.

GRADING & DRAINAGE NOTES

- (A) TRENCH DRAIN
- (B) FLOW DIVERSION MANHOLE
- (C) PROPRIETARY BIOFILTRATION
- (D) UNDERGROUND DETENTION (CLOSED)
- (E) CURB INLET CATCH BASIN. SIZE PER PLAN.
- (F) AREA INLET CATCH BASIN. SIZE PER PLAN.
- (G) ASSUMED LOCATION OF ROOF DOWNSPOUT
- (H) HYDRODYNAMIC SEPARATOR
- (I) SIDEWALK CUVLERT
- (J) DRYWELL
- (K) PROTECT (E) SD IN PLACE
- (L) CURB CUT
- (M) RETAINING WALL (SEE DETAIL 1, SHEET C4.1)

HATCH LEGEND

SLOPES 3:1 OR GREATER

NOTE: SEE CIVIL SITE PLAN FOR INFORMATION ON SURFACE IMPROVEMENTS

SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193
T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

GRADING & DRAINAGE PLAN

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	04-14-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

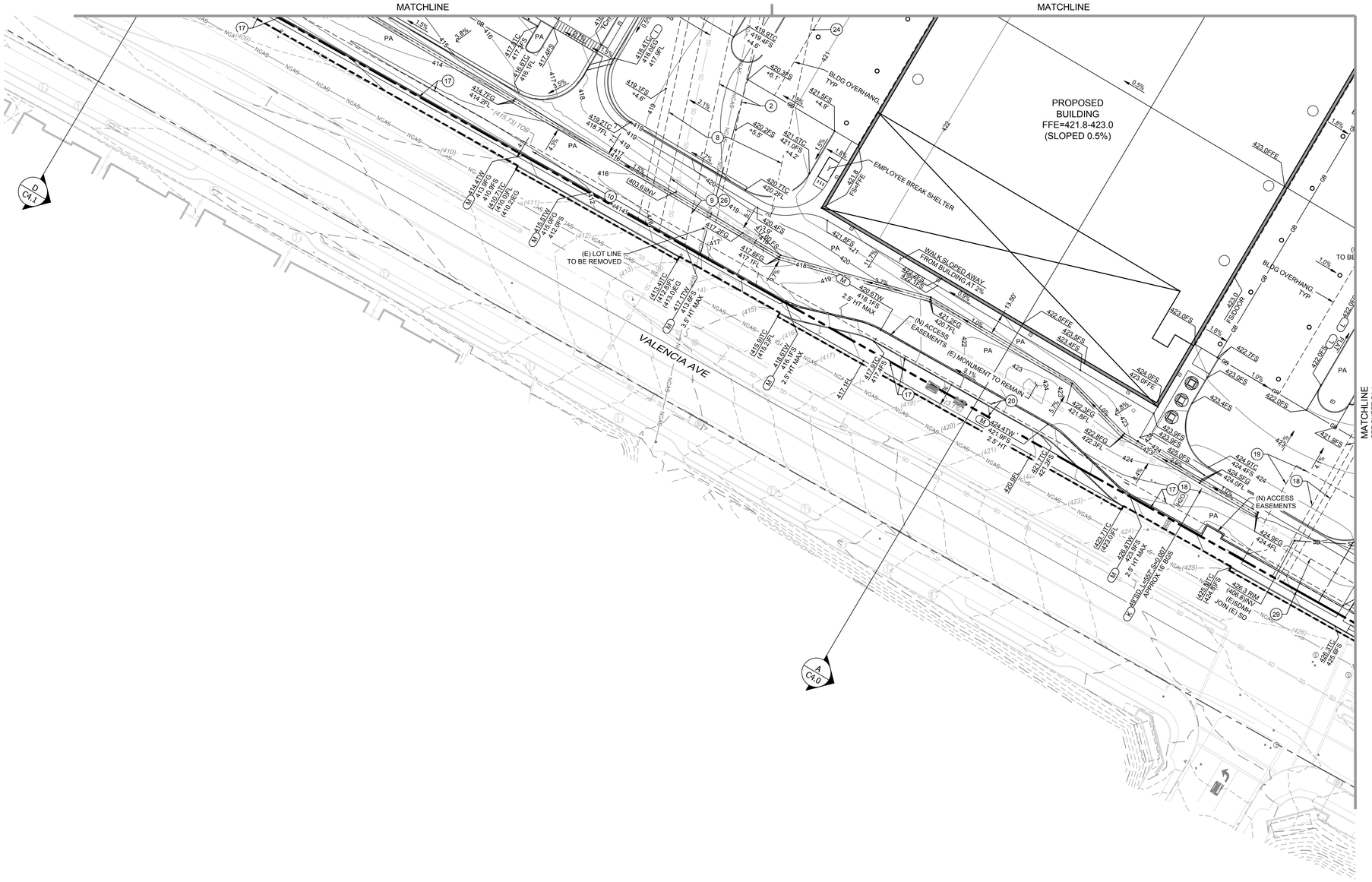
SHEET C1.1
Sheet 2 of 20

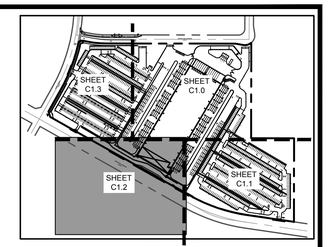
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

\\wma-arch.com\WM\IRV\21\5032\000\Civil\CAD\Sheets\Preliminary\IRV21-5032_C1.0_Grading Plan.dwg 7/26/2024 3:59 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S.'

GRADING LEGEND

SD (8")	EXISTING STORM DRAIN & DIAMETER	BGS	BELOW GROUND SURFACE
SD 8"	PROPOSED STORM DRAIN & DIAMETER	BLDG	BUILDING
	LIMIT OF GRADING	BOT	BOTTOM OF TANK
	PROPERTY LINE	CF	CURB FACE
	CENTERLINE	(E)	EXISTING
GB	GRADE BREAK	HP	HIGH POINT
RL	RIDGE LINE	INV	INVERT
	SETBACK	LP	LOW POINT
	BUILDING OVERHANG	DOOR	ELEVATION AT DOOR
	RETAINING WALL	FFE	FINISHED FLOOR ELEVATION
400	PROPOSED MAJOR CONTOUR	FG	FINISHED GRADE
399	PROPOSED MINOR CONTOUR	FL	FLOWLINE
(409)	EXISTING MAJOR CONTOUR	FS	FINISHED SURFACE
(399)	EXISTING MINOR CONTOUR	GB	GRADE BREAK
5280.00	PROPOSED SPOT ELEVATION	PA	PLANTING AREA
(5280.0)	EXISTING SPOT ELEVATION	RIM	RIM ELEVATION
2.00%	PROPOSED SLOPE	RL	RIDGE LINE
2.00%	EXISTING SLOPE	R/W	RIGHT OF WAY
	AT-GRADE DOOR	TC	TOP OF CURB
	LOADING DOCK DOOR	TG	TOP OF GRATE
BW	BOTTOM OF WALL	TOB	TOP OF BANK
		TOP	TOP OF TANK
		TW	TOP OF WALL
		TYP	TYPICAL

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

SELF-CERTIFICATION STATEMENT:
SELF-CERTIFICATIONS FROM A STATE LICENSED PROFESSIONAL ENGINEER OR THIRD-PARTY CERTIFICATIONS ARE REQUIRED OF ALL BMPS CONSTRUCTED ON THIS PLAN OR FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FROM THE CITY.

HATCH LEGEND

	SLOPES 3:1 OR GREATER

NOTE: SEE CIVIL SITE PLAN FOR INFORMATION ON SURFACE IMPROVEMENTS

GRADING & DRAINAGE NOTES

- (A) TRENCH DRAIN
- (B) FLOW DIVERSION MANHOLE
- (C) PROPRIETARY BIOFILTRATION
- (D) UNDERGROUND DETENTION (CLOSED)
- (E) CURB INLET CATCH BASIN. SIZE PER PLAN.
- (F) AREA INLET CATCH BASIN. SIZE PER PLAN.
- (G) ASSUMED LOCATION OF ROOF DOWNSPOUT
- (H) HYDRODYNAMIC SEPARATOR
- (I) SIDEWALK CUVLERT
- (J) DRYWELL
- (K) PROTECT (E) SD IN PLACE
- (L) CURB CUT
- (M) RETAINING WALL (SEE DETAIL 1, SHEET C4.1)

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

GRADING & DRAINAGE PLAN

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	06-14-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET
C1.2
Sheet 3 of 20

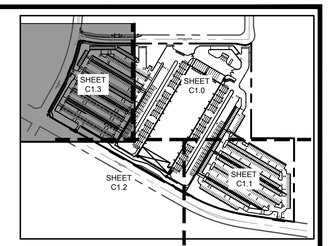
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

\\wma-arch.com\WM\IRV\21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C1.0_Grading Plan.dwg 7/26/2024 3:58 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S."

GRADING LEGEND

SD (8")	EXISTING STORM DRAIN & DIAMETER	BGS	BELOW GROUND SURFACE
SD 8"	PROPOSED STORM DRAIN & DIAMETER	BLDG	BUILDING
	LIMIT OF GRADING	BOT	BOTTOM OF TANK
	PROPERTY LINE	CF	CURB FACE
	CENTERLINE	(E)	EXISTING
GB	GRADE BREAK	HP	HIGH POINT
RL	RIDGE LINE	INV	INVERT
	SETBACK	LP	LOW POINT
	BUILDING OVERHANG	DOOR	ELEVATION AT DOOR
	RETAINING WALL	FFE	FINISHED FLOOR ELEVATION
408	PROPOSED MAJOR CONTOUR	FG	FINISHED GRADE
399	PROPOSED MINOR CONTOUR	FL	FLOWLINE
(409)	EXISTING MAJOR CONTOUR	FS	FINISHED SURFACE
(399)	EXISTING MINOR CONTOUR	GB	GRADE BREAK
5280.00	PROPOSED SPOT ELEVATION	PA	PLANTING AREA
(5280.0)	EXISTING SPOT ELEVATION	RIM	RIM ELEVATION
2.00%	PROPOSED SLOPE	RL	RIDGE LINE
2.00%	EXISTING SLOPE	R/W	RIGHT OF WAY
	AT-GRADE DOOR	TC	TOP OF CURB
	LOADING DOCK DOOR	TG	TOP OF GRATE
BW	BOTTOM OF WALL	TOB	TOP OF BANK
		TOP	TOP OF TANK
		TW	TOP OF WALL
		TYP	TYPICAL

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

HATCH LEGEND

	SLOPES 3:1 OR GREATER

NOTE: SEE CIVIL SITE PLAN FOR INFORMATION ON SURFACE IMPROVEMENTS

SELF-CERTIFICATION STATEMENT:
SELF-CERTIFICATIONS FROM A STATE LICENSED PROFESSIONAL ENGINEER OR THIRD-PARTY CERTIFICATIONS ARE REQUIRED OF ALL BMPS CONSTRUCTED ON THIS PLAN OR FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FROM THE CITY.

GRADING & DRAINAGE NOTES

- (A) TRENCH DRAIN
- (B) FLOW DIVERSION MANHOLE
- (C) PROPRIETARY BIOFILTRATION
- (D) UNDERGROUND DETENTION (CLOSED)
- (E) CURB INLET CATCH BASIN. SIZE PER PLAN.
- (F) AREA INLET CATCH BASIN. SIZE PER PLAN.
- (G) ASSUMED LOCATION OF ROOF DOWNSPOUT
- (H) HYDRODYNAMIC SEPARATOR
- (I) SIDEWALK CUVLERT
- (J) DRYWELL
- (K) PROTECT (E) SD IN PLACE
- (L) CURB CUT
- (M) RETAINING WALL (SEE DETAIL 1, SHEET C4.1)

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

GRADING & DRAINAGE PLAN

NO	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	06-14-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET
C1.3
Sheet 4 of 20

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

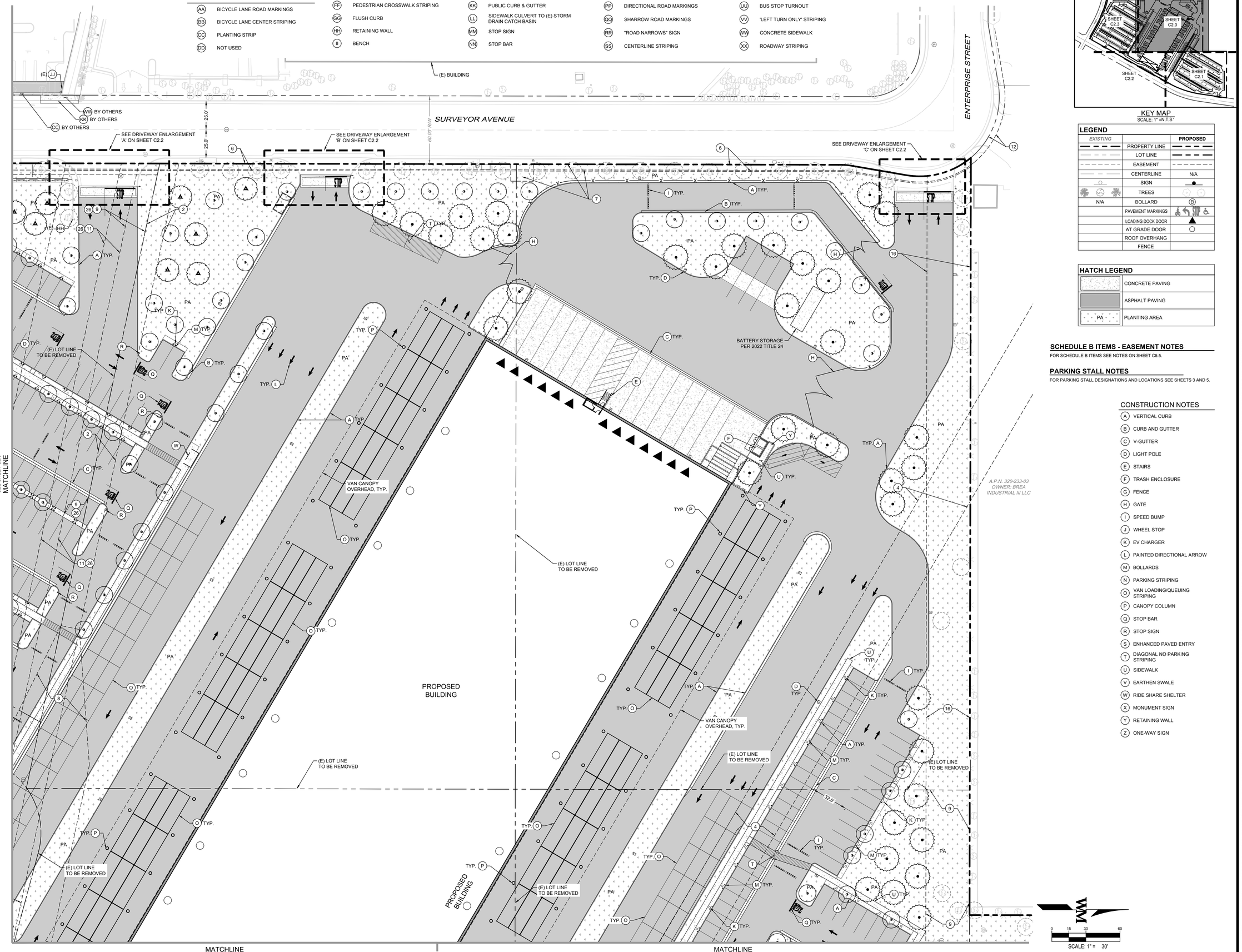
NOT FOR CONSTRUCTION

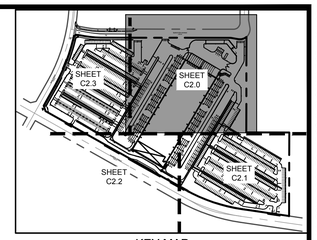
\\wma-arch.com\WMIRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C1.0_Grading Plan.dwg 7/26/2024 3:57 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

OFFSITE CONSTRUCTION NOTES

- (AA) BICYCLE LANE ROAD MARKINGS
- (BB) BICYCLE LANE CENTER STRIPING
- (CC) PLANTING STRIP
- (DD) NOT USED
- (EE) CURB RAMP
- (FF) PEDESTRIAN CROSSWALK STRIPING
- (GG) FLUSH CURB
- (HH) RETAINING WALL
- (II) BENCH
- (JJ) WAYFINDING AND TRAIL BRANDING SIGNAGE
- (KK) PUBLIC CURB & GUTTER
- (LL) SIDEWALK CULVERT TO (E) STORM DRAIN CATCH BASIN
- (MM) STOP SIGN
- (NN) STOP BAR
- (OO) NOT USED
- (PP) DIRECTIONAL ROAD MARKINGS
- (QQ) SHARROW ROAD MARKINGS
- (RR) "ROAD NARROWS" SIGN
- (SS) CENTERLINE STRIPING
- (TT) MODIFY PUBLIC STREET LIGHT
- (UU) BUS STOP TURNOUT
- (VV) "LEFT TURN ONLY" STRIPING
- (WW) CONCRETE SIDEWALK
- (XX) ROADWAY STRIPING





KEY MAP
SCALE: 1" =N.T.S"

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT	
	CENTERLINE	N/A
	SIGN	
	TREES	
N/A	BOLLARD	
	PAVEMENT MARKINGS	
	LOADING DOCK DOOR	
	AT GRADE DOOR	
	ROOF OVERHANG	
	FENCE	

HATCH LEGEND

	CONCRETE PAVING
	ASPHALT PAVING
PA	PLANTING AREA

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

PARKING STALL NOTES

FOR PARKING STALL DESIGNATIONS AND LOCATIONS SEE SHEETS 3 AND 5.

CONSTRUCTION NOTES

- (A) VERTICAL CURB
- (B) CURB AND GUTTER
- (C) V-GUTTER
- (D) LIGHT POLE
- (E) STAIRS
- (F) TRASH ENCLOSURE
- (G) FENCE
- (H) GATE
- (I) SPEED BUMP
- (J) WHEEL STOP
- (K) EV CHARGER
- (L) PAINTED DIRECTIONAL ARROW
- (M) BOLLARDS
- (N) PARKING STRIPING
- (O) VAN LOADING/QUEUING STRIPING
- (P) CANOPY COLUMN
- (Q) STOP BAR
- (R) STOP SIGN
- (S) ENHANCED PAVED ENTRY
- (T) DIAGONAL NO PARKING STRIPING
- (U) SIDEWALK
- (V) EARTHEN SWALE
- (W) RIDE SHARE SHELTER
- (X) MONUMENT SIGN
- (Y) RETAINING WALL
- (Z) ONE-WAY SIGN

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

CIVIL SITE PLAN

NO	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	04-11-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET C2.0
Sheet 5 of 20

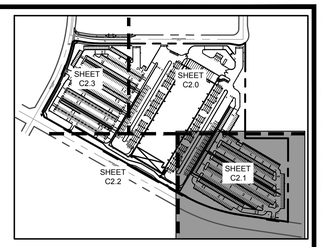
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

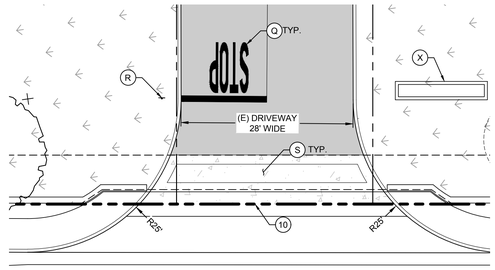
\\wma-arch.com\WM\IRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C2.0_Civil Site Plan.dwg 7/26/2024 4:07 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S.'



DRIVEWAY ENLARGEMENT 'D'
SCALE: 1" = 10'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT	
	CENTERLINE	N/A
	SIGN	
	TREES	
N/A	BOLLARD	
	PAVEMENT MARKINGS	
	LOADING DOCK DOOR	
	AT GRADE DOOR	
	ROOF OVERHANG	
	FENCE	

HATCH LEGEND

	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
PA	PROPOSED PLANTING AREA

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

PARKING STALL NOTES

FOR PARKING STALL DESIGNATIONS AND LOCATIONS SEE SHEETS 3 AND 5.

CONSTRUCTION NOTES

- (A) VERTICAL CURB
- (B) CURB AND GUTTER
- (C) V-GUTTER
- (D) LIGHT POLE
- (E) STAIRS
- (F) TRASH ENCLOSURE
- (G) FENCE
- (H) GATE
- (I) SPEED BUMP
- (J) WHEEL STOP
- (K) EV CHARGER
- (L) PAINTED DIRECTIONAL ARROW
- (M) BOLLARDS
- (N) PARKING STRIPING
- (O) VAN LOADING/QUEUING STRIPING
- (P) CANOPY COLUMN
- (Q) STOP BAR
- (R) STOP SIGN
- (S) ENHANCED PAVED ENTRY
- (T) DIAGONAL NO PARKING STRIPING
- (U) SIDEWALK
- (V) EARTHEN SWALE
- (W) RIDE SHARE SHELTER
- (X) MONUMENT SIGN
- (Y) RETAINING WALL
- (Z) ONE-WAY SIGN

OFFSITE CONSTRUCTION NOTES

- (AA) BICYCLE LANE ROAD MARKINGS
- (BB) BICYCLE LANE CENTER STRIPING
- (CC) PLANTING STRIP
- (DD) NOT USED
- (EE) CURB RAMP
- (FF) PEDESTRIAN CROSSWALK STRIPING
- (GG) FLUSH CURB
- (HH) RETAINING WALL
- (II) BENCH
- (JJ) WAYFINDING AND TRAIL BRANDING SIGNAGE
- (KK) PUBLIC CURB & GUTTER
- (LL) SIDEWALK CULVERT TO (E) STORM DRAIN CATCH BASIN
- (MM) STOP SIGN
- (NN) STOP BAR
- (OO) NOT USED
- (PP) DIRECTIONAL ROAD MARKINGS
- (QQ) SHARROW ROAD MARKINGS
- (RR) "ROAD NARROWS" SIGN
- (SS) CENTERLINE STRIPING
- (TT) MODIFY PUBLIC STREET LIGHT
- (UU) BUS STOP TURNOUT
- (VV) 'LEFT TURN ONLY' STRIPING
- (WW) CONCRETE SIDEWALK
- (XX) ROADWAY STRIPING

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

CIVIL SITE PLAN

NO	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-08-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

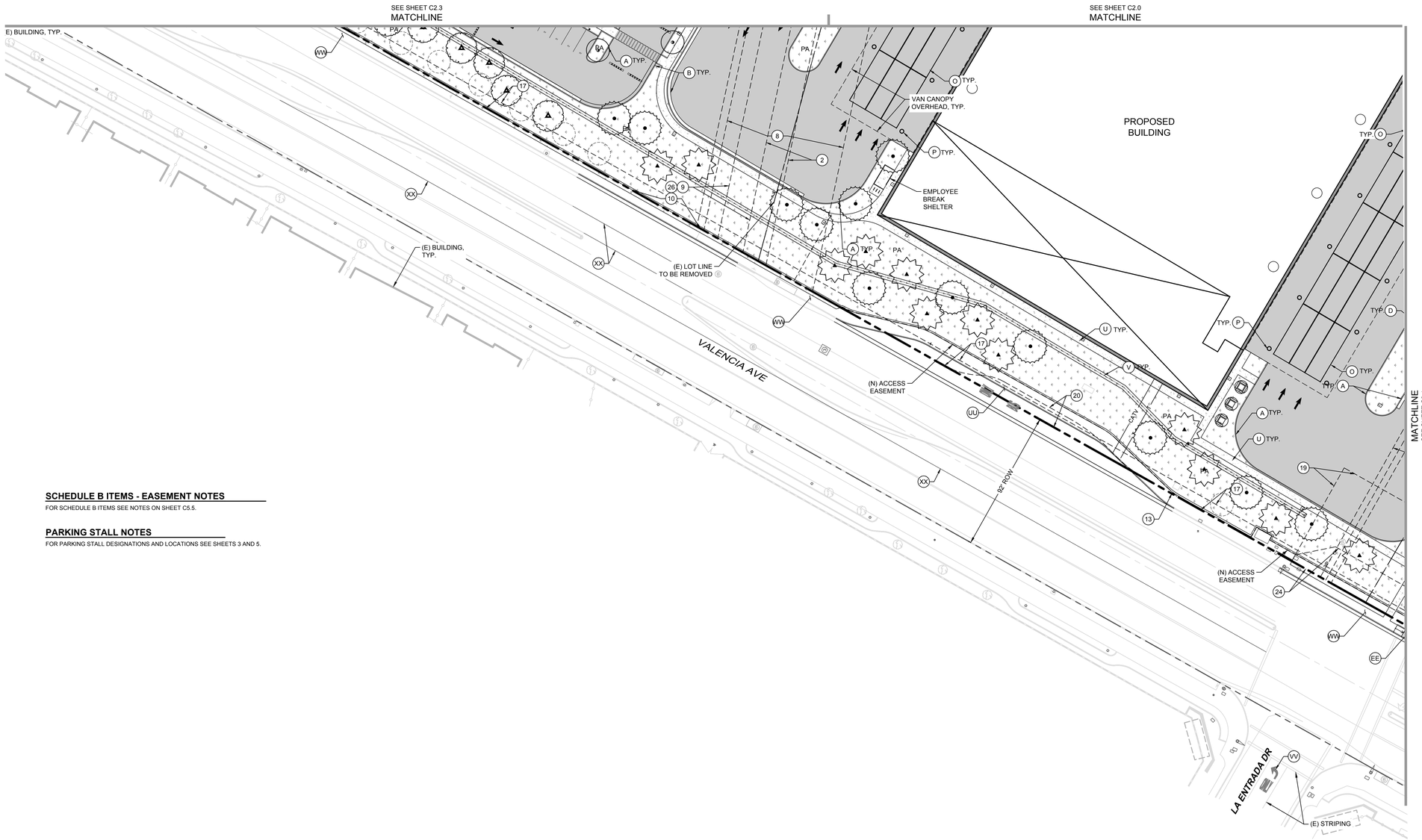
SHEET C2.1
Sheet 6 of 20

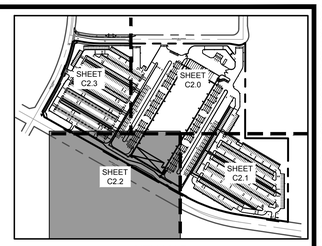
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

\\wma-arch.com\WM\IRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C2.0_Civil Site Plan.dwg 7/26/2024 4:10 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S.'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT	
	CENTERLINE	N/A
	SIGN	
	TREES	
N/A	BOLLARD	
	PAVEMENT MARKINGS	
	LOADING DOCK DOOR	
	AT GRADE DOOR	
	ROOF OVERHANG	
	FENCE	

HATCH LEGEND

	CONCRETE PAVING
	ASPHALT PAVING
PA	PLANTING AREA

CONSTRUCTION NOTES

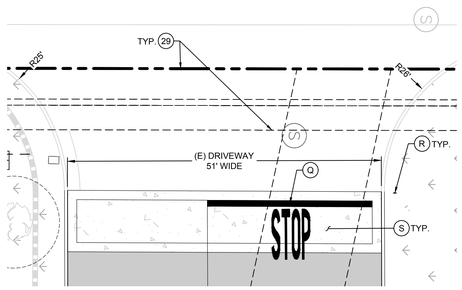
- (A) VERTICAL CURB
- (B) CURB AND GUTTER
- (C) V-GUTTER
- (D) LIGHT POLE
- (E) STAIRS
- (F) TRASH ENCLOSURE
- (G) FENCE
- (H) GATE
- (I) SPEED BUMP
- (J) WHEEL STOP
- (K) EV CHARGER
- (L) PAINTED DIRECTIONAL ARROW
- (M) BOLLARDS
- (N) PARKING STRIPING
- (O) VAN LOADING/QUEUING STRIPING
- (P) CANOPY COLUMN
- (Q) STOP BAR
- (R) STOP SIGN
- (S) ENHANCED PAVED ENTRY
- (T) DIAGONAL NO PARKING STRIPING
- (U) SIDEWALK
- (V) EARTHEN SWALE
- (W) RIDE SHARE SHELTER
- (X) MONUMENT SIGN
- (Y) RETAINING WALL
- (Z) ONE-WAY SIGN

SCHEDULE B ITEMS - EASEMENT NOTES

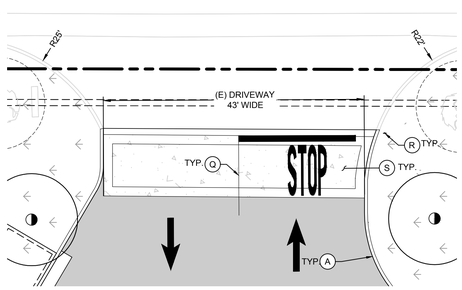
FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

PARKING STALL NOTES

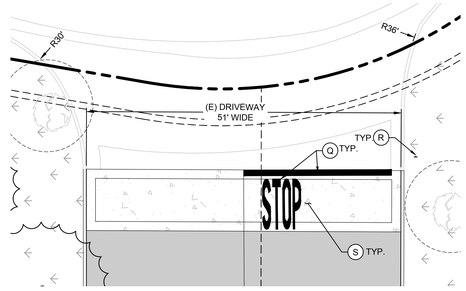
FOR PARKING STALL DESIGNATIONS AND LOCATIONS SEE SHEETS 3 AND 5.



DRIVEWAY ENLARGEMENT 'A'
SCALE: 1" = 10'



DRIVEWAY ENLARGEMENT 'B'
SCALE: 1" = 10'



DRIVEWAY ENLARGEMENT 'C'
SCALE: 1" = 10'

OFFSITE CONSTRUCTION NOTES

- (AA) BICYCLE LANE ROAD MARKINGS
- (BB) BICYCLE LANE CENTER STRIPING
- (CC) PLANTING STRIP
- (DD) NOT USED
- (EE) CURB RAMP
- (FF) PEDESTRIAN CROSSWALK STRIPING
- (GG) FLUSH CURB
- (HH) RETAINING WALL
- (II) BENCH
- (JJ) WAYFINDING AND TRAIL BRANDING SIGNAGE
- (KK) PUBLIC CURB & GUTTER
- (LL) SIDEWALK CULVERT TO (E) STORM DRAIN CATCH BASIN
- (MM) STOP SIGN
- (NN) STOP BAR
- (OO) NOT USED
- (PP) DIRECTIONAL ROAD MARKINGS
- (QQ) SHARROW ROAD MARKINGS
- (RR) "ROAD NARROWS" SIGN
- (SS) CENTERLINE STRIPING
- (TT) MODIFY PUBLIC STREET LIGHT
- (UU) BUS STOP TURNOUT
- (VV) 'LEFT TURN ONLY" STRIPING
- (WW) CONCRETE SIDEWALK
- (XX) ROADWAY STRIPING

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

CIVIL SITE PLAN

NO.	DATE:	REMARKS
	05-16-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-11-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET
C2.2
Sheet 7 of 20

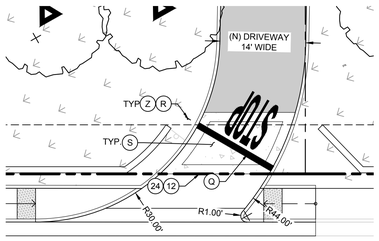
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

\\wma-arch.com\WM\IRV21\5032\000\Civil\CAD\Sheets\Preliminary\IRV21-5032_C2.0_Civil Site Plan.dwg 7/26/2024 4:11 PM NRAMOS 1:1

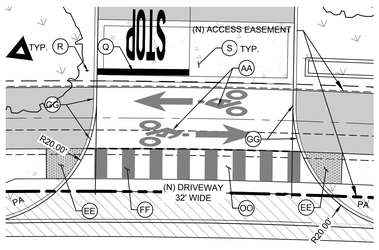
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

OFFSITE CONSTRUCTION NOTES

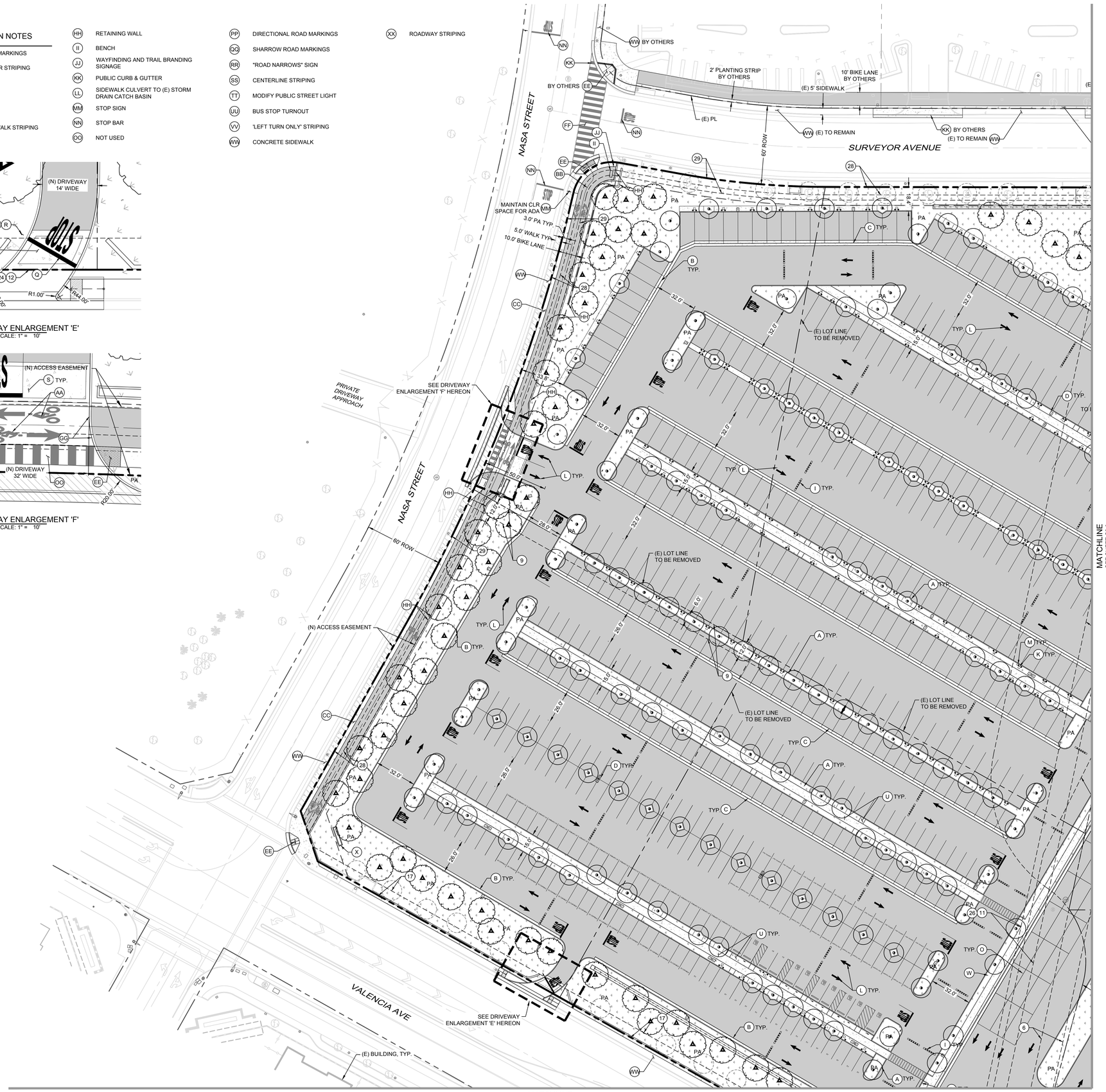
- (AA) BICYCLE LANE ROAD MARKINGS
- (BB) BICYCLE LANE CENTER STRIPING
- (CC) PLANTING STRIP
- (DD) NOT USED
- (EE) CURB RAMP
- (FF) PEDESTRIAN CROSSWALK STRIPING
- (GG) FLUSH CURB
- (HH) RETAINING WALL
- (II) BENCH
- (JJ) WAYFINDING AND TRAIL BRANDING SIGNAGE
- (KK) PUBLIC CURB & GUTTER
- (LL) SIDEWALK CULVERT TO (E) STORM DRAIN CATCH BASIN
- (MM) STOP SIGN
- (NN) STOP BAR
- (OO) NOT USED
- (PP) DIRECTIONAL ROAD MARKINGS
- (QQ) SHARROW ROAD MARKINGS
- (RR) "ROAD NARROWS" SIGN
- (SS) CENTERLINE STRIPING
- (TT) MODIFY PUBLIC STREET LIGHT
- (UU) BUS STOP TURNOUT
- (VV) 'LEFT TURN ONLY' STRIPING
- (WW) CONCRETE SIDEWALK
- (XX) ROADWAY STRIPING

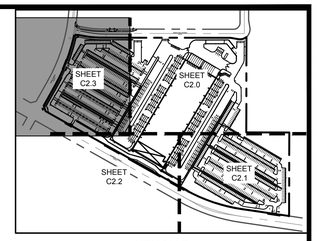


DRIVEWAY ENLARGEMENT 'E'
SCALE: 1" = 10'



DRIVEWAY ENLARGEMENT 'F'
SCALE: 1" = 10'





KEY MAP
SCALE: 1" =N.T.S"

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT	
	CENTERLINE	N/A
	SIGN	
	TREES	
N/A	BOLLARD	
	PAVEMENT MARKINGS	
	LOADING DOCK DOOR	
	AT GRADE DOOR	
	ROOF OVERHANG	
	FENCE	

HATCH LEGEND

	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
PA	PROPOSED PLANTING AREA

CONSTRUCTION NOTES

- (A) VERTICAL CURB
- (B) CURB AND GUTTER
- (C) V-GUTTER
- (D) LIGHT POLE
- (E) STAIRS
- (F) TRASH ENCLOSURE
- (G) FENCE
- (H) GATE
- (I) SPEED BUMP
- (J) WHEEL STOP
- (K) EV CHARGER
- (L) PAINTED DIRECTIONAL ARROW
- (M) BOLLARDS
- (N) PARKING STRIPING
- (O) VAN LOADING/QUEUING STRIPING
- (P) CANOPY COLUMN
- (Q) STOP BAR
- (R) STOP SIGN
- (S) ENHANCED PAVED ENTRY
- (T) DIAGONAL NO PARKING STRIPING
- (U) SIDEWALK
- (V) EARTHEN SWALE
- (W) RIDE SHARE SHELTER
- (X) MONUMENT SIGN
- (Y) RETAINING WALL
- (Z) ONE-WAY SIGN

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

PARKING STALL NOTES

FOR PARKING STALL DESIGNATIONS AND LOCATIONS SEE SHEETS 3 AND 5.

SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193
T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

CIVIL SITE PLAN

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-14-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

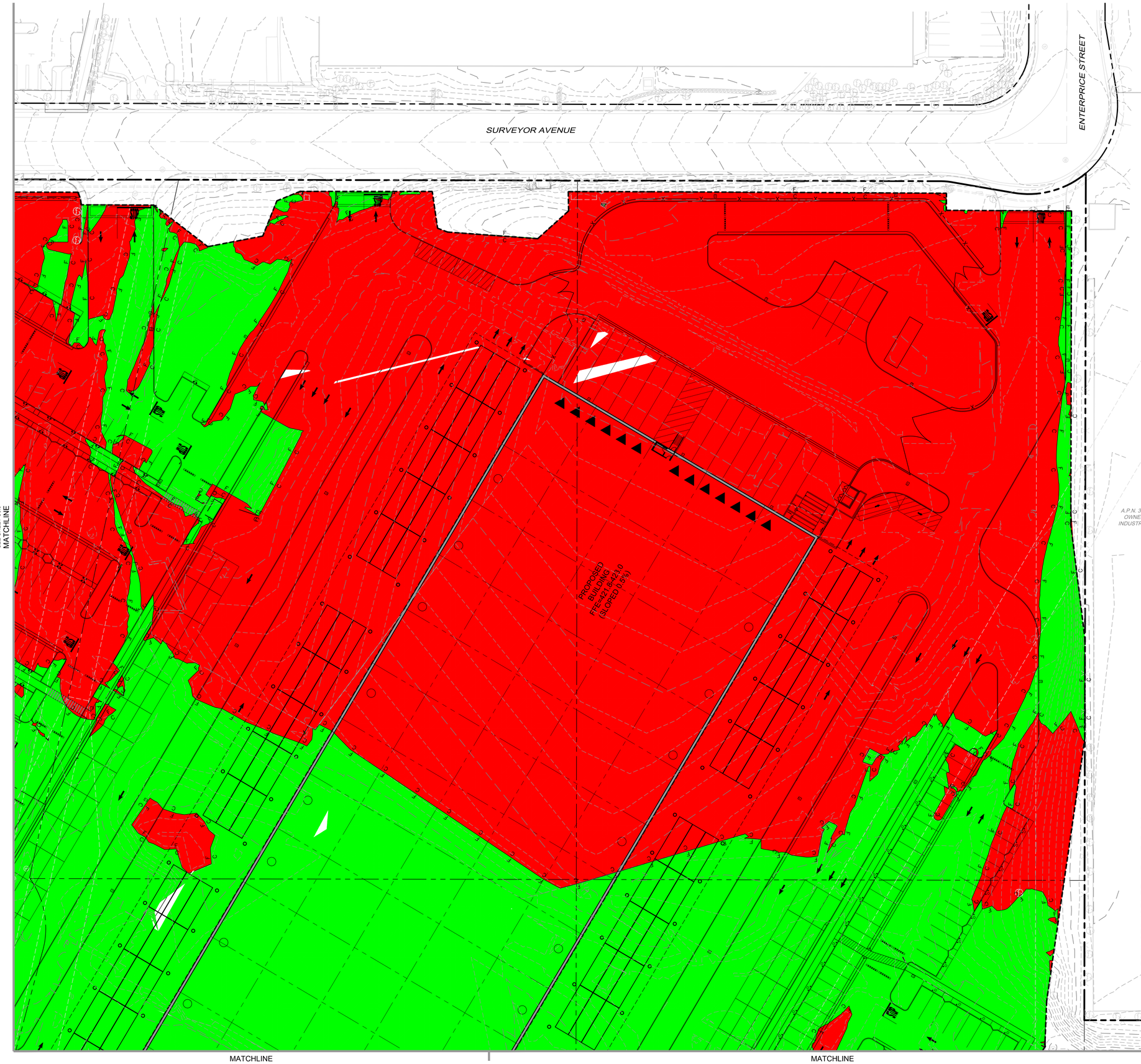
SHEET C2.3
Sheet 8 of 20

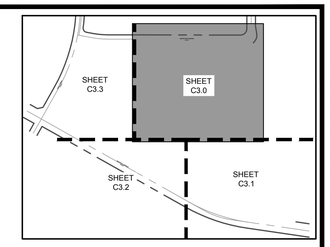
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

\\wma-arch.com\WM\IRV\21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C2.0_Civil Site Plan.dwg 7/26/2024 5:22 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S"

LEGEND

	LIMIT OF GRADING
	PROPERTY LINE
	CENTERLINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
E/C E/C	CUT-FILL LINE

ELEVATIONS TABLE

DESC	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
CUT	-20.94	0.00	
FILL	0.00	7.50	

TOTAL SITE PRELIMINARY EARTHWORK QUANTITIES

	CUT (CY)	FILL (CY)
GENERAL	77,300	58,800
OVEREXCAVATION		8,300
UNDERGROUND DETENTION	5,310	
METHANE MITIGATION	10,170	
NET	25,680 [EXPORT]	

NOTE: THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF PLANNING PURPOSES ONLY. WARE MALCOMB DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS/HER OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS. SINCE SLAB ELEVATIONS OF THE EXISTING BANK OF AMERICA BUILDING ARE UNKNOWN, TOPOGRAPHIC SURVEY ALONG EXTERIOR OF THE BUILDING WAS INTERPOLATED ACROSS THE BUILDING FOOTPRINT FOR AN AVERAGED VALUE. TOTALS ARE A RAW COMPARISON BETWEEN EXISTING GRADE AND FINISHED GRADE. TOTALS DO NOT ACCOUNT FOR SHRINKING OR SWELLING OF EXCAVATED SOILS, UTILITY TRENCHING, BUILDING FOUNDATIONS OR PAVING SECTIONS. PROJECT WILL INCORPORATE FULL METHANE MITIGATION. PRELIMINARY DESIGN OF METHANE MITIGATION SYTEM ASSUMED TO BE 18" THICK BELOW PAD ELEVATION.

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193
T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

CUT & FILL PLAN

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-15-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET
C3.0
Sheet 9 of 20

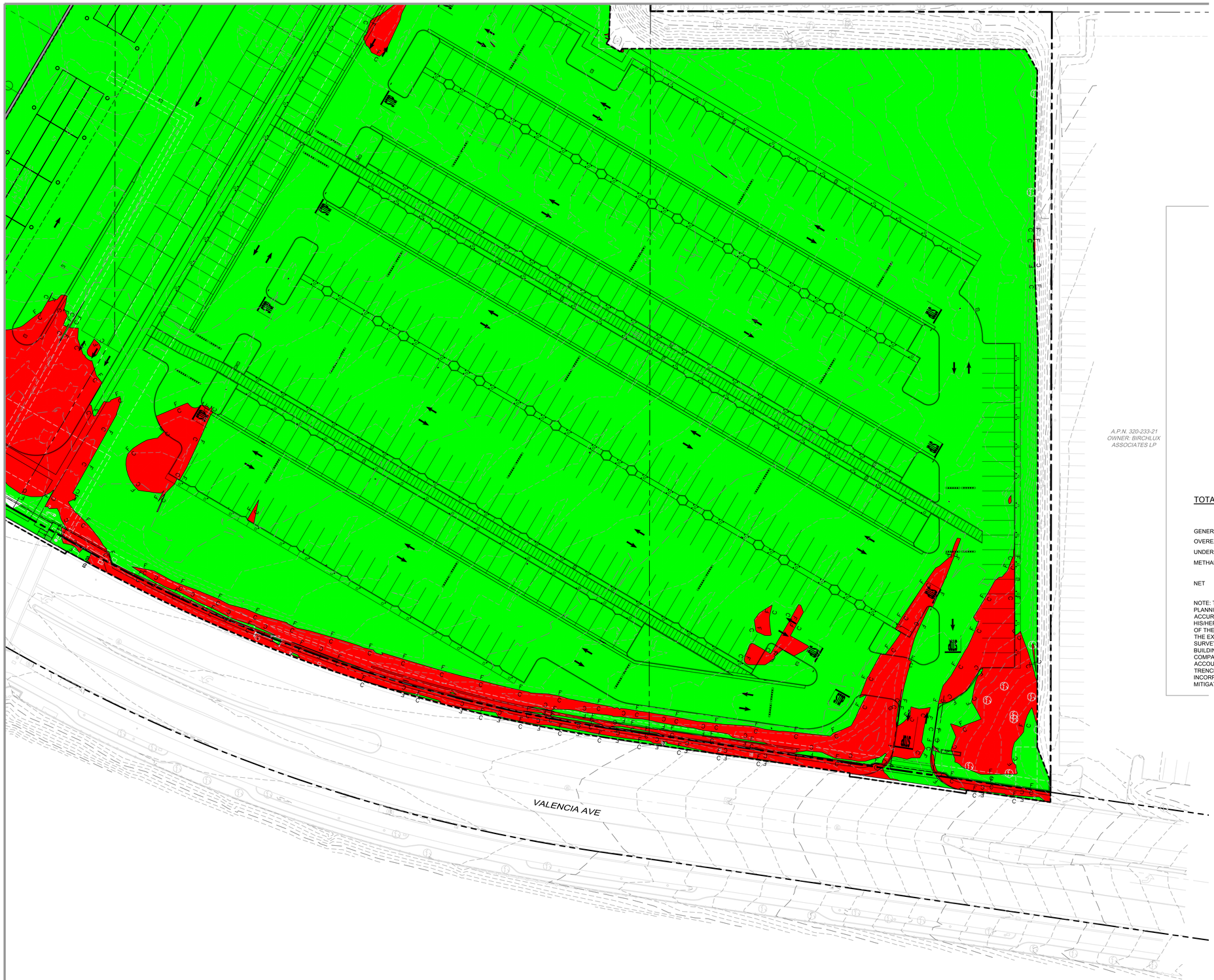
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

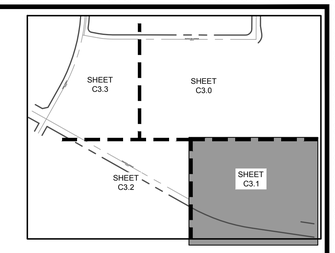
W:\IRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C3.0_Cut & Fill Plan.dwg 6/21/2024 8:32 AM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SEE SHEET C3.0
MATCHLINE



SEE SHEET C3.2
MATCHLINE



KEY MAP
SCALE: 1" =N.T.S.'

LEGEND

	LIMIT OF GRADING
	PROPERTY LINE
	CENTERLINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	CUT-FILL LINE

ELEVATIONS TABLE

DESC	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
CUT	-20.94	0.00	
FILL	0.00	7.50	

TOTAL SITE PRELIMINARY EARTHWORK QUANTITIES

	CUT (CY)	FILL (CY)
GENERAL	77,300	58,800
OVEREXCAVATION		8,300
UNDERGROUND DETENTION	5,310	
METHANE MITIGATION	10,170	
NET	25,680 [EXPORT]	

NOTE: THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF PLANNING PURPOSES ONLY. WARE MALCOMB DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS/HER OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS. SINCE SLAB ELEVATIONS OF THE EXISTING BANK OF AMERICA BUILDING ARE UNKNOWN, TOPOGRAPHIC SURVEY ALONG EXTERIOR OF THE BUILDING WAS INTERPOLATED ACROSS THE BUILDING FOOTPRINT FOR AN AVERAGED VALUE. TOTALS ARE A RAW COMPARISON BETWEEN EXISTING GRADE AND FINISHED GRADE. TOTALS DO NOT ACCOUNT FOR SHRINKING OR SWELLING OF EXCAVATED SOILS, UTILITY TRENCHING, BUILDING FOUNDATIONS OR PAVING SECTIONS. PROJECT WILL INCORPORATE FULL METHANE MITIGATION. PRELIMINARY DESIGN OF METHANE MITIGATION SYTEM ASSUMED TO BE 18" THICK BELOW PAD ELEVATION.

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193
T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

CUT & FILL PLAN

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	04-14-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

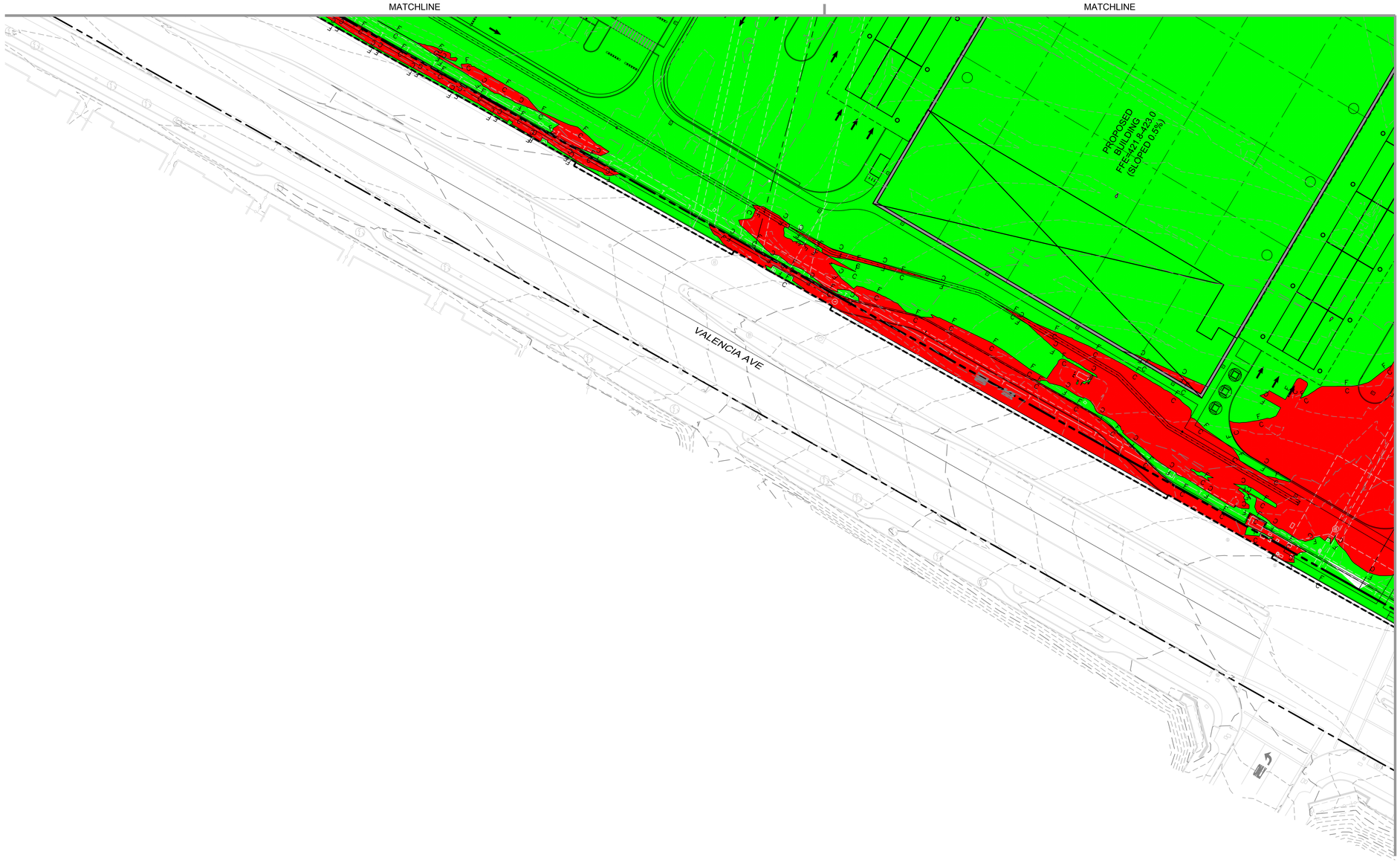
JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

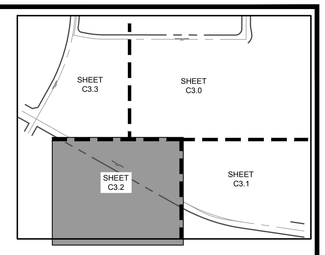
SHEET
C3.1
Sheet 10 of 20

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

W:\IRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C3.0_Cut & Fill Plan.dwg 6/21/2024 8:34 AM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S.'

LEGEND

	LIMIT OF GRADING
	PROPERTY LINE
	CENTERLINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	CUT-FILL LINE

ELEVATIONS TABLE

DESC	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
CUT	-20.94	0.00	
FILL	0.00	7.50	

TOTAL SITE PRELIMINARY EARTHWORK QUANTITIES

	CUT (CY)	FILL (CY)
GENERAL	77,300	58,800
OVEREXCAVATION		8,300
UNDERGROUND DETENTION	5,310	
METHANE MITIGATION	10,170	
NET	25,680 [EXPORT]	

NOTE: THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF PLANNING PURPOSES ONLY. WARE MALCOMB DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS/HER OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS. SINCE SLAB ELEVATIONS OF THE EXISTING BANK OF AMERICA BUILDING ARE UNKNOWN, TOPOGRAPHIC SURVEY ALONG EXTERIOR OF THE BUILDING WAS INTERPOLATED ACROSS THE BUILDING FOOTPRINT FOR AN AVERAGED VALUE. TOTALS ARE A RAW COMPARISON BETWEEN EXISTING GRADE AND FINISHED GRADE. TOTALS DO NOT ACCOUNT FOR SHRINKING OR SWELLING OF EXCAVATED SOILS, UTILITY TRENCHING, BUILDING FOUNDATIONS OR PAVING SECTIONS. PROJECT WILL INCORPORATE FULL METHANE MITIGATION. PRELIMINARY DESIGN OF METHANE MITIGATION SYTEM ASSUMED TO BE 18" THICK BELOW PAD ELEVATION.

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193
T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

CUT & FILL PLAN

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-11-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET
C3.2
Sheet 11 of 20

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

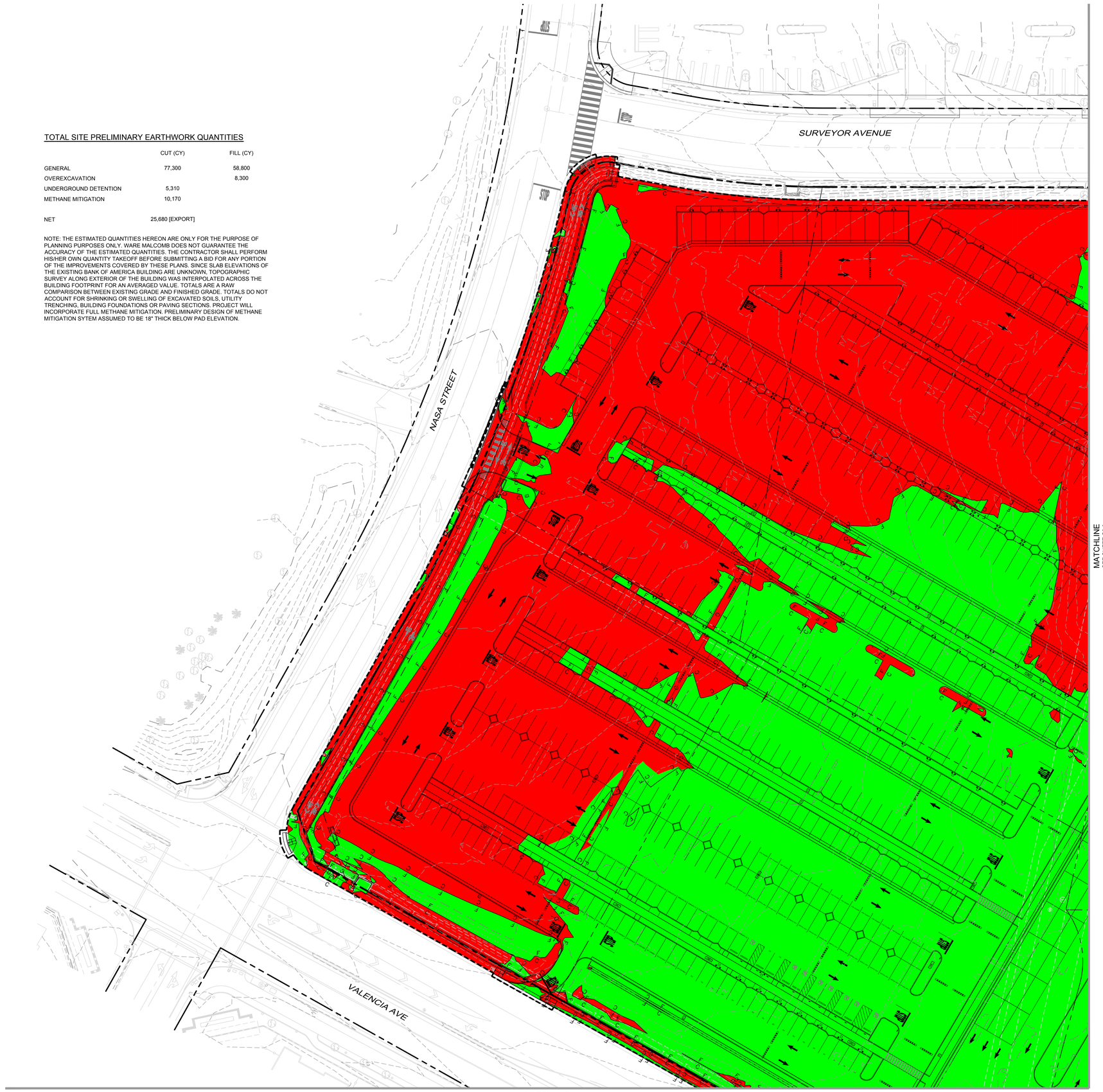
W:\IRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C3.0_Cut & Fill Plan.dwg 6/21/2024 8:34 AM NRAMOS 1:1

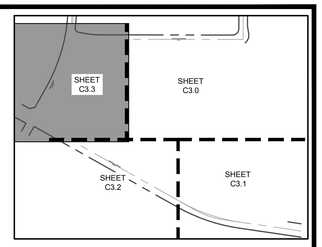
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

TOTAL SITE PRELIMINARY EARTHWORK QUANTITIES

	CUT (CY)	FILL (CY)
GENERAL	77,300	58,800
OVEREXCAVATION		8,300
UNDERGROUND DETENTION	5,310	
METHANE MITIGATION	10,170	
NET	25,680 [EXPORT]	

NOTE: THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF PLANNING PURPOSES ONLY. WARE MALCOMB DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS/HER OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS. SINCE SLAB ELEVATIONS OF THE EXISTING BANK OF AMERICA BUILDING ARE UNKNOWN, TOPOGRAPHIC SURVEY ALONG EXTERIOR OF THE BUILDING WAS INTERPOLATED ACROSS THE BUILDING FOOTPRINT FOR AN AVERAGED VALUE. TOTALS ARE A RAW COMPARISON BETWEEN EXISTING GRADE AND FINISHED GRADE. TOTALS DO NOT ACCOUNT FOR SHRINKING OR SWELLING OF EXCAVATED SOILS, UTILITY TRENCHING, BUILDING FOUNDATIONS OR PAVING SECTIONS. PROJECT WILL INCORPORATE FULL METHANE MITIGATION. PRELIMINARY DESIGN OF METHANE MITIGATION SYTEM ASSUMED TO BE 18" THICK BELOW PAD ELEVATION.





KEY MAP
SCALE: 1" =N.T.S.'

LEGEND

	LIMIT OF GRADING
	PROPERTY LINE
	CENTERLINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
E/C E/C	CUT-FILL LINE

ELEVATIONS TABLE

DESC	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
CUT	-20.94	0.00	
FILL	0.00	7.50	

SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

CUT & FILL PLAN

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	06-14-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

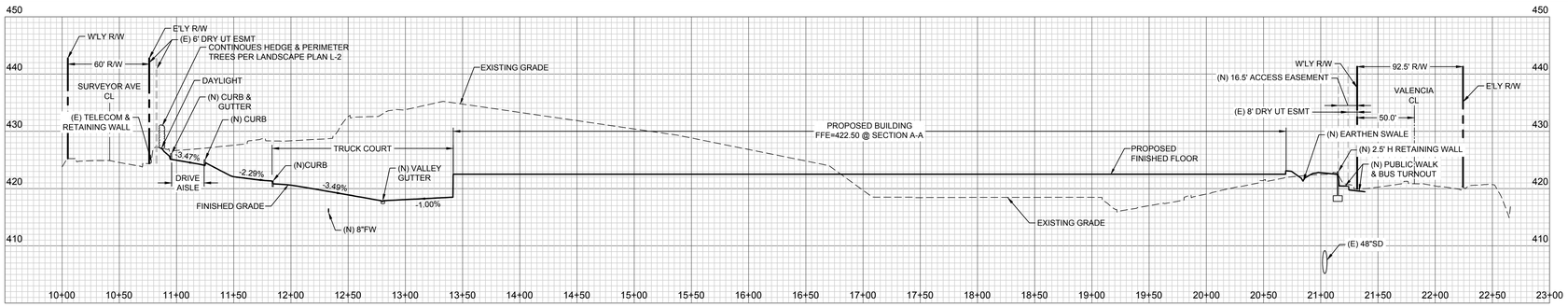
SHEET
C3.3
Sheet 12 of 20

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

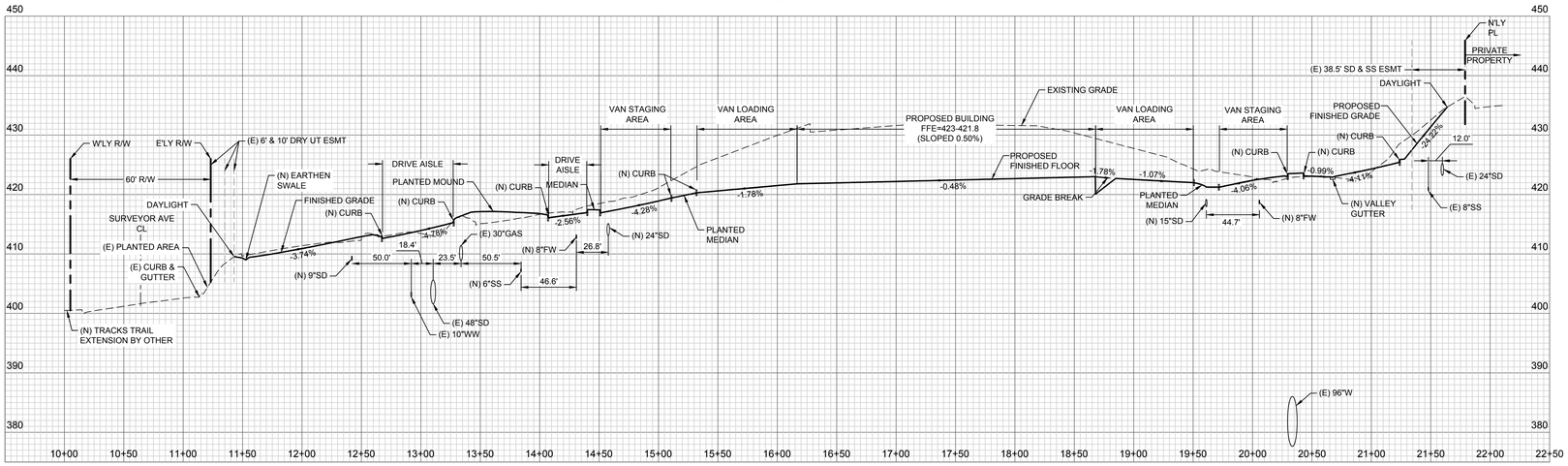
NOT FOR CONSTRUCTION

W:\IRV21\5032\000\Civil\CAD\Sheets\Preliminary\IRV21-5032_C3.0_Cut & Fill Plan.dwg 6/21/2024 8:35 AM NRAMOS 1:1

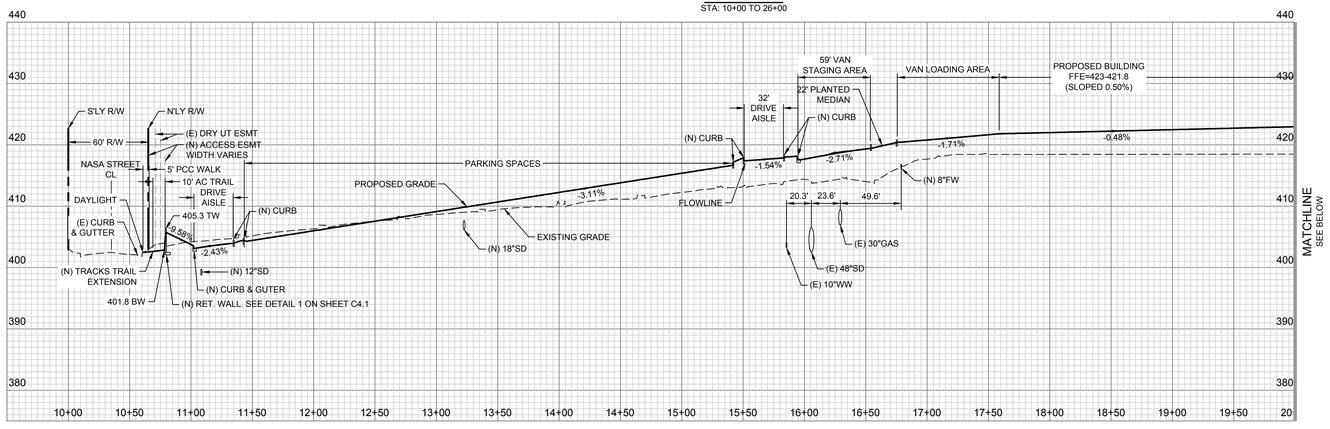
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

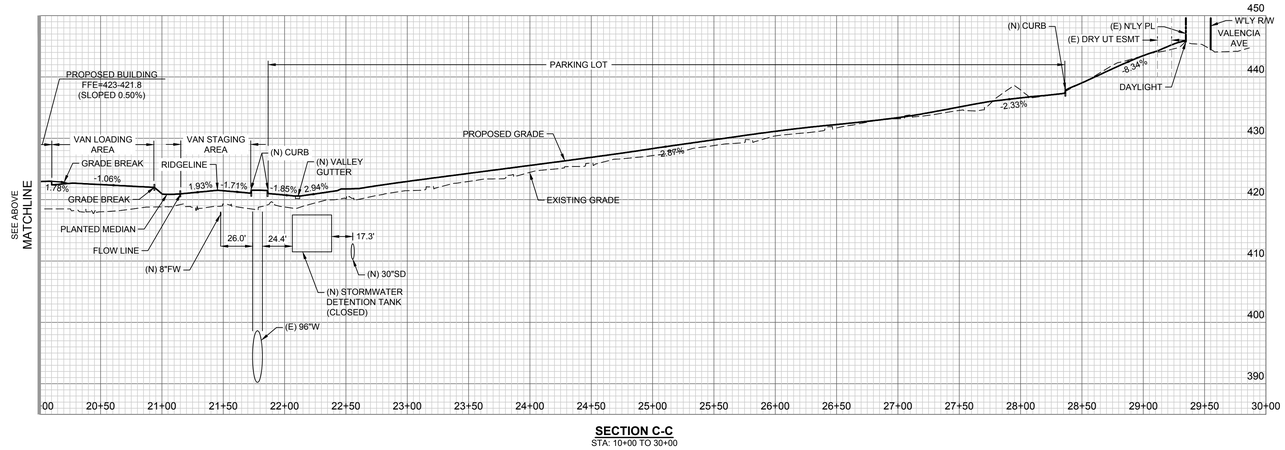


SECTION A-A
STA: 10+00 TO 23+00

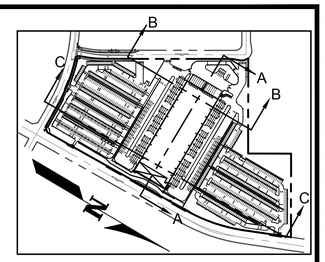


SECTION B-B
STA: 10+00 TO 26+00





SECTION C-C
STA: 10+00 TO 30+00



KEY MAP
SCALE: 1" =N.T.S"

GROUNDWATER NOTE:
GROUNDWATER WAS NOT ENCOUNTERED IN ANY GEOTECHNICAL EXPLORATORY BORINGS, WITH THE DEEPEST BORING ADVANCED TO ABOUT A 95-FOOT DEPTH BELOW GROUND SURFACE.

0 25 50 100
SCALE: Hor: 1" = 50'
SCALE: Vert: 1" = 10'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193
T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

SITE SECTIONS

NO	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-31-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

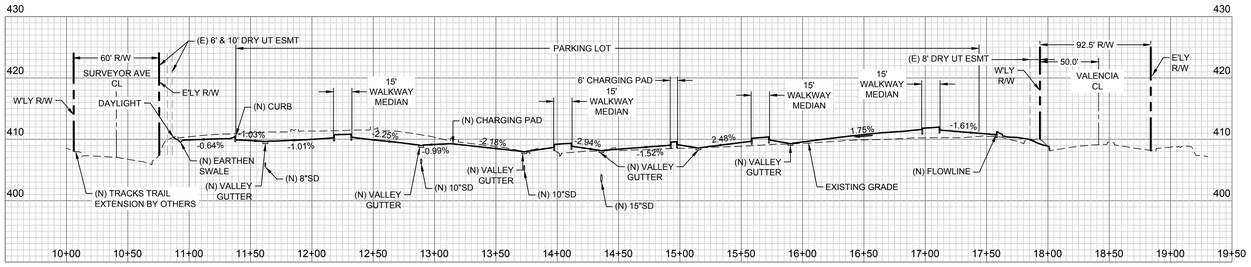
SHEET
C4.0
Sheet 13 of 20

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

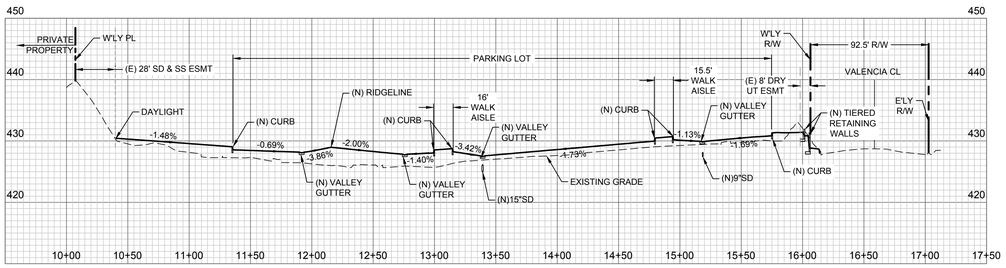
NOT FOR CONSTRUCTION

W:\IRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C4.0_Site Sections.dwg 6/21/2024 8:38 AM NRAMOS 1:1

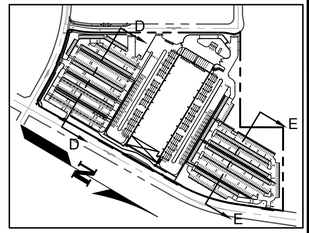
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



SECTION D-D
STA: 9+50 TO 19+50

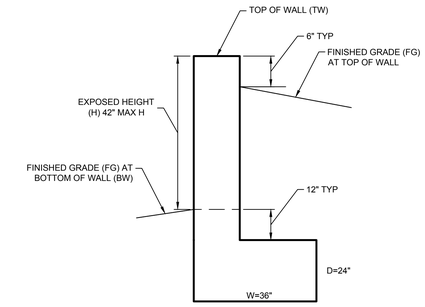


SECTION E-E
STA: 9+50 TO 17+50



KEY MAP
SCALE: 1" =N.T.S"

GROUNDWATER NOTE:
GROUNDWATER WAS NOT ENCOUNTERED IN ANY GEOTECHNICAL EXPLORATORY BORINGS, WITH THE DEEPEST BORING ADVANCED TO ABOUT A 95-FOOT DEPTH BELOW GROUND SURFACE.



NOTE: DETAIL IS PRELIMINARY IN NATURE. OFFSET FOOTING TO BE FULLY DESIGNED DURING FINAL DESIGN AND PERMITTING BASED ON SITE SOILS CHARACTERISTICS, SPECIFIC SITE CONSTRAINTS AND RETAINED HEIGHTS.

1 PRELIMINARY RETAINING WALL DETAIL
N.T.S.

0 25 50 100
SCALE: Hor: 1" = 50'
SCALE: Vert: 1" = 10'

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

SITE SECTIONS

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-14-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

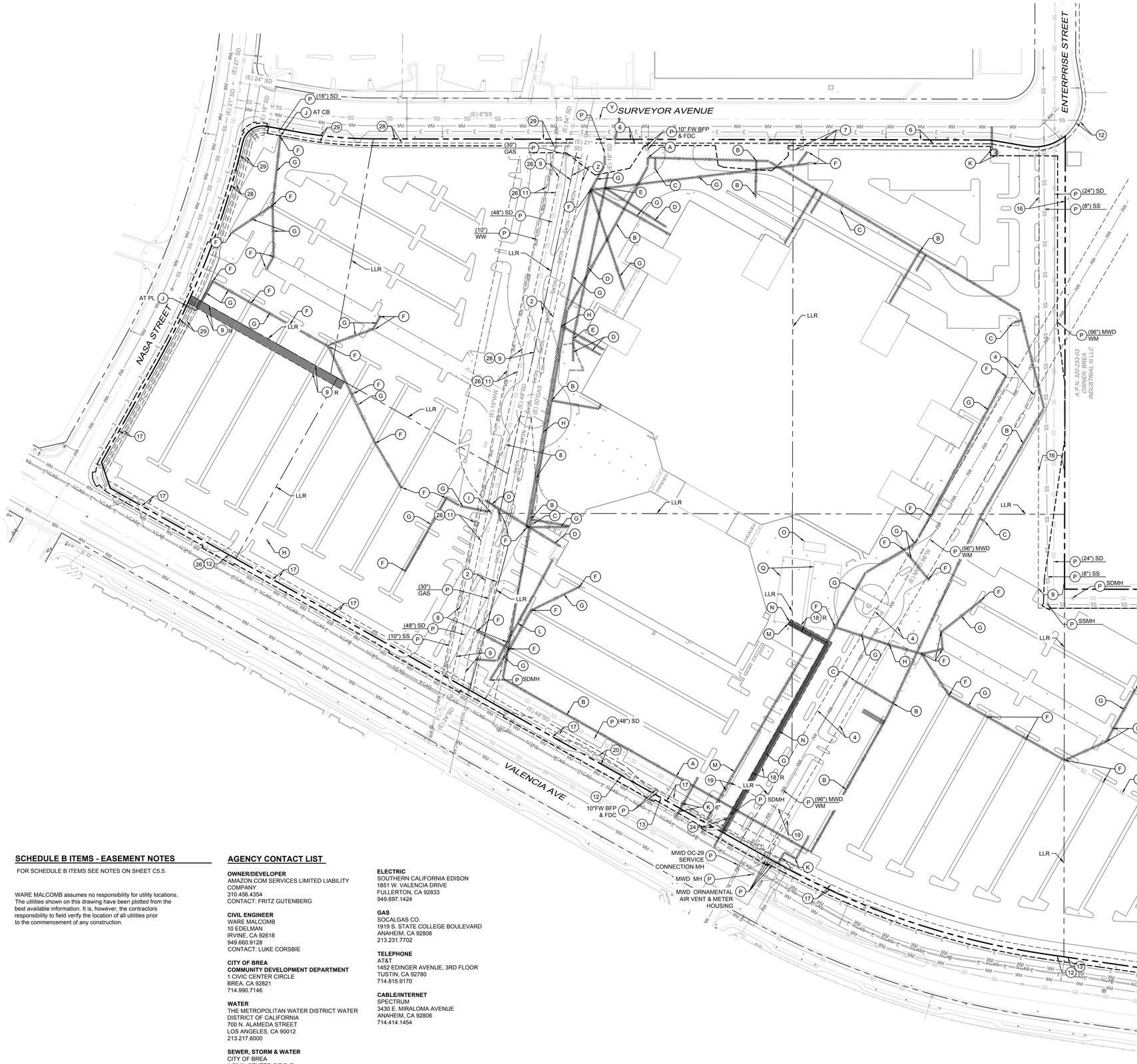
JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET
C4.1
Sheet 14 of 20

NOT FOR CONSTRUCTION

W:\IRV21\5032000\Civil\CAD\Sheets\Preliminary\IRV21-5032_C4.0_Site Sections.dwg 6/21/2024 8:40 AM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

AGENCY CONTACT LIST

OWNER/DEVELOPER
AMAZON.COM SERVICES LIMITED LIABILITY COMPANY
310.456.4354
CONTACT: FRITZ GUTENBERG

CIVIL ENGINEER
WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618
949.660.9128
CONTACT: LUKE CORSBIE

CITY OF BREA
COMMUNITY DEVELOPMENT DEPARTMENT
1 CIVIC CENTER CIRCLE
BREA, CA 92821
714.990.7146

WATER
THE METROPOLITAN WATER DISTRICT WATER DISTRICT OF CALIFORNIA
700 N. ALAMEDA STREET
LOS ANGELES, CA 90012
213.217.6000

SEWER, STORM & WATER
CITY OF BREA
1 CIVIL CENTER CIRCLE
BREA, CA 92821
714.990.7691

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1851 W. VALENCIA DRIVE
FULLERTON, CA 92833
949.697.1424

GAS
SOCALGAS CO.
1919 S. STATE COLLEGE BOULEVARD
ANAHEIM, CA 92806
213.231.7702

TELEPHONE
AT&T
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780
714.815.9170

CABLE/INTERNET
SPECTRUM
3430 E. MIRALOMA AVENUE
ANAHEIM, CA 92806
714.414.1454

UTILITY LEGEND

	EASEMENT
	PROPERTY LINE
	LOT LINE
	LIMIT OF WORK
X	EXISTING FENCE
SD	PROPOSED STORM DRAIN & DIAMETER
SD	EXISTING STORM DRAIN & DIAMETER
SS	PROPOSED SEWER
SS	EXISTING SEWER
WW	EXISTING WASTEWATER
DW	PROPOSED DOMESTIC WATER
FW	PROPOSED FIRE WATER
WM	EXISTING WATER MAIN
NGAS	EXISTING GAS
E	PROPOSED ELECTRIC
E	EXISTING ELECTRIC
T	PROPOSED TELEPHONE
T	EXISTING TELEPHONE
CATV	PROPOSED CABLE
LLR	LOT LINE TO BE REMOVED
R	EASEMENT TO BE QUITCLAIMED
	FIRE HYDRANT (FH)

UTILITY DEMOLITION NOTES

- (A) CUT AND PLUG (E) FIRE WATER FOR FUTURE TAP CONNECTION
- (B) REMOVE UNDERGROUND FIRE WATER
- (C) REMOVE FIRE HYDRANT
- (D) REMOVE SANITARY SEWER
- (E) REMOVE SEWER MANHOLE
- (F) REMOVE CATCH BASIN
- (G) REMOVE UNDERGROUND STORM DRAIN
- (H) REMOVE STORM DRAIN MANHOLE
- (I) MODIFY (E) CATCH BASIN TO CLOSED TOP
- (J) CUT & PLUG STORM DRAIN PIPE AS NOTED
- (K) REMOVE DOMESTIC WATER SERVICE
- (L) REMOVE NATURAL GAS LINE
- (M) REMOVE TELECOMMUNICATION LINE
- (N) REMOVE ELECTRICAL LINE
- (O) APPROX. LOCATION OF 4,000 GAL STAND-BY TRANSFORMER OIL TANK ABANDONED IN PLACE (NEVER USED PREVIOUSLY). REMOVAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- (P) PROTECT IN PLACE UTILITY AS NOTED
- (Q) APPROX. LOCATION OF 18" THICK ANCHOR SLAB ABANDONED IN PLACE FOR PREVIOUSLY REMOVED TANKS. APPROX. DEPTH 15' BELOW GRADE.

0 30 60 120
SCALE: 1" = 60'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193
T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

UTILITY DEMOLITION PLAN

NO	DATE	REMARKS
	05-15-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-02-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

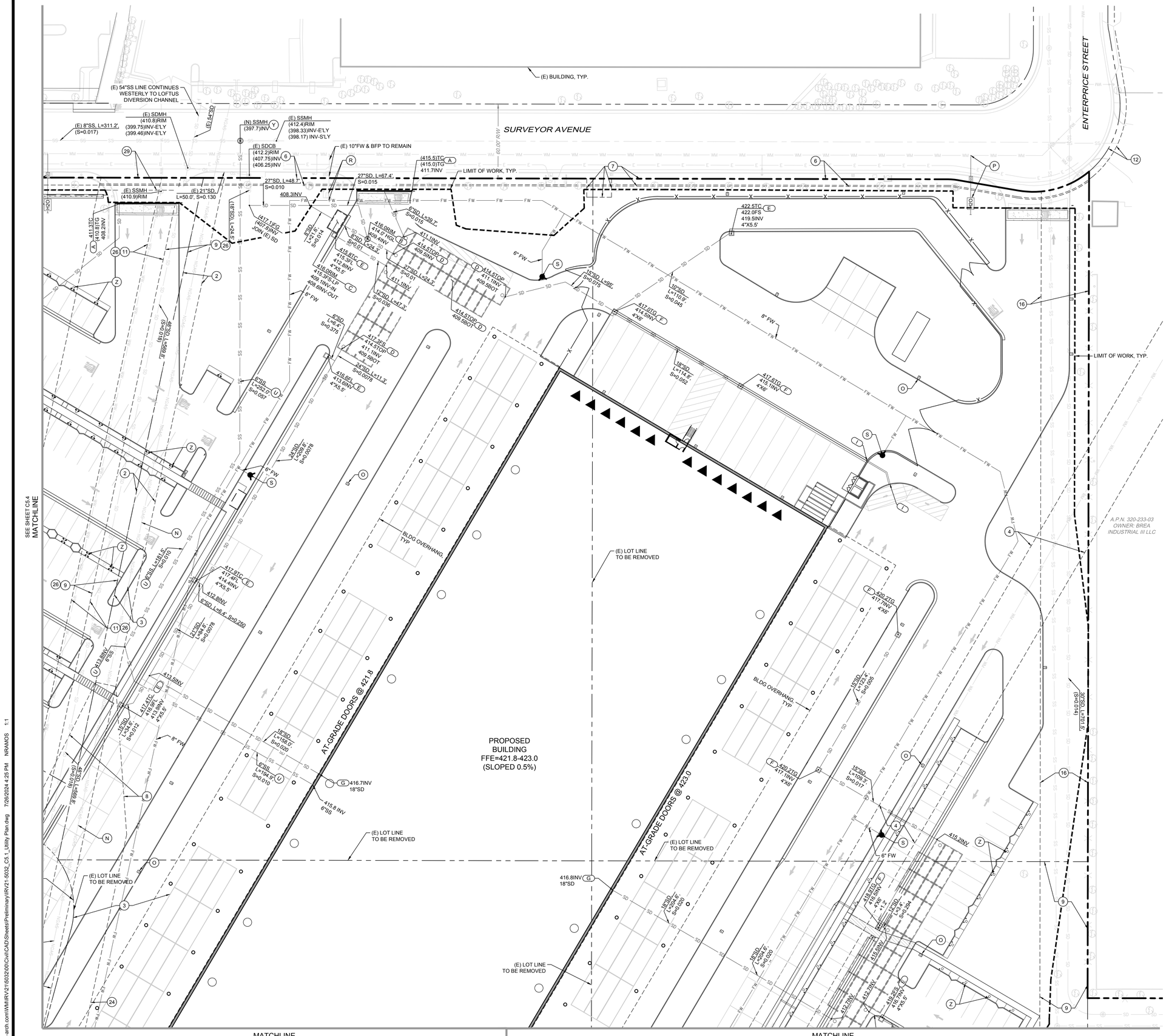
SHEET
C5.0
Sheet 15 of 20

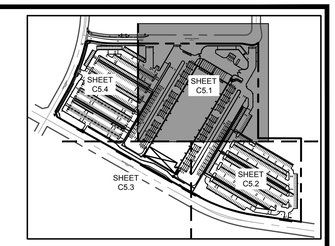
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

W:\IRV\21650300\Civil\CAD\Sheets\Preliminary\IRV21-5032_C5.0_Utility Plan.dwg 6/21/2024 9:09 AM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S."

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

UTILITY LEGEND	
	EASEMENT
	PROPERTY LINE
	LOT LINE
	LIMIT OF WORK
X	EXISTING FENCE
X	PROPOSED FENCE
SD	PROPOSED STORM DRAIN & DIAMETER
SD	EXISTING STORM DRAIN & DIAMETER
SS	PROPOSED SEWER
SS	EXISTING SEWER
WW	EXISTING WASTEWATER
DW	PROPOSED DOMESTIC WATER
FW	PROPOSED FIRE WATER
WM	EXISTING WATER MAIN
NGAS	EXISTING GAS
E	PROPOSED ELECTRIC
E	EXISTING ELECTRIC
T	PROPOSED TELEPHONE
T	EXISTING TELEPHONE
CATV	PROPOSED CABLE
LLR	LOT LINE TO BE REMOVED
R	EASEMENT TO BE QUITCLAIMED
	FIRE HYDRANT (FH)

STORM DRAIN NOTES

- (A) TRENCH DRAIN
- (B) FLOW DIVERSION MANHOLE
- (C) PROPRIETARY BIOFILTRATION
- (D) UNDERGROUND DETENTION (CLOSED)
- (E) CURBSIDE CATCH BASIN
- (F) CATCH BASIN
- (G) ASSUMED LOCATION OF ROOF DOWNSPOUT
- (H) HYDRODYNAMIC SEPARATOR
- (I) SIDEWALK CULVERT
- (J) DRY WELL
- (K) MANHOLE
- (L) CURB CUT

UTILITY NOTES

- (N) RELOCATE GAS MAIN AS REQUIRED BY SOCAL GAS
- (O) LIGHT POLE
- (P) 2" IRRIGATION WATER SERVICE. 2" METER AND 2" BACKFLOW DEVICE.
- (Q) 2" DOMESTIC WATER SERVICE. 2" METER AND 2" BACKFLOW DEVICE.
- (R) CONNECT TO (E) 10" FIRE WATER SERVICE AND (E) 10" BACKFLOW DEVICE.
- (S) FIRE HYDRANT
- (T) POST INDICATOR VALVE ON FIRE SPRINKLER LATERAL
- (U) 6" SANITARY SEWER LATERAL
- (V) ELECTRICAL PRIMARY SERVICE
- (W) CABLE SERVICE
- (X) TELEPHONE SERVICE
- (Y) PUBLIC SEWER MANHOLE AT POINT OF CONNECTION
- (Z) EV CHARGER

SELF-CERTIFICATION STATEMENT:
SELF-CERTIFICATIONS FROM A STATE LICENSED PROFESSIONAL ENGINEER OR THIRD-PARTY CERTIFICATIONS ARE REQUIRED OF ALL BMPS CONSTRUCTED ON THIS PLAN OR FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FROM THE CITY.

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193
T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

UTILITY PLAN

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	04-11-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

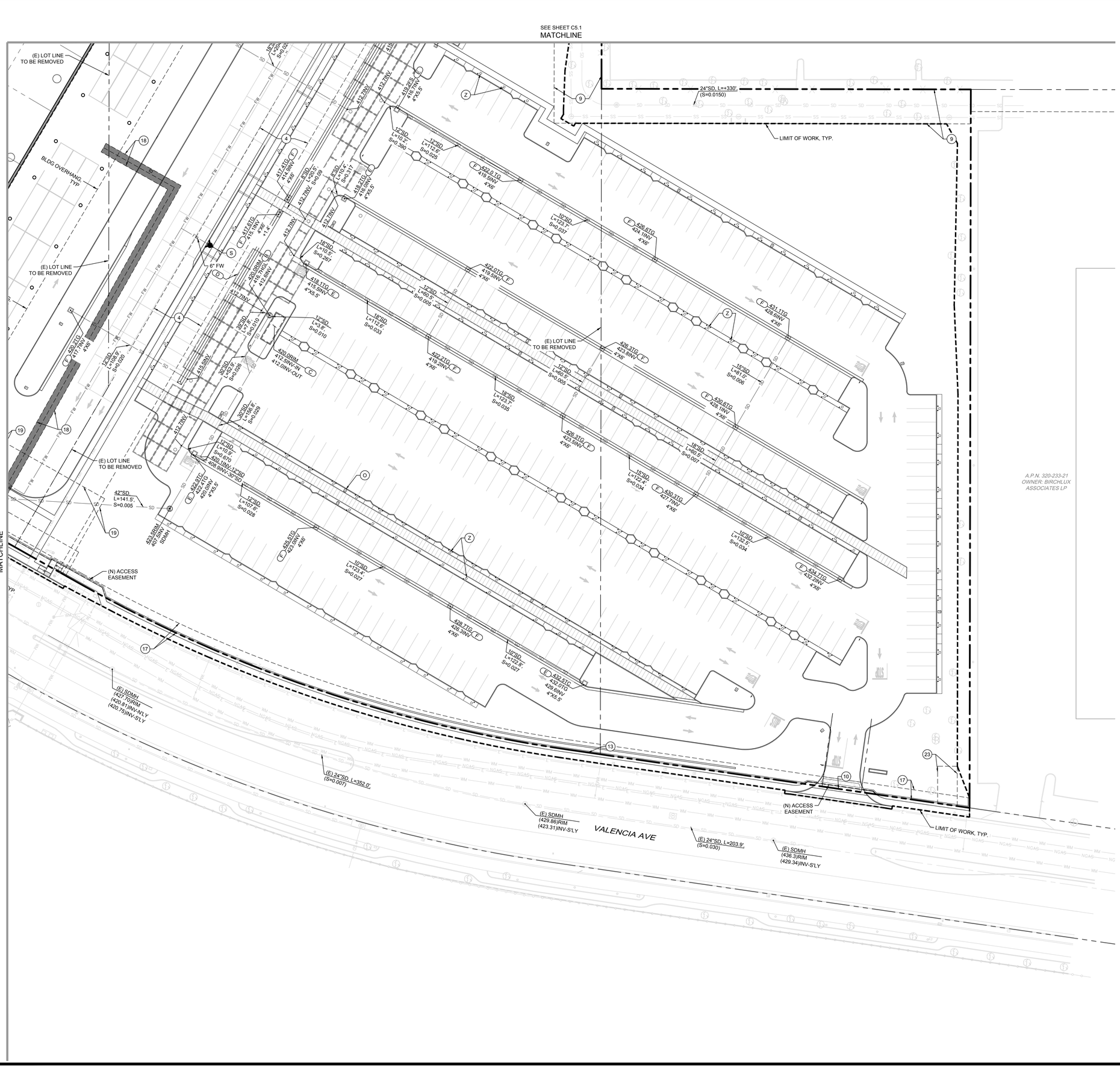
SHEET C5.1
Sheet 16 of 20

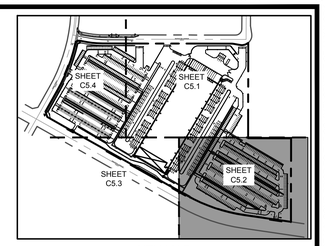
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

\\wma-arch.com\WM\IRV\21503200\Civil\CAD\Sheets\Preliminary\IRV21-5032_C5.1_Utility Plan.dwg 7/26/2024 4:25 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S"

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

SELF-CERTIFICATION STATEMENT:
SELF-CERTIFICATIONS FROM A STATE LICENSED PROFESSIONAL ENGINEER OR THIRD-PARTY CERTIFICATIONS ARE REQUIRED OF ALL BMPS CONSTRUCTED ON THIS PLAN OR FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FROM THE CITY.

UTILITY LEGEND

- - - - - -	EASEMENT
———	PROPERTY LINE
— - — - —	LOT LINE
— — — —	LIMIT OF WORK
x	EXISTING FENCE
—— x ——	PROPOSED FENCE
—— SD ——	PROPOSED STORM DRAIN & DIAMETER
SD	EXISTING STORM DRAIN & DIAMETER
—— SS ——	PROPOSED SEWER
SS	EXISTING SEWER
WW	EXISTING WASTEWATER
—— DW ——	PROPOSED DOMESTIC WATER
—— FW ——	PROPOSED FIRE WATER
WM	EXISTING WATER MAIN
NGAS	EXISTING GAS
—— E ——	PROPOSED ELECTRIC
E	EXISTING ELECTRIC
T	EXISTING TELEPHONE
—— CATV ——	PROPOSED CABLE
LLR	LOT LINE TO BE REMOVED
R	EASEMENT TO BE QUITCLAIMED
	FIRE HYDRANT (FH)

STORM DRAIN NOTES

- (A) TRENCH DRAIN
- (B) FLOW DIVERSION MANHOLE
- (C) PROPRIETARY BIOFILTRATION
- (D) UNDERGROUND DETENTION (CLOSED)
- (E) CURBSIDE CATCH BASIN
- (F) CATCH BASIN
- (G) ASSUMED LOCATION OF ROOF DOWNSPOUT
- (H) HYDRODYNAMIC SEPARATOR
- (I) SIDEWALK CULVERT
- (J) DRY WELL
- (K) MANHOLE
- (L) CURB CUT

UTILITY NOTES

- (N) RELOCATE GAS MAIN AS REQUIRED BY SOCAL GAS
- (O) LIGHT POLE
- (P) 2" IRRIGATION WATER SERVICE. 2" METER AND 2" BACKFLOW DEVICE.
- (Q) 2" DOMESTIC WATER SERVICE. 2" METER AND 2" BACKFLOW DEVICE.
- (R) CONNECT TO (E) 10" FIRE WATER SERVICE AND (E) 10" BACKFLOW DEVICE.
- (S) FIRE HYDRANT
- (T) POST INDICATOR VALVE ON FIRE SPRINKLER LATERAL
- (U) 6" SANITARY SEWER LATERAL
- (V) ELECTRICAL PRIMARY SERVICE
- (W) CABLE SERVICE
- (X) TELEPHONE SERVICE
- (Y) PUBLIC SEWER MANHOLE AT POINT OF CONNECTION
- (Z) EV CHARGER

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

UTILITY PLAN

NO	DATE	REMARKS
	05-15-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-08-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

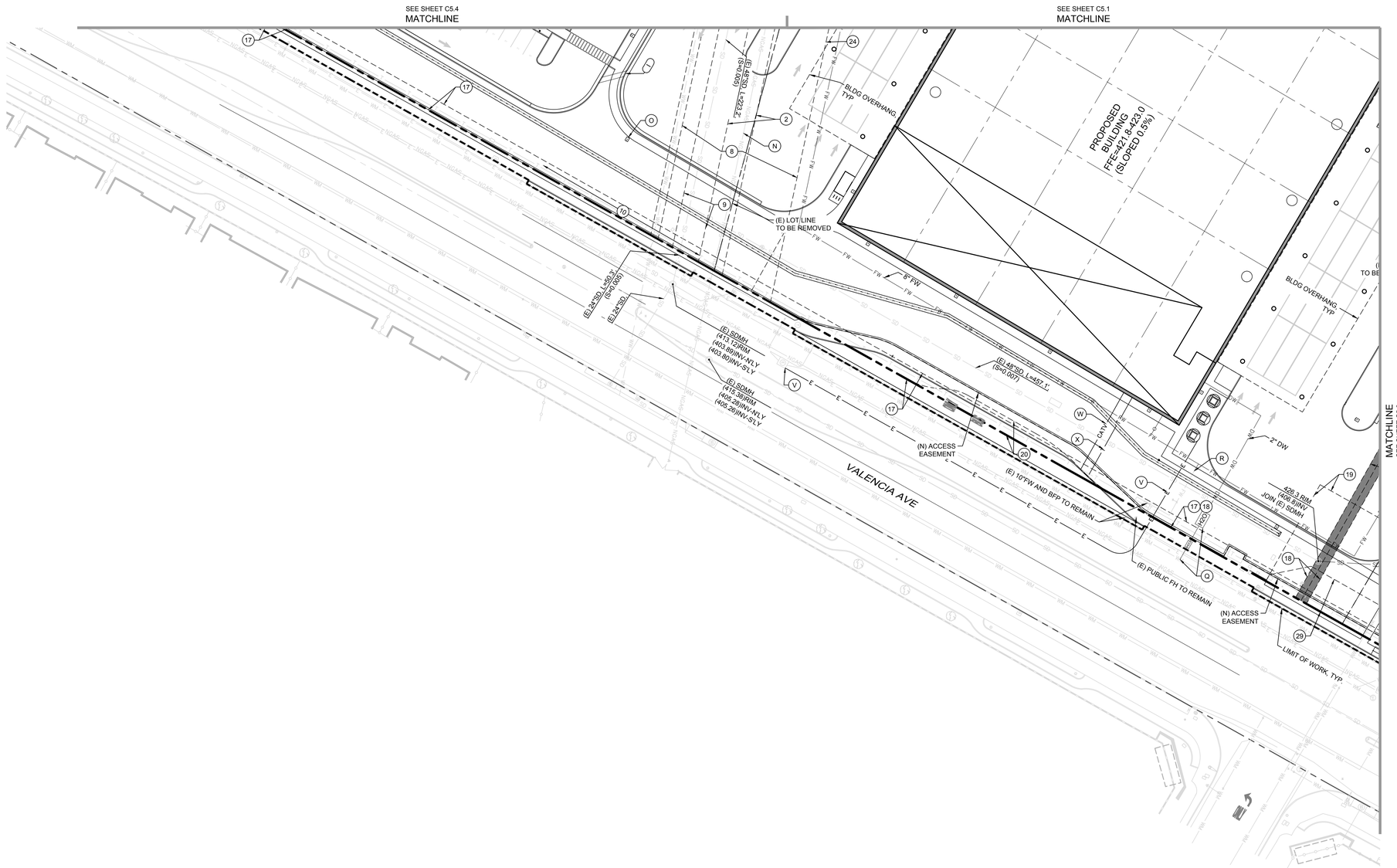
SHEET
C5.2
Sheet 17 of 20

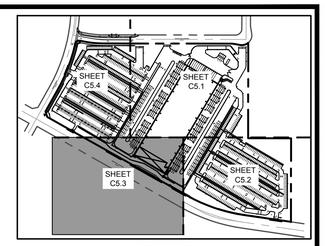
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

\\rma-arch.com\WM\IRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C5.1_Utility Plan.dwg 7/26/2024 4:26 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S"

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

SELF-CERTIFICATION STATEMENT:
SELF-CERTIFICATIONS FROM A STATE LICENSED PROFESSIONAL ENGINEER OR THIRD-PARTY CERTIFICATIONS ARE REQUIRED OF ALL BMPS CONSTRUCTED ON THIS PLAN OR FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FROM THE CITY.

UTILITY LEGEND	
	EASEMENT
	PROPERTY LINE
	LOT LINE
	LIMIT OF WORK
F	EXISTING FENCE
x	PROPOSED FENCE
SD	PROPOSED STORM DRAIN & DIAMETER
SD	EXISTING STORM DRAIN & DIAMETER
SS	PROPOSED SEWER
SS	EXISTING SEWER
WW	EXISTING WASTEWATER
DW	PROPOSED DOMESTIC WATER
FW	PROPOSED FIRE WATER
WM	EXISTING WATER MAIN
NGAS	EXISTING GAS
E	PROPOSED ELECTRIC
E	EXISTING ELECTRIC
T	PROPOSED TELEPHONE
T	EXISTING TELEPHONE
CATV	PROPOSED CABLE
LLR	LOT LINE TO BE REMOVED
R	EASEMENT TO BE QUITCLAIMED
	FIRE HYDRANT (FH)

STORM DRAIN NOTES

- (A) TRENCH DRAIN
- (B) FLOW DIVERSION MANHOLE
- (C) PROPRIETARY BIOFILTRATION
- (D) UNDERGROUND DETENTION (CLOSED)
- (E) CURBSIDE CATCH BASIN
- (F) CATCH BASIN
- (G) ASSUMED LOCATION OF ROOF DOWNSPOUT
- (H) HYDRODYNAMIC SEPARATOR
- (I) SIDEWALK CULVERT
- (J) DRY WELL
- (K) MANHOLE
- (L) CURB CUT

UTILITY NOTES

- (N) RELOCATE GAS MAIN AS REQUIRED BY SOCAL GAS
- (O) LIGHT POLE
- (P) 2" IRRIGATION WATER SERVICE. 2" METER AND 2" BACKFLOW DEVICE.
- (Q) 2" DOMESTIC WATER SERVICE. 2" METER AND 2" BACKFLOW DEVICE.
- (R) CONNECT TO (E) 10" FIRE WATER SERVICE AND (E) 10" BACKFLOW DEVICE.
- (S) FIRE HYDRANT
- (T) POST INDICATOR VALVE ON FIRE SPRINKLER LATERAL
- (U) 6" SANITARY SEWER LATERAL
- (V) ELECTRICAL PRIMARY SERVICE
- (W) CABLE SERVICE
- (X) TELEPHONE SERVICE
- (Y) PUBLIC SEWER MANHOLE AT POINT OF CONNECTION
- (Z) EV CHARGER

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

UTILITY PLAN

NO	DATE	REMARKS
	05-15-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-14-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET
C5.3
Sheet 18 of 20

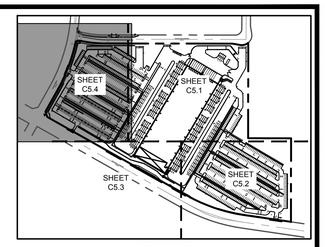
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

\\wma-arch.com\WM\IRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C5.1_Utility Plan.dwg 7/26/2024 4:26 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT





KEY MAP
SCALE: 1" =N.T.S."

SCHEDULE B ITEMS - EASEMENT NOTES

FOR SCHEDULE B ITEMS SEE NOTES ON SHEET C5.5.

SELF-CERTIFICATION STATEMENT:
SELF-CERTIFICATIONS FROM A STATE LICENSED PROFESSIONAL ENGINEER OR THIRD-PARTY CERTIFICATIONS ARE REQUIRED OF ALL BMPS CONSTRUCTED ON THIS PLAN OR FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FROM THE CITY.

UTILITY LEGEND	
	EASEMENT
	PROPERTY LINE
	LOT LINE
	LIMIT OF WORK
x	EXISTING FENCE
x	PROPOSED FENCE
SD	PROPOSED STORM DRAIN & DIAMETER
SD	EXISTING STORM DRAIN & DIAMETER
SS	PROPOSED SEWER
SS	EXISTING SEWER
WW	EXISTING WASTEWATER
DW	PROPOSED DOMESTIC WATER
FW	PROPOSED FIRE WATER
WM	EXISTING WATER MAIN
NGAS	EXISTING GAS
E	PROPOSED ELECTRIC
E	EXISTING ELECTRIC
T	PROPOSED TELEPHONE
T	EXISTING TELEPHONE
CATV	PROPOSED CABLE
LLR	LOT LINE TO BE REMOVED
R	EASEMENT TO BE QUITCLAIMED
	FIRE HYDRANT (FH)

STORM DRAIN NOTES

- (A) TRENCH DRAIN
- (B) FLOW DIVERSION MANHOLE
- (C) PROPRIETARY BIOFILTRATION
- (D) UNDERGROUND DETENTION (CLOSED)
- (E) CURBSIDE CATCH BASIN
- (F) CATCH BASIN
- (G) ASSUMED LOCATION OF ROOF DOWNSPOUT
- (H) HYDRODYNAMIC SEPARATOR
- (I) SIDEWALK CULVERT
- (J) DRY WELL
- (K) MANHOLE
- (L) CURB CUT

UTILITY NOTES

- (N) RELOCATE GAS MAIN AS REQUIRED BY SOCAL GAS
- (O) LIGHT POLE
- (P) 2" IRRIGATION WATER SERVICE. 2" METER AND 2" BACKFLOW DEVICE.
- (Q) 2" DOMESTIC WATER SERVICE. 2" METER AND 2" BACKFLOW DEVICE.
- (R) CONNECT TO (E) 10" FIRE WATER SERVICE AND (E) 10" BACKFLOW DEVICE.
- (S) FIRE HYDRANT
- (T) POST INDICATOR VALVE ON FIRE SPRINKLER LATERAL
- (U) 6" SANITARY SEWER LATERAL
- (V) ELECTRICAL PRIMARY SERVICE
- (W) CABLE SERVICE
- (X) TELEPHONE SERVICE
- (Y) PUBLIC SEWER MANHOLE AT POINT OF CONNECTION
- (Z) EV CHARGER

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193

T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

UTILITY PLAN

NO	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-15-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET
C5.4
Sheet 19 of 20

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

\\rmia-arch.com\WM\IRV\21603200\Civil\CAD\Sheets\Preliminary\IRV21-5032_C5_1_Utility Plan.dwg 7/26/2024 4:27 PM NRAMOS 1:1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SCHEDULE B ITEMS - EASEMENT NOTES

1.– WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).

(2) THE RIGHT AND PRIVILEGE TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND REMOVE ONE WELDED STEEL PIPE LINE RECORDED AUGUST 14, 1948 IN BOOK 1686, PAGE 527 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.

(3) EASEMENT FOR DRAINAGE AND STORM WATER CHANNEL PURPOSES RECORDED IN BOOK 2755, PAGE 502 OF OFFICIAL RECORDS **QUITCLAIMED PER DOC NO 46581 RECORDED DECEMBER 29, 1980 IN BOOK 13893, PAGE 1392)**. GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT.

(4) EASEMENT FOR WATER PIPE LINES RECORDED MAY 21, 1958 IN BOOK 4291, PAGE 400 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO METROPOLITAIN WATER DISTRICT.

5.– COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 7868, PAGE 323; IN BOOK 7868, PAGE 346 AND OCTOBER 31, 1978 IN BOOK 12903, PAGE 897 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).

(6) EASEMENT FOR ELECTRIC LINES RECORDED IN BOOK 13123 PAGE 1101 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.

(7) EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS RECORDED IN BOOK 13130, PAGE 1968 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

(8) EASEMENT FOR INGRESS AND EGRESS FOR MAINTENANCE OF PIPE LINE RECORDED IN BOOK 13162, PAGE 1245 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.

(9) EASEMENTS FOR STORM DRAIN AND SANITARY SEWER AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAPS OF SAID TRACT NO. 8600 IN BOOK 453, PAGE 41, OF MAPS AND TRACT NO. 9762 IN BOOK 442, PAGE 16, OF MAPS AND AS DEDICATED TO THE CITY OF BREA BY ENDORSEMENT ON SAID MAPS, OVER THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND:
STORM DRAIN EASEMENTS: AN 18.00 FOOT-WIDE STRIP OF LAND OVER THE NORTHERLY PORTION OF LOTS 16 AND 17 OF SAID TRACT NO. 8600, (AND AS SHOWN ON LOT A OF TRACT NO. 9762)
SANITARY SEWER EASEMENTS: OVER THE WESTERLY 12.00 FEET OF LOT 15 AND OVER A PORTION OF SAID LOT 16 OF TRACT NO. 8600.
SANITARY SEWER AND STORM DRAIN EASEMENTS: OVER AN IRREGULAR-SHAPED PORTION OF LOT 10 AND THE WEST 28 FEET OF LOT 9 (PLOTTED HEREON).
GRANTED TO THE CITY OF BREA. **PARTIALY QUITCLAMED** AS RECORDED IN DECEMBER 3, 1980 IN BOOK 13859, PAGE 1261 OF OFFICIAL RECORDS.

(10) EASEMENT FOR DRIVEWAY PURPOSES AS RECORDED ON TRACT 9762 BOOK 442 PAGES 16 TO 19 OF MAPS (PLOTTED HEREON). GRANTED TO LAND OWNER AS AN EXCEPTION TO RELINQUISHED VEHICULAR ACCESS ON VALENCIA.

(11) A RIGHT OF WAY FOR PIPE LINES AND INCIDENTAL PURPOSES, FOR THE TRANSPORTATION OF WASTE WATER, INCLUDING, BUT NOT LIMITED TO, DEVICES CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPELINE, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER THOSE CERTAIN STRIPS OF LAND SHOWN AS EITHER "PROPOSED 15" EASEMENT FOR WASTE WATER PURPOSES" OR "PROPOSED 10' EASEMENT FOR WATER PURPOSES" AFECTED SAID LOTS 16 AND 17 AND OTHER LAND IN SAID TRACT NO. 8600, UPON THE TERMS, PROVISIONS, CONVENANTS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 19, 1979 IN BOOK 13440 PAGE 166 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO UNION OIL COMPANY OF CALIFORNIA.

(12) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 8600, RECORDING IN BOOK 453, PAGE 41, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.

(13) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 9762, RECORDING IN BOOK 442, PAGE 16, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.

14.–THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1811, OFFICIAL RECORDS. (BLANKET IN NATURE).

15.–THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1864, OFFICIAL RECORDS. (BLANKET IN NATURE).

(16) EASEMENT FOR SANITARY SEWER AND STORM DRAIN SYSTEMS RECORDED IN BOOK 13837 PAGE 71 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.

(17) EASEMENT FOR UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 18, 1982 AS INSTRUMENT NO. 82-57089, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.

(18) EASEMENT FOR ELECTRIC LINES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED AUGUST 20, 1982 AS INSTRUMENT NO. 82-293202, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.

(19) EASEMENT FOR TRAFFIC SIGNAL PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 82-460106, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.

(20) EASEMENT FOR STREETS, HIGHWAYS, SEWER, STORM DRAIN, PUBLIC UTILITIES AND CABLE TELEVISION PURPOSES OVER, UNDER, ALONG, ACROSS AND THROUGH AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 1982-460107, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA,

21.–MATTERS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF OPTION LEASE" RECORDED JULY 10, 1987 AS INSTRUMENT NO. 87-394278 OF OFFICIAL RECORDS, EXECUTED BY PACIFIC SOUTHWEST REALTY COMPANY, A DELAWARE CORPORATION (LANDLORD) AND HUGHES COMMUNICATIONS CARRIER SERVICES, INC., A CALIFORNIA CORPORATION (TENANT) (NOT A SURVEY MATTER).

22.– AN UNRECORDED LEASE RECORDED JUNE 26, 1997 AS INSTRUMENT NO. 1997-296702, OFFICIAL RECORDS (NOT A SURVEY MATTER).

(23) EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 2000 AS INSTRUMENT NO. 2000-360446, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO PACIFIC BELL TELEPHONE COMPANY.

(24) EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2017 AS INSTRUMENT NO. 20170003212652, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.

25.– COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING IN BOOK 13161, PAGE 595, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).

(26) EASEMENT FOR WASTE WATER AND STORM DRAIN, SEWER, DRIVEWAY AND RIGHTS INCIDENTAL PURPOSES RECORDED ON TRACT 8600 BOOK 453, PAGES 41 TO 45 OF MAPS (PLOTTED HEREON AND GRANTED TO THE CITY OF BREA).

27.–COVENANT AND AGREEMENT EXECUTED BY PACIFIC SOUTHWEST REALITY COMPANY AND CITY OF BREA, RECORDED MAY 9, 1980 IN BOOK 13603, PAGE 1107 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).

(28) EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 13654, PAGE 1074 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.

(29) EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 14237, PAGE 66 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

30.– MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF OPTION AGREEMENT" EXECUTED BY CRE BREA VALENCIA OPTION, LLC A DELAWARE LIMITED LIABILITY COMPANY AND AMAZON.COM SERVICES, A DELAWARE LIMITED LIABILITY COMPANY RECORDED OCTOBER 15, 2021 AS INSTRUMENT NO. 2021000634380, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).

31.– PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING (NOT A SURVEY MATTER).

32.– ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY PUBLIC RECORDS (NOT A SURVEY MATTER).

33.– ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).

34.– MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

\\wma-arch.com\WM\IRV21\5032\00\Civil\CAD\Sheets\Preliminary\IRV21-5032_C5.1_Utility Plan.dwg 7/26/2024 4:28 PM NRAMOS 1:1

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PLANNING RESUBMITTAL
TENTATIVE PARCEL MAP NO. 2022-193
T.R. 8600 & 9762
275 VALENCIA AVE, BREA, CA 92823

NOTES

NO.	DATE	REMARKS
	05-18-2022	PLANNING SUBMITTAL
	01-05-2023	PLANNING RESUBMITTAL
	08-11-2023	PLANNING RESUBMITTAL
	01-10-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	7/26/24
PLOT DATE:	7/26/24

SHEET
C5.5
Sheet 20 of 20

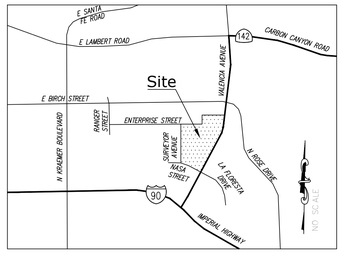
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

275 SOUTH VALENCIA AVENUE AND 375 SURVEYOR AVENUE, BREA, CA 92823

VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	275 VALENCIA AVENUE, BREA, CA, 92823
PROPERTY AREA:	31.600 AC. OR 1,376,504 SQ. FT.
TOTAL GROUND FLOOR AREA OF BUILDINGS:	232,752 SQ. FT.
PARKING COUNT:	1893 REGULAR PARKING STALLS 6 ELECTRIC CHARGING PARKING STALLS 2 LONG PARKING STALLS 46 HANDICAP PARKING STALLS 2 ELECTRIC HANDICAP PARKING STALLS 1949 TOTAL PARKING STALLS
ASSESSOR'S PARCEL NOS.:	320-233-17, 320-301-11 & 320-301-12

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 15, 16, 17 AND 18 OF TRACT NO. 8600, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 453, PAGES 41 THROUGH 45 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM PORTIONS OF LOTS 16 AND 17, THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET, MEASURED VERTICALLY FROM THE SURFACE THEREOF, BUT WITH NO RIGHT OF SURFACE ENTRY THEREON, AS RESERVED IN A DEED RECORDED FEBRUARY 1, 1979 IN BOOK 13022 PAGE 1143 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF ONE HUNDRED (100) FEET MEASURED VERTICALLY FROM THE SURFACE THEREOF, WITH NO RIGHT OF SURFACE ENTRY THEREON, AS RESERVED IN A DEED RECORDED JULY 20, 1979 IN BOOK 13236, PAGE 573 OF OFFICIAL RECORDS.

PARCEL B:

LOTS 5, 6, 9, 10 AND 11 OF TRACT NO. 9762, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 442 PAGES 16 THROUGH 19 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE OF THE LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS SET FORTH IN DEED RECORDED FEBRUARY 1, 1979 IN BOOK 13022 PAGE 1143 OF OFFICIAL RECORDS AND IN DEED RECORDED MARCH 15, 1978 IN BOOK 12598 PAGE 441 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF ONE HUNDRED (100) FEET, MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF, BUT WITHOUT ANY RIGHT TO ENTER UPON, INTO OR THROUGH THE SURFACE OR SUBSURFACE LYING ABOVE A DEPTH OF ONE HUNDRED (100) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE OF SAID LAND, AS RESERVED BY MORELAND DEVELOPMENT COMPANY IN DEED RECORDED DECEMBER 27, 1979 IN BOOK 13446, PAGE 1106 OF OFFICIAL RECORDS.

SURVEYOR'S NOTES

- THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS, GORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FROM SURVEYOR AVENUE AND VALENCIA AVENUE WHICH ARE COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAYS.
- EXCEPT AS SHOWN AND NOTED ON THIS SURVEY, BASED ON A CAREFUL PHYSICAL INSPECTION OF THE SUBJECT PROPERTY AND MATTERS OF RECORD OR PROVIDED BY THE TITLE COMPANY OR CLIENT, THERE ARE NO VISIBLE:

  (i) HEIGHT OR BULK RESTRICTIONS, SETBACK LINES, PARKING REQUIREMENTS, PARTY WALLS, ENCROACHMENTS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJACENT LAND ONTO THE SUBJECT PROPERTY, OTHER THAN AS NOTED ON THE ENCROACHMENT TABLE, OR

  (ii) EASEMENTS, RIGHTS-OF-WAYS, PARTY WALLS, OR BUILDING STRUCTURES OR OTHER IMPROVEMENTS, CONFLICTS, OFFICIALLY DESIGNATED 100 YEAR FLOOD PLAINS OR FLOOD PRONE AREAS, SPRINGS, STREAMS, CREEKS, RIVERS, LAKES, CEMETERIES OR BURIAL GROUNDS.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS AND EGRESS.
- THE LEGAL DESCRIPTION ON AND DEPICTION OF THE SUBJECT PROPERTY CONTAINED IN THE SURVEY DESCRIBE AND DEPICT THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN TITLE COMMITMENT/PRELIMINARY REPORT ISSUED BY CHICAGO TITLE COMPANY ON JUNE 18, 2021 UNDER ORDER NO. 0015251-3-987-OCI-K27.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

ITEMS CORRESPONDING TO TABLE A ITEMS

ITEM 14
THE NEAREST INTERSECTING STREET TO THE PROPERTY IS BIRCH STREET (TO THE NORTH) AND IT IS ±338 FEET.

ITEM 16
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

ITEM 17
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S CERTIFICATE

TO AMAZON.COM SERVICES LLC, AMAZON.COM, INC., AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS, AND ASSIGNS, AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 17, 2021.

DATE OF PLAT OR MAP: NOVEMBER 2, 2023.

PREPARED UNDER MY SUPERVISION:

LICENSED LAND SURVEYOR
Armando D. DuPont
L.S. 7780
Date Signed: 12/27/2023
STATE OF CALIFORNIA

Armando D. DuPont
Registration No. 7780
in the State of California

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 00184657-987-OCI-K27, DATED OCTOBER 20, 2022 AND AMENDED JUNE 27, 2023 AS PREPARED BY CHICAGO TITLE COMPANY.

A.– TAXES **(NOT A SURVEY MATTER)**.

B.– TAXES **(NOT A SURVEY MATTER)**.

C.– TAXES **(NOT A SURVEY MATTER)**.

D.– TAXES **(NOT A SURVEY MATTER)**.

E.– TAXES **(NOT A SURVEY MATTER)**.

1.– WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS **(NOT A SURVEY MATTER)**.

2. THE RIGHT AND PRIVILEGE TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND REMOVE ONE WELDED STEEL PIPE LINE OF 30 INCHES OUTSIDE DIAMETER, FOR THE TRANSPORTATION OF GAS, OVER, ALONG AND ACROSS A PORTION OF SAID LAND, AS GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION BY AGREEMENT RECORDED AUGUST 14, 1948 IN BOOK 1686, PAGE 527 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS IN SAID AGREEMENT **(PLOTTED HEREON)**.

3.– EASEMENT FOR DRAINAGE AND STORM WATER CHANNEL PURPOSES RECORDED IN BOOK 2755, PAGE 502 OF OFFICIAL RECORDS, GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT **(QUITCLAIMED PER DOC. NO. 46581 RECORDED DECEMBER 29, 1980 IN BOOK 13893, PAGE 1392)**.

4. EASEMENT FOR WATER PIPE LINES RECORDED MAY 21, 1958 IN BOOK 4291, PAGE 400 OF OFFICIAL RECORDS, GRANTED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA **(PLOTTED HEREON)**.

5.– COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 7868, PAGE 323; IN BOOK 7868, PAGE 346 AND OCTOBER 31, 1978 IN BOOK 12903, PAGE 897 OF OFFICIAL RECORDS, GRANTED TO STRATHAVEN ESTATES, A CORPORATION **(NOT A SURVEY MATTER)**.

6. EASEMENT FOR ELECTRIC LINES RECORDED IN BOOK 13123 PAGE 1101 OF OFFICIAL RECORDS, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY **(PLOTTED HEREON)**.

7. EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS RECORDED IN BOOK 13130, PAGE 1968 OF OFFICIAL RECORDS, GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY **(PLOTTED HEREON)**.

8. EASEMENT FOR INGRESS AND EGRESS FOR MAINTENANCE OF PIPE LINE RECORDED IN BOOK 13162, PAGE 1245 OF OFFICIAL RECORDS, GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY **(PLOTTED HEREON)**.

9. EASEMENTS FOR STORM DRAIN AND SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO CITY OF BREA, AS SHOWN ON THE MAPS OF SAID TRACT NO. 8600 IN BOOK 453, PAGE 41, OF MAPS AND TRACT NO. 9762 IN BOOK 442, PAGE 16, OF MAPS AND AS DEDICATED TO THE CITY OF BREA BY ENDORSEMENT ON SAID MAPS, OVER THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND:
   STORM DRAIN EASEMENTS: AN 18.00 FOOT-WIDE STRIP OF LAND OVER THE NORTHERLY PORTION OF LOTS 16 AND 17 OF SAID TRACT NO. 8600, (AND AS SHOWN ON LOT A OF TRACT NO. 9762).
   SANITARY SEWER EASEMENTS: OVER THE WESTERLY 12.00 FEET OF LOT 15 AND OVER A PORTION OF SAID LOT 16 OF TRACT NO. 8600.
   SANITARY SEWER AND STORM DRAIN EASEMENTS: OVER AN IRREGULAR-SHAPED PORTION OF LOT 10 AND THE WEST 28 FEET OF LOT 9 **(PLOTTED HEREON)**.
   NOTE: THOSE PORTIONS OF THE EASEMENTS FOR STORM DRAIN AND SANITARY SEWER PURPOSES LYING WITHIN LOTS 10 AND 11, EXCEPTING THAT PORTION THEREOF INCLUDED IN THE NORTH 38.5 FEET LYING PARALLEL AND ADJACENT TO THE NORTH LINE OF LOT 10, AND THAT PORTION OF THE EASEMENT FOR SANITARY PURPOSES LYING WITHIN LOT 5 OF TRACT NO. 9762 WERE QUITCLAIMED BY THE CITY OF BREA, BY QUITCLAIM DEED RECORDED DECEMBER 3, 1980 IN BOOK 13859, PAGE 1261 OF OFFICIAL RECORDS.

10. EASEMENT FOR DRIVEWAY PURPOSES DEDICATED TO CITY OF BREA AS RECORDED ON TRACT 9762, BOOK 442, PAGES 16 TO 19, OF MAPS **(PLOTTED HEREON)**.

11. A RIGHT OF WAY FOR PIPELINES AND INCIDENTAL PURPOSES, FOR THE TRANSPORTATION OF WASTE WATER, INCLUDING, BUT NOT LIMITED TO, DEVICES FOR CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPELINE, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER THOSE CERTAIN STRIPS OF LAND SHOWN AS EITHER "PROPOSED 15' EASEMENT FOR WASTE WATER PURPOSES" OR "PROPOSED 10' EASEMENT FOR WATER PURPOSES", AFFECTING SAID LOTS 15 AND 17 AND OTHER LAND IN SAID TRACT NO.8600, UPON THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS THEREIN CONTAINED, CONVEYED TO UNION OIL COMPANY OF CALIFORNIA, A CORPORATION BY INSTRUMENT RECORDED DECEMBER 19, 1979 IN BOOK 13440, PAGE 166, OFFICIAL RECORDS, GRANTED TO UNION OIL COMPANY OF CALIFORNIA. **(PLOTTED HEREON)**.

12. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 8600, RECORDING IN BOOK 453, PAGE 41, OF MAPS **(PLOTTED HEREON)**.

13. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 9762, RECORDING IN BOOK 442, PAGE 16, OF MAPS **(PLOTTED HEREON)**.

14.– THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY PROJECT AREA "A", AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED JUNE 11, 1981 IN BOOK 14096, PAGE 1811, OFFICIAL RECORDS. **(BLANKET IN NATURE)**.

15.– THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY Merging Project Areas "A" and "B", AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED JUNE 11, 1981 IN BOOK 14096, PAGE 1811, OFFICIAL RECORDS. **(BLANKET IN NATURE)**.

16. EASEMENT FOR SANITARY SEWER AND STORM DRAIN SYSTEMS RECORDED IN BOOK 13837, PAGE 71 OFFICIAL RECORDS, GRANTED TO CITY OF BREA **(PLOTTED HEREON)**.

17. EASEMENT FOR UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 18, 1982 AS INSTRUMENT NO. 82-57089, OFFICIAL RECORDS. GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY. **(PLOTTED HEREON)**.

18. EASEMENT FOR ELECTRIC LINES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED AUGUST 20, 1982 AS INSTRUMENT NO. 82-293202, OFFICIAL RECORDS, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY **(PLOTTED HEREON)**.

19. EASEMENT FOR TRAFFIC SIGNAL PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 82-460106, OF OFFICIAL RECORDS, GRANTED TO CITY OF BREA **(PLOTTED HEREON)**.

20. EASEMENT FOR STREETS, HIGHWAYS, SEWER, STORM DRAIN, PUBLIC UTILITIES AND CABLE TELEVISION PURPOSES OVER, UNDER, ALONG, ACROSS AND THROUGH AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 1982-460107, OFFICIAL RECORDS, GRANTED TO CITY OF BREA **(PLOTTED HEREON)**.

21.– MATTERS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF OPTION LEASE." RECORDED JULY 10, 1987 AS INSTRUMENT NO. 87-394278 OF OFFICIAL RECORDS, EXECUTED BY PACIFIC SOUTHWEST REALTY COMPANY, A DELAWARE CORPORATION (LANDLORD) AND HUGHES COMMUNICATIONS CARRIER SERVICES, INC., A CALIFORNIA CORPORATION (TENANT) **(NOT A SURVEY MATTER)**.

22.– AN UNRECORDED LEASE RECORDED JUNE 26, 1997 AS INSTRUMENT NO. 1997-296702, OFFICIAL RECORDS **(NOT A SURVEY MATTER)**.

23. EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 2000 AS INSTRUMENT NO. 2000-360446, OF OFFICIAL RECORDS, GRANTED TO PACIFIC BELL TELEPHONE COMPANY **(PLOTTED HEREON)**.

24. EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2017 AS INSTRUMENT NO. 20170003212262, OFFICIAL RECORDS, GRANTED TO THE STATE OF CALIFONIA, DEPARTMENT OF TRANSPORTATION **(PLOTTED HEREON)**.

25.– COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING IN BOOK 13161, PAGE 595, OF OFFICIAL RECORDS **(NOT A SURVEY MATTER)**.

26. EASEMENT FOR WASTE WATER, STORM DRAIN, SEWER, DRIVEWAY AND RIGHTS INCIDENTAL PURPOSES RECORDED ON TRACT 8600, BOOK 453, PAGES 41 TO 45 OF MAPS, GRANTED TO CITY OF BREA **(PLOTTED HEREON)**.

27.– COVENANT AND AGREEMENT EXECUTED BY PACIFIC SOUTHWEST REALTY COMPANY AND CITY OF BREA, RECORDED MAY 9, 1980 IN BOOK 13603, PAGE 1107 OF OFFICIAL RECORDS **(NOT A SURVEY MATTER)**.

28. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 13654, PAGE 1074 OFFICIAL RECORDS. GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY **(PLOTTED HEREON)**.

29. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 14237, PAGE 66 OFFICIAL RECORDS. GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY **(PLOTTED HEREON)**.

30.– MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF OPTION AGREEMENT" EXECUTED BY CRE BREA VALENCIA OPTION, LLC A DELAWARE LIMITED LIABILITY COMPANY AND AMAZON.COM SERVICES, LLC A DELAWARE LIMITED LIABILITY COMPANY RECORDED OCTOBER 15, 2021 AS INSTRUMENT NO. 2021000634380, OF OFFICIAL RECORDS **(NOT A SURVEY MATTER)**.

31.– PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING **(NOT A SURVEY MATTER)**.

32.– ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS **(NOT A SURVEY MATTER)**.

33.– ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT **(NOT A SURVEY MATTER)**.

34.– MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF **(NOT A SURVEY MATTER)**.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801–8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK CONTINUOUS OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. CCCS:
NORTHING = 2261350.67' EASTING = 6071417.81'

C.S.R.C. GEOC:
NORTHING = 2225550.98' EASTING = 6107583.80'

THE COMBINATION FACTOR FOR THIS PROJECT WAS APPLIED AT THE FOLLOWING POINT:
NORTHING = 2280304.18' EASTING = 6076170.50'

MAPPING ANGLE = –0°52'46" SCALE FACTOR = 1.00000919

BENCHMARK

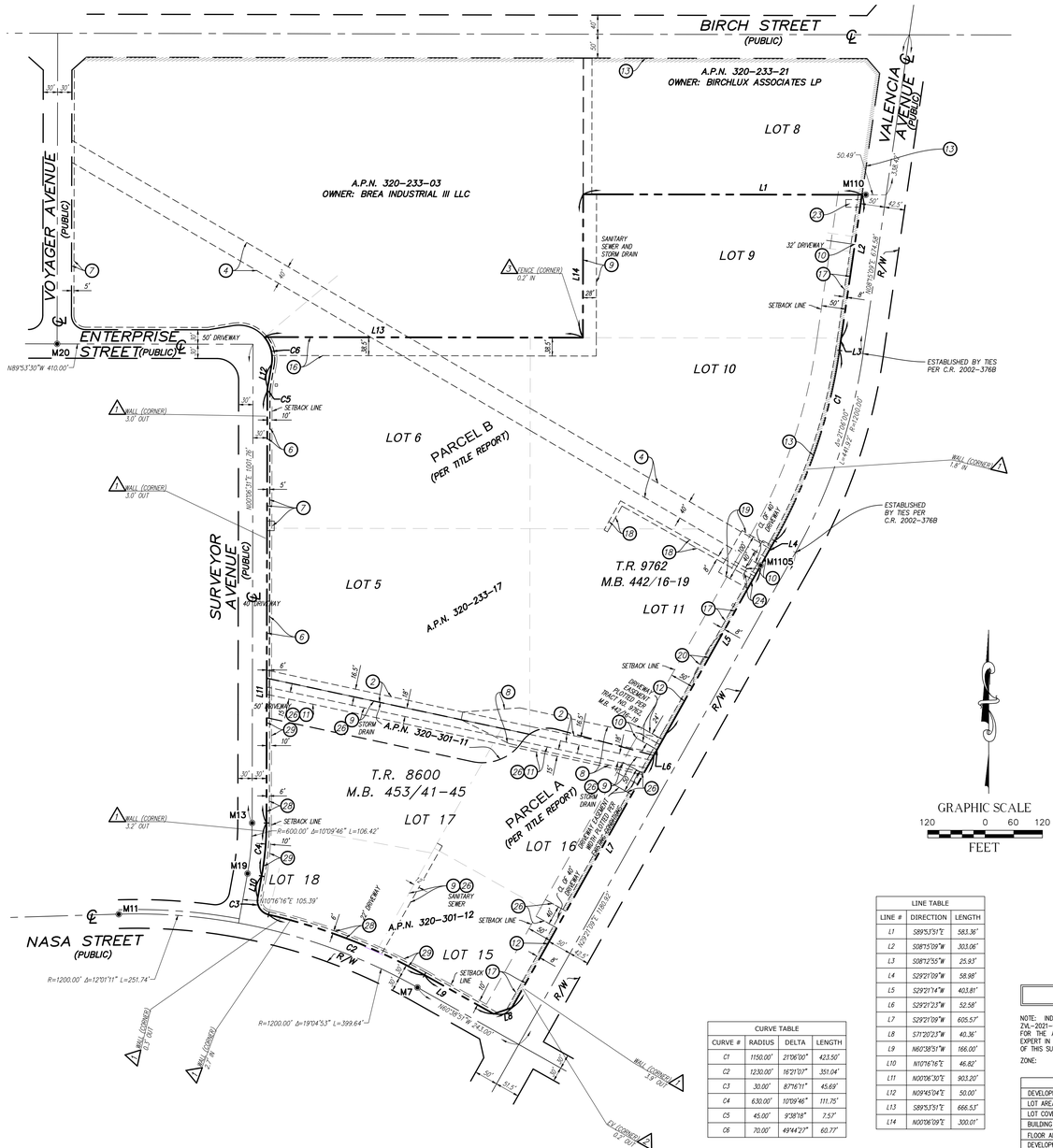
ELEVATIONS SHOWN HEREON ARE BASED UPON ORANGE COUNTY BENCHMARK 2L–27–82, ELEVATION 413.14 FEET (NAVD 88).

DESCRIPTION:
DESCRIBED BY OCS 2014 – FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "2L–27–82", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 22 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF VALENCIA AVENUE, 500' +/– SOUTHEASTERLY ALONG VALENCIA FROM ITS "T" INTERSECTION WITH LA ENTRADA DRIVE. MONUMENT IS SET LEVEL WITH THE TOP OF THE CATCH BASIN.

POSSIBLE ENCROACHMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

1. WALL OVERLAPS THE PROPERTY LINE AS SHOWN
2. ELECTRIC VAULT OVERLAPS THE PROPERTY LINE AS SHOWN
3. FENCE OVERLAPS THE PROPERTY LINE AS SHOWN



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°53'51"E	583.36'
L2	S08°51'09"W	303.06'
L3	S08°12'55"W	25.93'
L4	S29°21'09"W	58.98'
L5	S29°21'14"W	403.81'
L6	S29°21'23"W	52.58'
L7	S29°21'09"W	605.57'
L8	S71°20'23"W	40.36'
L9	N60°38'51"W	166.00'
L10	N10°16'16"E	46.82'
L11	N00°06'30"E	903.20'
L12	N09°45'04"E	50.00'
L13	S89°53'51"E	666.53'
L14	N00°06'09"E	300.01'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1150.00'	21°06'00"	423.50'
C2	1230.00'	16°21'07"	351.04'
C3	30.00'	87°16'11"	45.69'
C4	630.00'	10°09'46"	111.75'
C5	45.00'	9°38'18"	7.57'
C6	70.00'	49°44'27"	60.77'

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	2281126.49'	6076850.28'	440.64'	SET MAGNETIC NAIL AND SHINER
CP3	2279787.37'	6076295.51'	410.40'	SET MAGNETIC NAIL AND SHINER
CP8	2279611.04'	6075798.56'	401.27'	SET MAGNETIC NAIL AND SHINER
CP6001	2279899.42'	6075805.73'	408.32'	SET–MAGN/SHR
CP20027	2280398.49'	6076540.64'	425.76'	SET 1X2/T
CP20070	2280232.72'	6075609.85'	419.91'	SET 1X2/T
CP20071	2280761.85'	6075719.32'	429.79'	SET MAG/TIN

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 06059C0061J, PANEL DATED 12/3/2009. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800–638–6620).

MONUMENT NOTES

MON.#	DESCRIPTION
M7	FD S&W STAMPED "L.S. 3428", PER PARCEL MAP NO. 2014–117, P.M.B. 381/5–10
M11	FD S&W STAMPED "L.S. 3428", PER P.M. NO. 2014–117, P.M.B. 381/5–10
M13	FD S&W ILLEGIBLE, PER P.M. NO. 2014–117, P.M.B. 381/5–10
M19	FD S&W ILLEGIBLE, PER P.M. NO. 2014–117, P.M.B. 381/5–10
M20	FD S&W STAMPED "L.S. 3428", PER P.M. NO. 80–113, P.M.B. 153/9
M110	FD LEAD, TACK & TAG "L.S. 3428", NO REF., ACCEPTED AS PL PROD.
M1105	FD LEAD, TACK & TAG "L.S. 7076", NO REF., ACCEPTED AS LOT LINE INTERSECTION

LEGEND

- ASPHALT PAVEMENT
- BACKFLOW PREVENTER
- BUILDING HEIGHT TAKEN AT THIS LOCATION
- CAR STOP
- CONCRETE PAVEMENT
- CONTROL POINT
- DOOR
- ELECTRIC METER
- ELECTRIC OUTLET
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POST
- FLOW DIRECTION
- FOUND MONUMENT AS NOTED
- GAS VALVE
- GATE
- GRAVEL/ROCK
- GROUND ELECTRIC
- GUARD POST
- HANDICAP
- IRRIGATION CONTROL VALVE
- LIGHT STANDARD
- LIGHT STANDARD
- LIGHT STANDARD
- PALM TREE
- PINE TREE
- POST INDICATOR VALVE
- SEWER CLEAN OUT
- SEWER MANHOLE
- SIGN
- STAIRS SHOWING DOWNWARD DIRECTION
- STORM DRAIN MANHOLE
- STREET LIGHT
- TELECOM MANHOLE
- TRAFFIC LIGHT
- TREE (TYPICAL)
- TREE STUMP
- TRUNCATED DOME
- UNKNOWN MANHOLE
- VENT
- WATER FAUCET
- WATER MANHOLE
- WATER VALVE
- APN ASSESSOR'S PARCEL NUMBER
- BFV BACKFLOW PREVENTER
- CATV CABLE T.V. VAULT
- CB CATCH BASIN
- CL CENTERLINE
- # DIAMETER OF EXISTING TREE
- DI DRAIN INLET
- EC ELECTRIC CABINET
- EM ELECTRIC METER
- EP ELECTRIC PANEL
- EPB ELECTRIC PULL BOX
- EV ELECTRIC VAULT
- FF FINISH FLOOR
- FS FINISH SURFACE
- FDC FIRE DEPARTMENT CONNECTION
- FL FLOW LINE
- GL GROUND LIGHT
- HCR HANDICAP RAMP
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- NG NATURAL GROUND
- OT OVERHANG TOP
- PL PROPERTY LINE
- SDMH STORM DRAIN MANHOLE
- R/W RIGHT OF WAY
- TCAB TELCO CABINET
- TPB TELCO PULL BOX
- TV TELCO VAULT
- TC TOP OF CURB
- TOP TOP OF STRUCTURE
- TW TOP OF WALL
- TR TRANSFORMER
- WM WATER METER
- WV WATER VAULT
- BLOCK WALL
- CENTERLINE
- CHAIN LINK FENCE
- CONCRETE/RETAINING WALL
- EASEMENT LINE
- FLOW LINE
- G GAS LINE
- INTERIOR LOT LINE
- INTERIOR LOT LINE
- MONUMENT LINE
- OVERHANG
- PROPERTY LINE
- RIDGE LINE
- RIGHT-OF-WAY
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE
- WROUGHT IRON FENCE

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION IS FROM THE PROPERTY ZONING VERIFICATION LETTER ZVL–2021–0008 FOR 275 VALENCIA AVENUE DATED SEPTEMBER 14, 2021. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE REPRESENTATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONE: M–1 (LIGHT INDUSTRIAL ZONE)
MU–II (MIXED USE II)

| M–1 ZONE DEVELOPMENT STANDARDS | | |

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

IN THE CITY OF BREA, ORANGE COUNTY, STATE OF CALIFORNIA

ATTACHMENT B

VESTING TENTATIVE PARCEL MAP NO. 2022-193

LOTS 15, 16, 17 AND 18 OF TRACT NO. 8600, INCLUSIVE, LOTS 5, 6, 9, 10 AND 11 OF TRACT NO. 9762,
AS SHOWN IN SECTION 17, TOWNSHIP 3 SOUTH,RANGE 9 WEST,
SAN BERNARDINO BASE AND MERIDIAN, RECORDS OF ORANGE COUNTY, CALIFORNIA

WARE MALCOMB DATE: JULY 26, 2024

EXISTING SITE INFORMATION

SITE ADDRESS: 275 VALENCIA AVENUE, BREA, CA, 92823

PROPERTY AREA: 31.600 AC. OR 1,376,504 SQ. FT.

TOTAL GROUND FLOOR AREA OF BUILDINGS: 232,752 SQ. FT.

PARKING COUNT: 1,893 REGULAR PARKING STALLS
6 ELECTRIC CHARGING PARKING STALLS
2 LONG PARKING STALLS
46 HANDICAP PARKING STALLS
2 ELECTRIC HANDICAP PARKING STALLS
1,949 TOTAL PARKING STALLS

ASSESSOR'S PARCEL NOS.: 320-233-17, 320-301-11 & 320-301-12

LAND AREA CALCULATIONS

	ACRES	SQUARE FOOT
EXISTING (M-I):	31.600 AC.	1,376,504 SQ. FT.
PROPOSED: ZONE MU-II	7.424 AC.	323,387 SQ. FT.
PROPOSED: ZONE M-1	24.176 AC.	1,053,117 SQ. FT.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 06059C0061J, PANEL DATED 12/3/2009. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA.

AGENCY CONTACT LIST

OWNER/DEVELOPER
AMAZON.COM SERVICES LLC
410 TERRY AVENUE
SEATTLE, WA 98109
310.456.4354
CONTACT: FRITZ GUTENBERG

CIVIL ENGINEER
WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618
949.660.9128
CONTACT: LUKE CORSBIE (C72588)

CITY OF BREA
COMMUNITY DEVELOPMENT DEPARTMENT
1 CIVIC CENTER CIRCLE
BREA, CA 92821
714.990.7146

WATER
THE METROPOLITAN WATER DISTRICT WATER DISTRICT OF CALIFORNIA
700 N. ALAMEDA STREET
LOS ANGELES, CA 90012
213.217.6000

SEWER, STORM & WATER
CITY OF BREA
1 CIVIL CENTER CIRCLE
BREA, CA 92821
714.990.7691

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1851 W. VALENCIA DRIVE
FULLERTON, CA 92833
949.697.1424

GAS
SOCALGAS CO.
1919 S. STATE COLLEGE BOULEVARD
ANAHEIM, CA 92806
877.238.0092

TELEPHONE
AT&T
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780
714.815.9170

CABLE/INTERNET
SPECTRUM
3430 E. MIRALOMA AVENUE
ANAHEIM, CA 92806
714.414.1454

SCOPE OF WORK

DEMOLITION OF EXISTING BUILDING AND SURROUNDING SITE WORK.

NEW FINISH OUT SINGLE AT EXISTING WAREHOUSE BUILDING (S-1 OCC) WITH SUPPORTING OFFICE AREA (B. OCC) AND BREAK ROOM (A-3 OCC) CONSTRUCTION OF NEW TRASH ENCLOSURE AND EMPLOYEE BREAK AREA.

THE PROPOSED FACILITY IS BEING DESIGNED FOR A PACKAGE DELIVERY SERVICE, IT IS ANTICIPATED THAT THE FACILITY WILL HAVE TWO SHIFTS WORKING DAYS AND EVENINGS THERE MAY BE A THIRD SHIFT ADDED AT PEAK SEASON.

PACKAGES ARRIVING AT THIS FACILITY ARE PREPACKAGED IN CARDBOARD BOXES AND LABELED FOR SHIPPING WITHIN LOCAL NEIGHBORHOODS AND AREAS SURROUNDING THE FACILITY. THE PACKAGES ARE BROUGHT INTO THE FACILITY VIA TRACTOR TRAILER TRUCKS, WHO USE DESIGNATED LOADING DOCK POSITIONS ONCE UNLOADED INTO THE FACILITY, THE PACKAGES ARE SORTED INTO MORE SPECIFIC LOCATION, PUT INTO BINS AND ONTO SMALL MOBILE CARTS. THESE CARTS ARE ROLLED OUT TO THE LOADING AREA, FROM WHICH THE PACKAGES ARE LOADED INTO VANS FOR FINAL DELIVERY.

THE CARTS ARE APPROXIMATELY 42" LONG, 36" WIDE AND 79" TALL, THE LOCATION OF THE CARTS CAN BE SEEN ON THE PLAN. THERE IS NO HIGH BAY RACKING/ HIGH PILED STORAGE IN THE FACILITY NO HAZARDOUS MATERIALS WILL BE HANDLED OR STORED AT THE FACILITY. THE COMMODITY CLASSIFICATION IS CLASS I-IV, CARTONED, UNEXPANDED GROUP A PLASTICS.



KEY MAP
NOT TO SCALE

SHEET INDEX	
1	TITLE SHEET
2	VESTING TENTATIVE PARCEL MAP-SITE PLAN
3	VESTING TENTATIVE PARCEL MAP-SITE PLAN
4	VESTING TENTATIVE PARCEL MAP-UTILITY PLAN
5	VESTING TENTATIVE PARCEL MAP-UTILITY PLAN

TREE QUANTITY SUMMARY

MU-II ZONE	REQUIRED	REMOVED	EXISTING	PROPOSED	NET
PARKING LOT TREES (1 TREE PER 5 STALLS)	105 (523 STALLS)	42	-	124	+ 19
PERIMETER TREES - ABUTTING STREES (1 TREE PER 25 LINEAR FEET)	64 (1,590 L.F.)	19	22	59	+ 17
PERIMETER TREES - INTERIOR PROPERTY LINES (1 TREE PER 25 LINEAR FEET)	- (0 L.F.)	-	-	-	-
M-1 ZONE	**REQUIRED**	**REMOVED**	**EXISTING**	**PROPOSED**	**NET**
PARKING LOT TREES (1 TREE PER 5 STALLS)	109 (542 STALLS)	271	-	162	+ 53
PERIMETER TREES - ABUTTING STREES (1 TREE PER 30 LINEAR FEET)	69 (2,070 L.F.)	24	24	47	+ 2
PERIMETER TREES - INTERIOR PROPERTY LINES (1 TREE PER 30 LINEAR FEET)	52 (1,550 L.F.)	-	21	61	+ 30

ZONING CONFORMANCE

BUILDING AND SITE HAVE BEEN DESIGNED TO CURRENT BREA CITY CODE - TITLE 20 ZONING CODE.

M-1 REQUIRED BUILDING SETBACKS	
FRONT (VALENCIA):	50 FT
SIDE (NASA):	10 FT
SIDE (INTERIOR):	0 FT
REAR (SURVEYOR):	10 FT

MU-II REQUIRED BUILDING SETBACKS	
FRONT (VALENCIA):	0 FT
SIDE (NASA):	10 FT
SIDE (INTERIOR):	0 FT
REAR (SURVEYOR):	10 FT

PROPOSED BUILDING SETBACKS	
FRONT (VALENCIA):	60 FT
SIDE (NASA):	689 FT
SIDE (INTERIOR):	210 FT
REAR (SURVEYOR):	152 FT

M-1 REQUIRED LANDSCAPE SETBACKS	
FRONT (VALENCIA):	20 FT
SIDE (NASA):	8 FT
SIDE (INTERIOR):	5 FT
REAR (SURVEYOR):	8 FT
ALLOWABLE MAX. HEIGHT:	60 FT
ALLOWABLE LOT COVERAGE:	50%

MU-II REQUIRED LANDSCAPE SETBACKS	
FRONT (VALENCIA):	20 FT
SIDE (NASA):	8 FT
SIDE (INTERIOR):	5 FT
REAR (SURVEYOR):	8 FT
PROPOSED MAX. HEIGHT:	60 FT
ALLOWABLE LOT COVERAGE:	50%

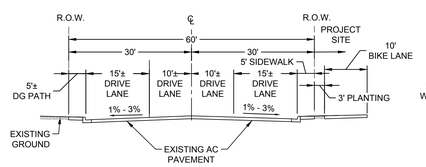
PROPOSED LANDSCAPE SETBACKS	
FRONT (VALENCIA):	20 FT
SIDE (NASA):	32 FT
SIDE (INTERIOR):	36 FT
REAR (SURVEYOR):	14 FT
PROPOSED MAX. HEIGHT:	56 FT
PROPOSED COVERAGE AREA:	266,342 SF
PROPOSED SITE AREA:	1,376,504 SF
PROPOSED LOT COVERAGE:	19.3%

M-1 REQUIRED PARKING	
TOTAL STALLS:	236 STALLS
EV CAPABLE:	46 STALLS
EV CHARGING STATIONS:	16 STALLS

MU-II REQUIRED PARKING	
TOTAL STALLS:	0 STALLS
EV CAPABLE:	0 STALLS
EV CHARGING STATIONS:	0 STALLS

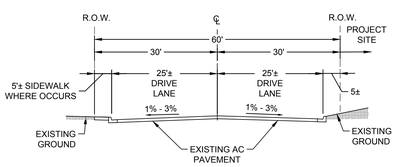
PROPOSED PARKING	
AUTOMOBILE STALLS:	304 STALLS
DELIVERY VAN STALLS:	757 STALLS
TRUCK TRAILER STALLS:	4 STALLS
EV CAPABLE:	46 STALLS
EV CHARGING STATIONS:	18 STALLS

NASA STREET TYPICAL SECTIONS



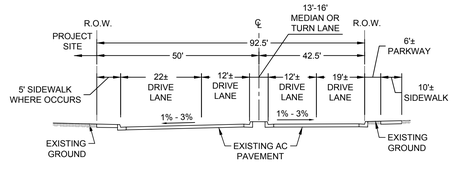
TYPICAL SECTION
SCALE: N.T.S.

SURVEYOR AVENUE TYPICAL SECTION

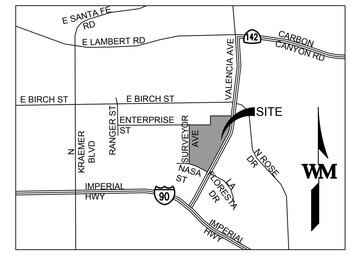


TYPICAL SECTION
SCALE: N.T.S.

VALENCIA AVENUE TYPICAL SECTION



TYPICAL SECTION
SCALE: N.T.S.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
LOTS 15, 16, 17 AND 18 OF TRACT NO. 8600, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 453, PAGES 41 THROUGH 45 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM PORTIONS OF LOTS 16 AND 17, THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET, MEASURED VERTICALLY FROM THE SURFACE THEREOF, BUT WITH NO RIGHT OF SURFACE ENTRY THEREON, AS RESERVED IN A DEED RECORDED FEBRUARY 1, 1979 IN BOOK 13022 PAGE 1143 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF ONE HUNDRED (100) FEET MEASURED VERTICALLY FROM THE SURFACE THEREOF, WITH NO RIGHT OF SURFACE ENTRY THEREON, AS RESERVED IN A DEED RECORDED JULY 20, 1979 IN BOOK 13236, PAGE 573 OF OFFICIAL RECORDS.

PARCEL B:
LOTS 5, 6, 9, 10 AND 11 OF TRACT NO. 9762, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 442 PAGES 16 THROUGH 19 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE OF THE LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS SET FORTH IN DEED RECORDED FEBRUARY 1, 1979 IN BOOK 13022 PAGE 1143 OF OFFICIAL RECORDS AND IN DEED RECORDED MARCH 15, 1978 IN BOOK 12598 PAGE 441 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF ONE HUNDRED (100) FEET, MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF, BUT WITHOUT ANY RIGHT TO ENTER UPON, INTO OR THROUGH THE SURFACE OR SUBSURFACE LYING ABOVE A DEPTH OF ONE HUNDRED (100) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE OF SAID LAND, AS RESERVED BY MORELAND DEVELOPMENT COMPANY IN DEED RECORDED DECEMBER 27, 1979 IN BOOK 13446, PAGE 1106 OF OFFICIAL RECORDS.

ABBREVIATION

AC	ACRE(S)
ADA	AMERICANS WITH DISABILITIES ACT
AVE	AVENUE
BOW	BACK OF WALK
ESMT	EASEMENT
CL	CENTERLINE
CRB	CURB
FT	FEET
LLR	LOT LINE REMOVED
R.O.W.	RIGHT-OF-WAY
SQ	SQUARE
ST	STREET
S/W	SIDEWALK

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK CONTINUOUS OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. CCCS:
NORTHING = 2261350.67' EASTING = 6071417.81'

C.S.R.C. OEOC:
NORTHING = 2225550.98' EASTING = 6107583.80'

THE COMBINATION FACTOR FOR THIS PROJECT WAS APPLIED AT THE FOLLOWING POINT:
NORTHING = 2280304.18' EASTING = 6076170.50'

MAPPING ANGLE = -0°52'46" SCALE FACTOR = 1.00000919

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON ORANGE COUNTY BENCHMARK 2L-27-82, ELEVATION 413.14 FEET (NAVD 88).

DESCRIPTION:
DESCRIBED BY OCS 2014 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2L-27-82", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 22 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF VALENCIA AVENUE, 500' +/- SOUTHEASTERLY ALONG VALENCIA FROM ITS "T" INTERSECTION WITH LA ENTRADA DRIVE. MONUMENT IS SET LEVEL WITH THE TOP OF THE CATCH BASIN.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER LUCAS A. CORSBIE No. 72588 CIVIL STATE OF CALIFORNIA
08/07/2024
FOR AND ON BEHALF OF WARE MALCOMB

DJT4
VESTING TENTATIVE PARCEL MAP
275 VALENCIA AVENUE
BREA, CA 92823

COVER SHEET

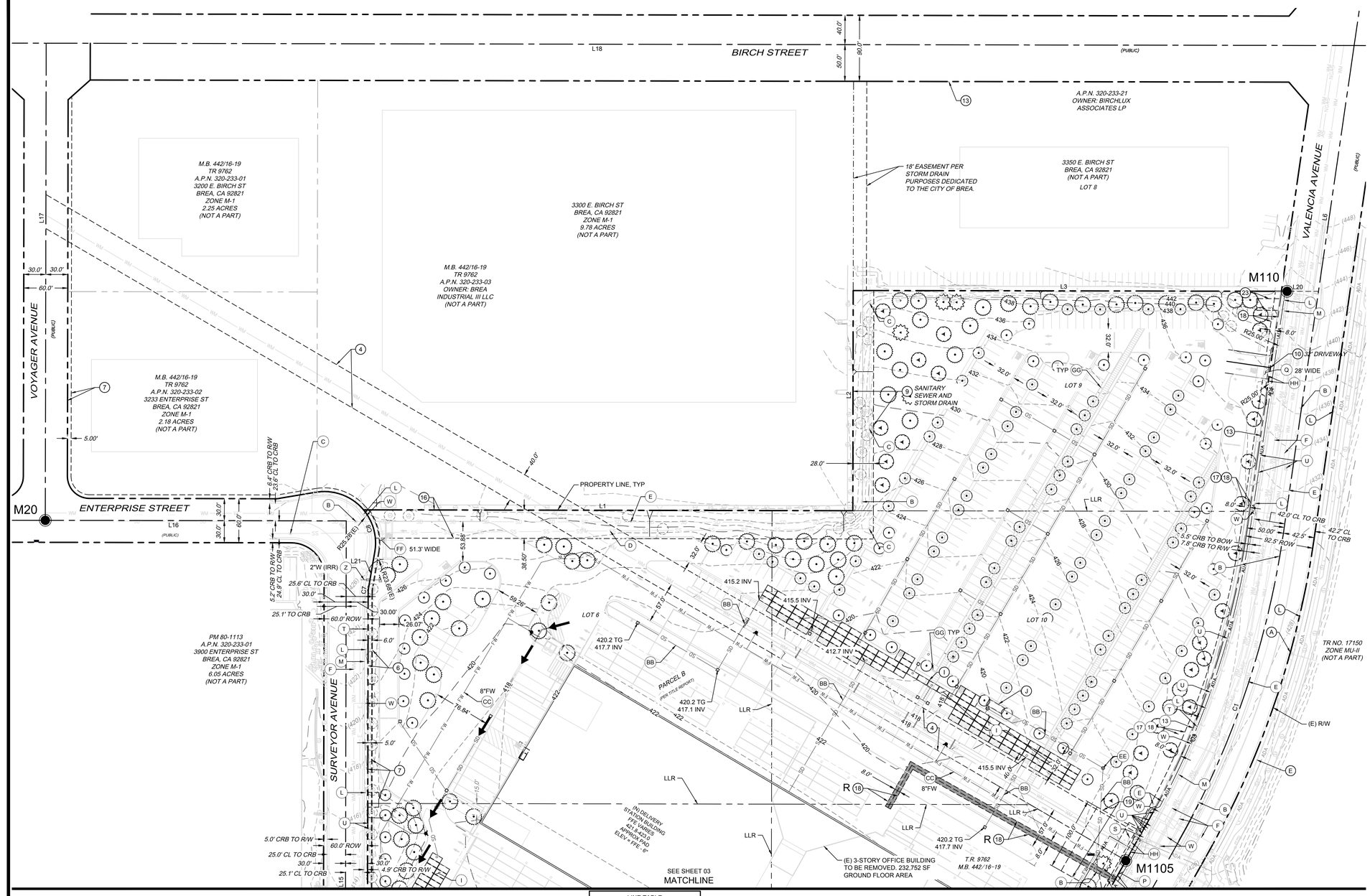
NO	DATE	REMARKS
1	01-05-2023	PLANNING RESUBMITTAL
2	08-11-2023	PLANNING RESUBMITTAL
3	01-26-2024	PLANNING RESUBMITTAL
4	04-05-2024	PLANNING RESUBMITTAL
5	06-25-2024	PLANNING RESUBMITTAL
6	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	07/26/24
PLOT DATE:	08/07/24

SHEET 01
Sheet 01 of 05

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



SCHEDULE B ITEMS - EASEMENT NOTES

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
2. THE RIGHT AND PRIVILEGE TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND REMOVE ONE WELDED STEEL PIPE LINE RECORDED AUGUST 14, 1948 IN BOOK 1686, PAGE 527 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.
3. EASEMENT FOR DRAINAGE AND STORM WATER CHANNEL PURPOSES RECORDED IN BOOK 2755, PAGE 502 OF OFFICIAL RECORDS **QUITCLAIMED PER DOC NO 46581 RECORDED DECEMBER 29, 1980 IN BOOK 13893, PAGE 1392**). GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT.
4. EASEMENT FOR WATER PIPE LINES RECORDED MAY 21, 1959 IN BOOK 4291, PAGE 400 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO METROPOLITAIN WATER DISTRICT.
5. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 7868, PAGE 323; IN BOOK 7868, PAGE 346 AND OCTOBER 31, 1978 IN BOOK 12903, PAGE 897 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
6. EASEMENT FOR ELECTRIC LINES RECORDED IN BOOK 13123 PAGE 1101 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
7. EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS RECORDED IN BOOK 13130, PAGE 1968 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.
8. EASEMENT FOR INGRESS AND EGRESS FOR MAINTENANCE OF PIPE LINE RECORDED IN BOOK 13162, PAGE 1245 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.
9. EASEMENTS FOR STORM DRAIN AND SANITARY SEWER AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAPS OF SAID TRACT NO. 8600 IN BOOK 453, PAGE 41, OF MAPS AND TRACT NO. 9762 IN BOOK 442, PAGE 16, OF MAPS AND AS DEDICATED TO THE CITY OF BREA BY ENDORSEMENT ON SAID MAPS, OVER THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND:
   STORM DRAIN EASEMENTS: AN 18.00 FOOT-WIDE STRIP OF LAND OVER THE NORTHERLY PORTION OF LOTS 16 AND 17 OF SAID TRACT NO. 8600, (AND AS SHOWN ON LOT A OF TRACT NO. 9762).
   SANITARY SEWER EASEMENTS: OVER THE WESTERLY 12.00 FEET OF LOT 15 AND OVER A PORTION OF SAID LOT 16 OF TRACT NO. 8600.
   SANITARY SEWER AND STORM DRAIN EASEMENTS: OVER AN IRREGULAR-SHAPED PORTION OF LOT 10 AND THE WEST 28 FEET OF LOT 9 (PLOTTED HEREON). GRANTED TO THE CITY OF BREA. **PARTIALLY QUITCLAMED** AS RECORDED IN DECEMBER 3, 1980 IN BOOK 13859, PAGE 1261 OF OFFICIAL RECORDS.
10. EASEMENT FOR DRIVEWAY PURPOSES AS RECORDED ON TRACT 9762 BOOK 442 PAGES 16 TO 19 OF MAPS (PLOTTED HEREON). GRANTED TO LAND OWNER AS AN EXCEPTION TO RELINQUISHED VEHICULAR ACCESS ON VALENCIA.
11. A RIGHT OF WAY FOR PIPE LINES AND INCIDENTAL PURPOSES, FOR THE TRANSPORTATION OF WASTE WATER, INCLUDING, BUT NOT LIMITED TO, DEVICES CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPELINE, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER THOSE CERTAIN STRIPS OF LAND SHOWN AS EITHER "PROPOSED 15' EASEMENT FOR WASTE WATER PURPOSES" OR "PROPOSED 10' EASEMENT FOR WATER PURPOSES" AFECTED SAID LOTS 16 AND 17 AND OTHER LAND IN SAID TRACT NO. 8600, UPON THE TERMS, PROVISIONS, CONVENANTS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 19, 1979 IN BOOK 13440 PAGE 166 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO UNION OIL COMPANY OF CALIFORNIA.
12. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 8600, RECORDING IN BOOK 453, PAGE 41, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.
13. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 9762, RECORDING IN BOOK 442, PAGE 16, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.
14. THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1811, OFFICIAL RECORDS. (BLANKET IN NATURE).
15. THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1864, OFFICIAL RECORDS. (BLANKET IN NATURE).
16. EASEMENT FOR SANITARY SEWER AND STORM DRAIN SYSTEMS RECORDED IN BOOK 13837 PAGE 71 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.
17. EASEMENT FOR UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 18, 1982 AS INSTRUMENT NO. 82-57089, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
18. EASEMENT FOR ELECTRIC LINES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED AUGUST 20, 1982 AS INSTRUMENT NO. 82-293202, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
19. EASEMENT FOR TRAFFIC SIGNAL PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 82-460106, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.
20. EASEMENT FOR STREETS, HIGHWAYS, SEWER, STORM DRAIN, PUBLIC UTILITIES AND CABLE TELEVISION PURPOSES OVER, UNDER, ALONG, ACROSS AND THROUGH AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 1982-460107, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.
21. MATTERS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF OPTION LEASE" RECORDED JULY 10, 1987 AS INSTRUMENT NO. 87-394278 OF OFFICIAL RECORDS, EXECUTED BY PACIFIC SOUTHWEST REALTY COMPANY, A DELAWARE CORPORATION (LANDLORD) AND HUGHES COMMUNICATIONS CARRIER SERVICES, INC., A CALIFORNIA CORPORATION (TENANT) (NOT A SURVEY MATTER).
22. AN UNRECORDED LEASE RECORDED JUNE 26, 1997 AS INSTRUMENT NO. 1997-296702, OFFICIAL RECORDS (NOT A SURVEY MATTER).
23. EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 2000 AS INSTRUMENT NO. 2000-360446, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO PACIFIC BELL TELEPHONE COMPANY.
24. EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2017 AS INSTRUMENT NO. 2017000321262, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
25. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING IN BOOK 13161, PAGE 595, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
26. EASEMENT FOR WASTE WATER AND STORM DRAIN, SEWER, DRIVEWAY AND RIGHTS INCIDENTAL PURPOSES RECORDED ON TRACT 8600 BOOK 453, PAGES 41 TO 45 OF MAPS (PLOTTED HEREON AND GRANTED TO THE CITY OF BREA).
27. COVENANT AND AGREEMENT EXECUTED BY PACIFIC SOUTHWEST REALITY COMPANY AND CITY OF BREA, RECORDED MAY 9, 1980 IN BOOK 13603, PAGE 1107 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
28. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 13654, PAGE 1074 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
29. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 14237, PAGE 66 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.
30. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF OPTION AGREEMENT" EXECUTED BY CRE BREA VALENCIA OPTION, LLC A DELAWARE LIMITED LIABILITY COMPANY AND AMAZON.COM SERVICES, A DELAWARE LIMITED LIABILITY COMPANY RECORDED OCTOBER 15, 2021 AS INSTRUMENT NO. 2021000634380, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
31. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING (NOT A SURVEY MATTER).
32. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY PUBLIC RECORDS (NOT A SURVEY MATTER).
33. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).
34. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
	CURB & GUTTER	
	TREE (VARIOUS)	
	TREELINE	
(5280)	CONTOUR	5280
E E	ELECTRIC	E
NGAS	NATURAL GAS	NGAS
SS	SANITARY	SS
SD	STORM DRAIN	SD
T T	TELEPHONE	T
WM	WATER LINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
	LOT LINE TO BE REMOVED	LLR
	EASEMENT TO BE QUITCLAIMED	R
	SLOPE	
	MONUMENT	
	OVERLAND RELEASE (>25YR STORM)	
ADA	PEDESTRIAN PATH OF TRAVEL	ADA

MONUMENT NOTES

M7	FD S&W STAMPED "L.S. 3428", PER PARCEL MAP NO. 2014-117, P.M.B. 381/5-10
M11	FD S&W STAMPED "L.S. 3428", PER P.M. NO. 2014-117, P.M.B. 381/5-10
M13	FD S&W ILLEGIBLE, PER P.M. NO. 2014-117, P.M.B. 381/5-10
M19	FD S&W ILLEGIBLE, PER P.M. NO. 2014-117, P.M.B. 381/5-10
M20	FD S&W STAMPED "L.S. 3428", PER P.M. NO. 80-113, P.M.B. 153/6
M110	FD LEAD, TACK & TAG "L.S. 3428", NO REF., ACCEPTED AS PL PROD.
M1105	FD LEAD, TACK & TAG "L.S. 7076", NO REF., ACCEPTED AS LOT LINE INTERSECTION

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	21°06'00"	1200.00'	441.92'	N18°48'09"E	439.42'
C2	12°01'11"	1200.00'	251.74'	N85°44'20"W	251.28'
C3	21°06'00"	1150.00'	423.50'	S18°48'09"W	421.12'
C4	16°21'07"	1230.00'	351.04'	N68°49'25"W	349.85'
C5	87°16'11"	30.00'	45.69'	N33°21'51"W	41.40'
C6	10°09'46"	630.00'	111.75'	N05°11'23"E	111.60'
C7	9°38'18"	45.00'	7.57'	N04°55'55"E	7.56'
C8	49°44'27"	70.00'	60.77'	N15°07'25"W	58.88'
C9	19°04'53"	1200.00'	399.64'	N70°11'18"W	397.80'
C10	10°09'46"	600.00'	106.42'	N05°11'23"E	106.28'
C13	24°15'53"	67.25'	28.48'	N89°35'07"W	28.27'
C14	43°39'56"	67.25'	51.25'	S56°26'58"W	50.02'
C15	67°26'14"	100.00'	117.70'	N68°20'07"E	111.02'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S89°53'51"E	666.53'
L2	N00°06'09"E	300.01'
L3	S89°53'51"E	583.36'
L4	S08°15'09"W	303.06'
L5	N29°21'09"E	1180.92'
L6	N08°15'10"E	674.58'
L7	S29°21'09"W	394.07'
L8	S29°21'09"W	211.50'
L9	S71°20'23"W	40.36'
L10	N60°38'51"W	243.00'
L11	N60°38'51"W	166.00'
L12	N10°16'16"E	46.82'
L13	N88°15'05"E	573.10'
L14	N00°06'30"E	903.20'
L15	N00°06'31"E	1001.76'
L16	N89°53'30"W	410.00'
L17	N00°06'30"E	650.05'
L18	S89°53'51"E	2241.84'
L19	N10°16'16"E	105.39'
L20	S89°53'51"E	50.49'
L21	S09°45'04"W	50.00'
L22	S77°56'46"E	561.83'
L23	S74°55'44"E	213.59'
L24	N77°56'46"W	440.23'
L25	S00°06'30"W	99.51'

PLAN NOTES

- (A) (E) STORM CATCH BASIN
- (B) (E) STORM MANHOLE
- (C) (E) SEWER MANHOLE
- (D) (E) SANITARY SEWER
- (E) (E) STORM DRAIN
- (F) (E) WATER MAIN
- (G) (E) WASTEWATER TRANSMISSION LINE
- (H) (E) GAS MAIN
- (I) (N) STORMWATER UNDERGROUND DETENTION (CLOSED)
- (J) (N) PROPRIETARY BIOFILTRATION UNIT
- (K) (N) STORMWATER INFILTRATION DRY WELL
- (L) (E) STREET LIGHT
- (M) (E) CURB & GUTTER
- (N) (N) CURB & GUTTER
- (O) (N) SEWER MANHOLE
- (P) (E) DRIVEWAY APPROACH TO BE REMOVED
- (Q) (E) DRIVEWAY APPROACH TO BE MODIFIED
- (R) (N) LINE OF SIGHT
- (S) (E) TRAFFIC SIGNAL TO BE MODIFIED TO ELIMINATE WESTBOUND LEG OF INTERSECTION
- (T) (E) COMMUNICATIONS STRUCTURE
- (U) (E) ELECTRICAL STRUCTURE
- (V) (E) TRAFFIC SIGNAL STRUCTURE
- (W) (E) WATER STRUCTURE
- (X) (E) CORNER ADA RAMP TO BE MODIFIED
- (Y) (E) BUS STOP TO BE MODIFIED
- (Z) (N) WATER SERVICE CONNECTION
- (AA) (N) SANITARY SEWER
- (BB) (N) STORM DRAIN
- (CC) (N) NEW FIRE WATER LOOP
- (DD) (N) STORM CATCH BASIN
- (EE) (N) STORM MANHOLE
- (FF) (E) DRIVEWAY APPROACH TO REMAIN
- (GG) (N) LIGHT POLE
- (HH) (N) ACCESS EASEMENT
- (II) (N) CURB RAMP

ZONING NOTE
THE CITY OF BREA HAS PROCESSED A GENERAL PLAN AMENDMENT WHICH REZONES THE SOUTHERLY 7.4 ACRES OF THE PROJECT SITE TO A MIXED USED II (MU-II) DESIGNATION. THE NORTHERLY 24.2 ACRES REMAINS AS LIGHT INDUSTRIAL (M-1) DESIGNATION.

UTILITY NOTE
FOR MORE DETAILED INFORMAITION ON UTILITIES SEE UTILITY SHEETS 4 AND 5.

SCALE: 1" = 60'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORBETTE
No. 72588
CIVIL
STATE OF CALIFORNIA
07/26/2024
FOR AND ON BEHALF OF WARE MALCOMB

DJT4
VWESTING TENTATIVE PARCEL MAP
275 VALENCIA AVENUE
BREA, CA 92823

SITE PLAN

NO	DATE	REMARKS
1	01-05-2023	PLANNING RESUBMITTAL
2	06-11-2023	PLANNING RESUBMITTAL
3	03-01-2024	PLANNING RESUBMITTAL
4	04-05-2024	PLANNING RESUBMITTAL
5	06-25-2024	PLANNING RESUBMITTAL
6	07-26-2024	PLANNING RESUBMITTAL

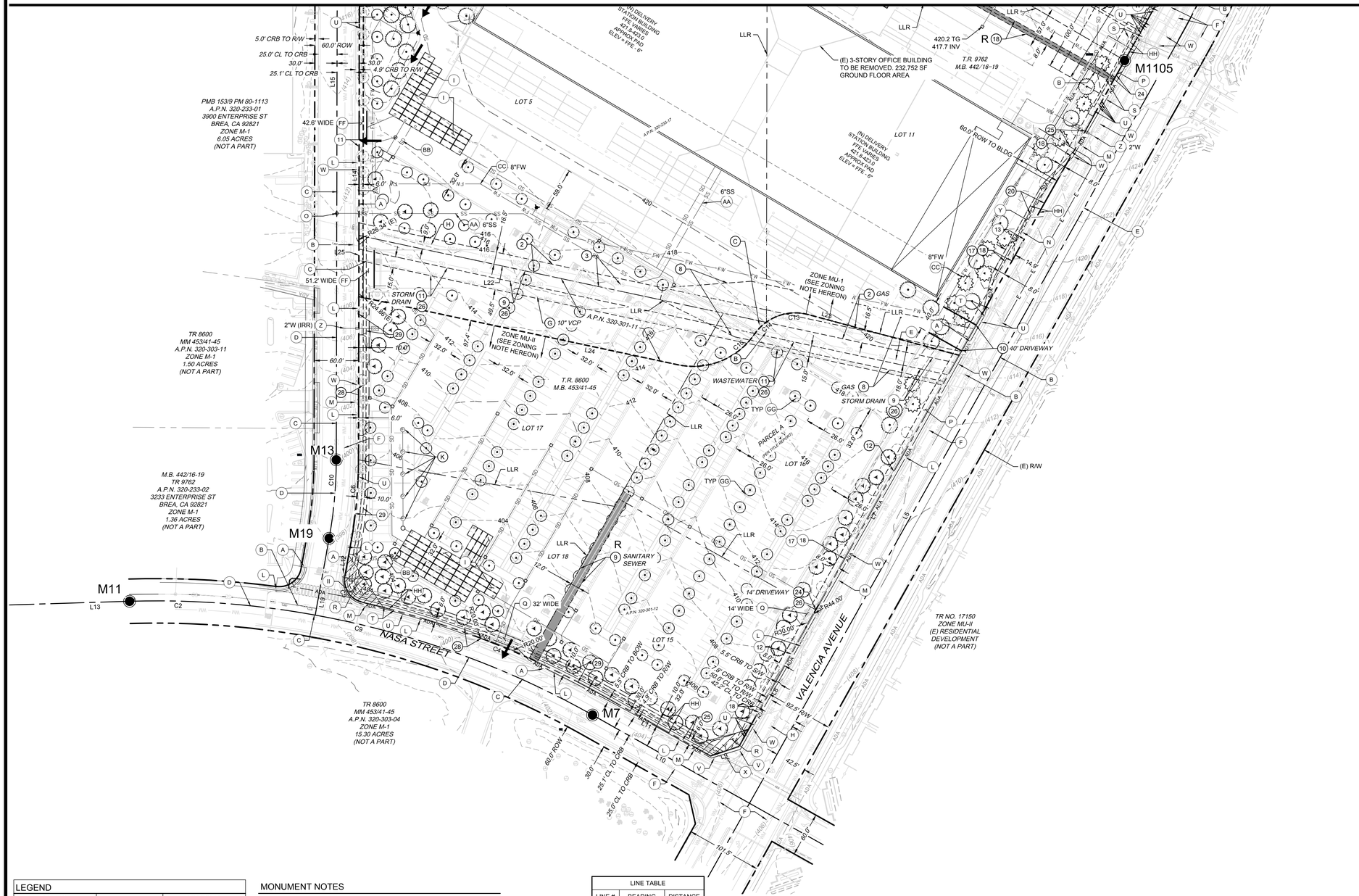
JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	07/26/24
PLOT DATE:	07/26/24

SHEET 02
Sheet 02 of 05

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SEE SHEET 02
MATCHLINE



SCHEDULE B ITEMS - EASEMENT NOTES

1. – WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
2. THE RIGHT AND PRIVILEGE TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND REMOVE ONE WELDED STEEL PIPE LINE RECORDED AUGUST 14, 1948 IN BOOK 1686, PAGE 527 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.
3. EASEMENT FOR DRAINAGE AND STORM WATER CHANNEL PURPOSES RECORDED IN BOOK 2755, PAGE 502 OF OFFICIAL RECORDS **QUITCLAIMED PER DOC NO 46581 RECORDED DECEMBER 29, 1980 IN BOOK 13893, PAGE 1392**). GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT.
4. EASEMENT FOR WATER PIPE LINES RECORDED MAY 21, 1959 IN BOOK 4291, PAGE 400 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO METROPOLITAIN WATER DISTRICT.
5. – COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 7868, PAGE 323; IN BOOK 7868, PAGE 346 AND OCTOBER 31, 1978 IN BOOK 12903, PAGE 897 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
6. EASEMENT FOR ELECTRIC LINES RECORDED IN BOOK 13123 PAGE 1101 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
7. EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS RECORDED IN BOOK 13130, PAGE 1968 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.
8. EASEMENT FOR INGRESS AND EGRESS FOR MAINTENANCE OF PIPE LINE RECORDED IN BOOK 13162, PAGE 1245 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.
9. EASEMENTS FOR STORM DRAIN AND SANITARY SEWER AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAPS OF SAID TRACT NO. 8600 IN BOOK 453, PAGE 41, OF MAPS AND TRACT NO. 9762 IN BOOK 442, PAGE 16, OF MAPS AND AS DEDICATED TO THE CITY OF BREA BY ENDORSEMENT ON SAID MAPS, OVER THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND:
STORM DRAIN EASEMENTS: AN 18.00 FOOT-WIDE STRIP OF LAND OVER THE NORTHERLY PORTION OF LOTS 16 AND 17 OF SAID TRACT NO. 8600, (AND AS SHOWN ON LOT A OF TRACT NO. 9762).
SANITARY SEWER EASEMENTS: OVER THE WESTERLY 12.00 FEET OF LOT 15 AND OVER A PORTION OF SAID LOT 16 OF TRACT NO. 8600.
SANITARY SEWER AND STORM DRAIN EASEMENTS: OVER AN IRREGULAR-SHAPED PORTION OF LOT 10 AND THE WEST 28 FEET OF LOT 9 (PLOTTED HEREON). GRANTED TO THE CITY OF BREA. **PARTIALLY QUITCLAMED** AS RECORDED IN DECEMBER 3, 1980 IN BOOK 13859, PAGE 1261 OF OFFICIAL RECORDS.
10. EASEMENT FOR DRIVEWAY PURPOSES AS RECORDED ON TRACT 9762 BOOK 442 PAGES 16 TO 19 OF MAPS (PLOTTED HEREON). GRANTED TO LAND OWNER AS AN EXCEPTION TO RELINQUISHED VEHICULAR ACCESS ON VALENCIA.
11. A RIGHT OF WAY FOR PIPE LINES AND INCIDENTAL PURPOSES, FOR THE TRANSPORTATION OF WASTE WATER, INCLUDING, BUT NOT LIMITED TO, DEVICES CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPELINE, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER THOSE CERTAIN STRIPS OF LAND SHOWN AS EITHER "PROPOSED 15" EASEMENT FOR WASTE WATER PURPOSES" OR "PROPOSED 10' EASEMENT FOR WATER PURPOSES" AFECTED SAID LOTS 16 AND 17 AND OTHER LAND IN SAID TRACT NO. 8600, UPON THE TERMS, PROVISIONS, CONVENANTS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 19, 1979 IN BOOK 13440 PAGE 166 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO UNION OIL COMPANY OF CALIFORNIA.
12. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 8600, RECORDING IN BOOK 453, PAGE 41, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.
13. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 9762, RECORDING IN BOOK 442, PAGE 16, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.
14. – THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1811, OFFICIAL RECORDS. (BLANKET IN NATURE).
15. – THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1864, OFFICIAL RECORDS. (BLANKET IN NATURE).
16. EASEMENT FOR SANITARY SEWER AND STORM DRAIN SYSTEMS RECORDED IN BOOK 13837 PAGE 71 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.
17. EASEMENT FOR UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 18, 1982 AS INSTRUMENT NO. 82-57089, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
18. EASEMENT FOR ELECTRIC LINES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED AUGUST 20, 1982 AS INSTRUMENT NO. 82-293202, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
19. EASEMENT FOR TRAFFIC SIGNAL PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 82-460106, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.
20. EASEMENT FOR STREETS, HIGHWAYS, SEWER, STORM DRAIN, PUBLIC UTILITIES AND CABLE TELEVISION PURPOSES OVER, UNDER, ALONG, ACROSS AND THROUGH AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 1982-460107, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.
21. – MATTERS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF OPTION LEASE" RECORDED JULY 10, 1987 AS INSTRUMENT NO. 87-394278 OF OFFICIAL RECORDS, EXECUTED BY PACIFIC SOUTHWEST REALTY COMPANY, A DELAWARE CORPORATION (LANDLORD) AND HUGHES COMMUNICATIONS CARRIER SERVICES, INC., A CALIFORNIA CORPORATION (TENANT) (NOT A SURVEY MATTER).
22. – AN UNRECORDED LEASE RECORDED JUNE 26, 1997 AS INSTRUMENT NO. 1997-296702, OFFICIAL RECORDS (NOT A SURVEY MATTER).
23. EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 2000 AS INSTRUMENT NO. 2000-360446, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO PACIFIC BELL TELEPHONE COMPANY.
24. EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2017 AS INSTRUMENT NO. 2017000321262, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
25. – COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING IN BOOK 13161, PAGE 595, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
26. EASEMENT FOR WASTE WATER AND STORM DRAIN, SEWER, DRIVEWAY AND RIGHTS INCIDENTAL PURPOSES RECORDED ON TRACT 8600 BOOK 453, PAGES 41 TO 45 OF MAPS (PLOTTED HEREON AND GRANTED TO THE CITY OF BREA).
27. – COVENANT AND AGREEMENT EXECUTED BY PACIFIC SOUTHWEST REALITY COMPANY AND CITY OF BREA, RECORDED MAY 9, 1980 IN BOOK 13603, PAGE 1107 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
28. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 13654, PAGE 1074 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
29. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 14237, PAGE 66 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.
30. – MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF OPTION AGREEMENT" EXECUTED BY CRE BREA VALENCIA OPTION, LLC A DELAWARE LIMITED LIABILITY COMPANY AND AMAZON.COM SERVICES, A DELAWARE LIMITED LIABILITY COMPANY RECORDED OCTOBER 15, 2021 AS INSTRUMENT NO. 2021000634380, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
31. – PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING (NOT A SURVEY MATTER).
32. – ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY PUBLIC RECORDS (NOT A SURVEY MATTER).
33. – ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).
34. – MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
	CURB & GUTTER	
	TREE (VARIOUS)	
	TREELINE	
(5280)	CONTOUR	5280
E E	ELECTRIC	E
NGAS	NATURAL GAS	NGAS
SS	SANITARY	SS
SD	STORM DRAIN	SD
T T	TELEPHONE	T
WM	WATER LINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
	LOT LINE TO BE REMOVED	LLR
	EASEMENT TO BE QUITCLAIMED	R
	SLOPE	
	MONUMENT	
	OVERLAND RELEASE (>25YR STORM)	
ADA	PEDESTRIAN PATH OF TRAVEL	ADA

MONUMENT NOTES

M7	FD S&W STAMPED "L.S. 3428", PER PARCEL MAP NO. 2014-117, P.M.B. 381/5-10
M11	FD S&W STAMPED "L.S. 3428", PER P.M. NO. 2014-117, P.M.B. 381/5-10
M13	FD S&W ILLEGIBLE, PER P.M. NO. 2014-117, P.M.B. 381/5-10
M19	FD S&W ILLEGIBLE, PER P.M. NO. 2014-117, P.M.B. 381/5-10
M20	FD S&W STAMPED "L.S. 3428", PER P.M. NO. 80-113, P.M.B. 183/9
M110	FD LEAD, TACK & TAG "L.S. 3428", NO REF., ACCEPTED AS PL PROD.
M1105	FD LEAD, TACK & TAG "L.S. 7076", NO REF., ACCEPTED AS LOT LINE INTERSECTION

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	21°06'00"	1200.00'	441.92'	N18°48'09"E	439.42'
C2	12°01'11"	1200.00'	251.74'	N85°44'20"W	251.28'
C3	21°06'00"	1150.00'	423.50'	S18°48'09"W	421.12'
C4	16°21'07"	1230.00'	351.04'	N68°49'25"W	349.85'
C5	87°16'11"	30.00'	45.69'	N33°21'51"W	41.40'
C6	10°09'46"	630.00'	111.75'	N05°11'23"E	111.60'
C7	9°38'18"	45.00'	7.57'	N04°55'55"E	7.56'
C8	49°44'27"	70.00'	60.77'	N15°07'25"W	58.88'
C9	19°04'53"	1200.00'	399.64'	N70°11'18"W	397.80'
C10	10°09'46"	600.00'	106.42'	N05°11'23"E	106.28'
C13	24°15'53"	67.25'	28.48'	N89°35'07"W	28.27'
C14	43°39'56"	67.25'	51.25'	S56°26'58"W	50.02'
C15	67°26'14"	100.00'	117.70'	N68°20'07"E	111.02'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S89°53'51"E	666.53'
L2	N00°06'09"E	300.01'
L3	S89°53'51"E	583.36'
L4	S08°15'09"W	303.06'
L5	N29°21'09"E	1180.92'
L6	N08°15'10"E	674.58'
L7	S29°21'09"W	394.07'
L8	S29°21'09"W	211.50'
L9	S71°20'23"W	40.36'
L10	N60°38'51"W	243.00'
L11	N60°38'51"W	166.00'
L12	N10°16'16"E	46.82'
L13	N88°15'05"E	573.10'
L14	N00°06'30"E	903.20'
L15	N00°06'31"E	1001.76'
L16	N89°53'30"W	410.00'
L17	N00°06'30"E	650.05'
L18	S89°53'51"E	2241.84'
L19	N10°16'16"E	105.39'
L20	S89°53'51"E	50.49'
L21	S09°45'04"W	50.00'
L22	S77°56'46"E	561.83'
L23	S74°55'44"E	213.59'
L24	N77°56'46"W	440.23'
L25	S00°06'30"W	99.51'

PLAN NOTES

- (A) (E) STORM CATCH BASIN
- (B) (E) STORM MANHOLE
- (C) (E) SEWER MANHOLE
- (D) (E) SANITARY SEWER
- (E) (E) STORM DRAIN
- (F) (E) WATER MAIN
- (G) (E) WASTEWATER TRANSMISSION LINE
- (H) (E) GAS MAIN
- (I) (N) STORMWATER UNDERGROUND DETENTION (CLOSED)
- (J) (N) PROPRIETARY BIOFILTRATION UNIT
- (K) (N) STORMWATER INFILTRATION DRY WELL
- (L) (E) STREET LIGHT
- (M) (E) CURB & GUTTER
- (N) (N) CURB & GUTTER
- (O) (N) SEWER MANHOLE
- (P) (E) DRIVEWAY APPROACH TO BE REMOVED
- (Q) (E) DRIVEWAY APPROACH TO BE MODIFIED
- (R) (N) LINE OF SIGHT
- (S) (E) TRAFFIC SIGNAL TO BE MODIFIED TO ELIMINATE WESTBOUND LEG OF INTERSECTION
- (T) (E) COMMUNICATIONS STRUCTURE
- (U) (E) ELECTRICAL STRUCTURE
- (V) (E) TRAFFIC SIGNAL STRUCTURE
- (W) (E) WATER STRUCTURE
- (X) (E) CORNER ADA RAMP TO BE MODIFIED
- (Y) (E) BUS STOP TO BE MODIFIED
- (Z) (N) WATER SERVICE CONNECTION
- (AA) (N) SANITARY SEWER
- (BB) (N) STORM DRAIN
- (CC) (N) NEW FIRE WATER LOOP
- (DD) (N) STORM CATCH BASIN
- (EE) (N) STORM MANHOLE
- (FF) (E) DRIVEWAY APPROACH TO REMAIN
- (GG) (N) LIGHT POLE
- (HH) (N) ACCESS EASEMENT
- (II) (N) CURB RAMP

ZONING NOTE
THE CITY OF BREA HAS PROCESSED A GENERAL PLAN AMENDMENT WHICH REZONES THE SOUTHERLY 7.4 ACRES OF THE PROJECT SITE TO A MIXED USED II (MU-II) DESIGNATION. THE NORTHERLY 24.2 ACRES REMAINS AS LIGHT INDUSTRIAL (M-1) DESIGNATION.

UTILITY NOTE
FOR MORE DETAILED INFORMAITION ON UTILITIES SEE UTILITY SHEETS 4 AND 5.

SCALE: 1" = 60'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORBETT
No. 72588
CIVIL
STATE OF CALIFORNIA
07/26/2024
FOR AND ON BEHALF OF WARE MALCOMB

DJT4
VVESTING TENTATIVE PARCEL MAP
275 VALENCIA AVENUE
BREA, CA 92823

SITE PLAN

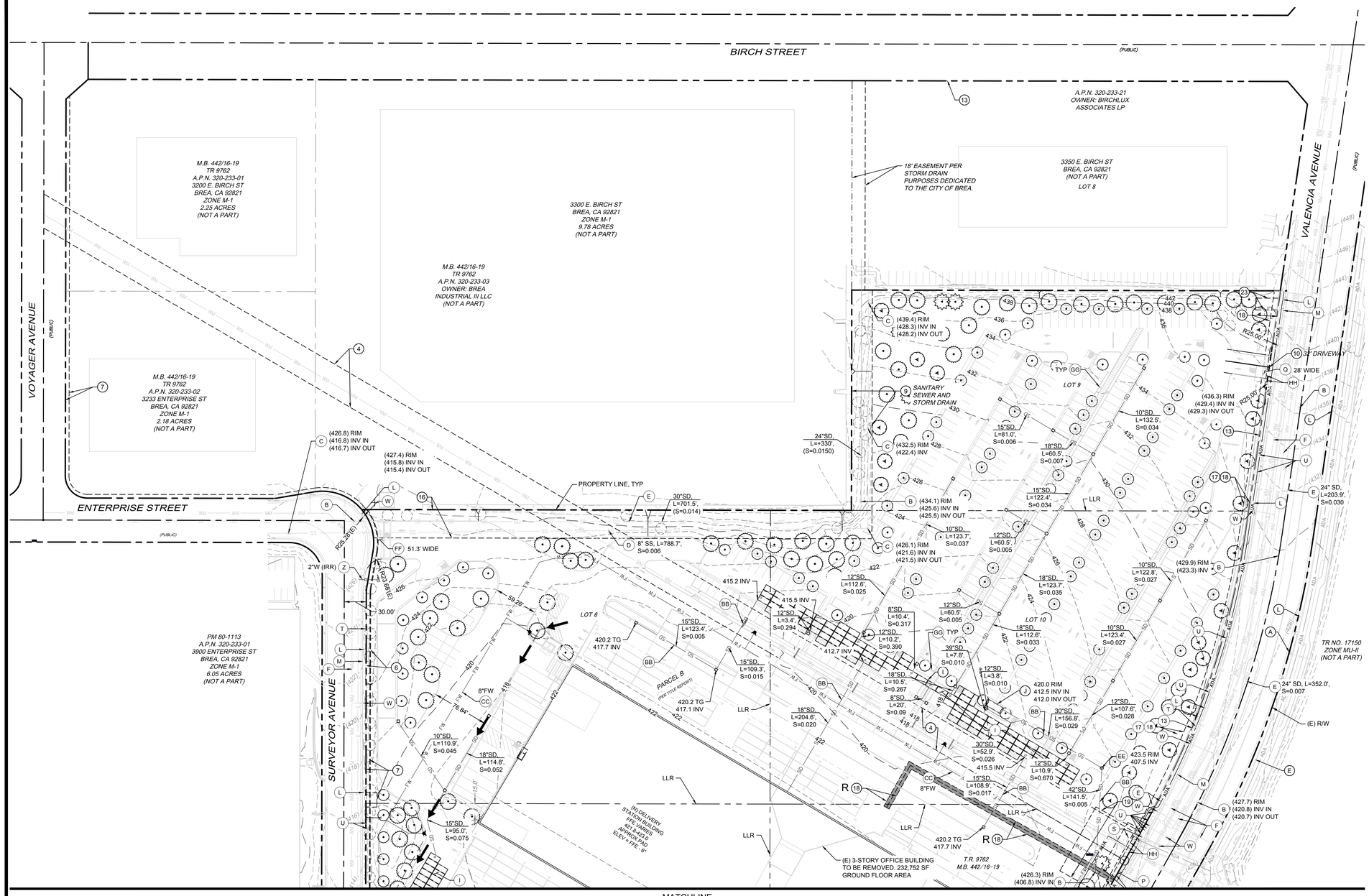
NO.	DATE	REMARKS
1	01-05-2023	PLANNING RESUBMITTAL
2	08-11-2023	PLANNING RESUBMITTAL
3	01-05-2024	PLANNING RESUBMITTAL
4	04-05-2024	PLANNING RESUBMITTAL
5	06-25-2024	PLANNING RESUBMITTAL
6	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	07/26/24
PLOT DATE:	07/26/24

SHEET 03
Sheet 03 of 05

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



MATCHLINE
SEE SHEET 03

SCHEDULE B ITEMS - EASEMENT NOTES

1.– WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).

2. THE RIGHT AND PRIVILEGE TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND REMOVE ONE WELDED STEEL PIPE LINE RECORDED AUGUST 14, 1948 IN BOOK 1686, PAGE 527 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.

3. EASEMENT FOR DRAINAGE AND STORM WATER CHANNEL PURPOSES RECORDED IN BOOK 2755, PAGE 502 OF OFFICIAL RECORDS **QUITCLAIMED PER DOC NO 46581 RECORDED DECEMBER 29, 1980 IN BOOK 13893, PAGE 1392)**. GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT.

4. EASEMENT FOR WATER PIPE LINES RECORDED MAY 21, 1959 IN BOOK 4291, PAGE 400 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO METROPOLITAIN WATER DISTRICT.

5.– COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 7868, PAGE 323; IN BOOK 7868, PAGE 346 AND OCTOBER 31, 1978 IN BOOK 12903, PAGE 897 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).

6. EASEMENT FOR ELECTRIC LINES RECORDED IN BOOK 13123 PAGE 1101 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.

7. EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS RECORDED IN BOOK 13130, PAGE 1968 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

8. EASEMENT FOR INGRESS AND EGRESS FOR MAINTENANCE OF PIPE LINE RECORDED IN BOOK 13162, PAGE 1245 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.

9. EASEMENTS FOR STORM DRAIN AND SANITARY SEWER AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAPS OF SAID TRACT NO. 8600 IN BOOK 453, PAGE 41, OF MAPS AND TRACT NO. 9762 IN BOOK 442, PAGE 16, OF MAPS AND AS DEDICATED TO THE CITY OF BREA BY ENDORSEMENT ON SAID MAPS, OVER THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND:
STORM DRAIN EASEMENTS: AN 18.00 FOOT-WIDE STRIP OF LAND OVER THE NORTHERLY PORTION OF LOTS 16 AND 17 OF SAID TRACT NO. 8600, (AND AS SHOWN ON LOT A OF TRACT NO. 9762).
SANITARY SEWER EASEMENTS: OVER THE WESTERLY 12.00 FEET OF LOT 15 AND OVER A PORTION OF SAID LOT 16 OF TRACT NO. 8600.
SANITARY SEWER AND STORM DRAIN EASEMENTS: OVER AN IRREGULAR-SHAPED PORTION OF LOT 10 AND THE WEST 28 FEET OF LOT 9 (PLOTTED HEREON). GRANTED TO THE CITY OF BREA. **PARTIALLY QUITCLAMED** AS RECORDED IN DECEMBER 3, 1980 IN BOOK 13859, PAGE 1261 OF OFFICIAL RECORDS.

10. EASEMENT FOR DRIVEWAY PURPOSES AS RECORDED ON TRACT 9762 BOOK 442 PAGES 16 TO 19 OF MAPS (PLOTTED HEREON). GRANTED TO LAND OWNER AS AN EXCEPTION TO RELINQUISHED VEHICULAR ACCESS ON VALENCIA.

11. A RIGHT OF WAY FOR PIPE LINES AND INCIDENTAL PURPOSES, FOR THE TRANSPORTATION OF WASTE WATER, INCLUDING, BUT NOT LIMITED TO, DEVICES CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPELINE, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER THOSE CERTAIN STRIPS OF LAND SHOWN AS EITHER "PROPOSED 15' EASEMENT FOR WASTE WATER PURPOSES" OR "PROPOSED 10' EASEMENT FOR WATER PURPOSES" AFECTED SAID LOTS 16 AND 17 AND OTHER LAND IN SAID TRACT NO. 8600, UPON THE TERMS, PROVISIONS, CONVENANTS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 19, 1979 IN BOOK 13440 PAGE 166 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO UNION OIL COMPANY OF CALIFORNIA.

12. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 8600, RECORDING IN BOOK 453, PAGE 41, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.

13. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 9762, RECORDING IN BOOK 442, PAGE 16, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.

14.– THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1811, OFFICIAL RECORDS. (BLANKET IN NATURE).

15.– THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1864, OFFICIAL RECORDS. (BLANKET IN NATURE).

16. EASEMENT FOR SANITARY SEWER AND STORM DRAIN SYSTEMS RECORDED IN BOOK 13837 PAGE 71 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.

17. EASEMENT FOR UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 18, 1982 AS INSTRUMENT NO. 82-57089, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.

18. EASEMENT FOR ELECTRIC LINES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED AUGUST 20, 1982 AS INSTRUMENT NO. 82-293202, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.

19. EASEMENT FOR TRAFFIC SIGNAL PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 82-460106, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.

20. EASEMENT FOR STREETS, HIGHWAYS, SEWER, STORM DRAIN, PUBLIC UTILITIES AND CABLE TELEVISION PURPOSES OVER, UNDER, ALONG, ACROSS AND THROUGH AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 1982-460107, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.

21.– MATTERS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF OPTION LEASE" RECORDED JULY 10, 1987 AS INSTRUMENT NO. 87-394278 OF OFFICIAL RECORDS, EXECUTED BY PACIFIC SOUTHWEST REALTY COMPANY, A DELAWARE CORPORATION (LANDLORD) AND HUGHES COMMUNICATIONS CARRIER SERVICES, INC., A CALIFORNIA CORPORATION (TENANT) (NOT A SURVEY MATTER).

22.– AN UNRECORDED LEASE RECORDED JUNE 26, 1997 AS INSTRUMENT NO. 1997-296702, OFFICIAL RECORDS (NOT A SURVEY MATTER).

23. EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 2000 AS INSTRUMENT NO. 2000-360446, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO PACIFIC BELL TELEPHONE COMPANY.

24. EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2017 AS INSTRUMENT NO. 20170003212662, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.

25.– COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING IN BOOK 13161, PAGE 595, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).

26. EASEMENT FOR WASTE WATER AND STORM DRAIN, SEWER, DRIVEWAY AND RIGHTS INCIDENTAL PURPOSES RECORDED ON TRACT 8600 BOOK 453, PAGES 41 TO 45 OF MAPS (PLOTTED HEREON AND GRANTED TO THE CITY OF BREA).

27.– COVENANT AND AGREEMENT EXECUTED BY PACIFIC SOUTHWEST REALITY COMPANY AND CITY OF BREA, RECORDED MAY 9, 1980 IN BOOK 13603, PAGE 1107 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).

28. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 13654, PAGE 1074 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.

29. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 14237, PAGE 66 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

30.– MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF OPTION AGREEMENT" EXECUTED BY CRE BREA VALENCIA OPTION, LLC A DELAWARE LIMITED LIABILITY COMPANY AND AMAZON.COM SERVICES, A DELAWARE LIMITED LIABILITY COMPANY RECORDED OCTOBER 15, 2021 AS INSTRUMENT NO. 2021000634380, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).

31.– PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION. PLEASE CONTACT TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING (NOT A SURVEY MATTER).

32.– ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY PUBLIC RECORDS (NOT A SURVEY MATTER).

33.– ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).

34.– MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
	CURB & GUTTER	
	TREE (VARIOUS)	
	TREELINE	
(5280)	CONTOUR	(5280)
E E	ELECTRIC	E
NGAS	NATURAL GAS	NGAS
SS	SANITARY	SS
SD	STORM DRAIN	SD
T T	TELEPHONE	T
WM	WATER LINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
	LOT LINE TO BE REMOVED	LLR
	EASEMENT TO BE QUITCLAIMED	R
	SLOPE	
	MONUMENT	
	OVERLAND RELEASE (>25YR STORM)	
ADA	PEDESTRIAN PATH OF TRAVEL	ADA

PLAN NOTES

(A) (E) STORM CATCH BASIN
(B) (E) STORM MANHOLE
(C) (E) SEWER MANHOLE
(D) (E) SANITARY SEWER
(E) (E) STORM DRAIN
(F) (E) WATER MAIN
(G) (E) WASTEWATER TRANSMISSION LINE
(H) (E) GAS MAIN
(I) (N) STORMWATER UNDERGROUND DETENTION (CLOSED)
(J) (N) PROPRIETARY BIOFILTRATION UNIT
(K) (N) STORMWATER INFILTRATION DRY WELL
(L) (E) LIGHT POLE STRUCTURE
(M) (E) CURB & GUTTER
(N) (N) CURB & GUTTER
(O) (N) SEWER MANHOLE
(P) (E) DRIVEWAY APPROACH TO BE REMOVED
(Q) (E) DRIVEWAY APPROACH TO BE MODIFIED
(R) (N) LINE OF SIGHT
(S) (E) TRAFFIC SIGNAL TO BE MODIFIED TO ELIMINATE WESTBOUND LEG OF INTERSECTION
(T) (E) COMMUNICATIONS STRUCTURE
(U) (E) ELECTRICAL STRUCTURE
(V) (E) TRAFFIC SIGNAL STRUCTURE
(W) (E) WATER STRUCTURE
(X) (E) CORNER ADA RAMP TO BE MODIFIED
(Y) (E) BUS STOP TO BE MODIFIED
(Z) (N) WATER SERVICE CONNECTION
(AA) (N) SANITARY SEWER
(BB) (N) STORM DRAIN
(CC) (N) NEW FIRE WATER LOOP
(DD) (N) STORM CATCH BASIN
(EE) (N) STORM MANHOLE
(HH) (N) ACCESS EASEMENT

ZONING NOTE
THE CITY OF BREA HAS PROCESSED A GENERAL PLAN AMENDMENT WHICH REZONES THE SOUTHERLY 7.4 ACRES OF THE PROJECT SITE TO A MIXED USED II (MU-II) DESIGNATION. THE NORTHERLY 24.2 ACRES REMAINS AS LIGHT INDUSTRIAL (M-1) DESIGNATION.

WM

0 30 60 120
SCALE: 1" = 60'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORBETT
No. 72588
CIVIL
STATE OF CALIFORNIA
07/26/2024
FOR AND ON BEHALF
OF WARE MALCOMB

DJT4
VVESTING TENTATIVE PARCEL MAP
275 VALENCIA AVENUE
BREA, CA 92823

UTILITY PLAN

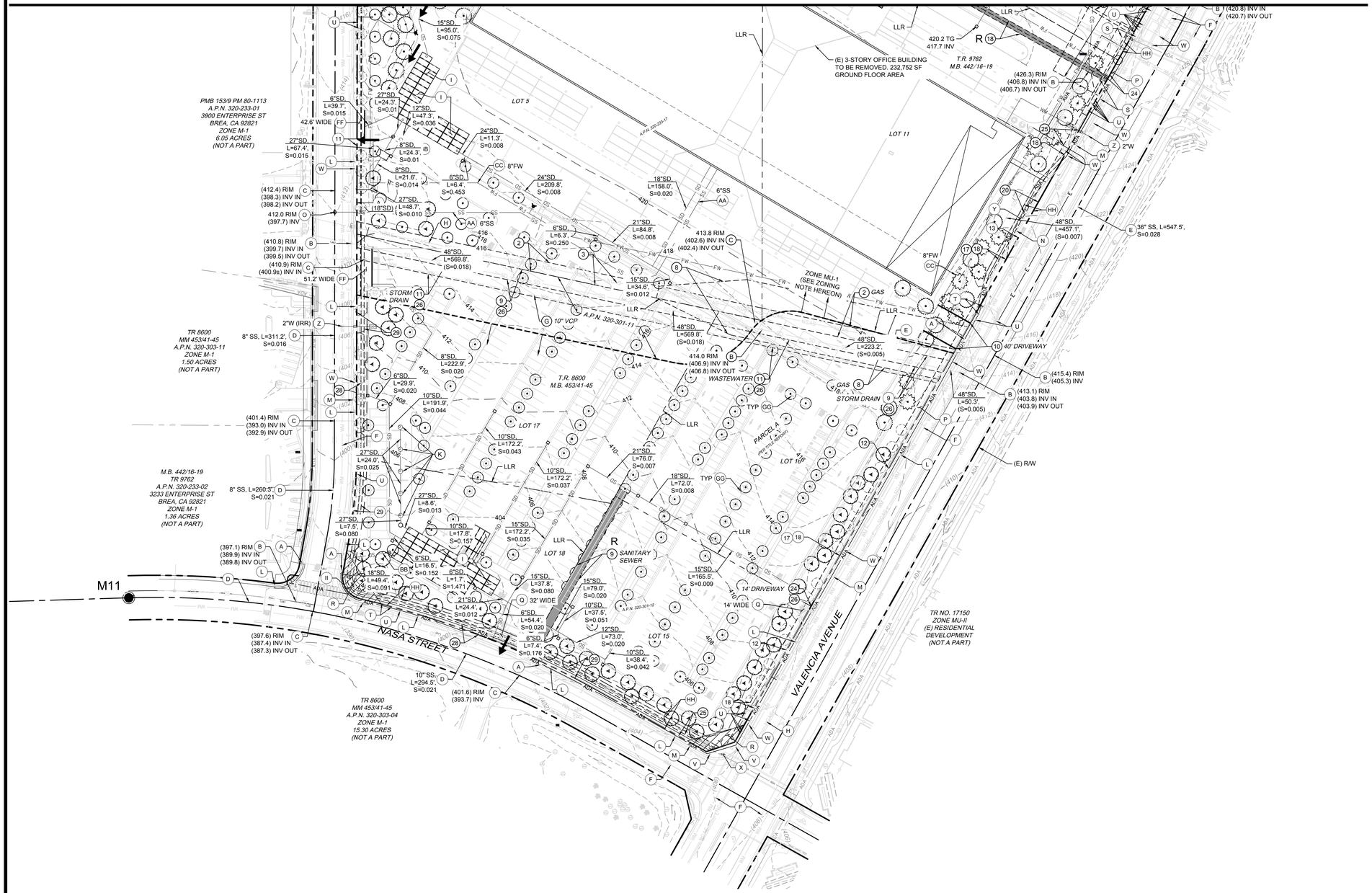
NO.	DATE	REMARKS
	01-05-2023	PLANNING RESUBMITTAL
	06-11-2023	PLANNING RESUBMITTAL
	09-07-2023	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	07/26/24
PLOT DATE:	07/26/24

SHEET
04
Sheet 04 of 05

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB, AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



SCHEDULE B ITEMS - EASEMENT NOTES

1. – WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
2. THE RIGHT AND PRIVILEGE TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND REMOVE ONE WELDED STEEL PIPE LINE RECORDED AUGUST 14, 1948 IN BOOK 1686, PAGE 527 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.
3. EASEMENT FOR DRAINAGE AND STORM WATER CHANNEL PURPOSES RECORDED IN BOOK 2755, PAGE 502 OF OFFICIAL RECORDS **QUITCLAIMED PER DOC NO 46581 RECORDED DECEMBER 29, 1980 IN BOOK 13893, PAGE 1392**). GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT.
4. EASEMENT FOR WATER PIPE LINES RECORDED MAY 21, 1959 IN BOOK 4291, PAGE 400 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO METROPOLITAIN WATER DISTRICT.
5. – COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 7868, PAGE 323; IN BOOK 7868, PAGE 346 AND OCTOBER 31, 1978 IN BOOK 12903, PAGE 897 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
6. EASEMENT FOR ELECTRIC LINES RECORDED IN BOOK 13123 PAGE 1101 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
7. EASEMENT FOR UNDERGROUND COMMUNICATION SYSTEMS RECORDED IN BOOK 13130, PAGE 1968 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.
8. EASEMENT FOR INGRESS AND EGRESS FOR MAINTENANCE OF PIPE LINE RECORDED IN BOOK 13162, PAGE 1245 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO CALIFORNIA GAS COMPANY.
9. EASEMENTS FOR STORM DRAIN AND SANITARY SEWER AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAPS OF SAID TRACT NO. 8600 IN BOOK 453, PAGE 41, OF MAPS AND TRACT NO. 9762 IN BOOK 442, PAGE 16, OF MAPS AND AS DEDICATED TO THE CITY OF BREA BY ENDORSEMENT ON SAID MAPS, OVER THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND:
STORM DRAIN EASEMENTS: AN 18.00 FOOT-WIDE STRIP OF LAND OVER THE NORTHERLY PORTION OF LOTS 16 AND 17 OF SAID TRACT NO. 8600, (AND AS SHOWN ON LOT A OF TRACT NO. 9762).
SANITARY SEWER EASEMENTS: OVER THE WESTERLY 12.00 FEET OF LOT 15 AND OVER A PORTION OF SAID LOT 16 OF TRACT NO. 8600.
SANITARY SEWER AND STORM DRAIN EASEMENTS: OVER AN IRREGULAR-SHAPED PORTION OF LOT 10 AND THE WEST 28 FEET OF LOT 9 (PLOTTED HEREON). GRANTED TO THE CITY OF BREA. **PARTIALY QUITCLAMED** AS RECORDED IN DECEMBER 3, 1980 IN BOOK 13859, PAGE 1261 OF OFFICIAL RECORDS.
10. EASEMENT FOR DRIVEWAY PURPOSES AS RECORDED ON TRACT 9762 BOOK 442 PAGES 16 TO 19 OF MAPS (PLOTTED HEREON). GRANTED TO LAND OWNER AS AN EXCEPTION TO RELINQUISHED VEHICULAR ACCESS ON VALENCIA.
11. A RIGHT OF WAY FOR PIPE LINES AND INCIDENTAL PURPOSES, FOR THE TRANSPORTATION OF WASTE WATER, INCLUDING, BUT NOT LIMITED TO, DEVICES CONTROLLING ELECTROLYSIS FOR USE IN CONNECTION WITH SAID PIPELINE, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, OVER THOSE CERTAIN STRIPS OF LAND SHOWN AS EITHER "PROPOSED 15" EASEMENT FOR WASTE WATER PURPOSES" OR "PROPOSED 10' EASEMENT FOR WATER PURPOSES" AFECTED SAID LOTS 16 AND 17 AND OTHER LAND IN SAID TRACT NO. 8600, UPON THE TERMS, PROVISIONS, CONVENANTS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 19, 1979 IN BOOK 13440 PAGE 166 OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO UNION OIL COMPANY OF CALIFORNIA.
12. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 8600, RECORDING IN BOOK 453, PAGE 41, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.
13. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT 9762, RECORDING IN BOOK 442, PAGE 16, OF MAPS (PLOTTED HEREON), GRANTED TO THE CITY OF BREA.
14. – THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1811, OFFICIAL RECORDS. (BLANKET IN NATURE).
15. – THE LAND DESCRIBED IS WITHIN THE BOUNDARIES OF THE BREA REDEVELOPMENT AREA, AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER, 6 1981 IN BOOK 14096 PAGE 1864, OFFICIAL RECORDS. (BLANKET IN NATURE).
16. EASEMENT FOR SANITARY SEWER AND STORM DRAIN SYSTEMS RECORDED IN BOOK 13837 PAGE 71 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.
17. EASEMENT FOR UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 18, 1982 AS INSTRUMENT NO. 82-57089, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
18. EASEMENT FOR ELECTRIC LINES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED AUGUST 20, 1982 AS INSTRUMENT NO. 82-293202, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
19. EASEMENT FOR TRAFFIC SIGNAL PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 82-460106, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.
20. EASEMENT FOR STREETS, HIGHWAYS, SEWER, STORM DRAIN, PUBLIC UTILITIES AND CABLE TELEVISION PURPOSES OVER, UNDER, ALONG, ACROSS AND THROUGH AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 1982-460107, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE CITY OF BREA.
21. – MATTERS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF OPTION LEASE" RECORDED JULY 10, 1987 AS INSTRUMENT NO. 87-394278 OF OFFICIAL RECORDS, EXECUTED BY PACIFIC SOUTHWEST REALTY COMPANY, A DELAWARE CORPORATION (LANDLORD) AND HUGHES COMMUNICATIONS CARRIER SERVICES, INC., A CALIFORNIA CORPORATION (TENANT) (NOT A SURVEY MATTER).
22. – AN UNRECORDED LEASE RECORDED JUNE 26, 1997 AS INSTRUMENT NO. 1997-296702, OFFICIAL RECORDS (NOT A SURVEY MATTER).
23. EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 10, 2000 AS INSTRUMENT NO. 2000-360446, OF OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO PACIFIC BELL TELEPHONE COMPANY.
24. EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2017 AS INSTRUMENT NO. 2017000321262, OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
25. – COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING IN BOOK 13161, PAGE 595, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
26. EASEMENT FOR WASTE WATER AND STORM DRAIN, SEWER, DRIVEWAY AND RIGHTS INCIDENTAL PURPOSES RECORDED ON TRACT 8600 BOOK 453, PAGES 41 TO 45 OF MAPS (PLOTTED HEREON AND GRANTED TO THE CITY OF BREA).
27. – COVENANT AND AGREEMENT EXECUTED BY PACIFIC SOUTHWEST REALITY COMPANY AND CITY OF BREA, RECORDED MAY 9, 1980 IN BOOK 13603, PAGE 1107 OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
28. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 13654, PAGE 1074 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY.
29. EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 14237, PAGE 66 OFFICIAL RECORDS (PLOTTED HEREON). GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.
30. – MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF OPTION AGREEMENT" EXECUTED BY CRE BREA VALENCIA OPTION, LLC A DELAWARE LIMITED LIABILITY COMPANY AND AMAZON.COM SERVICES, A DELAWARE LIMITED LIABILITY COMPANY RECORDED OCTOBER 15, 2021 AS INSTRUMENT NO. 2021000634380, OF OFFICIAL RECORDS (NOT A SURVEY MATTER).
31. – PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING (NOT A SURVEY MATTER).
32. – ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY PUBLIC RECORDS (NOT A SURVEY MATTER).
33. – ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).
34. – MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
	CURB & GUTTER	
	TREE (VARIOUS)	
	TREELINE	
(5280)	CONTOUR	(5280)
E	ELECTRIC	E
NGAS	NATURAL GAS	NGAS
SS	SANITARY	SS
SD	STORM DRAIN	SD
T	TELEPHONE	T
WM	WATER LINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
	LOT LINE TO BE REMOVED	LLR
	EASEMENT TO BE QUITCLAIMED	R
	SLOPE	
	MONUMENT	
	OVERLAND RELEASE (>25YR STORM)	
ADA	PEDESTRIAN PATH OF TRAVEL	ADA

PLAN NOTES

(A) (E) STORM CATCH BASIN
(B) (E) STORM MANHOLE
(C) (E) SEWER MANHOLE
(D) (E) SANITARY SEWER
(E) (E) STORM DRAIN
(F) (E) WATER MAIN
(G) (E) WASTEWATER TRANSMISSION LINE
(H) (E) GAS MAIN
(I) (N) STORMWATER UNDERGROUND DETENTION (CLOSED)
(J) (N) PROPRIETARY BIOFILTRATION UNIT
(K) (N) STORMWATER INFILTRATION DRY WELL
(L) (E) LIGHT POLE STRUCTURE
(M) (E) CURB & GUTTER
(N) (N) CURB & GUTTER
(O) (N) SEWER MANHOLE
(P) (E) DRIVEWAY APPROACH TO BE REMOVED
(Q) (E) DRIVEWAY APPROACH TO BE MODIFIED
(R) (N) LINE OF SIGHT
(S) (E) TRAFFIC SIGNAL TO BE MODIFIED TO ELIMINATE WESTBOUND LEG OF INTERSECTION
(T) (E) COMMUNICATIONS STRUCTURE
(U) (E) ELECTRICAL STRUCTURE
(V) (E) TRAFFIC SIGNAL STRUCTURE
(W) (E) WATER STRUCTURE
(X) (E) CORNER ADA RAMP TO BE MODIFIED
(Y) (E) BUS STOP TO BE MODIFIED
(Z) (N) WATER SERVICE CONNECTION
(AA) (N) SANITARY SEWER
(BB) (N) STORM DRAIN
(CC) (N) NEW FIRE WATER LOOP
(DD) (N) STORM CATCH BASIN
(EE) (N) STORM MANHOLE

ZONING NOTE
THE CITY OF BREA HAS PROCESSED A GENERAL PLAN AMENDMENT WHICH REZONES THE SOUTHERLY 7.4 ACRES OF THE PROJECT SITE TO A MIXED USED II (MU-II) DESIGNATION. THE NORTHERLY 24.2 ACRES REMAINS AS LIGHT INDUSTRIAL (M-1) DESIGNATION.

WM

0 30 60 120
SCALE: 1" = 60'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORBETT
No. 72588
CIVIL
STATE OF CALIFORNIA
07/26/2024
FOR AND ON BEHALF OF WARE MALCOMB

DJT4
VVESTING TENTATIVE PARCEL MAP
275 VALENCIA AVENUE
BREA, CA 92823

UTILITY PLAN

NO.	DATE	REMARKS
	01-05-2023	PLANNING RESUBMITTAL
	08-11-2023	PLANNING RESUBMITTAL
	01-05-2024	PLANNING RESUBMITTAL
	04-05-2024	PLANNING RESUBMITTAL
	06-25-2024	PLANNING RESUBMITTAL
	07-26-2024	PLANNING RESUBMITTAL

JOB NO.:	IRV21-5032
PA / PM:	N. RAMOS
DESIGNED:	F. GARCIA
DATE:	07/26/24
PLOT DATE:	07/26/24

SHEET 05
Sheet 05 of 05

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

APPROVALS REQUESTED AND PROJECT DESCRIPTION FOR 275 VALENCIA AVENUE, BREA, CA 92823

I. Approvals Requested

Amazon.com Services LLC (the "Applicant" or "Amazon") is the owner of the property located at 275 Valencia Avenue (the "Site") in the City of Brea ("City") located on Assessor Parcel Numbers ("APN") 320-233-17, 320-301-11, and 320-301-12. The approximately 31.6-acre (1,376,504 square feet ["sf"]) Site is currently occupied by an existing three-story (60 feet) office building containing approximately 637,503 sf of floor area and a 1,949-stall surface parking lot ("Existing Office"), with vehicular access from Valencia Avenue to the east and Surveyor Avenue to the west.

a. Plan Review for development in the M-1 and MU-II zones pursuant to City of Brea City Code ("BCC") Section 20.408.040;

b. Vesting Tentative Parcel Map No 2022-193 for a proposed subdivision on the Site pursuant to BCC Section 18.36;

c. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, sign permits, and tree removal permits.

II. Project Description

a. Project Summary

The Applicant proposes the demolition of the Existing Office, and development of a new 181,500 sf, single-story (56') parcel delivery facility at the Site (the "Project"). The Project is comprised of approximately 163,350 sf of warehouse space where packages would be delivered by line haul trucks, sorted, loaded onto delivery vans, and delivered to their final destinations. An additional 18,150 sf would be used for accessory office and amenity space for employees of the facility. The Project would include onsite employee and delivery van parking stalls.

The Project would include predetermined circulation patterns that would separate circulation paths for trucks, delivery vans, and associate vehicles. The truck circulation would begin on the west side of the Site, utilizing the ingress/egress on Surveyor Avenue, and wrap around to the west end of the proposed building where the truck parking is located. The truck area would have a dedicated turning area and would not cross pathways with the associate or delivery van circulation. For delivery vans, there would be two separate circulation paths that end on the north and south ends of the building where the van parking is located. The first delivery van pathway would begin on the north end of the Site via the ingress along Valencia Avenue, and would move along the northern portion of the Site, ultimately wrapping around and lining up along the north face of the proposed building for queueing and loading during dispatch. The second delivery van pathway would utilize one of the access points on Surveyor Avenue, wrapping around a portion of the proposed parking lot, and lining up near the southern end of the proposed building for queueing and loading during dispatch. These two delivery van circulation pathways would not intersect with the truck or associate circulation patterns. All delivery vans would egress onto Surveyor Avenue to begin their delivery routes. Lastly, for associates, access would be available via the ingress/egress on Nasa Street, and the circulation path would wrap around the proposed parking on the southeast portion of the Site, with egress options onto Valencia Avenue and Nasa Street. More operational details are provided in Section "e" of this Project Description.

The northern approximately 24.2-acre portion of the Site is zoned Light Industrial (M-1), and the southern approximately 7.4-acre portion of the Site is zoned Mixed-Use II (MU-II). Per the City of Brea City Code (BCC), M-1 zoning permits an array of light industrial uses, including warehouse and storage, and MU-II zoning permits a mix of commercial, residential, and parking uses. Both M-1 and MU-II zones permit a maximum height of 60 feet. Warehouse and storage uses are the most similar uses to parcel delivery provided for in the BCC, and have been deemed to be consistent in the property's Zoning Verification Letter provided to Applicant dated September 14, 2021 (attached hereto as Exhibit A). Set forth and shown in Table 1 below, the Project complies with all applicable M-1 and MU-II development standards. Note that the portion of the Site designated as the MU-II zone will be utilized for parking and site circulation only. No new structures will be developed within the MU-II zone.

Table 1 – M-1 Zone Development Standards

Development Standard	Required/Permitted	Proposed
Lot Area	Minimum 6,000 sf	Approx. 24.2 acres
Lot Coverage	Maximum 50%	19.3%
Building Height	Maximum 60 feet	56' (includes architectural projection)
Floor Area Ratio (FAR)	0.75:1	Approx. 0.14:1
Setbacks	Front Yard (Valencia): 50 feet Side Yard (Nasa): 10 feet Side Yard (interior): 0 feet Rear Yard (Surveyor): 10 feet	Front Yard (Valencia): 60 feet Side Yard (Nasa): 689 feet Side Yard (interior): 210 feet Rear Yard (Surveyor): 152 feet
Parking	236 stalls	761 stalls

Table 2 – MU-II Zone Development Standards

Development Standard	Required/Permitted	Proposed
Lot Area	Minimum 20,000 sf	Approx. 7.4 acres
Lot Coverage	Maximum	0%
Building Height	Maximum 60 feet	0
Floor Area Ratio (FAR)	2.0:1	0
Setbacks	Front Yard (Valencia): None Side Yard (Nasa): 10 feet Side Yard (interior): 0 feet Rear Yard (Surveyor): 10 feet	Front Yard (Valencia): 0 feet Side Yard (Nasa): 0 feet Side Yard (interior): 0 feet Rear Yard (Surveyor): 0 feet
Parking	0 stalls	304 stalls

b. **Project Location**

The Site is bounded by Valencia Avenue (Primary Arterial) to the east, Nasa Street (Local Street) to the south, Surveyor Avenue (Local Street) to the west, and adjacent industrial and office uses to the north. Primary regional access to the Site is provided via Imperial Highway (State Route 90), located approximately 0.2 miles to the south of the Site, and Carbon Canyon Road (State Route 142), located approximately 0.4 miles to the north of the Site. Local vehicular access is provided via Valencia Avenue, Nasa Street, Surveyor Avenue, E. Birch Street, and Enterprise Street.

c. **Existing Conditions**

The approximately 31.6-acre Site is currently occupied by an existing three-story (60-foot) office building containing approximately 637,503 sf of floor area and a 1,949-stall surface parking lot, with vehicular access from Valencia Avenue to the east and Surveyor Avenue to the west. The existing office building is surrounded by paved surfaces with surrounding ornamental landscaping and 109 existing perimeter and 314 parking lot trees. The Site includes manicured lawns with trees, shrubs, and other landscaping. Vehicular access to the Site is provided by four curb-cuts along Valencia Avenue, one curb-cut on Nasa Street, and two curb-cuts on Surveyor Avenue. Pedestrian access to the Site is generally provided at the intersection of Valencia Avenue and La Entrada.

d. **Surrounding Land Uses**

The Site is bounded by Valencia Avenue to the east, Nasa Street to the south, Surveyor Avenue to the west, and adjacent industrial and office uses to the north. Surrounding uses in the vicinity of the Site include existing light industrial, office, and surface parking uses to the west, south, and north. Directly to the east, across Valencia Avenue, is La Floresta, a master-planned community comprised of single-family residential, multi-family residential, and commercial uses.

e. **Anticipated Operations**

The Applicant focuses on being the most customer-centric company in the world. Amazon Logistics specializes in delivery of customer orders from delivery stations, which power the last mile of the customer order process and help speed up deliveries for customers. Amazon's growth in Orange County is the result of an outstanding workforce, strong local support, and incredible customers. Associate employees and customers in this region are also community members, and Amazon wants to ensure they are good neighbors.

Operations

Delivery stations power the last mile of the order fulfillment process and help speed up deliveries for customers. Packages are transported to delivery stations via trailer trucks (18 wheelers) from neighboring Amazon fulfillment and sortation centers, and are sorted, picked, and loaded onto delivery vehicles.

The proposed facility would absorb the service areas that are currently covered by five existing delivery stations in order to reduce the distance traveled by delivery vans. Most delivery trips are within 10 to 20 miles of the delivery stations. The Project would operate 24 hours per day, 7 days per week to support delivery of packages to customer locations. The Applicant anticipates approximately 31 line haul trucks delivering packages to the Site each day, primarily between the hours of 10:00 PM to 8:00 AM The packages are removed from the line haul trucks, sorted by delivery routes, placed onto movable racks, and staged for dispatch. Delivery Service Partner (DSP) and Amazon Flex private carriers would work shifts between the hours of approximately 9:20 AM and 9:50 PM to deliver customer packages. Amazon associates and managers would be assigned shifts to support and supervise delivery operations. Employee

shifts and departure windows for delivery drivers are designed to alleviate impacts during rush hour periods.

Table 3 - Typical Daily Shift Schedule

Shift	Hours	Employee Count
1st Shift	1:20 a.m. – 1:50 p.m.	159
2nd Shift	9:00 a.m. – 7:30 p.m.	48
3rd Shift	2:00 p.m. – 6:00 p.m.	19
4th Shift	4:00 p.m. – 10:30 p.m.	5
Note: The facility will also utilize 345 DSP and 97 Amazon Flex private carriers. While not assigned to a specific shift, work of DSP and Flex private carriers can occur from 9:20 AM to 9:50 PM *Source: Amazon.com Services LLC*		

The Delivery Service Partner ("DSP") drivers arrive at a delivery station at 9:20 AM. Extra parking spaces ("buffer stalls") have been provided within the van fleet parking areas for DSP drivers' personal vehicles. The first wave of DSP drivers park in buffer stalls, transfer to a DSP delivery van, and begin the dispatch process. The next wave of DSP drivers then parks their cars in the emptied van stalls and begin the dispatch process, and so on for each wave. Starting at 9:50 AM and ending at 11:10 AM, 345 delivery vans will load and depart from the delivery station at a rate of 90 vans every 20 minutes to facilitate a regulated traffic flow into the surrounding area, meaning the first wave of delivery vans leaves the station at 10:10 AM. The departure window is designed to alleviate impacts during rush hour periods. Approximately 8-10 hours after dispatch, delivery routes are completed, and the delivery vans return to the station between 8:10 PM and 9:50 PM. The drivers park the delivery vans onsite, and leave using a personal vehicle or public transport.

The Applicant will also use Amazon Flex private carriers to deliver packages from this location. Amazon Flex works in concert with an advanced logistics systems and technology that Amazon has been building since day one. Amazon anticipates approximately 97 traditional passenger vehicles entering the facility, staggered between 4:30 PM and 6:00 PM. Flex vehicles will load and depart every 15 minutes. Flex drivers do not return to the Site after completing their deliveries.

Amazon associates will work in the delivery station to support Flex drivers, as well as DSP drivers as they return to the station. After the check-out and release of all delivery vehicles by 9:40 PM, delivery station associates prepare the delivery station for the next day's packages.

Employment

The Applicant anticipates that on a daily basis there would be a total of 231 associates, managers, and dispatchers who work within the proposed facility; 345 DSP van drivers; and 97 Flex drivers. In order to fulfill the employee need for the proposed facility, the Applicant anticipates that approximately 800 workers would be hired at the proposed facility.

f. Parking/Loading/Circulation

Required parking under the BCC for warehouse and storage uses is 1 space per 1,000 sf of floor area. Required parking for office uses is 1 space per 250 sf of floor area. While the office use is ancillary to the primary parcel delivery facility, it is included in the parking count for conservative purposes. Thus, required parking for the Project would be 236 stalls. Total proposed parking onsite would consist of approximately 1,065 vehicle parking spaces. The parking includes 304 automobile parking spaces (inclusive of 8 American with Disabilities Act (ADA) accessible spaces), 757 delivery van spaces, and 4 trailer parking spaces. Therefore, the Project is compliant with BCC parking requirements.

Parking is currently divided into two primary designations. The first designation is automobile (associate) parking; spaces within this area are designated for Amazon staff who will work within the facility. The second designation is delivery van parking; spaces within this area are designated for delivery vans and van drivers' personal vehicles.

Designated van fleet parking would be located to the north and south of the delivery station building, and associate employee parking would be located to the south of the building along Nasa Street. A total of 345 delivery vans will be parked onsite overnight.

Furthermore, the proposed Project would provide 13 Utility Tractor Rig (UTR) loading spaces, 90 van queueing spaces, and 90 van loading spaces. Line haul trucks will unhitch their trailers upon arrival at the facility either at the UTR loading spaces or the 4 designated trailer parking spaces, and depart soon thereafter; no line haul trucks are expected to be parked overnight. Van loading and queuing areas would be located on the west and east sides of the delivery station building. A detailed breakdown of project parking is included in Table 4 below.

Table 4 - Project Parking

Type	Number of Spaces Required	Number of Spaces Provided
Parking		
Automobile	-	304
Delivery Van	-	757[a]
Truck Trailer	-	4
Total Parking	**236**	**1,065**

Notes
a Total delivery van parking spaces provided to accommodate operational overlap between delivery vans and employee vehicles. Recommended minimum delivery van parking of 345 spaces to accommodate overnight parking.

g. **Sustainability Features**

The Project will comply with the 2022 California Green Building Standards Code, which was adopted by reference by the City of Brea per BCC Section 15.24.010, and would provide sustainability features such as energy efficient appliances and lighting, a solar-ready roof, electric vehicle (EV) charging stations, EV readiness, and low-flow water fixtures. Approximately 18 associate vehicle parking spaces would have electrical charging stations installed at Project completion. In addition, 46 associate vehicle parking spaces

would have conduit installed to accommodate the future installation of electrical charging stations for electrical passenger vehicles. Further, some delivery van spaces and the 4 trailer spaces would have conduit run to stalls to accommodate the addition of future charging stations. These EV charging stations would be served by a separate electrical service, and the electricity would be managed by a load management software to help reduce the amount of electrical consumption associated with the vehicle charging. The Project would be consistent with the City's EV parking requirements. The Project will also comply with the City's water efficient landscape requirements and would provide drought tolerant landscaping and water-efficient irrigation via a drip irrigation system, utilizing a smart controller to moderate water use.

h. **Landscaping**

The BCC includes landscape requirements and standards, including those for setback buffers and tree planting. The BCC requires a landscape setback buffer in the front yard of 20 feet, perimeter side yard of 8 feet, interior side yard of 5 feet, and rear yard of 8 feet. In accordance with such standards, the Project would meet or exceed the required landscape buffers.

The BCC also requires tree planting for parking lot trees (1 tree per 5 stalls), perimeter trees interior to the property line (1 tree per 25 linear feet in the MU-II zone and 1 tree per 30 linear feet in the M-1 zone)), and perimeter trees abutting streets (1 tree per 25 linear feet in the MU-II zone and 1 tree per 30 linear feet in the M-1 zone). Thus, the Project would be required to provide a minimum of 214 parking lot trees, 52 perimeter interior trees, and 133 perimeter street-abutting trees. The Project would exceed such requirements by providing 286 parking lot trees, 82 perimeter interior trees, and 152 perimeter street abutting trees. The Project would provide approximately 323,744 square feet of landscaping, including perimeter landscaping and maintained landscaped areas throughout the Site. In addition, existing mature perimeter trees would be protected in place; however, 46 mature London Plane street adjacent trees along Valencia Avenue and Nasa Street will be removed and replaced as part of the Project, in order to provide a pedestrian sidewalk along the street frontage linking to La Floresta. Replacement tree planting will be consistent with BCC M-1 Development Standards.

The Project would also include improvements to the Tracks at Brea, a localized portion of the regional Orange County (OC) Loop trail network adjacent to the Site. Currently, the existing trail ends near the northwest corner of the Site and resumes further down Valencia Avenue away from the Site. The Project would improve the bike and walkway path to connect a portion of the existing gap in the trail loop. The proposed path would begin at the corner of Surveyor Avenue and Nasa Street, wrap around Nasa Street, and continue east to Valencia Avenue, then turn south.

i. Lighting and Signage

The Project would provide lighting onsite in compliance with the BCC and other applicable regulations. Security lighting would be provided at all times for the safety of employees and van drivers. Monument identification signs would be provided at all employee and truck entrances and, along with additional freestanding signage, would provide directional wayfinding for any visitors. Building wall signage would also be provided for business identification. Additionally, freestanding pole lighting will be provided to illuminate the Tracks at Brea connection adjacent to the site. All proposed signage will be compliant with the BCC and submitted for City review and approval during the plan check process.

j. Site Security

The Project would include various security measures to ensure the safety and security of employees and the property 24-hours a day. These features would include exterior/interior cameras, motion sensors, a building intrusion alarm, and an access control system that would require employees to utilize a badge at building entrances. In addition, the building, walkways, and entry points would be properly lit to increase

the safety and visibility of the Site.

k. **Anticipated Construction Schedule**

Demolition the existing buildings is planned to occur in two phases, as depicted in the preliminary demolition and construction management plan (attached hereto as Exhibit D). Existing concrete would be crushed onsite and stockpiled on the western portion of the site for reuse during grading operations. Truck hauling routes for construction, demolition, and disposal will exit toward Valencia Avenue and travel northbound to the Olinda Alpha Landfill. Truck hauling routes for steel and recycling materials will travel south on Valencia Avenue towards Imperial Highway and onto the I-57 freeway. It is anticipated that approximately 15 to 20 trips would occur per day for removal of construction waste and recycling materials.

As indicated on the exhibit, construction equipment, materials staging, and construction parking would be located at the southern portion of the site. Construction would begin with site clearance and demolition of the existing buildings, followed by grading and excavation to a depth of approximately 21 feet below existing grade. It is estimated that approximately 25,680 cubic yards of soil would be exported from the Site during the grading and excavation phase. The building foundation would then be laid, followed by building construction, paving and concrete installation, and landscape planting. Project construction is anticipated to occur over a 24-month period and be completed in mid-2027.

III. Findings

In connection with the approval of Vesting Tentative Parcel Map No. 2022-193, the Advisory Agency of the City of Brea, pursuant to Sections 66474.60, .61, and .63 of the State of California Government Code (the Subdivision Map Act), must make the prescribed findings.

1. The proposed map is consistent with applicable general and specific plans.

The proposed subdivision is an approximately 31.6-acre property located at 275 Valencia Avenue in the City of Brea. The Site is currently split-zoned Light Industrial (M-1) with a Light Industrial land use designation, and Mixed-Use II (MU-II) with a Mixed Used General Plan land use designation. The Site is not located within a specific plan area. The proposed parcel delivery facility and ancillary office uses are consistent with the General Plan.

The portion of the Site that includes the proposed structure will be entirely within the M-1 zone, and is consistent with the permissible uses in the zone. The southern portion of the Site is zoned MU-II, and will be utilized as a surface parking lot for the Project. The parking lot use is consistent with the permissible land uses and general plan designation in the MU-II zone.

The Project substantially complies with the applicable regulations, findings, standards, and provisions of the General Plan.

2. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

The design and improvement of the proposed subdivision are consistent with the General Plan. As discussed in the prior finding, the Project is consistent with the applicable goals, objectives, policies,

regulations, and guidelines in the General Plan, and is not within a specific plan area. The balance of this finding sets forth additional details regarding the consistency of the Project with the applicable development regulations and design guidelines set forth in the Brea Municipal Code.

The City of Brea General Plan states the characteristics of a Light Industrial M-1 zoned property as:

> *"…low intensity and contained entirely within buildings. … processing, offices, light warehousing and storage…"*

The proposed subdivision and Project are consistent with the characteristics of a land use in the Light Industrial zone. The portion of the Project in the M-1 zone is a parcel distribution facility, which is consistent with the General Plan land use designation.

- **Policy CD-1.2:** Maintain a land use structure that balances the provision of jobs and housing with available infrastructure and public and human services.

The proposed subdivision and Project maintain a land use structure balance by providing a use designated as a Light Industrial land use in a Light Industrial zone. The Project proposes the demolition of an existing office building, and replaces it with a use that is consistent with the General Plan land use designation. The Project will also generate many employment opportunities, with approximately 800 workers anticipated to be hired at the facility. The City of Brea recently adopted an update to the Housing Element as a part of the General Plan update which includes a number of housing target goals to be met in the next several years. This is a continuation of Brea's growth and improvement in infrastructure, which will help support a project such as the one proposed here by encouraging the provision of housing and other necessary infrastructure. Therefore, the Project helps the City in its policy objectives of maintaining land uses while balancing job creation.

- **Policy CD-1.4:** Ensure that the City maintains a balance among residential, commercial, and industrial land uses.

The City of Brea's General Plan ensures a balance of land uses by providing a number of land use designations in strategic areas around the city. The Site is located within an area designated as Light Industrial by the General Plan. The Project will replace an obsolete office land use with a light industrial use that is more consistent with the intention of the General Plan. This will help maintain the balance of land uses across the City by keeping industrial land uses within the specified boundaries of the General Plan.

- **Policy CD-1.6:** Accommodate 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.

The proposed subdivision and Project will help broaden the range of business uses in the area that provide employment by replacing an obsolete office use with a light industrial use that provides a range of employment opportunities. The City will benefit from a land use that provides a number of job opportunities to the community and contributes to the tax base due to the variety of positions available.

3. The site is physically suitable for the proposed density of development.

The Site is physically suitable for the proposed density of development. The Project would be

constructed on an infill site in a highly industrial area in the city. The Site is surrounded by a mix of commercial office and industrial land uses. The new delivery station building will be in the center of a large, relatively flat lot with a height that is consistent with the surrounding structures.

The Site is currently improved with a 3-story 637,503 square-foot office building on an approximately 1,376,504 square-foot lot. The current FAR on the Site is approximately 0.5:1. The proposed building has a maximum height of 56' (53'-3" not including architectural projections), and is 181,500 square feet with a proposed FAR of approximately 0.14:1. Furthermore, the Project includes 1,065 parking spaces and efficient vehicle circulation for personal vehicles, delivery vans, and line haul trucks. Therefore, the Site is physically suited for the proposed development.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. The Site is currently improved with an existing three-story office building surrounded by office and light industrial land uses. The Site is located within a highly urbanized job center, surrounded by other light industrial urban uses, and thus does not exhibit potential as a wildlife habitat or corridor. No biological resources live onsite, nor does the Site provide a natural habitat for either fish or wildlife. Nevertheless, in accordance with CEQA, the Applicant will analyze the Project's potential environmental impacts on biological resources, and, to the extent the Project could cause substantial environmental impacts on fish or wildlife or their habitat, the City would adopt feasible mitigation and monitoring measures to reduce any impacts to less than significant. Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems as the Project will create an appropriately located development. The Project will provide a new 181,500 square-foot parcel distribution facility to serve the local community in place of an existing vacant and obsolete office building. The design of the subdivision will not hinder the public health of the community as it does not propose any changes to the exterior boundaries of the existing lot lines. Additionally, the Project would provide 286 parking lot trees, 82 perimeter interior trees, and 152 perimeter street abutting trees, a net increase in overall trees. The Project would provide approximately 323,744 square feet of landscaping, including perimeter landscaping and maintained landscaped areas throughout the Site. The Project would also include improvements to the Tracks at Brea, a localized portion of the regional Orange County (OC) Loop trail network adjacent to the Site. Currently, the trail ends near the northwest corner of the Site and resumes further down Valencia Avenue away from the Site. The Project would improve the bicycle and pedestrian path to

connect the existing gap in the trail loop. The proposed path would move south along Surveyor Avenue, wrap around Nasa Street, and continue east to Valencia Avenue, then turn south. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

6. The design of the subdivision and the proposed improvements will not conflict with easements, acquired by the public at large, or access through or use of, property within the proposed subdivision.

The design of the proposed subdivision and proposed improvements will not conflict with easements acquired by the public at large, or access through or use of the Site. The Project does not contemplate the removal or rerouting of any public streets. The subdivision and improvements will also not impact any public easements. Vesting Tentative Parcel Map No. 2022-19 clearly indicates all existing easements, and provides an overlay of the proposed facility to demonstrate that access to the easements and any sanitary sewer or storm drains will not be affected.

The Vesting Tentative Parcel Map includes all other public utility, sanitary sewer, flood control, street trees, lighting, and communications easements, and describes the status of each easement as to whether it will remain, be merged by the final map, or quitclaimed, as appropriate.

Therefore, the design of the subdivision and the proposed improvements will not conflict with easements, acquired by the public at large, or access through or use of, property within the proposed subdivision.

7. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The Project will include features such as, but not limited to, building materials, architectural features, and landscaping that will minimize glare and reflected heat, and will provide shade to reduce heat gain. The Project will comply with Title 24, Part 6 of the California Code of Regulation, which mandates many passive heating and cooling features, and focuses on promoting more energy-efficient buildings. In addition, the Project has been designed and will be constructed to incorporate environmentally sustainable building features and construction protocols required by the City of Brea Building Code and CALGreen. These standards will reduce energy and water usage, and waste generation, thereby reducing associated greenhouse gas emissions, and helping minimize the impact on natural resources and infrastructure.

Therefore, the design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

EXHIBITS

Exhibit A – Property Zoning Verification Letter dated September 14, 2021

Exhibit B – Property Zoning Verification Letter dated September 23, 2022

Exhibit C – Property Zoning Verification Letter dated January 10, 2023

Exhibit D – Preliminary Construction and Demolition Management Plan

EXHIBIT A

Property Zoning Verification Letter dated September 14, 2021

September 14, 2021

Via email: humbq@amazon.com

Humberto Quintana
1603 Glenoaks Blvd
San Fernando, CA 91340

SUBJECT: Zoning Verification Letter: 275 Valencia Avenue
Assessor Parcel Numbers (APN): 320-233-17, 320-301-11, and 320-301-12
ZVL-2021-00008

Dear Mr. Quintana,

The information provided below is in response to your Zoning Verification Letter request for the property located at 275 Valencia Avenue. Your request included information on zoning, special overlay zones, and previously approved planning entitlements.

General Plan

The subject property has a General Plan Land Use designation of Light Industrial, which is intended to *accommodate industrial uses that are low intensity and contained entirely within buildings. Allowable uses include research and development, light manufacturing and processing, offices, light warehousing and storage, high-technology production, and related uses. Other uses determined to be compatible may also be allowed. The Light Industrial land use designation allows a maximum Floor Area Ratio (FAR) of 0.75.*

Zoning Information

The zoning designation of the subject property is M-1 (Light Industrial Zone) Zone. *The purpose of the M-1 Zone is to provide appropriately located areas for the establishment of industrial plants and related activities and to promote the concentration of such uses in a manner which will foster mutually beneficial relationships with each other, as well as with those areas of the city zoned for other development. The regulation of uses and standards of development set forth in the M-1 Zone are those deemed necessary to provide the proper environment for the efficient and desirable use of this type of industrial land, and to provide the proper safeguards to protect nearby residential, commercial, and public uses.*

A list of allowed uses in the M-1 Zone are outlined in Section 20.252.020 of the Brea City Code (BCC), and is enclosed as Attachment A. A list of the property development standards for the M-1 Zone are outlined in Section 20.252.040 of the BCC, and is enclosed as Attachment B.

The zoning designation of the adjacent properties is disclosed below:

Adjacent Zoning Designation	
North	M-1 (Light Industrial)
East	MU-II (Mixed Use II)
South	M-1 (Light Industrial)
West	M-1 (Light Industrial)

A proposed delivery station land use would be consistent with the warehouse and storage building land use. Within the M-1 zone, a warehouse and storage building would be a permitted use. Any proposed development within the M-1 zone would be subject to a Plan Review pursuant to BCC Section 20.252.050. Note, since the subject property is not located within 300-feet of a "R' (Residentially) zone property, then a Conditional Use Permit is not required.

Any development of the property or change of land use could be subject to the California Environmental Quality Act (CEQA). The purpose of CEQA is to inform government decision makers and the public about any potential significant environmental effects of the proposed project. At this time, it is unclear if the project will result in a Categorical Exemption, Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.

Entitlement History
The subject property has been granted the following Planning entitlements:

- On June 11,1985, the Planning Commission denied, without prejudice, CUP No. 85-8 to establish and operate a private helipad at an existing bank operation center per Resolution No. P.C. 85-29 (Attachment C).

Other Departments/Divisions
Information regarding building permits, code violations, and certificates of occupancy can be obtained from the Building and Safety Division. For information concerning any Fire Code violations on the property, you may contact the Brea Fire Department. The phone numbers for these departments/divisions are provided below:

- Building and Safety Division: 714-990-7769
- Fire Department: 714-990-7652

Fees
A deposit of $261.00, which equates to three (3) hours of staff time, was paid upon request of this letter. In total, 3 hours were required for the preparation of this letter. As a result, there is a remaining balance and a refund may be issued to the Applicant upon request.

If you have any further questions, please contact the Brea Planning Division at 714-990-7674.

Sincerely,



Jose Barriga
Associate Planner

Attachments:

A. M-1 Uses Permitted
B. M-1 Zone Property Development Standards
C. Resolution No. P.C. 85-29

§ 20.252.020 USES PERMITTED.

ATTACHMENT A

No buildings or structures or land shall be used and no building or structures shall be hereafter erected, structurally altered or enlarged, except for the following purposes:

A. *Principal permitted uses.*

1. Uses permitted in the M-P Zone, § 20.248.020 of this title.

2. Agricultural.

3. *Manufacturing.* Subject to the conditions of this zone, manufacturing, assembling, repairing, testing, processing, warehousing, wholesaling, research or treatment of products; may be conducted, other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration or other similar causes detrimental to the public health, safety or general welfare, including but not limited to the following:

Aircraft and aircraft accessories

Aluminum products

Auto trailer, camper, and mobile home manufacturing

Bakery wholesale

Boat building

Bottling plant

Building material and hardware sales

Cabinet shop

Carpet cleaning plants

Catering services

Cleaning and dyeing plants, general

Cutlery, hardware, hand tool, and utensil manufacturing

Dairy products processing

Electric distribution substations, electric transmission substations, gas metering and regulating stations, public utility buildings and service and storage yards including microwave facilities incorporated as part of a public utility installation

Electric or neon sign manufacturing

Food products processing, manufacturing, canning, preserving, and freezing (excluding fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils)

Furniture manufacturing, upholstering and refinishing

Garage, parking or parking structure

Garment manufacturing

Hospital or medical clinic, industrial

Ice and cold storage plant

Laundries

Lumber yards (planing mills excluded)

Machine shop

Metal plating

Metal working, light fabricating or welding firm

Motion picture studio, laboratories and film processing

Paint mixing, provided a boiling process is not employed (no above ground tank farm or surface storage is permitted except above surface thinner storage is limited to two hundred (200) gallons and is permitted)

Paper, fabrication form

Petroleum bulk plants

Plastic, fabricating from

Printing establishments

Product service centers

Radio broadcasting studio or station

Rubber products if:

1. The rubber is not melted

2. An internal type mixer is used, and residue therefrom is collected in accordance with rules and regulations specified by the Orange County Air Pollution Control District

Sheet metal shop

Telephone exchange, office and equipment building

Television broadcasting studio or station

Textile manufacture

Training center, industrial

Warehouses and storage buildings

Woodworking shop

4. *Other uses.* The following accessory uses are permitted only where they are integrated with and clearly incidental to a primary permitted industrial use:

Dwelling, single, where used exclusively by a caretaker or superintendent of a permitted industrial use and his or her family

Employees' cafeterias or coffee shops

Exhibition of products produced on the premises or available for wholesale distribution

Offices

5. *Emergency shelter, subject to the following standards.*

a. A single emergency shelter for thirty (30) occupants, or a combination of multiple shelters with a combined capacity not to exceed thirty (30) occupants, shall be allowed as a principal permitted use, consistent with Cal. Gov't Code § 65583(4)(A). Any other emergency shelter shall meet the minimum standards contained in subparagraph 20.252.020.A.5. and shall be subject to the approval of a conditional use permit consistent with § 20.408.030. Churches or religious institutions within the M-1 zone may establish emergency shelters for up to thirty (30) occupants without further CUP consideration, regardless of current combined capacity of any existing emergency shelters currently in operation, subject to the minimum development standards contained in § 20.252.020.A.5.

b. Stays at the facility shall be on a first-come first-served basis with clients only on-site and admitted to the facility between 6:00 p.m. and 8:00 a.m. during pacific daylight time and 5:00 p.m. and 8:00 a.m. during pacific standard time. Clients must vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.

c. Maximum stay at the facility shall not exceed one hundred twenty (120) days in a three hundred sixty-five(365) day period.

d. Facility location shall be within a half (1/2) mile radius from an OCTA bus stop, as measured from the property line.

e. A minimum distance of five hundred (500) feet shall be maintained from any other emergency shelter, any residentially zoned property and any public or private school, as measured from the property line.

f. A minimum of one (1) staff member per fifteen (15) beds shall be awake and on duty when the facility is open.

g. Bike rack parking shall also be provided by the facility.

h. Exterior lighting shall be provided for the entire outdoor area of the site consistent with the provisions of subparagraph 20.08.40.C.5.b.

i. A waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall, and shall provide consideration for shade/rain provisions.

j. Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view. Any outdoor storage areas provided shall be screened from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall.

k. Facility improvements shall comply with Title 15, Division I and Title 16 of the Brea Municipal Code, specific to the establishment of dormitories and shall additionally provide:

(1) A minimum of one (1) toilet for every eight (8) beds per gender;

(2) A minimum of one (1) shower for every eight (8) beds per gender; and

(3) Private shower and toilet facility for each area designated for use by individual families.

l. An operational plan shall be provided for the review and approval of the Development Services Director. Plans may be required to address additional specific needs as identified by the Director. The approved operational plan shall remain active throughout the life of the facility. At a minimum, the plan shall contain provisions addressing the topical areas outlined below:

(1) Security and safety - addressing both on and off-site needs, including provisions to address the separation of male/female sleeping areas as well as any family areas within the facility;

(2) Loitering control - with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site;

(3) Management of outdoor areas - including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses;

(4) Staff training - with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income;

(5) Communication and outreach with objectives to maintain good communication and response to operational issues which may arise from the neighborhood, city staff, or the general public;

(6) Screening of clients for admittance eligibility - with objectives to provide first service to Brea residents;

(7) Counseling programs to be provided with referrals to outside assistance agencies, and provide an annual report on this activity to the city; and

(8) Litter control - with an objective to provide for the timely removal of litter attributable to clients within the vicinity of the facility.

m. The facility may provide the following services in a designated area separate from sleeping areas:

(1) A recreation area either inside or outside the shelter;

(2) A counseling center for job placement, educational, health care, legal, or mental health services;

(3) Laundry facilities to serve the number of clients at the shelter;

(4) Kitchen for the preparation of meals;

(5) Dining hall;

(6) Client storage area (i.e. for the overnight storage of bicycles and personal items); or

(7) Similar services geared to homeless clients.

B. *Uses permitted subject to conditional use permit.* The following uses are permitted subject to approval of a conditional use permit application in accordance with the provisions of § 20.408.030 of this title.

1. Any principal use permitted in the M-2 Zone as specified in subparagraph20.256.020.A. of this title and subject to all provisions therein.

2. Any conditional use permitted in subparagraph 20.248.020.B.2. of this title, and subject to all the provisions therein.

3. Gasoline service stations, subject to the provisions of subparagraph20.228.020.B.3. of this title (C-N Zone).

4. Vehicle sales, new and used - (outside use permitted).

5. Administrative and professional offices (any office in which chattels or goods, ware or merchandise are not sold or manufactured).

6. Health clubs, studios or spas.

7. Astrology, fortune-telling, *etc.*

8. Off-site hazardous waste facility subject to Health and Reactivity rating of three (3) or below in accordance with the NFPA 704 System, National Fire Protection Association or equivalent.

9. Churches, religious institutions and similar places of assembly. The city has identified the following development guidelines as important for consideration within the review of any Conditional Use Permit for a church or religious institution within the industrial zones:

a. Churches, religious institutions or similar places of assembly should not locate within one thousand (1,000) feet, as measured from closest property line, of a previously entitled church or religious institution within the CM, MP, M1 or M2 zoning districts.

10. Emergency shelter - any emergency shelter defined as requiring a conditional use permit within subparagraph

(Ord. 425, passed 10-14-68; Am. Ord. 464, passed 4-27-70; Am. Ord. 689, passed 1-15-80; Am. Ord. 708, passed 1-20-81; Am. Ord. 878, passed 12-5-89; Am. Ord. 924, passed 8-4-92; Am. Ord. 1092, passed 5-16-06; Am. Ord. 1119, passed 2-3-09; Am. Ord. 1128, passed 10-20-09; Am. Ord. 1154, passed 6-21-11)

§ 20.252.040 PROPERTY DEVELOPMENT STANDARDS.

ATTACHMENT B

The property development standards shall apply to all land and buildings in the M-1 Zone.

A. *Lot area.* Each lot shall have a minimum area of six thousand (6,000) square feet.

B. *Lot dimensions.*

1. *Width.* Each lot shall have a minimum width of sixty (60) feet, except that were adjacent to a residential zone, school or park, the width shall be not less than one hundred sixty (160) feet.

2. *Depth.* Each lot shall have a minimum depth of one hundred (100) feet, except where adjacent to a residential zone, school or park, in which case the minimum depth shall be two hundred (200) feet.

C. *Building height.*

1. Buildings and structures erected in the M-1 Zone shall have a height no greater than sixty (60) feet. Heights above the maximum may be permitted by conditional use permit, subject to the provisions of § 20.408.030 of this title.

2. *Structures permitted above height limit.* Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the buildings and fire or parapet walls, skylights, towers, steeples, smoke stacks, flagpoles, chimneys, wireless and television masts, water tanks, or similar structures may be erected above the maximum height permitted in each zone. No structure shall be allowed for purposes of providing additional floor space.

D. *Yards.*

1. Where the M-1 Zone fronts, sides, or rears on any arterial street, or a local street which is a boundary with a residential zone, there shall be a yard abutting said arterial street or local street of not less than fifty (50) feet. The twenty (20) feet nearest the street shall be landscaped and maintained. The remainder may be used for parking.

2. Where the M-1 Zone fronts, sides or rears on a local street which is not a boundary with a residential zone, there shall be a yard of not less than ten (10) feet abutting said street.

3. No side or rear yards required except where adjoining a residential zone, the side and rear yard(s) shall be a minimum of one hundred (100) feet. Said yards may be used for parking, loading, and accessways. A solid masonry wall not less than seven (7) feet in height shall be installed along the property line abutting the residential zone.

4. In all front yards, the equivalent of one (1) tree per thirty (30) lineal feet of interior property line shall be provided; in all rear and side yards, visible from adjacent streets or residential neighborhoods, one (1) tree for each thirty (30) lineal feet of combined rear and side interior property lines shall be planted in either a lineal or grouped manner. In addition, a five (5) foot, net (clear of curb), interior property line landscaped strip shall be provided. This landscaping shall be continuous along all interior property lines. Landscaping shall be held back from the property line or intersection with driveways or streets so as not to hinder traffic visibility.

5. All yards between the public street curbing and the property line are to be landscaped and maintained with active ground cover, such as green grass, dichondra, ivy, shrubs and/or trees.

6. All unpaved or undeveloped areas of a site for which a development application has not been submitted, shall be planted with a ground cover and/or shrub material as a condition of project approval. Undeveloped areas which are proposed for future expansion shall be kept in a weed free condition.

E. *Walls, fences, landscaping, and property maintenance.*

1. *Required walls.*

a. Walls along common property lines shall be erected as required in paragraph D. above, however, said walls shall be reduced to a height of thirty (30) inches in the area defined as the front yard in the abutting residential zone.

b. Required walls shall be constructed of masonry material not less than six (6) inches in thickness.

2. *Permitted fences and walls.* Fences and walls not to exceed seven (7) feet in height shall be permitted within any side or rear yard area or along any common property line provided, however, that the wall or fence does not exceed a height of thirty (30) inches within the front yard or side yard on the street side of a corner lot.

3. *Height of walls and fences.* The height of walls and fences shall be measured from highest ground level immediately adjacent to the base of the wall.

4. The provisions of this section shall not apply to a fence or wall height as required by any law or regulation of the state or agency thereof.

5. *Landscaping required.*

a. Areas utilized for parking or loading, will be screened, modulated, or interrupted from view of access on adjacent streets, freeways, and adjacent residential property. This can be accomplished by one of three (3) techniques:

(1) Lineal masses of shrubs;

(2) Lineal or group masses of major scale trees; or

(3) Lineal or grouped masses of smaller scale trees.

b. Dual texturing of building facades or a five (5) foot strip of building parameter landscaping shall be required, with the exception of rear or side walls abutting other existing buildings.

c. *Parking lot trees.* Trees equal in number to one (1) per each five (5) parking stalls either grouped or clustered shall be installed in all parking areas. Said trees shall be placed on the lot so as not to interfere with interior industrial parking lot circulation. Trees shall be placed so as to give relief to the monotony of rows of parked vehicles.

d. A detailed landscaped plan (including irrigation, plant and material specifications) shall be submitted to the Development Services Department for its approval prior to the issuance of building permits.

6. *Landscaping maintenance.*

a. Prior to the installation of the landscaping in public right-of-way, the developer shall provide for continued maintenance by an agreement with the city.

b. Property owners are responsible for the continual maintenance of all landscape areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris, maintained in a healthy, growing condition and shall receive regular pruning, fertilizing, mowing and trimming. Any diseased, dead, damaged or decaying plant materials shall be removed and replaced within thirty (30) days following written notice from the Development Services Director.

c. Irrigation systems shall be kept in working condition. Adjustments, replacements, repairs, and cleaning shall be a part of regular maintenance.

d. Trees shall be staked and tied with lodge poles. Stakes and ties on trees shall be checked regularly for correct functions. Ties shall be adjusted to avoid creating abrasions or girdling on trunks or branches.

e. Street trees planted within public right-of-way and/or trees planted adjacent to public sidewalk shall be provided with root barriers subject to Development Services Director review and approval.

7. *Property maintenance.* Property owners shall maintain all structures, including buildings, paved areas, accessory buildings and signs in the manner required to protect the health and safety of users, occupants, and the general public. The property shall be deemed substandard when it displays evidences of a substantial number of dilapidated conditions including, but not limited to the following:

a. Faulty, sagging or leaking roof;

b. Improper weatherization of building siding materials such as chipped or worn paint, wood siding showing signs of dry rot, cracked or chipped stucco and dented or rusted metal siding;

c. Broken or missing windows and sign panels;

d. Inadequate site drainage or standing water adjacent to building foundations;

e. Broken or inoperable sanitary and plumbing facilities;

f. Broken or missing foundation and attic vent screens and window screens; and

g. Structural deficiencies.

F. *Distance between buildings.* No requirements.

G. *Coverage by structures.* Lot area coverage by buildings or structures shall not exceed fifty percent (50%) of the total lot area.

H. *Off-street parking and loading.* The provisions of § 20.08.040 of this title shall apply.

I. *Access.* All lots shall have a minimum of fifty (50) feet of access on a dedicated and improved street.

J. *Signs.*

1. *Permitted signs.*

a. Temporary signage per city standards.

b. Tenant signs must be approved prior to installation.

c. Except as provided herein, the provisions of Chapter 20.28 of this title shall apply.

2. *Colors.* Colors, materials, and finishes are to be coordinated on all exterior elevations of the buildings and walls to achieve total continuity of design. Samples of exterior elevations (colors and textures) shall be submitted for review prior to permit issuance.

3. *Lighting.*

a. Parking lot lighting fixtures are to have an overall maximum height that is consistent with the height of the buildings themselves. Walkway lighting fixtures are to have an overall maximum height of fourteen (14) feet.

b. Cut-off exterior light fixtures and their location shall be submitted on a plan for review.

c. Security lighting fixtures are not to project above the fascia or parapet of the building and are to be shielded or recessed in the building walls to provide cut-off at the property line.

K. *Outdoor storage, uses, and waste disposal.*

1. Outdoor storage and activities associated with permitted uses shall be entirely enclosed by building walls or by a solid masonry wall not less than seven (7) feet in height located at the front setback line. On all other property lines said uses shall be enclosed by buildings, solid masonry walls, vine covered chain-link fences, or uniformly compact evergreen hedges, continuously maintained and not less than seven (7) feet in height. Items stored within one hundred (100) feet of a dedicated street or residential zone shall not be stacked higher than six (6) feet. Screen landscaping, fences and walls to enclose storage areas between adjoining industrial side and/or rear property lines may be deleted by mutual agreement of the property owners involved.

2. The storage of combustible materials shall be not less than twenty (20) feet from any interior lot line, and a roadway shall be provided, graded, surfaced, and maintained from the street to the rear of the property to permit free access of fire trucks at any time.

3. a. No materials or wastes shall be deposited upon a subject lot in such form or manner that they may be transferred off the lot by natural causes or forces. All waste materials shall be stored in an enclosed area and shall be accessible to service vehicles.

b. Wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored only in closed containers in required enclosures.

4. All exterior electrical cage enclosures and storage tanks are to be screened from view from access or adjacent streets and residential neighborhoods, by a fence, wall, or mature landscape materials.

5. *Trash storage method and location.*

a. Trash enclosure location shall be subject to the approval of the Development Services Department.

b. Trash enclosure shall be of masonry construction or approved alternate material. Structural design and gates shall be in accordance with city standards.

L. *Metal buildings.* Buildings or structures having exterior walls of sheet metal shall not be located closer than one hundred fifty (150) feet from the property line along any freeway, major or secondary highway, or closer than one hundred (100) feet from the property line along any other dedicated street, except that said buildings or structures may be located closer to the street if any of the following conditions prevail:

1. The sheet metal comprises twenty-five percent (25%) or less of the exterior wall area of said building or structures; or

2. The sheet metal consists of panels with baked enamel or similar finish; or

3. Said building or structure is concealed from view from the public street by walls, fences, landscaping, or other buildings or structures.

M. *Mechanical equipment and duct work.*

1. All roof mounted mechanical equipment and/or duct work, which projects vertically more than one and one-half (1½) feet above the roof or roof parapet and is visible from an adjoining street is to be screened by an enclosure which is detailed consistently with the building.

2. All roof mounted mechanical equipment and/or ductwork, which projects one and one-half (1½) feet or more above the roof or roof parapet is to be painted in its entirety consistent with the color scheme of the building in all cases.

3. No mechanical equipment except for emergency equipment is to be exposed on the wall surface of a building.

4. Plans for cyclone blowers, bag houses, tanks, *etc.*, shall be reviewed at the time of preliminary plan check to determine design integration with buildings and adjacent area. Furthermore, they shall be painted to match the surface to which attached.

5. Incinerator vents are to be located on the rear or “hidden” side of the building whenever possible.

N. The provisions of this section shall apply to all proposed development within the M-1 (Light Industrial) Zone except: Where a parcel or lot in the M-1 (Light Industrial) Zone is proposed for the development of off-site hazardous waste facilities, a distance of one thousand (1,000) feet from any sensitive population property lines is required, in addition to the required development standards in the M-1 (Light Industrial) Zone.

(Ord. 425, passed 10-14-68; Am. Ord. 708, passed 1-20-81; Am. Ord. 873, passed 9-5-89; Am. Ord. 924, passed 8-4-92)

ATTACHMENT C

RESOLUTION NO. P.C. 85-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA DENYING, WITHOUT PREJUDICE, A REQUEST FOR THE ISSUANCE OF A CONDITIONAL USE PERMIT NO. 85-8 TO ESTABLISH AND OPERATE A PRIVATE HELIPAD ON PROPERTY LOCATED AT 275 S. VALENCIA AVENUE, BREA, CALIFORNIA, AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals:

(i) Pacific Southwest Realty Company has filed an application for the issuance of a Conditional Use Permit No. 85-8, together with supporting documents for the establishment of a private helipad at an existing bank operations center, pursuant to Section 504 of the City of Brea Zoning Ordinance. Hereinafter in this Resolution, the subject Conditional Use Permit request is referred to as "the Application". The Application was amended, at the specific instance and request of Pacific Southwest Realty Company, to eliminate the "secondary approach".

(ii) The Planning Commission has heretofore conducted a duly noticed public hearing, as required by law, to consider the proposed helipad operation. Said public hearing was conducted on April 23, May 14 and May 28, 1985, and was concluded prior to the adoption of this Resolution.

(iii) This Planning Commission has heretofore witnessed demonstration flights conducted on May 28, in order to witness the primary, secondary and alternative flight paths as proposed at that time by Pacific Southwest Realty Company.

(iv) This Planning Commission has reviewed and considered all elements of the proposed Conditional Use Permit, together with the associated Environmental Impact Report and the information contained therein.

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

B. RESOLUTION: NOW, THEREFORE the Planning Commission of the City of Brea does hereby find, determine and resolve as follows:

1. In all respects as set forth in the Recitals, Part A, of this Resolution.

2. Based upon substantial evidence presented to this Planning Commission during the above referenced public hearings, including the written staff reports, and oral and documentary testimony presented to this Planning Commission, this Commission hereby specifically finds as follows:

A. The Application applies to property containing approximately 31.5 acres, developed with an approximately 688,000 square foot data processing center located in the M-1, Light Industrial, Zone.

B. The properties immediately to the north of the subject site are zoned M-1, Light Industrial, and are developed with office use. Property immediately to the east of the subject site is designated with a combination of manufacturing and low density residential uses within the General Plan and is zoned M-P, Planned Industrial, and is currently occupied by the Union Oil Research Center and a nursery operation. Property immediately to the south is designated as Manufacturing on the General Plan and is zoned and developed with M-1, Light Industrial, uses. Properties immediately to the west of the subject site are designated as manufacturing on the General Plan and are zoned and developed with M-1, Light Industrial, uses.

C. Existing residential communities are located in proximity to the proposed helipad operation and the flight paths necessary to service such operations. Such existing residential uses are located as follows:

(i) To the northwest, approximately 2,000 feet from the proposed helipad site;

(ii) To the southeast, approximately 2,400 feet from the proposed flight path;

(iii) To the south, approximately 2,500 feet from the proposed helipad site.

D. Property proposed to be developed for residential purposes is located in proximity to the proposed helipad operation and the flight paths necessary to service such operation. Such proposed residential uses are located as follows:

(i) Immediately to the north, approximately 900 feet from the proposed helipad site;

(ii) To the east, approximately 1,200 feet from the proposed helipad site and directly below the proposed flight path;

(iii) To the northeast, directly below the proposed flight path.

3. The Application contemplates the establishment of a private helipad at the existing bank operations center. Such use, as contemplated, is permitted under the General Plan of the City of Brea and is a permitted use within the M-1 Zone, subject to the issuance of a Conditional Use Permit. The evidence presented to this Planning Commission has identified substantial

ATTACHMENT C

potential adverse effects of the applied for use and, therefore, finds that the Application as proposed would be materially detrimental to persons or uses in the immediate vicinity of the proposed use, and the flight paths required for the use, for the following reasons:

A. The effects of speech interference, sleep disruption and sleep awakening to existing and planned residential communities to the north, east and northeast of the proposed helipad and the flight paths required for the use.

B. The effects of noise pollution upon such existing and proposed residential communities.

C. The disruption of family activities within such existing and proposed residential communities.

D. Incompatibility with such existing and proposed residential communities.

E. The incompatibility with the General Plan at this location because of existing and proposed residential uses immediately to the north of the proposed site and residential uses located within, and directly under, the proposed flight paths.

F. The inability to effectively monitor the use with respect to the number of flights, paths and times of day of helicopter traffic.

G. The Application, as submitted, would be incompatible with the existing and proposed residential uses by the creation of additional noise caused by helicopter traffic from the subject site and along the flight paths.

ATTACHMENT C

4. Insufficient evidence was presented by the applicant to support the granting of the subject Conditional Use Permit request. Based upon the substantial evidence presented to the Planning Commission during the above described public hearing and upon the specific findings of fact set forth above, the Planning Commission hereby finds and concludes as follows:

A. The proposed use is not consistent with the General Plan of the City of Brea.

B. The proposed use is neither desirable nor necessary for the public convenience.

C. The proposed use is incompatible with existing and proposed residential communities, as the operation will create objectionable noise.

D. Adequate street access and traffic capacity is available to service the existing development from other existing helipads in the immediate vicinity and has, in fact, been doing so over the course of this operations center operation.

5. Based upon the findings and conclusions set forth above, this Planning Commission hereby denies, without prejudice, said Application.

6. The Secretary of this Commission shall certify to the adoption of this Resolution.

ATTACHMENT C

ADOPTED AND APPROVED this 11th day of June, 1985.

Chairman, Planning Commission

I, James DeStefano, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea, held on the 11th day of June, 1985, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 11th day of June, 1985, by the following votes:

AYES: COMMISSIONERS: Davis, Behoteguy, Neti, Wolfert and Clausen

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

ABSTAIN: COMMISSIONERS: None

ATTEST:

Secretary, Planning Commission

EXHIBIT B

Property Zoning Verification Letter dated September 23, 2022

September 23, 2022

Sent via email to friedjas@amazon.com

Jason Friedman
1603 Glenoaks Blvd
San Fernando, CA 91340

SUBJECT: Zoning Verification Letter: 275 Valencia Avenue
Assessor Parcel Numbers: 320-233-17, 320-301-11, and 320-301-12
ZVL-2022-00014

Dear Mr. Friedman,

The information provided below is in response to your Zoning Verification Letter request for the property located at 275 Valencia Avenue. Your request included information related to the upcoming General Plan and Zone Change Amendments to an approximately 7-acre portion of 275 Valencia Avenue (Subject Site), from Light Industrial and Light Industrial (M-1) to Mixed-Use II and Mixed-Use II (MU-II) as part of the City's 6th Cycle Housing Element (Housing Element) implementation.

As part of the Housing Element implementation, the City has initiated efforts to amend the General Plan Land Use and zoning designations of six housing sites identified in the Housing element. The Housing Element identifies additional housing sites called "Additional Potential Sites," which are determined to have strong potential for residential development. One of these sites includes the Subject Site, which will require amendments to the General Plan and Zoning designations to support the anticipated density.

On September 27, 2022, a public hearing will be held by the Planning Commission to consider General Plan Amendment No. 2021-02 and Zone Change No. 2021-01 to amend the General Plan Land Use and Zoning designations of the three Housing Opportunity Sites and three Additional Potential Sites, including the Subject Site.

General Plan

Existing

The subject property has a General Plan Land Use designation of Light Industrial, which is intended to *accommodate industrial uses that are low intensity and contained entirely within buildings. Allowable uses include research and development, light manufacturing and processing, offices, light warehousing and storage, high-technology production, and related uses. Other uses determined to be compatible may also be allowed. The Light Industrial land use designation allows a maximum Floor Area Ratio (FAR) of 0.75.*

Proposed

A General Plan Land Use designation of Mixed-Use II is intended to *provide opportunities for the coordinated development of urban villages that offer a diverse range of complementary land uses in close proximity to one another. Either vertical or horizontal integration of uses is permitted, with an emphasis on tying together the uses with pedestrian linkages. Residential densities at the higher end of the scale will be permitted for developments that clearly integrate uses. The Mixed-Use land use designation allows a maximum FAR of 2.*

Zoning Information

Existing

The zoning designation of the subject property is Light Industrial (M-1). *The purpose of the M-1 Zone is to provide appropriately located areas for the establishment of industrial plants and related activities and to promote the concentration of such uses in a manner which will foster mutually beneficial relationships with each other, as well as with those areas of the city zoned for other development. The regulation of uses and standards of development set forth in the M-1 Zone are those deemed necessary to provide the proper environment for the efficient and desirable use of this type of industrial land, and to provide the proper safeguards to protect nearby residential, commercial, and public uses.*

Allowable uses in the M-1 Zone are outlined in Brea City Code (BCC) Section 20.252.020, and property development standards for the M-1 Zone are outlined in the BCC Section 20.252.040.

The zoning designation of the adjacent properties are disclosed below:

Adjacent Zoning Designation	
North	M-1 (Light Industrial)
East	MU-II (Mixed Use II)
South	M-1 (Light Industrial)
West	M-1 (Light Industrial)

Proposed

A zoning designation of Mixed-Use II (MU-II) *applies to larger properties that would benefit from a coordinated, integrated approach to development. Development densities and intensities at the upper end of the stated range will only be allowed for those projects that include public and/or private educational facilities, as well as functional and attractive public open space amenities. Land uses specifically prohibited within the Mixed-Use II designation include the manufacturing and processing of goods and materials, and any warehousing. Public and private walkways and related facilities may be established within the Mixed-Use II designation.*

A list of allowed uses in the MU-II Zone are outlined in the BCC Table 2-2, and property development standards for the MU-II Zone are outlined in the BCC Sections 20.258.020 and 20.258.030.

Requested Information

On June 3, 2022, the City received a Plan Review application for a new development at 275 Valencia Avenue (Plan Review No. 2022-09; Accela Record Number PLN-2022-00042). This application proposes to continue to utilize the Subject Site as surface parking and vehicular circulation for the new development. The proposed Surface parking and related vehicle circulation is considered as *"motor vehicle parking lot/structure facilities"* land use in the BCC, and the BCC identifies such land use as a permitted use in MU-II Zone.

Other Departments/Divisions

Information regarding building permits, code violations, and certificates of occupancy can be obtained from the Building and Safety Division. For information concerning any Fire Code violations on the property, you may contact the Brea Fire Department. The phone numbers for these departments/divisions are provided below:

- Building and Safety Division: 714-990-7769
- Fire Department: 714-990-7652

Fees

Any time associated with processing this Zoning Verification Request will be charged against the existing Trust Account No. T220646 associated with PLN-2022-00042.

If you have any further questions, please feel free to contact me by email or phone, at jessican@cityofbrea.net or 714-671-4439.

Sincerely,

Jessica Newton
Senior Planner

EXHIBIT C

Property Zoning Verification Letter dated January 10, 2023

January 10, 2023

Sent via email to friedjas@amazon.com

Jason Friedman
Amazon.com Services LLC
1603 Glenoaks Boulevard
San Fernando, CA 91340

SUBJECT: Revised Zoning Verification Letter #2: 275 Valencia Avenue
Assessor Parcel Numbers: 320-233-17, 320-301-11, and 320-301-12
ZVL-2022-00017

Dear Mr. Friedman,

The information provided below is in response to your Zoning Verification Letter request for the property located at 275 Valencia Avenue. Your request ("Attachment A" of the Zoning Verification Letter request) included clarification of information pertaining to permitted uses, development standards, and use classification related to dual property general plan and zoning designations.

On December 6, 2022, Brea City Council adopted Ordinance No. 1234 to amend the General Plan Land Use and Zoning designations of the three Housing Opportunity Sites and three Additional Potential Sites, including the 275 Valencia Avenue (Subject Site). The General Plan and Zone Change amended the General Plan Land Use and the zoning designations for the approximately 7-acre area located at the southern portion of the Subject Site, from Light Industrial and Light Industrial (M-1) to Mixed Use II and Mixed-Use II (MU-II) as part of the City's 6th Cycle Housing Element (Housing Element) implementation.

General Plan

The subject property has two General Plan Land Use designations as follows:

- The northern 24.52-acre portion of the Subject Site is designated as Light Industrial, which is intended to *accommodate industrial uses that are low intensity and contained entirely within buildings. Allowable uses include research and development, light manufacturing and processing, offices, light warehousing and storage, high-technology production, and related uses. Other uses determined to be compatible may also be allowed. The Light Industrial land use designation allows a maximum Floor Area Ratio (FAR) of 0.75.*

- The southern 7-acre portion of the Subject Site is designated as Mixed Use II, which is is intended to *provide opportunities for the coordinated development of urban villages that offer a diverse range of complementary land uses in close proximity to one another. Either vertical or horizontal integration of uses is permitted, with an emphasis on tying together the uses with pedestrian linkages. Residential densities at the higher end of the scale will be permitted for developments that clearly integrate uses. The Mixed Use land use designation allows a maximum FAR of 2.00.*

Zoning Information

- The zoning designation of the northern 24.52-acre portion of the Subject Site is Light Industrial (M-1). *The purpose of the M-1 Zone is to provide appropriately located areas for the establishment of industrial plants and related activities and to promote the concentration of such uses in a manner which will foster mutually beneficial relationships with each other, as well as with those areas of the city zoned for other development. The regulation of uses and standards of development set forth in the M-1 Zone are those deemed necessary to provide the proper environment for the efficient and desirable use of this type of industrial land, and to provide the proper safeguards to protect nearby residential, commercial, and public uses.*

  Allowable uses in the M-1 Zone are outlined in Brea City Code (BCC) Section 20.252.020, and property development standards for the M-1 Zone are outlined in the BCC Section 20.252.040.

- A zoning designation of the southern 7-acre portion of the Subject Site is Mixed-Use II (MU-II). The MU-II Zone *applies to larger properties that would benefit from a coordinated, integrated approach to development. Development densities and intensities at the upper end of the stated range will only be allowed for those projects that include public and/or private educational facilities, as well as functional and attractive public open space amenities. Land uses specifically prohibited within the Mixed-Use II designation include the manufacturing and processing of goods and materials, and any warehousing. Public and private walkways and related facilities may be established within the Mixed-Use II designation.*

  A list of allowed uses in the MU-II Zone are outlined in the BCC Table 2-2, and property development standards for the MU-II Zone are outlined in the BCC Sections 20.258.020 and 20.258.030.

The zoning designations of the adjacent properties are disclosed below:

Adjacent Zoning Designation	
North	M-1 (Light Industrial)
East	MU-II (Mixed Use II)
South	M-1 (Light Industrial)
West	M-1 (Light Industrial)

Response to Application Questions:

City responses are based on information provided in conjunction with the first review of Plan Review application for a new development at 275 Valencia Avenue (Plan Review No. 2022-09; Accela Record Number PLN-2022-00042) and the conceptual truck turning diagram of the site attached to the Zoning Verification Letter request.

Item #1
Question: That a Project requesting a Vesting Parcel Map with one lot and a split land use designation, including the Mixed Use General Plan land use designation for the Subject Site, would continue to permit the Project's proposed parcel delivery facility; and

Response: A parcel delivery facility is permissible on a property with a Light Industrial General Plan land use designation. In the subject case of dual land use designations within one lot (as proposed as part of the Project, through a Vesting Parcel Map), the parcel delivery facility building should be located on the northern portion of the proposed parcel, as seen in the map exhibit of Attachment A of the Zoning Verification Letter request. The approximately 7-acre southern portion of the Subject Site has a Mixed Use II General Plan land use designation. Land uses specifically prohibited within the Mixed Use II designation include regional- serving retail uses, the manufacturing and processing of goods and materials, and any warehousing. Thus, the Project's proposed surface parking (as seen in Attachment A) in the Mixed Use II General Plan land use designation area is permitted to serve the proposed parcel delivery facility as a part of a unified development.

Item #2
Question: That a Project requesting a Vesting Parcel Map with one lot and a split zoning designation, including the MU-II zoning designation for the Subject Site, would continue to permit the Project's proposed parcel delivery facility; and

Response: A parcel delivery facility is permissible on a property with a Light Industrial (M-1) zoning designation. In the subject case of dual land use designations within one lot (as proposed as part of the Project, through a Vesting Parcel Map), the parcel delivery facility building should be located on the northern portion of the proposed parcel, as seen in the map exhibit of Attachment A of the Zoning Verification Letter request. The approximately 7-acre southern portion of the Subject Site has a Mixed-Use II (MU-II) zoning designation. Land uses specifically prohibited within the Mixed-Use II designation include the manufacturing and processing of goods and materials, and any warehousing. Thus, the Project's proposed surface parking (as seen in Attachment A) in the MU-II zone is permitted to serve the proposed parcel delivery facility as a part of a unified development.

Item #3
Question: That a Project requesting a Vesting Parcel Map with one lot and split zoning and land use designations would not be subject to any landscape, setback, or other similar development standards, as described in the Brea Municipal Code, along the interior boundary between the two zoning and land use designations; and

Response: Brea City Code development standards related to minimum landscaping and setbacks are applied to the setback line. Brea City Code Section 20.00.070B. defines "setback line" as a line within a parcel, parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures, parking or uses on a parcel. The boundary line that delineates between the dual General Plan and Zoning designations is not considered as a lot line nor a setback line.

Item #4
Question: That a Project including both the MU-II and M-1 zoning designations would define all surface parking, including the parking within the Subject Site, as a part of the unified Project and not as an accessory use as defined in the Brea Municipal Code.

Response: All land uses shall provide off-street parking in conformity with Brea City Code parking space requirements. As proposed, the Project's primary use would be the parcel delivery service. If approved, all required or associated parking on the Project Site would be considered part of the

unified Project. Thus, as stated above, the Project's proposed surface parking (as seen in Attachment A) in the MU-II zone is permitted to serve the proposed parcel delivery facility as part of a unified development.

Other Departments/Divisions

Information regarding building permits, code violations, and certificates of occupancy can be obtained from the Building and Safety Division. For information concerning any Fire Code violations on the property, you may contact the Brea Fire Department. The phone numbers for these departments/divisions are provided below:

- Building and Safety Division: (714) 990-7769
- Fire Department: (714) 990-7652

Fees

Any time associated with processing this Zoning Verification Request will be charged against the existing Trust Account No. T220646.

If you have any further questions, please feel free to contact me by email or phone, at JessicaN@cityofbrea.net or (714) 671-4439.

Sincerely,

Jessica Newton
Senior Planner

Attachments:

A. BCC Chapter 20.252: M-1 Light Industrial Zone
B. BCC Chapter 20.258: Mixed-Use Zoning Districts

CHAPTER 20.252: M-1 LIGHT INDUSTRIAL ZONE

Section

20.252.010 Intent and purpose

20.252.020 Uses permitted

20.252.030 Uses expressly prohibited

20.252.040 Property development standards

20.252.050 Plan review

20.252.060 Performance standards

§ 20.252.010 INTENT AND PURPOSE.

The purpose of the M-1 Zone is to provide appropriately located areas for the establishment of industrial plants and related activities and to promote the concentration of such uses in a manner which will foster mutually beneficial relationships with each other, as well as with those areas of the city zoned for other development. The regulation of uses and standards of development set forth in the M-1 Zone are those deemed necessary to provide the proper environment for the efficient and desirable use of this type of industrial land, and to provide the proper safeguards to protect nearby residential, commercial, and public uses.

(Ord. 425, passed 10-14-68)

§ 20.252.020 USES PERMITTED.

No buildings or structures or land shall be used and no building or structures shall be hereafter erected, structurally altered or enlarged, except for the following purposes:

A. *Principal permitted uses.*

1. Uses permitted in the M-P Zone, § 20.248.020 of this title.

2. Agricultural.

3. *Manufacturing.* Subject to the conditions of this zone, manufacturing, assembling, repairing, testing, processing, warehousing, wholesaling, research or treatment of products; may be conducted, other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration or other similar causes detrimental to the public health, safety or general welfare, including but not limited to the following:

Aircraft and aircraft accessories

Aluminum products

Auto trailer, camper, and mobile home manufacturing

Bakery wholesale

Boat building

Bottling plant

Building material and hardware sales

Cabinet shop

Carpet cleaning plants

Catering services

Cleaning and dyeing plants, general

Cutlery, hardware, hand tool, and utensil manufacturing

Dairy products processing

Electric distribution substations, electric transmission substations, gas metering and regulating stations, public utility buildings and service and storage yards including microwave facilities incorporated as part of a public utility installation

Electric or neon sign manufacturing

Food products processing, manufacturing, canning, preserving, and freezing (excluding fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils)

Furniture manufacturing, upholstering and refinishing

Garage, parking or parking structure

Garment manufacturing

Hospital or medical clinic, industrial

Ice and cold storage plant

Laundries

Lumber yards (planing mills excluded)

Machine shop

Metal plating

Metal working, light fabricating or welding firm

Motion picture studio, laboratories and film processing

Paint mixing, provided a boiling process is not employed (no above ground tank farm or surface storage is permitted except above surface thinner storage is limited to two hundred (200) gallons and is permitted)

Paper, fabrication form

Petroleum bulk plants

Plastic, fabricating from

Printing establishments

Product service centers

Radio broadcasting studio or station

Rubber products if:

1. The rubber is not melted

2. An internal type mixer is used, and residue therefrom is collected in accordance with rules and regulations specified by the Orange County Air Pollution Control District

Sheet metal shop

Telephone exchange, office and equipment building

Television broadcasting studio or station

Textile manufacture

Training center, industrial

Warehouses and storage buildings

Woodworking shop

4. *Other uses.* The following accessory uses are permitted only where they are integrated with and clearly incidental to a primary permitted industrial use:

Dwelling, single, where used exclusively by a caretaker or superintendent of a permitted industrial use and his or her family

Employees' cafeterias or coffee shops

Exhibition of products produced on the premises or available for wholesale distribution

Offices

5. *Emergency shelter, subject to the following standards.*

a. A single emergency shelter for thirty (30) occupants, or a combination of multiple shelters with a combined capacity not to exceed thirty (30) occupants, shall be allowed as a principal permitted use, consistent with Cal. Gov't Code § 65583(4)(A). Any other emergency shelter shall meet the minimum standards contained in subparagraph 20.252.020.A.5. and shall be subject to the approval of a conditional use permit consistent with § 20.408.030. Churches or religious institutions within the M-1 zone may establish emergency shelters for up to thirty (30) occupants without further CUP consideration, regardless of current combined capacity of any existing emergency shelters currently in operation, subject to the minimum development standards contained in § 20.252.020.A.5.

b. Stays at the facility shall be on a first-come first-served basis with clients only on-site and admitted to the facility between 6:00 p.m. and 8:00 a.m. during pacific daylight time and 5:00 p.m. and 8:00 a.m. during pacific standard time. Clients must vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.

c. Maximum stay at the facility shall not exceed one hundred twenty (120) days in a three hundred sixty-five(365) day period.

d. Facility location shall be within a half (1/2) mile radius from an OCTA bus stop, as measured from the property line.

e. A minimum distance of five hundred (500) feet shall be maintained from any other emergency shelter, any residentially zoned property and any public or private school, as measured from the property line.

f. A minimum of one (1) staff member per fifteen (15) beds shall be awake and on duty when the facility is open.

g. Bike rack parking shall also be provided by the facility.

h. Exterior lighting shall be provided for the entire outdoor area of the site consistent with the provisions of subparagraph 20.08.40.C.5.b.

i. A waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall, and shall provide consideration for shade/rain provisions.

j. Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view. Any outdoor storage areas provided shall be screened from public view by minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall.

k. Facility improvements shall comply with Title 15, Division I and Title 16 of the Brea Municipal Code, specific to the establishment of dormitories and shall additionally provide:

(1) A minimum of one (1) toilet for every eight (8) beds per gender;

(2) A minimum of one (1) shower for every eight (8) beds per gender; and

(3) Private shower and toilet facility for each area designated for use by individual families.

l. An operational plan shall be provided for the review and approval of the Development Services Director. Plans may be required to address additional specific needs as identified by the Director. The approved operational plan shall remain active throughout the life of the facility. At a minimum, the plan shall contain provisions addressing the topical areas outlined below:

(1) Security and safety - addressing both on and off-site needs, including provisions to address the separation of male/female sleeping areas as well as any family areas within the facility;

(2) Loitering control - with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site;

(3) Management of outdoor areas - including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses;

(4) Staff training - with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income;

(5) Communication and outreach with objectives to maintain good communication and response to operational issues which may arise from the neighborhood, city staff, or the general public;

(6) Screening of clients for admittance eligibility - with objectives to provide first service to Brea residents;

(7) Counseling programs to be provided with referrals to outside assistance agencies, and provide an annual report on this activity to the city; and

(8) Litter control - with an objective to provide for the timely removal of litter attributable to clients within the vicinity of the facility.

m. The facility may provide the following services in a designated area separate from sleeping areas:

(1) A recreation area either inside or outside the shelter;

(2) A counseling center for job placement, educational, health care, legal, or mental health services;

(3) Laundry facilities to serve the number of clients at the shelter;

(4) Kitchen for the preparation of meals;

(5) Dining hall;

(6) Client storage area (i.e. for the overnight storage of bicycles and personal items); or

(7) Similar services geared to homeless clients.

B. *Uses permitted subject to conditional use permit.* The following uses are permitted subject to approval of a conditional use permit application in accordance with the provisions of § 20.408.030 of this title.

1. Any principal use permitted in the M-2 Zone as specified in subparagraph20.256.020.A. of this title and subject to all provisions therein.

2. Any conditional use permitted in subparagraph 20.248.020.B.2. of this title, and subject to all the provisions therein.

3. Gasoline service stations, subject to the provisions of subparagraph20.228.020.B.3. of this title (C-N Zone).

4. Vehicle sales, new and used - (outside use permitted).

5. Administrative and professional offices (any office in which chattels or goods, ware or merchandise are not sold or manufactured).

6. Health clubs, studios or spas.

7. Astrology, fortune-telling, *etc.*

8. Off-site hazardous waste facility subject to Health and Reactivity rating of three (3) or below in accordance with the NFPA 704 System, National Fire Protection Association or equivalent.

9. Churches, religious institutions and similar places of assembly. The city has identified the following development guidelines as important for consideration within the review of any Conditional Use Permit for a church or religious institution within the industrial zones:

a. Churches, religious institutions or similar places of assembly should not locate within one thousand (1,000) feet, as measured from closest property line, of a previously entitled church or religious institution within the CM, MP, M1 or M2 zoning districts.

10. Emergency shelter - any emergency shelter defined as requiring a conditional use permit within subparagraph 20.252.020.A.5.a.

(Ord. 425, passed 10-14-68; Am. Ord. 464, passed 4-27-70; Am. Ord. 689, passed 1-15-80; Am. Ord. 708, passed 1-20-81; Am. Ord. 878, passed 12-5-89; Am. Ord. 924, passed 8-4-92; Am. Ord. 1092, passed 5-16-06; Am. Ord. 1119, passed 2-3-09; Am. Ord. 1128, passed 10-20-09; Am. Ord. 1154, passed 6-21-11)

§ 20.252.030 USES EXPRESSLY PROHIBITED.

The following uses are expressly prohibited in the M-1 Zone:

Residential uses, except caretakers quarters.

(Ord. 425, passed 10-14-68)

§ 20.252.040 PROPERTY DEVELOPMENT STANDARDS.

The property development standards shall apply to all land and buildings in the M-1 Zone.

A. *Lot area.* Each lot shall have a minimum area of six thousand (6,000) square feet.

B. *Lot dimensions.*

1. *Width.* Each lot shall have a minimum width of sixty (60) feet, except that were adjacent to a residential zone, school or park, the width shall be not less than one hundred sixty (160) feet.

2. *Depth.* Each lot shall have a minimum depth of one hundred (100) feet, except where adjacent to a residential zone, school or park, in which case the minimum depth shall be two hundred (200) feet.

C. *Building height.*

1. Buildings and structures erected in the M-1 Zone shall have a height no greater than sixty (60) feet. Heights above the maximum may be permitted by conditional use permit, subject to the provisions of § 20.408.030 of this title.

2. *Structures permitted above height limit.* Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the buildings and fire or parapet walls, skylights, towers, steeples, smoke stacks, flagpoles, chimneys, wireless and television masts, water tanks, or similar structures may be erected above the maximum height permitted in each zone. No structure shall be allowed for purposes of providing additional floor space.

D. *Yards.*

1. Where the M-1 Zone fronts, sides, or rears on any arterial street, or a local street which is a boundary with a residential zone, there shall be a yard abutting said arterial street or local street of not less than fifty (50) feet. The twenty (20) feet nearest the street shall be landscaped and maintained. The remainder may be used for parking.

2. Where the M-1 Zone fronts, sides or rears on a local street which is not a boundary with a residential zone, there shall be a yard of not less than ten (10) feet abutting said street.

3. No side or rear yards required except where adjoining a residential zone, the side and rear yard(s) shall be a minimum of one hundred (100) feet. Said yards may be used for parking, loading, and accessways. A solid masonry wall

not less than seven (7) feet in height shall be installed along the property line abutting the residential zone.

4. In all front yards, the equivalent of one (1) tree per thirty (30) lineal feet of interior property line shall be provided; in all rear and side yards, visible from adjacent streets or residential neighborhoods, one (1) tree for each thirty (30) lineal feet of combined rear and side interior property lines shall be planted in either a lineal or grouped manner. In addition, a five (5) foot, net (clear of curb), interior property line landscaped strip shall be provided. This landscaping shall be continuous along all interior property lines. Landscaping shall be held back from the property line or intersection with driveways or streets so as not to hinder traffic visibility.

5. All yards between the public street curbing and the property line are to be landscaped and maintained with active ground cover, such as green grass, dichondra, ivy, shrubs and/or trees.

6. All unpaved or undeveloped areas of a site for which a development application has not been submitted, shall be planted with a ground cover and/or shrub material as a condition of project approval. Undeveloped areas which are proposed for future expansion shall be kept in a weed free condition.

E. *Walls, fences, landscaping, and property maintenance.*

1. *Required walls.*

a. Walls along common property lines shall be erected as required in paragraph D. above, however, said walls shall be reduced to a height of thirty (30) inches in the area defined as the front yard in the abutting residential zone.

b. Required walls shall be constructed of masonry material not less than six (6) inches in thickness.

2. *Permitted fences and walls.* Fences and walls not to exceed seven (7) feet in height shall be permitted within any side or rear yard area or along any common property line provided, however, that the wall or fence does not exceed a height of thirty (30) inches within the front yard or side yard on the street side of a corner lot.

3. *Height of walls and fences.* The height of walls and fences shall be measured from highest ground level immediately adjacent to the base of the wall.

4. The provisions of this section shall not apply to a fence or wall height as required by any law or regulation of the state or agency thereof.

5. *Landscaping required.*

a. Areas utilized for parking or loading, will be screened, modulated, or interrupted from view of access on adjacent streets, freeways, and adjacent residential property. This can be accomplished by one of three (3) techniques:

(1) Lineal masses of shrubs;

(2) Lineal or group masses of major scale trees; or

(3) Lineal or grouped masses of smaller scale trees.

b. Dual texturing of building facades or a five (5) foot strip of building parameter landscaping shall be required, with the exception of rear or side walls abutting other existing buildings.

c. *Parking lot trees.* Trees equal in number to one (1) per each five (5) parking stalls either grouped or clustered shall be installed in all parking areas. Said trees shall be placed on the lot so as not to interfere with interior industrial parking lot circulation. Trees shall be placed so as to give relief to the monotony of rows of parked vehicles.

d. A detailed landscaped plan (including irrigation, plant and material specifications) shall be submitted to the Development Services Department for its approval prior to the issuance of building permits.

6. *Landscaping maintenance.*

a. Prior to the installation of the landscaping in public right-of-way, the developer shall provide for continued maintenance by an agreement with the city.

b. Property owners are responsible for the continual maintenance of all landscape areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris, maintained in a healthy, growing condition and shall receive regular pruning, fertilizing, mowing and trimming. Any diseased, dead, damaged or decaying plant materials shall be removed and replaced within thirty (30) days following written notice from the Development Services Director.

c. Irrigation systems shall be kept in working condition. Adjustments, replacements, repairs, and cleaning shall be a part of regular maintenance.

d. Trees shall be staked and tied with lodge poles. Stakes and ties on trees shall be checked regularly for correct functions. Ties shall be adjusted to avoid creating abrasions or girdling on trunks or branches.

e. Street trees planted within public right-of-way and/or trees planted adjacent to public sidewalk shall be provided with root barriers subject to Development Services Director review and approval.

7. *Property maintenance.* Property owners shall maintain all structures, including buildings, paved areas, accessory buildings and signs in the manner required to protect the health and safety of users, occupants, and the general public. The

property shall be deemed substandard when it displays evidences of a substantial number of dilapidated conditions including, but not limited to the following:

a. Faulty, sagging or leaking roof;

b. Improper weatherization of building siding materials such as chipped or worn paint, wood siding showing signs of dry rot, cracked or chipped stucco and dented or rusted metal siding;

c. Broken or missing windows and sign panels;

d. Inadequate site drainage or standing water adjacent to building foundations;

e. Broken or inoperable sanitary and plumbing facilities;

f. Broken or missing foundation and attic vent screens and window screens; and

g. Structural deficiencies.

F. *Distance between buildings.* No requirements.

G. *Coverage by structures.* Lot area coverage by buildings or structures shall not exceed fifty percent (50%) of the total lot area.

H. *Off-street parking and loading.* The provisions of § 20.08.040 of this title shall apply.

I. *Access.* All lots shall have a minimum of fifty (50) feet of access on a dedicated and improved street.

J. *Signs.*

1. *Permitted signs.*

a. Temporary signage per city standards.

b. Tenant signs must be approved prior to installation.

c. Except as provided herein, the provisions of Chapter 20.28 of this title shall apply.

2. *Colors.* Colors, materials, and finishes are to be coordinated on all exterior elevations of the buildings and walls to achieve total continuity of design. Samples of exterior elevations (colors and textures) shall be submitted for review prior to permit issuance.

3. *Lighting.*

a. Parking lot lighting fixtures are to have an overall maximum height that is consistent with the height of the buildings themselves. Walkway lighting fixtures are to have an overall maximum height of fourteen (14) feet.

b. Cut-off exterior light fixtures and their location shall be submitted on a plan for review.

c. Security lighting fixtures are not to project above the fascia or parapet of the building and are to be shielded or recessed in the building walls to provide cut-off at the property line.

K. *Outdoor storage, uses, and waste disposal.*

1. Outdoor storage and activities associated with permitted uses shall be entirely enclosed by building walls or by a solid masonry wall not less than seven (7) feet in height located at the front setback line. On all other property lines said uses shall be enclosed by buildings, solid masonry walls, vine covered chain-link fences, or uniformly compact evergreen hedges, continuously maintained and not less than seven (7) feet in height. Items stored within one hundred (100) feet of a dedicated street or residential zone shall not be stacked higher than six (6) feet. Screen landscaping, fences and walls to enclose storage areas between adjoining industrial side and/or rear property lines may be deleted by mutual agreement of the property owners involved.

2. The storage of combustible materials shall be not less than twenty (20) feet from any interior lot line, and a roadway shall be provided, graded, surfaced, and maintained from the street to the rear of the property to permit free access of fire trucks at any time.

3. a. No materials or wastes shall be deposited upon a subject lot in such form or manner that they may be transferred off the lot by natural causes or forces. All waste materials shall be stored in an enclosed area and shall be accessible to service vehicles.

b. Wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored only in closed containers in required enclosures.

4. All exterior electrical cage enclosures and storage tanks are to be screened from view from access or adjacent streets and residential neighborhoods, by a fence, wall, or mature landscape materials.

5. *Trash storage method and location.*

a. Trash enclosure location shall be subject to the approval of the Development Services Department.

b. Trash enclosure shall be of masonry construction or approved alternate material. Structural design and gates shall be in accordance with city standards.

L. *Metal buildings.* Buildings or structures having exterior walls of sheet metal shall not be located closer than one hundred fifty (150) feet from the property line along any freeway, major or secondary highway, or closer than one hundred (100) feet from the property line along any other dedicated street, except that said buildings or structures may be located closer to the street if any of the following conditions prevail:

1. The sheet metal comprises twenty-five percent (25%) or less of the exterior wall area of said building or structures; or

2. The sheet metal consists of panels with baked enamel or similar finish; or

3. Said building or structure is concealed from view from the public street by walls, fences, landscaping, or other buildings or structures.

M. *Mechanical equipment and duct work.*

1. All roof mounted mechanical equipment and/or duct work, which projects vertically more than one and one-half (1½) feet above the roof or roof parapet and is visible from an adjoining street is to be screened by an enclosure which is detailed consistently with the building.

2. All roof mounted mechanical equipment and/or ductwork, which projects one and one-half (1½) feet or more above the roof or roof parapet is to be painted in its entirety consistent with the color scheme of the building in all cases.

3. No mechanical equipment except for emergency equipment is to be exposed on the wall surface of a building.

4. Plans for cyclone blowers, bag houses, tanks, *etc.*, shall be reviewed at the time of preliminary plan check to determine design integration with buildings and adjacent area. Furthermore, they shall be painted to match the surface to which attached.

5. Incinerator vents are to be located on the rear or “hidden” side of the building whenever possible.

N. The provisions of this section shall apply to all proposed development within the M-1 (Light Industrial) Zone except: Where a parcel or lot in the M-1 (Light Industrial) Zone is proposed for the development of off-site hazardous waste facilities, a distance of one thousand (1,000) feet from any sensitive population property lines is required, in addition to the required development standards in the M-1 (Light Industrial) Zone.

(Ord. 425, passed 10-14-68; Am. Ord. 708, passed 1-20-81; Am. Ord. 873, passed 9-5-89; Am. Ord. 924, passed 8-4-92)

§ 20.252.050 PLAN REVIEW.

The provisions of § 20.408.040 of this title (Plan Review) shall apply to all proposed development within the M-1 (Light Industrial) Zone. Additionally, all property zoned M-1 and located within three hundred (300) feet of an “R” (Residentially) zoned property shall not be developed except upon the previous approval of a conditional use permit pursuant to § 20.408.030 of this title.

(Ord. 425, passed 10-14-68; Am. Ord. 587, passed 4-20-76; Am. Ord. 963, passed 1-17-95)

§ 20.252.060 PERFORMANCE STANDARDS.

All uses in the M-1 (Light Industrial) Zone shall comply with the provisions of Chapter 20.20 of this title (Performance Standards).

(Ord. 425, passed 10-14-68; Am. Ord. 772, passed 4-16-85)

CHAPTER 20.258: MIXED-USE ZONING DISTRICTS

Section

20.258.010 Mixed-use zoning districts

20.258.020 General development standards for the mixed-use zoning districts

20.258.030 Specific development standards for all mixed-use projects

§ 20.258.010 MIXED-USE ZONING DISTRICTS.

A. *Purpose and intent of Mixed-Use zoning districts.*

1. *Mixed-Use I.*

a. This zoning district provides areas for intense, mixed-use urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their vehicles. This designation encourages vertical and horizontal integration of compatible residential and nonresidential uses, whereby the uses share the same structure or parcel. The Mixed-Use I designation applies to Downtown Brea, including the Birch Street Corridor, as well as other sites located throughout the community with ready access to major roadways and public transit. Land uses specifically prohibited within the Mixed-Use I designation include the manufacturing and processing of goods and materials, and any warehousing. Public and private walkways and related facilities may be established within the Mixed-Use I designation.

b. The residential density range is 12.1 to 50 dwelling units per acre. The maximum allowed floor area ratio (FAR) is 3.00. Residential densities at the higher end of the range will only be allowed for developments that clearly incorporate a mix of uses.

2. *Mixed-Use II.*

a. This zoning district provides opportunities for the coordinated development of urban villages that offer a diverse range of complementary land uses in close proximity to one another. Either vertical or horizontal integration of uses is allowed, with an emphasis on tying together the uses with appropriate pedestrian linkages. Residential densities at the higher end of the scale will be allowed for developments that clearly integrate uses.

b. The Mixed-Use II designation applies to larger properties that would benefit from a coordinated, integrated approach to development. Development densities and intensities at the upper end of the stated range will only be allowed for those projects that include public and/or private educational facilities, as well as functional and attractive public open space amenities. Land uses specifically prohibited within the Mixed-Use II designation include the manufacturing and processing of goods and materials, and any warehousing. Public and private walkways and related facilities may be established within the Mixed-Use II designation.

c. The residential density range is 6.1 to 40 dwelling units per acre. The maximum allowed floor area ratio (FAR) is 2.00. Residential densities at the higher end of the range will only be allowed for developments that clearly incorporate a mix of uses.

3. *Mixed-Use III.*

a. This zoning district provides opportunities for the revitalization of deteriorated commercial corridors and centers located on arterials by allowing the development of neighborhood-serving commercial uses and vary intensity offices paired with residential uses. Either vertical or horizontal integration of uses is allowed, with an emphasis on tying together the uses through appropriate pedestrian linkages, parking, and public open space (e.g., linkage parks or small plazas). Because of the linear nature of this district, building forms would be less intense than those allowed in either Mixed-Use I or Mixed-Use II and site design will provide a transition from the arterial street frontage to residential properties located behind the Mixed-Use III property. In essence, the Mixed-Use III development will serve as a buffer between the street and the residential development.

b. The Mixed-Use III designation applies to properties that front Brea Boulevard and a portion of Imperial Highway. Land uses specifically prohibited within the Mixed-Use III designation include regional-serving retail uses, general industrial uses, and any warehousing. Additionally, nonresidential uses and access serving nonresidential developments (except for live/work developments) shall not be allowed on Walnut Avenue.

c. The residential density range is 6.1 to 18 dwelling units per acre. The maximum allowed floor area ratio (FAR) is 1.00. Residential densities at the higher end of the range will only be allowed for developments that clearly incorporate a mix of uses.

B. *Allowable land uses.* Table 2-2 indicates the uses allowed within the MU-I, MU-II, and the MU-III zoning districts, and the land use permit required to establish each use, in compliance with Division 5 (Planning Permit Procedures).

C. *Prohibited land uses.* Any table cell with a "--" means that the listed land use is prohibited in that specific Mixed-Use zoning district.

D. *Land uses not listed.* For land uses not listed in Table 2-2, the provisions of § 20.408.010 (Administrative Interpretation) shall apply.

E. *Plan or precise development review required.* Depending on the size of the construction activity (see Table 2-1), all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) may require review and approval in compliance with §§ 20.260.050 (Special Provisions) and 20.408.040 (Plan Review).

F. *Applicable sections.* Where the last column in the tables ("See Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this zoning code may also apply.

(Ord. 1089, passed 3-7-06)

TABLE 2-1

REVIEW AUTHORITY CHART

TYPE OF CONSTRUCTION ACTIVITY	***Role of Review Authority (1)***		
	CITY PLANNER (Plan Check)	***DIRECTOR (Plan Review)***	***PLANNING COMMISSION (Precise Development Review)***

TABLE 2-1

REVIEW AUTHORITY CHART

TYPE OF CONSTRUCTION ACTIVITY	***Role of Review Authority (1)***		
	CITY PLANNER (Plan Check)	***DIRECTOR (Plan Review)***	***PLANNING COMMISSION (Precise Development Review)***
Facade improvements, only when not visible from a public right-of-way	Decision		
Nonresidential construction, up to a maximum of 25% of the existing gross floor area	Decision		
Residential construction, up to a maximum of 25% of the existing gross floor area, but no additional dwelling units	Decision		
Tenant improvements	Decision		
Facade improvements, only when visible from a public right-of-way		Decision	
Nonresidential construction, up to a maximum of 10,000 square feet of gross floor area		Decision	
Residential construction, up to a maximum of four dwelling units		Decision	
Nonresidential construction, 10,000 square feet or more of gross floor area			Decision
Residential construction, five or more dwelling units			Decision

NOTE:

(1) The review authority identified in the table above may defer action and refer the request to the next higher review authority for the final decision.

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

Key to Table:
P Permitted Use
C Conditional Use - Conditional Use Permit required (§20.408.030)
"--" Use not allowed

LAND USE	***PERMIT REQUIREMENT***			
	MU-I	***MU-II***	***MU-III***	***See Section***
COMMUNICATION, TRANSPORTATION AND UTILITY FACILITIES (1)				
Alternative fuels and recharging facilities as an accessory use	P	P	P	
Motor vehicle parking lot/structure facilities	P	P	P	
Public utility services offices	P	P	P	
Major wireless communications facilities	C	C	C	
EDUCATION, PUBLIC ASSEMBLY, AND RELIGIOUS FACILITIES (1)				
Clubs or lodges	C	C	C	
Commercial trade schools	C	C	C	
Educational institutions, private	C	C	C	
Meeting halls, places of worship	C	C	C	
Studios: art, dance, martial arts, music, photography, etc.	P	P	P	
ENTERTAINMENT AND RECREATIONAL FACILITIES (1)				
Health/fitness centers	C	C	C	
Indoor amusement/arcade, entertainment/recreation centers	C	C	C	
Nightclubs with or without food service, bar	C	C	C	
Theaters, auditoriums, indoors	C	C	--	
Theaters, movie	C	C	--	
Theaters, outdoors	C	C	--	

NOTE:

(1) Nonresidential developments (e.g. education, public assembly, and religious facilities, entertainment and recreational facilities, public/semi-public facilities, retail trade and service facilities) and access serving nonresidential developments (except for live/work facilities) shall not be allowed on Walnut Avenue.

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

Key to Table:

P Permitted Use
C Conditional Use - Conditional Use Permit required (§20.408.030)
"--" Use not allowed

LAND USE	***PERMIT REQUIREMENT***			
	MU-I	***MU-II***	***MU-III***	***See Section***
PUBLIC/SEMI-PUBLIC FACILITIES (1)				

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

Key to Table:

P Permitted Use
C Conditional Use - Conditional Use Permit required (§20.408.030)
"--" Use not allowed

LAND USE	*PERMIT REQUIREMENT*			
	MU-I	*MU-II*	*MU-III*	*See Section*
PUBLIC/SEMI-PUBLIC FACILITIES (1)				
Community/recreational centers	P	P	P	
Government services (city, county, state or federal)	P	P	P	
Libraries	P	P	P	
Museums	P	P	P	
Post offices	P	P	P	
RESIDENTIAL (Dwelling units not allowed as a stand-alone use on Brea Boulevard or Imperial Highway)				
Accessory dwelling unit	P	P	P	20.208.040
Accessory uses and structures	P	P	P	20.08.035.F and 20.xx.xxx
Assisted living facilities	C	C	C	
Boarding houses	C	C	C	
Caretaker/employee housing	P	P	P	
Home occupations	P	P	P	
Junior accessory dwelling unit[2]	P	P	P	20.208.040
Live/work facilities	P	P	P	
Mixed-use developments	P	P	P	20.158.010.E
Multi-family dwelling units	C	C	C	
Residential care facilities	C	C	C	
Single-family dwelling units (attached)	P	P	P	
Single-family dwelling units (detached)	P	P	P	
Townhouses (e.g. rowhouses)	P	P	P	
Two-family dwelling units	P	P	P	

NOTE:

(1) Nonresidential developments (e.g. education, public assembly, and religious facilities, entertainment and recreational facilities, public/semi-public facilities, retail trade and service facilities) and access serving nonresidential developments (except for live/work facilities) shall not be allowed on Walnut Avenue.
(2) Junior accessory dwelling units are only permitted on a lot with an existing or proposed single-family dwelling.

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

Key to Table:
P Permitted Use
C Conditional Use - Conditional Use Permit required (§20.408.030)
"--" Use not allowed

LAND USE	*PERMIT REQUIREMENT*			
	MU-I	*MU-II*	*MU-III*	*See Section*
RETAIL TRADE (1)				
Accessory retail uses	P	P	P	
Department stores	P	P	--	

Furniture/furnishings, rentals, repair, sales and service stores	P	P	--	
Garden centers/nursery (indoors)	P	P	P	
Garden centers (outdoors)	C	C	C	
Liquor stores (off-site consumption only)	C	C	C	
Mini-markets	C	C	C	
Motor vehicle parts and supplies, no repair or outdoor storage	P	P	P	
Outdoor retail sales and activities (as a primary use) (Carts/kiosks)	C	C	C	20.72.040.C
Retail stores, general merchandise, up to 5,000 square feet of gross floor area	P	P	P	
Retail stores, general merchandise, 5,000 square feet or more, up to a maximum of 10,000 square feet or gross floor area	P	P	C	
Retail stores, general merchandise, over 10,000 square feet of gross floor area	P	P	--	
Shopping centers	P	P	--	
Temporary uses/activities	TUP	TUP	TUP	
Warehouse retail stores	--	P	--	

NOTE:

(1) Nonresidential developments (e.g. education, public assembly, and religious facilities, entertainment and recreational facilities, public/semi-public facilities, retail trade and service facilities) and access serving nonresidential developments (except for live/work facilities) shall not be allowed on Walnut Avenue.

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

Key to Table:
P Permitted Use
C Conditional Use - Conditional Use Permit required (§20.408.030)
"--" Use not allowed

LAND USE	***PERMIT REQUIREMENT***			
	MU-I	***MU-II***	***MU-III***	***See Section***
SERVICES (1)				
Acupuncture clinics	P	P	P	
Automated teller machines (ATMs)	P	P	P	
Banks and financial services	P	P	P	
Barber, beauty, nail shops, massage	P	P	P	
Bars/liquor establishments (on-site consumption only)	C	C	C	
Business support services	P	P	P	
Catering services	P	P	P	
Check cashing services	P	P	P	
Child day care facilities	C	C	C	
Community care facilities	C	C	C	
Convalescent/rest homes and hospitals	C	C	--	
Cyber cafes	C	C	C	
Dry cleaning service, drop-off only	P	P	P	
Equipment rental establishments (indoor only)	P	P	P	

Hotels or motels	C	C	C	
Laundromats, self-service	P	P	C	
Locksmith shops	P	P	P	
Medial/dental offices or clinics	P	P	P	
Medical services, laboratories	--	P	P	

NOTE:

(1) Nonresidential developments (e.g. education, public assembly, and religious facilities, entertainment and recreational facilities, public/semi-public facilities, retail trade and service facilities) and access serving nonresidential developments (except for live/work facilities) shall not be allowed on Walnut Avenue.

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR MIXED-USE ZONING DISTRICTS

Key to Table:
P Permitted Use
C Conditional Use - Conditional Use Permit required (§20.408.030)
"--" Use not allowed

LAND USE	***PERMIT REQUIREMENT***			
	MU-I	***MU-II***	***MU-III***	***See Section***
SERVICES (1) (Cont'd)				
Motor vehicle leasing/rental (office only; no vehicles on-site)	P	P	P	
Offices	P	P	P	
Personal services, general (does not include uses defined under personal services, limited)	P	P	P	
Photocopy/desktop facilities	P	P	P	
Photography studios/supply shops	P	P	P	
Printing and publishing (under 5,000 square feet)	P	P	P	
Repair/maintenance, consumer products	--	P	P	
Restaurants, fast food, with or without outdoor seating. No drive- thru facilities allowed.	P	P	P	
Restaurants, sit-down	P	P	P	
Restaurants, specialty foods	P	P	P	
Restaurants with alcohol sales	C	C	C	20.408.030
Restaurants with drive-thru facilities	--	C	C	
Reverse vending machine(s) recycling facilities	P	P	P	
Ticket agencies	P	P	P	
Travel agencies	P	P	P	
Veterinarian clinic/services and small animal hospitals (overnight stays allowed)	C	C	C	

NOTE:

(1) Nonresidential developments (e.g. education, public assembly, and religious facilities, entertainment and recreational facilities, public/semi-public facilities, retail trade and service facilities) and access serving nonresidential developments (except for live/work facilities) shall not be allowed on Walnut Avenue.

(Ord. 1089, passed 3-7-06; Am. Ord. 1220, passed 3-16-21)

§ 20.258.020 GENERAL DEVELOPMENT STANDARDS FOR THE MIXED-USE ZONING DISTRICTS.

New land uses and structures, and alterations to existing uses or structures, shall be designed, constructed and/or established in compliance with the following:

A. *Compliance with Tables 2-3 through 2-8 required.*Requirements in Tables 2-3 through 2-8 below.

B. *General development standards.* General development standards (e.g., landscaping, parking and loading, signs, etc.) in Division 3 (Site Planning and General Development and Operational Standards).

C. *Design guidelines.* Applicable design guidelines in Chapter 20.xx (Design Guidelines).

D. *Plan reviews.* Design review process in §20.408.040.

E. *Minimum parcel sizes and dimensions.* In Tables 2-3 through 2-8, below, the standards for minimum project size, parcel width, and parcel depth are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for ownership or leasehold (e.g., condominium) purposes.

F. *Live/work development projects.* Live/work development projects shall be treated as nonresidential projects and regulated by Tables 2-3 through 2-5, below.

(Ord. 1089, passed 3-7-06)

TABLE 2-3

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE I ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-I***	***NOTES***

TABLE 2-3

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE I ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-I***	***NOTES***
Minimum project size (1)	7,000 square feet	(1) The standards for minimum project size, parcel width and parcel depth are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for ownership or leasehold (e.g. condominium) purposes.
Minimum parcel width (1)	50 feet	
Minimum parcel depth (1)	120 feet	
Minimum/maximum allowable density range for residential uses	12.1 to 50 du/acre	
Maximum floor area ratio (FAR) for nonresidential uses	3.00	
Minimum setbacks		
Front and street side along Ash Street, Birch Street, Brea Boulevard and Imperial Highway	None permitted (A), except for allowable plazas and outdoor dining areas/uses	
Front	None	
Side (interior, each)		
Single-story	None (B)	
Second-story and above, if residential	10 feet (B)	
Side, street	None	
Side, adjoining, residential uses	10 feet (C)	
Rear, if nonresidential adjoining nonresidential	None (D)	
Rear, if residential or if nonresidential adjoining residential uses	10 feet (D)	
Parking area setbacks (front and street side). (No parking adjacent to Brea Boulevard or Imperial Highway allowed, except in the upper floors of a parking structure.)	5 feet	
Minimum distance between structures located on the same parcel	None	
Maximum structure height	100 feet	

Minimum common residential open space for multi-family dwellings. (The minimum dimension shall be 15 feet.)	75 square feet/ dwelling unit
Minimum private residential open space for multi-family dwellings.(The minimum dimension shall be 5 feet.)	50 square feet/ dwelling unit
NOTE: The letters (A), (B), (C) and (D) refer to the graphics following this Table.	

TABLE 2-3

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE I ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-I***

TABLE 2-3

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE I ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-I***
Accessory structures	Section 20.08.035.F and Section 20.xx.xxx
Landscaping	Section 20.236.040.M
Lighting	Section 20.08.040.C.5 and Section 20.220.040.L
Parking and loading	Section 20.08.040
Signs	Section 20.28
Walls and fences	Section 20.236.040.E and Section 20.220.040.F

GRAPHICS FOR TABLE 2-3

MIXED USE AND NONRESIDENTIAL PROJECTS IN MU-I ZONING DISTRICT

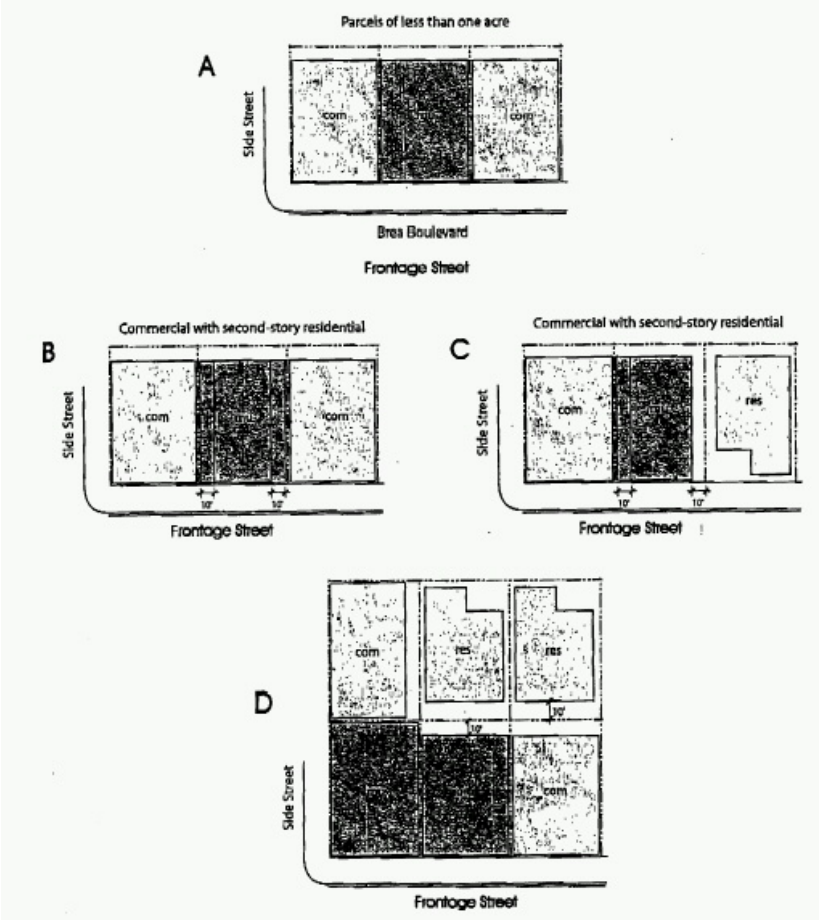


TABLE 2-4

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE II ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-II***	***NOTES***

TABLE 2-4

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE II ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-II***	***NOTES***
Minimum project size (1)	10,000 square feet	(1) The standards for minimum project size, parcel width and parcel depth are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for ownership or leasehold (e.g. condominium) purposes.
Minimum parcel width (1)	100 feet	
Minimum parcel depth (1)	200 feet	
Minimum/maximum allowable density range for residential uses	6.1 to 40 du/acre	
Maximum floor area ratio (FAR) for nonresidential uses	2.00	
Minimum setbacks		
Front	None	
Side (interior, each)		
Single-story	None (E)	
Second-story and above, if residential	10 feet (E)	
Side, street	None	
Side, adjoining, residential uses	10 feet (F)	
Rear, if nonresidential adjoining nonresidential	None (G)	
Rear, if residential or if nonresidential adjoining residential uses	10 feet (G)	
Parking area setbacks (front and street side)	15 feet	
Minimum distance between structures located on the same parcel	None	
Maximum structure height	60 feet	
Minimum common residential open space for multi-family dwellings. (The minimum dimension shall be 15 feet.)	75 square feet/ dwelling unit	
Minimum private residential open space for multi-family dwellings.(The minimum dimension shall be 5 feet.)	50 square feet/ dwelling unit	

NOTE: The letters (E), (F), and (G) refer to the graphics following this Table.

TABLE 2-4

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE II ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-II***

TABLE 2-4

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE II ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-II***
Accessory structures	Section 20.08.035.F and Section 20.xx.xxx
Landscaping	Section 20.236.040.M

Lighting	Section 20.08.040.C.5 and Section 20.220.040.L
Parking and loading	Section 20.08.040
Signs	Section 20.28
Walls and fences	Section 20.236.040.E and Section 20.220.040.F

GRAPHICS FOR TABLE 2-4

MIXED-USE PROJECTS IN MU-II ZONING DISTRICT

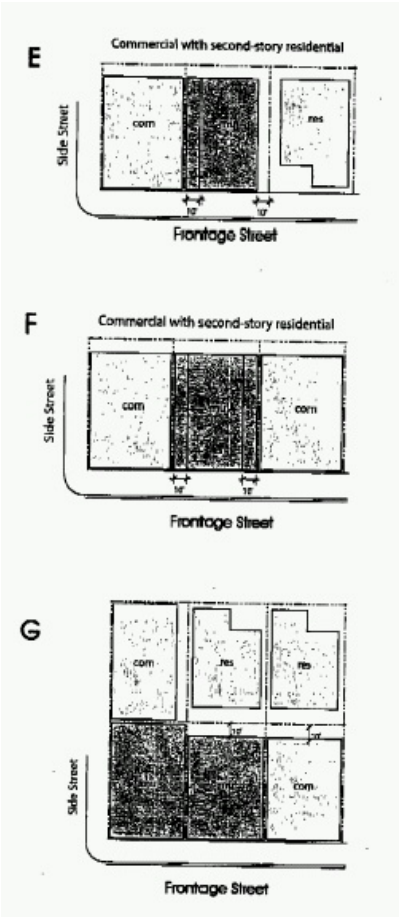


TABLE 2-5

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE III ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-III***	***NOTES***

TABLE 2-5

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE III ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-III***	***NOTES***
Minimum project size (1)	7,000 square feet	
Minimum parcel width (1)	50 feet	
Minimum parcel depth (1)	120 feet	
Minimum/maximum allowable density range for residential uses	6.1 to 18 du/acre	
Maximum floor area ratio (FAR) for nonresidential uses	1.00	

Minimum setbacks Front and street side along Brea Boulevard and Imperial Highway		
Parcels of less than one acre	None permitted (H), except for allowable plazas and outdoor dining areas/uses	(1) The standards for minimum project size, parcel width and parcel depth are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for ownership or leasehold (e.g. condominium) purposes.
Parcels of one acre or greater		
At least 50% of the parcel frontage	None permitted (I)	
Up to 50% of the parcel frontage. (No parking within setback allowed.)	May maintain an average setback of 10 feet (I)	
Front, other than Brea Boulevard or Imperial Highway	None	
Side (interior, each)		
Single-story	None (J)	
Second-story and above, if residential	10 feet (J)	
Side, street, other than Brea Boulevard or Imperial Highway	None	
Side, adjoining, residential uses	5 feet, average (K)	
Rear, if nonresidential adjoining nonresidential	None (L)	
Rear, if residential or if nonresidential adjoining residential uses	10 feet (L)	
Parking area setbacks (front and street side). (No parking adjacent to Brea Boulevard or Imperial Highway allowed, except in the upper floors of a parking structure.)	5 feet	
NOTE: The letters (H), (I), (J), (K) and (L) refer to the graphics following this Table.		

TABLE 2-5

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE III ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-III***	***NOTES***

TABLE 2-5

DEVELOPMENT STANDARDS FOR MIXED-USE AND NONRESIDENTIAL PROJECTS IN MIXED-USE III ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-III***	***NOTES***
Minimum distance between structures located on the same parcel	None	
Maximum structure height	35 feet	
Minimum common residential open space for multi-family dwellings.(The minimum dimension shall be 15 feet.)	75 square feet/ dwelling unit	
Minimum private residential open space for multi-family dwellings. (The minimum dimension shall be 5 feet.)	50 square feet/ dwelling unit	
Maximum parcel coverage	65%	
Accessory structures	Section 20.08.035.F and Section 20.xx.xxx	
Landscaping	Section 20.236.040.M	
Lighting	Section 20.08.040.C.5 and Section 20.220.040.L	

Parking and Loading	Section 20.08.040
Signs	Section 20.28
Walls and fences	Section 20.236.040.E and Section 20.220.040.F

GRAPHICS FOR TABLE 2-5

MIXED-USE PROJECTS IN MU-III ZONING DISTRICT

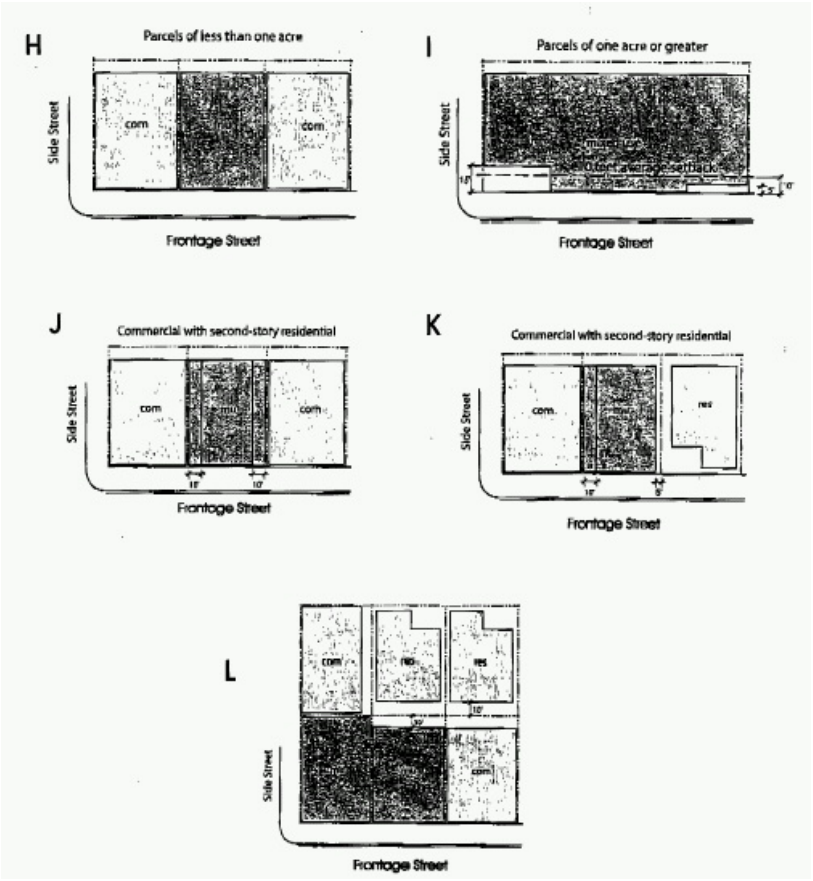


TABLE 2-6

DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE I ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-I***	***NOTES***

TABLE 2-6

DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE I ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-I***	***NOTES***
Minimum project size (1)	2,500 square feet	(1) The standards for minimum project size, parcel width and parcel depth are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for ownership or leasehold (e.g. condominium) purposes. (2) For structures located on
Minimum parcel width (1)	None	
Minimum parcel depth (1)	None	
Minimum/maximum allowable density range for residential uses	12.1 to 50 du/acre	
Maximum floor area ratio (FAR) for nonresidential uses	3.00	
Minimum setbacks (2) front and street side along Ash Street, Birch Street, Brea Boulevard and Imperial Highway		
Single-story	5 feet (M)	

Second-story and above	10 feet (M)	Ash Street, Birch Street, or Brea Boulevard, north of Imperial Highway, there is no minimum setback requirement. All other setbacks shall be measured from the structure face to the nearest property line. (3) Low level patio walls may encroach into the required front or street side setback up to a maximum of 5 feet. (4) In projects with subterranean parking, structure heights shall be measured from the top of the parking deck. For structures located on Ash Street, Birch Street, or Brea Boulevard, the maximum structure height shall be 55 feet.
Front (3)	15 feet (N)	
Side (interior, each)	5 feet (O)	
Side, street (3)	15 feet (O)	
Side, adjoining, residential uses	10 feet (O)	
Rear	5 feet (P)	
Rear, adjoining nonresidential uses	10 feet (P)	
Parking area setbacks (front and street side). (No parking adjacent to Brea Boulevard or Imperial Highway allowed, except in the upper floors of a parking structure.)	5 feet	
Minimum distance between structures located on the same parcel	None	
Maximum structure height (4)	100 feet	
Minimum common open space for multi-family dwellings.(The minimum dimension shall be 15 feet.)	100 square feet/ dwelling unit	
Minimum private open space for multi-family dwellings. (The minimum dimension shall be 8 feet.)	75 square feet/ dwelling unit	
NOTE: The letters (M), (N), (O), and (P) refer to the graphics following this Table.		

TABLE 2-6

DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE I ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-I***

TABLE 2-6

DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE I ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-I***
Accessory structures	Section 20.08.035.F and Section 20.xx.xxx
Landscaping	Section 20.236.040.M
Lighting	Section 20.08.040.C.5 and Section 20.220.040.L
Parking and loading	Section 20.08.040
Signs	Section 20.28
Walls and fences	Section 20.236.040.E and Section 20.220.040.F

GRAPHICS FOR TABLE 2-6

"STAND ALONE" RESIDENTIAL PROJECTS IN MU-I ZONING DISTRICT

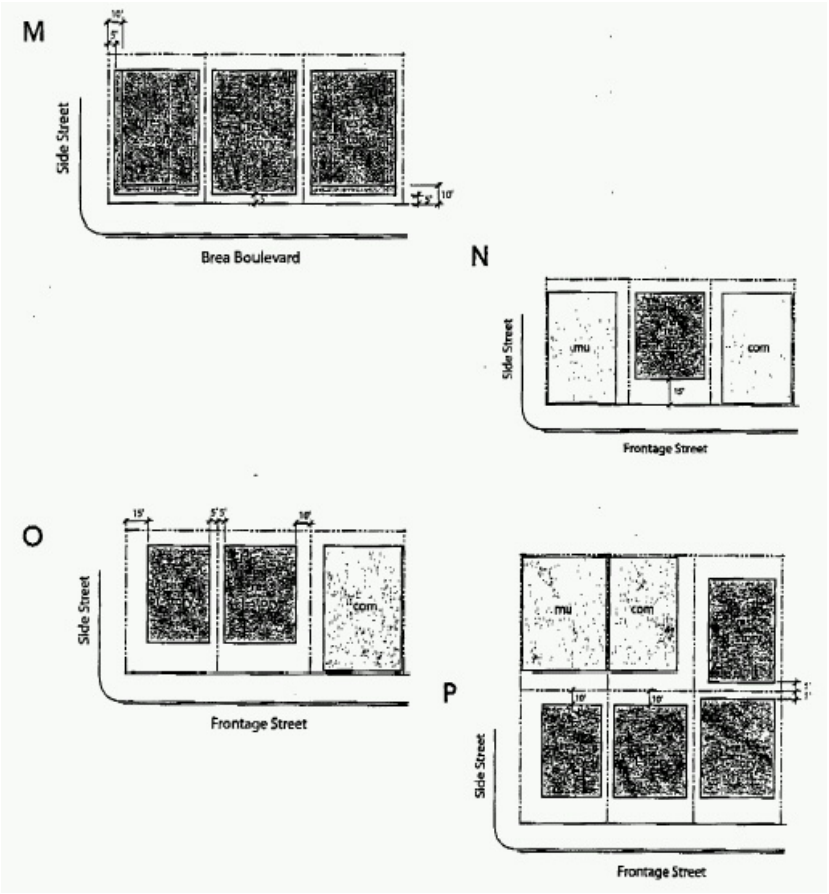


TABLE 2-7

DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE II ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-II***	***NOTES***

TABLE 2-7

DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE II ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-II***	***NOTES***
Minimum project size (1)	2,500 square feet	(1) The standards for minimum project size, parcel width and parcel depth are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for ownership or leasehold (e.g. condominium) purposes. (2) Low level patio walls may encroach into the required front or street side setback up to a maximum of 5 feet. (3) In projects with subterranean parking, structure heights shall be
Minimum parcel width (1)	None	
Minimum parcel depth (1)	None	
Minimum/maximum allowable density range for residential uses	6.1 to 40 du/acre	
Maximum floor area ratio (FAR) for nonresidential uses	2.00	
Minimum setbacks		
Front (2)	15 feet (Q)	
Side (interior, each)	5 feet (R)	
Side, street (2)	15 feet (R)	
Side, adjoining, nonresidential uses	10 feet (R)	
Rear	15 feet (S)	
Rear, adjoining nonresidential uses	20 feet (S)	
Parking area setbacks (front and street side)	15 feet	
Minimum distance between structures located on the same parcel	None	
Maximum structure height (3)	60 feet	

Minimum common open space for multi-family units.(The minimum dimension shall be 15 feet.)	100 square feet/ dwelling unit	measured from the top of the parking deck.
Minimum private open space for multi-family units. (The minimum dimension shall be 8 feet.)	75 square feet/ dwelling unit	
Accessory structures	Section 20.08.035.F and Section 20.xx.xxx	
Landscaping	Section 20.236.040.M	
Lighting	Section 20.08.040.C.5 and Section 20.220.040.L	
Parking and loading	Section 20.08.040	
Signs	Section 20.28	
Walls and fences	Section 20.236.040.E and Section 20.220.040.F	
NOTE: The letters (Q), (R), and (S) refer to the graphics following this Table.		

GRAPHICS FOR TABLE 2-7

"STAND ALONE" RESIDENTIAL PROJECTS IN MU-II ZONING DISTRICT

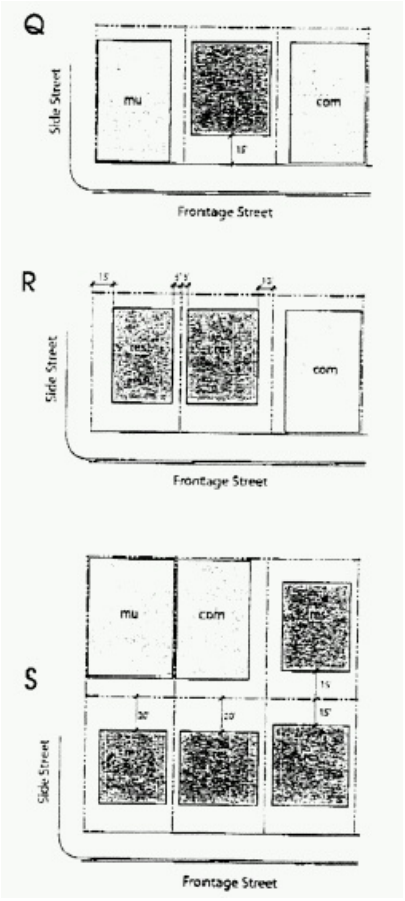


TABLE 2-8		
DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE III ZONING DISTRICT		
DEVELOPMENT STANDARDS	***MU-III***	***NOTES***

TABLE 2-8		
DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE III ZONING DISTRICT		
DEVELOPMENT STANDARDS	***MU-III***	***NOTES***

Minimum project size (1)	7,000 square feet	(1) The standards for minimum project size, parcel width and parcel depth are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for ownership or leasehold (e.g. condominium) purposes. (2) Low level patio walls may encroach into the required front or street side setback up to a maximum of 5 feet. (3) In projects with subterranean parking, structure heights shall be measured from the top of the parking deck.
Minimum parcel width (1)	50 feet	
Minimum parcel depth (1)	120 feet	
Minimum/maximum allowable density range for residential uses	6.1 to 14 du/acre (See Section 20.258.030.A.4)	
Maximum floor area ratio (FAR) for nonresidential uses	1.00	
Minimum setbacks. Front and street side along Brea Boulevard and Imperial Highway	Stand alone residential not allowed on Brea Boulevard or Imperial Highway	
Front, other than Brea Boulevard or Imperial Highway (2)	15 feet (T)	
Side (interior, each)	5 feet (U)	
Side, street other than Brea Boulevard or Imperial Highway (2)	15 feet (U)	
Side, adjoining, nonresidential uses	10 feet (U)	
Rear	15 feet (V)	
Rear, adjoining nonresidential uses	20 feet (V)	
Parking area setbacks (front and street side). No parking adjacent to Brea Boulevard or Imperial Highway allowed, except in the upper floors of a parking structure.)	5 feet	
Minimum distance between structures located on the same parcel	None	
Maximum structure height (3)	35 feet	
Minimum common open space for multi-family dwellings.(The minimum dimension shall be 15 feet.)	100 square feet/ dwelling unit	
Minimum private open space for multi-family dwellings. (The minimum dimension shall be 8 feet.)	75 square feet/ dwelling unit	
Maximum parcel coverage (not including parking decks)	65%	
NOTE: The letters (T), (U), and (V) refer to the graphics following this Table.		

TABLE 2-8

DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE III ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-III***

TABLE 2-8

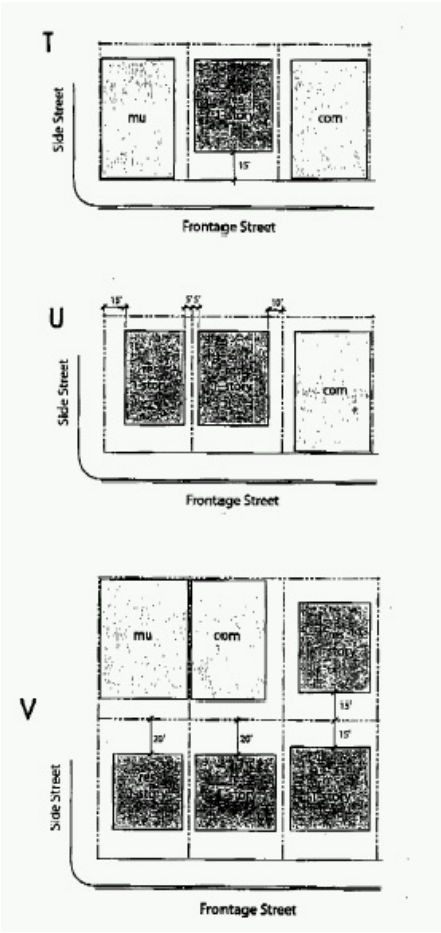
DEVELOPMENT STANDARDS FOR "STAND ALONE" RESIDENTIAL PROJECTS IN MIXED-USE III ZONING DISTRICT

DEVELOPMENT STANDARDS	***MU-III***
Accessory structures	Section 20.08.035.F and Section 20.xx.xxx
Landscaping	Section 20.236.040.M
Lighting	Section 20.08.040.C.5 and Section 20.220.040.L
Parking and loading	Section 20.08.040
Signs	Section 20.28

Walls and fences	Section 20.236.040.E and Section 20.220.040.F

GRAPHICS FOR TABLE 2-8

"STAND ALONE" RESIDENTIAL PROJECTS IN MU-III ZONING DISTRICT



§ 20.258.030 SPECIFIC DEVELOPMENT STANDARDS FOR ALL MIXED-USE PROJECTS.

This section provides standards for the development of mixed-use projects. The primary intent of these development standards is to balance the needs of nonresidential uses for access, visibility, parking, loading, safety, and possibly extended hours of operation with the needs of residential uses for privacy, security, and relative quiet.

A. *Integration of uses.*

1. *Integration defined.* Potential ways to integrate the uses allowed in MU-I (Mixed Use I), MU-II (Mixed-Use II), and MU-III (Mixed-Use III) zoning districts include:

a. *Vertical integration.* A mix of nonresidential uses (i.e., commercial, retail, and/or office) located on the ground floor with residential dwelling units located above.

b. *Horizontal integration.* A mix of nonresidential uses located on the primary street frontage of a parcel and residential uses located at the rear of a parcel.

c. *Combined approach.* A combination of vertical and horizontal integration of nonresidential and residential uses.

2. *MU-I zoning districts.* In MU-I (Mixed-Use I) zoning districts, nonresidential and residential uses shall be vertically integrated whenever possible; however, stand-alone residential projects and stand-alone nonresidential projects are allowed when planned and designed as an integrated element of a larger mixed-use development area.

3. *MU-II zoning districts.* In MU-II (Mixed-Use II) zoning districts, both vertical and/or horizontal integration of nonresidential and residential uses shall be allowed; however, stand-alone residential projects and stand-alone nonresidential projects are allowed when planned and designed as an integrated element of a larger mixed-use development area.

4. *MU-III zoning districts.* In MU-III (Mixed-Use III) zoning districts, both vertical and/or horizontal integration of nonresidential and residential uses shall be allowed subject to the following:

a. *Parcels of one (1) acre or greater.* Parcels of one (1) acre or greater in total net area shall provide a vertical and/or horizontal mix of nonresidential and residential uses.

b. *Parcels of less than one (1) acre.* Parcels of less than one (1) acre in total net area may either:

(1) Provide a mix of nonresidential and residential uses; or

(2) Incorporate stand-alone residential projects at a maximum density of fourteen (14) du/acre or stand-alone nonresidential projects. For parcels fronting Brea Boulevard or Imperial Highway, no stand-alone residential projects shall be allowed. Nonresidential projects and access serving nonresidential projects (except for live/work facilities) shall not be allowed on Walnut Avenue.

B. *Parcel Consolidation Incentive Program.* In order to encourage the assemblage of smaller existing parcels into larger parcels that can be more efficiently developed into a mixed-use project, the following incentives are offered:

1. *Allowable incentives for parcel consolidation:*

a. Reduction in required parking for a mixed-use project.

b. Increase in maximum total sign area, up to a maximum of twenty percent (20%).

c. Increase in maximum parcel coverage, up to a maximum of ten percent (10%).

d. Reduction in common and/or private open space requirements, up to a maximum of ten percent (10%).

e. Priority (e.g., fast-track) permit processing.

f. City participation in provision of infrastructure (e.g., installation of curb, gutter, and sidewalk, installation of streetscape, undergrounding of utilities, upgrading of utilities, etc.)

2. *Parcel consolidation thresholds:*

a. Consolidation of existing small parcels into a development project site of one (1) acre or greater up to two (2) acres: Any two (2) of the allowable incentives identified above, except for items e. and f.

b. Consolidation of existing small parcels into a development project site of two (2) acres or greater: Any four (4) of the allowable incentives identified above.

C. *Development standards generally.* Mixed-use projects shall comply with the development standards in this paragraph in addition to the standards in paragraphs D through O, below.

1. *Uses located in a single structure.* For a mixed-use project where nonresidential and residential uses are located in a single structure, the density, floor area ratio (FAR), height of structures, parcel depth, parcel size, parcel width, and setbacks identified in Tables 2-3 through 2-8 shall apply.

2. *Uses located in separate structures.* For a mixed-use project where nonresidential uses and residential uses are located in separate structure(s), the following shall apply:

a. Nonresidential development.

(1) Tables 2-3, 2-4, and 2-5 (development standards for mixed use and

nonresidential projects in the Mixed-Use I, Mixed Use II, and Mixed Use III zoning districts, respectively) shall apply.

(2) Sections on specific nonresidential uses, if any, in Article xx (Standards for Specific Land Uses) may apply depending upon the type of nonresidential development being proposed.

b. Multi-family residential development.

(1) Tables 2-6, 2-7, and 2-8 (development standards for "stand-alone" residential projects in the Mixed-Use I, Mixed Use II, and Mixed Use Ill zoning districts, respectively) shall apply.

(2) Section 20.xx.xxx (Standards for Specific Land Uses - Multi-Family Residential Development) shall apply.

D. *Design standards.*

1. *Generally.* A mixed-use development project shall be designed and constructed to:

a. Be pedestrian in its focus.

b. Allow for vehicles to park once.

c. Be compatible with and complement adjacent land uses.

d. Maintain the scale and character of development along Birch Street, Brea Boulevard, and Imperial Highway, and provide a transition to the adjacent residential uses in the surrounding area

2. *Consistent use of architectural details and materials.* Architectural style and use of quality materials shall be consistent throughout an entire mixed-use project. However, differences in architectural details and/or materials may occur to differentiate between the nonresidential and residential portions of the project. Dwelling units shall exhibit a residential

character. Loading areas and recycling and refuse storage facilities shall be compatible in architectural design and details with the overall project.

3. *Features.*

a. *Street level features.* Long expanses of blank walls or an unbroken series of garage doors shall be prohibited.

b. *Pedestrian-oriented features.* At least seventy-five percent (75%) of the building frontage facing a public street or pedestrian way shall be devoted to pedestrian-oriented features (e.g., pedestrian entrances; landscaping; transparent display windows; windows affording views into retail, office, or lobby spaces, etc). The review authority may reduce this percentage on a case-by-case basis.

c. *Upper level features.* Upper floor balconies, bays, and windows that overlook the street shall be provided whenever opportunities exist for such features.

d. *Rooflines and setbacks.* Projects shall provide a variety of roof designs as determined to be suitable by the Director.

e. *Storefronts.* The design of ground floor storefronts shall be consistent with the design guidelines for development in § 20.xx.xxx (General Commercial Design Guidelines).

f. *Residential dwelling units.* The design of a residential portion of a mixed-use project shall be consistent with the design guidelines for multi-family residential development in § 20.xx.xxx (Multi-Family Residential Design Guidelines).

g. *Live/work units.* The design of a live/work unit as a portion of a mixed-use project shall be consistent with the design guidelines for live/work units in § 20.xx.xxx (Live/Work Design Guidelines).

h. *Entrances.* When nonresidential and residential uses are located in the same structure, separate pedestrian entrances shall be provided for each use. The entrances for nonresidential uses shall be designed to visually distinct from the entrances for residential uses.

i. *Visual relationship between multiple structures.* Multiple structures on a single site shall be designed to create a strong visual relationship between and among the structures. Architectural treatment of structures shall be consistent on all sides.

j. *Preservation of neighborhood character.* The design of new infill development shall respect, complement, and be compatible with the scale, style, theme, and design of established structures and neighborhoods.

E. *Landscaping standards.*

1. *Consistent with landscaping design guidelines.* The landscaping of a mixed-use project shall be consistent with the design guidelines for landscaping in § 20.xx.xxx (General Commercial Design Guidelines) and in § 20.xx.xxx (Multi-Family Residential Design Guidelines).

2. *Open space.* Common open space areas above the ground level shall be landscaped using containerized plant materials that are irrigated by an automatic irrigation system and adequately drained.

3. *Street trees.* Street trees shall be required in compliance with the city's Master Street Tree Plan.

F. *Lighting standards.* Lighting for nonresidential uses shall be appropriately designed, located, and shielded to ensure that they do not negatively impact the residential uses in compliance with § 20.08.040.C.5 (Light and Glare).

G. *Open space standards.* The common and private open spaces required for residential dwelling units shall be designed to limit intrusion by nonresidents. In the case of an infill development project, the Review Authority may approve a reduction in the required open space (common and/or private) for the residential component of mixed-use development projects when it finds that all reasonable attempts to fulfill the requirements have been exhausted and the open space is not able to be accommodated due to the urban infill characteristic of the development site.

H. *Operational standards.*

1. *Hours of operation.* Outdoor nonresidential uses in mixed-use projects shall be prohibited from operating between the hours of 10:00 p.m. and 7:00 a.m. A conditional use permit granted in compliance with § 20.408.030 (Conditional Use Permit) may modify these hours.

2. *Joint tenants and owners association.*

a. A joint tenants and owners association shall be formed to ensure the well being of each tenant and owner in a mixed-use project.

b. The association bylaws, including voting rights, shall be subject to review by the City Attorney and approval by the Director The association's bylaws shall include the following:

(1) Assignment of parking spaces per each use.

(2) Identification of maintenance responsibilities for landscaping, parking facilities, and recycling and refuse storage facilities.

(3) Noise notification procedures.

(4) Relationship between uses regarding association representation.

(5) Voting procedures.

(6) Procedures for solving problems that may arise between the different types of uses or residents.

3. *Loading and unloading activities.* Where applicable, the covenants, conditions, and restrictions of a mixed-use project shall indicate the times when the loading and unloading of goods may occur on the street, provided that in no event shall loading or unloading take place after 10:00 p.m. or before 7:00 a.m. on any day of the week.

4. *Noise notification.*

a. Residents, whether owners or tenants, of a mixed-use development project shall be notified in writing before taking up residence that they will be living in an urban type of environment and that the noise levels may be higher than a typical residential area.

b. The covenants, conditions, and restrictions of a mixed-use project shall require that the residents acknowledge their receipt of the written noise notification. Their signatures shall confirm receipt and understanding of this information.

5. *Nuisance mitigation.* The location and design of recycling and refuse storage facilities shall mitigate nuisances from odors when residential uses might be impacted.

6. *Sound mitigation.* Residential dwelling units shall be designed to be sound attenuated against present and future project noise. New projects or new nonresidential uses in existing projects shall provide an acoustical analysis report, by an acoustical engineer, describing the acoustical design features of the structure required to satisfy the exterior and interior noise standards.

I. *Parking facilities standards.*

1. *Number of parking spaces.* The total number of parking spaces shall comply with the requirements In § 20.08.040 (Off-Street Parking and Loading). Guest parking shall be provided for the residential dwelling units. Applicants for a mixed-use project shall prepare and submit a parking study (including any request for a parking reduction) for review and decision by the applicable review authority and a parking management plan for review and decision by the Director.

2. *Separate or shared parking facilities.* Parking facilities may be separate or shared for nonresidential uses and residential uses. The parking layout of a mixed-use project shall be consistent with the design guidelines for parking in § 20.xx.xxx (General Commercial Design Guidelines) and in § 20.xx.xxx (Multi-Family Residential Design Guidelines).

3. *Loading areas.* Loading areas for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project and streets in compliance with subsections 20.236.040. E (Walls and Fences) and 20.220.040. F (Fences, Walls, and Hedges) and subparagraph K. (Screening and buffering standards), below. Loading areas shall be compatible in architectural design and details with the overall project. The location and design of loading areas shall mitigate nuisances from odors when residential uses might be impacted.

4. *Site access driveways.* Separate site access driveways shall be provided, whenever possible, for nonresidential and residential uses. Site access driveways shall incorporate distinctive architectural elements, landscape features, and signs to help differentiate access to nonresidential parking areas from access to residential parking areas.

5. *Enclosed parking.* If enclosed parking is provided for the entire mixed-use complex, separate

areas/levels shall be provided for nonresidential and residential uses with separate building entrances, whenever possible, subject to confirmation and approval by the applicable review authority.

6. *Ingress and egress.* Vehicular circulation shall be designed to direct traffic away from residential streets to the greatest extent feasible.

J. *Recycling and refuse storage facilities standards.* Recycling and refuse storage facilities for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project and streets in compliance with §§ 20.236.040.E (Walls and Fences) and 20.220.040.F (Fences, Walls, and Hedges) and subparagraph K (Screening and buffering standards) below. Recycling and refuse storage facilities for nonresidential uses should be compatible in architectural design and details with the overall project. The location and design of trash enclosures shall mitigate nuisances from odors when residential uses might be impacted.

K. *Screening and buffering standards.*

1. *Loading areas and recycling and refuse storage facilities.* Loading areas and recycling and refuse storage .facilities for nonresidential uses shall be completely screened from view from adjacent residential portions of the project or other adjacent residential uses.

2. *Roof-mounted equipment.* Roof-mounted equipment shall be completely screened from public views from the ground elevation.

3. *Noise-generating equipment.* Noise-generating equipment (e.g., refrigeration units, air conditioning, exhaust fans, etc.) shall require special consideration in their location and screening in order to avoid creating a nuisance.

L. *Security standards.* Structures shall be designed to minimize the personal security risks of uses and to minimize the

opportunities for vandalism and theft.

M. *Sign standards.* The design of signs shall comply withChapter 20.28 (Signs).

N. *Site organization standards.*

1. *Limitations on location of residential uses in the Mixed-Use III zone.*In horizontal mixed-use projects along Brea Boulevard and Imperial Highway, residential uses shall not occupy ground floor space within the first fifty (50) feet of a parcel measured from the front property line. In the Mixed-Use III zone, within vertical mixed-use projects along Brea Boulevard or Imperial Highway, residential uses shall not occupy any ground floor space, along the major street frontage, except for entry lobbies. Residential uses may occupy street frontages along secondary/side streets as determined by the Director.

2. *Location of nonresidential uses along street frontages.*

a. Nonresidential uses shall be located along street frontages and shall have a minimum depth of fifty (50) feet. The Director may reduce the depth requirements for nonresidential uses located on a secondary street.

b. On corner parcels, the nonresidential space shall turn (wrap around) the corner for a distance of at least thirty (30) feet along secondary/side streets.

c. A minimum of seventy-five percent (75%) of the street frontage along major or primary streets shall be occupied by nonresidential uses. The remaining twenty-five percent (25%) may be occupied by lobby entrances to residential uses and pedestrian amenities (e.g., plaza, courtyard) The Director may reduce/adjust the percentage frontage requirements.

3. *Entrances.* Primary building entrances shall be oriented to the major street on which the structure has frontage, street corner, courtyard, plaza, park, or other structures on the site but not to interior blocks or parking lots/structures. A structure may have other entrances as long as direct, barrier-free pedestrian access is provided to all entrances.

4. *Sharing of common open space.* Mixed-use structures shall be arranged to create opportunities for common open space for the residential uses. In general, common open space areas for residential uses shall be separated from nonresidential uses on the site. However, the sharing of common open space may be allowed by the applicable review authority when it is clear that the open space will provide direct benefit to residents of the project and subject to the following limitations.

a. Up to thirty percent (30%) of the required common open space for residential uses in a horizontal mixed-use project may be provided within the nonresidential component of the project.

b. Up to sixty percent (60%) of the required common open space for residential uses in a vertical mixed-use project may be provided within the nonresidential component of the project.

5. *Pedestrian environment.* Site planning shall integrate the street pedestrian environment with the nonresidential uses through the use of courtyards, plazas, street furniture, and walkways. Public and private walkways, passages, paseos, and related facilities shall be provided, whenever possible. Pedestrian access to mixed-use structures shall be from the sidewalk. Enhanced pedestrian amenities (i.e., courtyard, plaza, paseo) shall be required for mixed-use projects located along Brea Boulevard and Imperial Highway in the MU-III (Mixed-Use III) zoning district.

O. *Historic structures.* The standards in this section may not apply where they conflict with the design or character of the architecture of existing structures listed on the National Register of Historic Places, Buildings, or Structures; the California State Inventory of Historical Sites and Buildings; the Orange County Historic Register; or the Brea Historic Resources Register. Refer to Chapter 20.60. (Historic Preservation) for design guidelines for renovating or rehabilitating historic structures.

(Ord. 1089, passed 3-7-06)

EXHIBIT D

Preliminary Construction and Demolition Management Plan

275 Valencia Avenue, Brea, CA





We plan to do the demolition in two phases as shown above and propose to have the stock pile stored on the west side of the phase 1 building. We anticipate the truck route for construction and demolition disposal to head toward Valencia Ave. northbound to Olinda Alpha Landfill. The anticipated route for steel and recycling materials will travel south of Valencia Ave. towards Imperial Hwy onto the I-57 freeway.

City of Brea

Planning Commission Communication

Informational/Project Updates

Meeting	Agenda Group	
Tuesday, November 12, 2024, 6:00 PM	ADMINISTRATIVE ITEMS	Item: 6C.

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated November 1, 2024 (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

Planning Update - Updated 11.01.2024.pdf

City of Brea

Project Updates

November 1, 2024

BREA PLANNING DIVISION

BREA PLANNING DIVISION

Last Updated November 1, 2024

CONTENTS

- **IN PROCESS/UNDER REVIEW**

Story Map ID	Project Name	Address
1	Lambert Road Office Condo Tentative Parcel Map	700-800 W. Lambert Road
2	Amazon Facility	275 Valencia Avenue
3	Albertson's Distribution Center Office Building	200 N. Puente Street
4	Loading Dock Addition	750 Challenger Street
5	New Industrial Building	424 Berry Way
6	Affordable housing development (Preliminary Plan Review)	323 N. Brea Blvd
7	Brea Plaza Apartments	1639 E. Imperial Highway
8	Greenbriar residential development	1698-1700 Greenbriar Lane
9	New residential development (Preliminary Plan Review)	112 Bracken Street
10	Urban Lot Split (Preliminary Plan Review)	125 E. Olinda Place
11	A 2nd story ADU height increase	401 Sycamore Avenue
12	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
13	Finney's Crafthouse & Kitchen exterior modification	215 S. Brea Boulevard
14	Reduction in required parking spaces	440 S. Brea Boulevard
15	Ausletics fitness studio	2868 E. Imperial Highway
16	Saint Matthew Ecumenical Catholic Church	500 E. Imperial Highway
17	Our Nest on-site alcohol	732 N. Brea Boulevard
18	Affordable Senior Housing Project (Preliminary Plan Review)	SEC Mercury Lane & Berry Street

BREA PLANNING DIVISION

Last Updated November 1, 2024

• APPROVED/ENTITLED

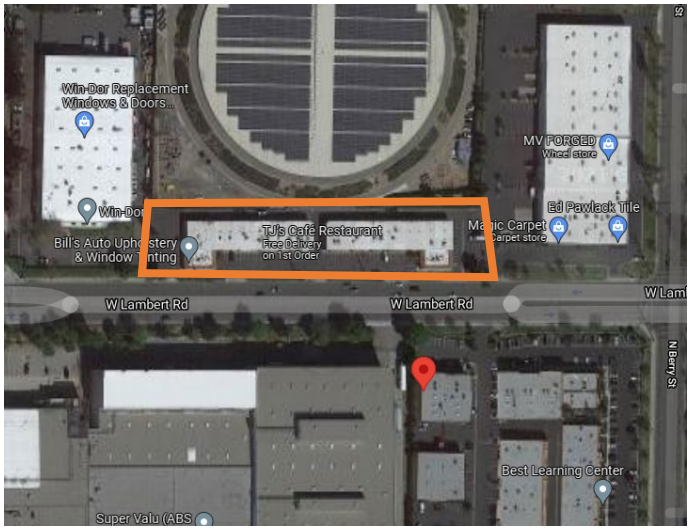
Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Transwestern	285 N. Berry Street; 711 W. Imperial Highway
3	Brea 265 Specific Plan	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
4	Brea 265 Tentative Tract Map	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
5	Accessory Dwelling Unit	527 E. Elm Street
6	Industrial Building	2727 E. Imperial Highway
7	Brea Mall Mixed Use Project	100 Brea Mall Road
8	Gaslight Square Redevelopment	255 E. Imperial Highway
9	Southlands Church Fence Height	2950 E. Imperial Highway
10	Boiling Crab – Outdoor Patio	120 S. Brea Boulevard #106
11	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
12	Boiling Crab – On-site Alcohol	120 S. Brea Boulevard
13	Smart Parke Pet Daycare	835 E. Birch Street
14	Wireless Co-location	145 S. State College Boulevard
15	California Spine Institute	721 E. Imperial Highway
16	Dr. Squatch Fence Height	114 N. Berry Street
17	Wireless Facility Modification	185 E. Alder Street
18	New Wireless Facility	724 N. Brea Boulevard
19	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway
20	Pacific Paws animal hospital	710 N. Brea Blvd
21	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy
22	Light Industrial Building	3200 Nasa Street
23	South Brea Townhomes	685 S. Brea Boulevard
24	Imperial Mariner parking reduction	915, 955, 975 W. Imperial Hwy
25	AT&T Wireless Rooftop Facility	380 W. Central Avenue
26	Pet Aquamation	580 W. Lambert Road
27	Lunch Box 101 on-site alcohol	7 Pointe Drive
28	Sushi Club on-site alcohol	437 S. Associated Road
29	Shake Shack on-site alcohol	103 W. Imperial Highway #C
30	Increase in wall height	839 Mango Street
31	Bruxie’s on-site alcohol	215 W. Birch Street

- **REPEALED/DENIED (within one year)**

N/A

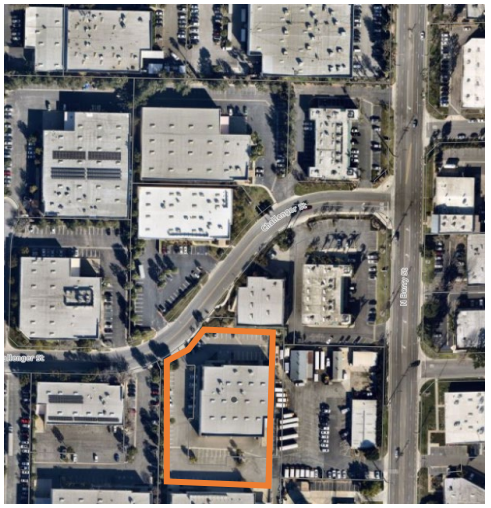
In-Process/Review

LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP ***(MAP ID: 1)***		
Case Type:	• Tentative Parcel Map •	**PROJECT MAP:**
Project No.:	• TPM 2021-189; **Accela No.: PLN-2021-00061**	
Project Location:	• Accessor's Parcel Number (APN): 296-223-13 • 700-800 W Lambert Road	
Project Description:	• The applicant is proposing to convert two existing 12-unit buildings (total 24 units) into 24 office condominium units. No new construction is proposed; existing unit boundaries, floor plans and floor areas will not change.	
Project Planner:	• Esteban Rubiano (estebanr@cityofbrea.net)	
Applicant:	• 801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal)	
Application submittal Date:	• October 25, 2021	
Current Status:	• Application was deemed complete on October 12, 2023. • Planning Commission review TBD pending applicant response.	

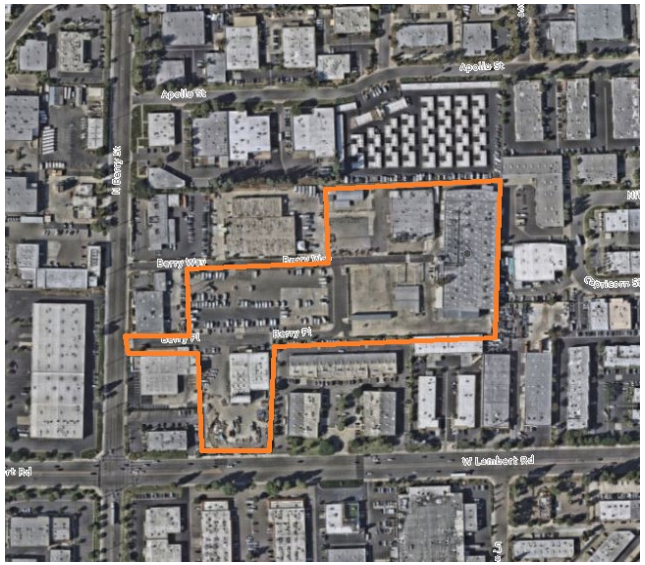


AMAZON FACILITY ***(MAP ID: 2)***		
Case Type:	• Plan Review	**PROJECT MAP:**
Project No.:	• PR No. 2022-09; **ACCELA No. PLN 2022-00042**	
Project Location:	• Assessor's Parcel Number (APN): 320-233-17 • 275 W. Valencia	
Project Description:	• The Project proposes to demolish the existing 3-story, 637,503 square-foot, 60-foot high office building (previously occupied by Bank of America) and construct a new 181,500 square-foot, 44-foot high warehouse building that will be used as Amazon's parcel delivery facility.	
Project Planner:	• Jessica Newton, Senior Planner (jessican@cityofbrea.net)	
Applicant:	• Tim Reed of Ware Malcomb	
Application submittal Date:	• May 31, 2022	
Current Status:	• Pending EIR Process ○ EIR NOP was issued on July 13, 2023, and the public comment period ended on August 11, 2023. ○ EIR Scoping Meeting was held on July 24, 2023. ○ EIR NOA was issued on October 30, 2024 – the Draft EIR will be available for public review starting November 6, 2024, until January 6, 2025. See NOA for more details here.	

ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING ***(MAP ID: 3)***		
Case Type:	• Conditional Use Permit, Precise Development, Administrative Remedy	**PROJECT MAP:** 
Project No.:	• CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; **ACCELA No: PLN-2023-00027**	
Project Location:	• Assessor's Parcel Number (APN): 296-231-12 • 200 N Puente St	
Project Description:	• The applicant is proposing a new two-story office building for an Albertson's distribution center.	
Project Planner:	• Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)	
Applicant:	• John Doan	
Application submittal Date:	• April 25, 2023	
Current Status:	• Pending resubmittal from the applicant.	

LOADING DOCK ADDITION ***(MAP ID: 4)***		
Case Type:	• Plan Review	**PROJECT MAP:** 
Project No.:	• PR 2023-05; **ACCELA No: PLN-2023-00031**	
Project Location:	• Assessor's Parcel Number (APN): 296-223-19 • 750 Challenger Street	
Project Description:	• The applicant is proposing to add a secondary loading dock and restripe parking stalls.	
Project Planner:	• Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)	
Applicant:	• Esther Yang	
Application submittal Date:	• April 27, 2023	
Current Status:	• Pending resubmittal from the applicant	

NEW INDUSTRIAL BUILDING ***(MAP ID: 5)***		
Case Type:	• Plan Review	**PROJECT MAP:**
Project No.:	• PR No. 2024-01; **ACCELA No: PLN-2024-00009**	
Project Location:	• Assessor's Parcel Number (APN): 296-251-04 • 424 Berry Way	
Project Description:	• The Applicant is proposing to demolish existing industrial buildings located at the eastern portion of the parcel and construct a new 147,500 sq. ft. warehouse.	
Project Planner:	• Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)	
Applicant:	• Rexford Industrial, Berry, LLC.	
Application submittal Date:	• February 6, 2024	
Current Status:	• Pending resubmittal from the applicant	



AFFORDABLE HOUSING DEVELOPMENT ***(MAP ID: 6)***		
Case Type:	• Preliminary Plan Review; Density Bonus	**PROJECT MAP:**
Project No.:	• PPR No. 2024-01, DB No. 2024-01; **ACCELA No: PLN-2024-00014/PLN-2024-00031**	
Project Location:	• Assessor's Parcel Number (APN): 296-301-02 • 323 N. Brea Blvd.	
Project Description:	• The Applicant is proposing a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units.	
Project Planner:	• Marie Dao, Senior Management Analyst (maried@cityofbrea.net)	
Applicant:	• Tish Kelly of Jamboree Housing Corp.	
Application submittal Date:	• March 12, 2024	
Current Status:	• Preliminary comment letter was issued on April 10, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.; Density Bonus application is currently under review	

BREA PLAZA APARTMENTS ***(MAP ID: 7)***		
Case Type:	• General Plan Amendment, Zone Change and Precise Development	**PROJECT MAP:**
Project No.:	• GPA 2024-01, ZC 2024-01, PD 2024-01; **ACCELA No: PLN-2024-00017**	
Project Location:	• Assessor's Parcel Number (APN): 319-102-25 • 1639 East Imperial Highway	
Project Description:	• The applicant is proposing a General Plan Amendment and a Zone Change to amend the project site's General Plan and Zoning Designation from General Commercial to Mixed Use II, and construct a new 6 story, 122-unit apartment building at the northwest corner of the property.	
Project Planner:	• Jessica Newton, Senior Planner (jessican@cityofbrea.net)	
Applicant:	• Jahn Nguyen of AO	
Application submittal Date:	• March 19, 2024	
Current Status:	• Pending resubmittal from the applicant	



GREENBRIAR RESIDENTIAL DEVELOPMENT ***(MAP ID: 8)***		
Case Type:	• General Plan Amendment, Zone Change, Plan Review, Conditional Use Permit, Development Agreement, Precise Development, Tentative Tract Map	**PROJECT MAP:** 
Project No.:	• GPA 2024-02, ZC 2024-02, PR 2024-03, CUP 2024-02, DA 2024-01, PD 2024-02, TTM 2024-01; **ACCELA No: PLN-2024-00020**	
Project Location:	• Assessor's Parcel Number (APN): 319-102-34 • 1698-1700 Greenbriar Lane	
Project Description:	• The Applicant is proposing to demolish existing office building and a parking structure and construct 180 single-family attached dwelling unit development.	
Project Planner:	• Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.net)	
Applicant:	• Gary Jones of Lennar Homes of California, Inc.	
Application submittal Date:	• March 26, 2024	
Current Status:	• Pending resubmittal from the applicant • EIR Scoping Meeting was held on Wednesday, August 21, 2024. See Notice of Preparation (NOP) for more details. The NOP public comment period closed on September 3, 2024.	

NEW RESIDENTIAL DEVELOPMENT ***(MAP ID: 9)***		
Case Type:	• Preliminary Plan Review	**PROJECT MAP:**
Project No.:	• PPR No. 2024-02; **ACCELA No: PLN-2024-00018**	
Project Location:	• Assessor's Parcel Number (APN): 296-332-17 • 112 Bracken Street	
Project Description:	• The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units.	
Project Planner:	• Brianna Co, Planning Technician (briannac@cityofbrea.net)	
Applicant:	• Eric Gonsalves of The Cirrus Company, LLC	
Application submittal Date:	• March 26, 2024	
Current Status:	• 1st round of preliminary comment letter was issued on April 25, 2024. Subsequently, at the request of the applicant, a 2nd round of review was conducted and the 2nd preliminary comment letter was issued on October 31, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.	

URBAN LOT SPLIT – PRELIMINARY PLAN REVIEW ***(MAP ID: 10)***		
Case Type:	• Preliminary Plan Review	**PROJECT MAP:**
Project No.:	• PPR No. 2024-03; **ACCELA No: PLN-2024-00021**	
Project Location:	• Assessor's Parcel Number (APN): 315-051-03 • 125 E Olinda Place	
Project Description:	• The Applicant is proposing to subdivide the existing vacant lot into 2 lots using the Urban Lot Split provisions and construct 2 units on each lot.	
Project Planner:	• Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)	
Applicant:	• Jordan Byers	
Application submittal Date:	• April 9, 2024	
Current Status:	• Preliminary comment letter was issued on May 9, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.	

A 2nd STORY ADU HEIGHT INCREASE ***(MAP ID: 11)***		
Case Type:	• Certificate of Compatibility	**PROJECT MAP:**
Project No.:	• CC No. 2024-01; **ACCELA No: PLN-2024-00027**	
Project Location:	• Assessor's Parcel Number (APN): 284-223-01 • 401 Sycamore Avenue	
Project Description:	• The Applicant is requesting an increase in maximum height of a 2nd story ADU from 16 feet to 23 feet	
Project Planner:	• Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)	
Applicant:	• Jasmeet Gill Kennington	
Application submittal Date:	• June 11, 2024	
Current Status:	• Pending resubmittal from the applicant	



SIEVERS AVENUE TENTATIVE PARCEL MAP ***(MAP ID: 12)***		
Case Type:	• Tentative Parcel Map	**PROJECT MAP:** 
Project No.:	• Tentative Parcel Map No. 2024-132; **ACCELA No: PLN-2024-00036**	
Project Location:	• Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041 • 411 Sievers Avenue	
Project Description:	• The Applicant is proposing to subdivide/reorganize 5 existing lots into 4 new lots	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Michael Jelensky	
Application submittal Date:	• July 23, 2024	
Current Status:	• Pending resubmittal from the applicant	

FINNEY'S CRAFTHOUSE & KITCHEN EXTERIOR MODIFICATION ***(MAP ID: 13)***		
Case Type:	• Plan Review	**PROJECT MAP:**
Project No.:	• PR No. 2024-04; **ACCELA No: PLN-2024-00038**	
Project Location:	• Assessor's Parcel Number (APN): 296-376-17 • 215 S. Brea Blvd.	
Project Description:	• The Applicant is proposing to modify the exterior façade and signage on the existing building to accommodate for a new restaurant, Finney's Crafthouse & Kitchen	
Project Planner:	• Brianna Co, Planning Technician (briannac@cityofbrea.net)	
Applicant:	• Marion Gonzales	
Application submittal Date:	• July 26, 2024	
Current Status:	• Pending resubmittal from the applicant	

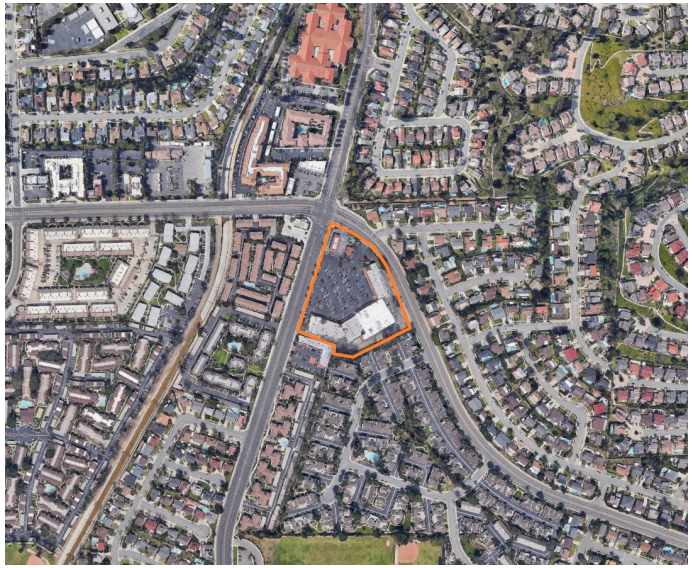
REDUCTION IN REQUIRED PARKING SPACES ***(MAP ID: 14)***		
Case Type:	• Minor Conditional Use Permit	**PROJECT MAP:**
Project No.:	• MCUP No. 2024-08; **ACCELA No: PLN-2024-00045**	
Project Location:	• Assessor's Parcel Number (APN): 284-243-09 & 10 • 440 S. Brea Blvd.	
Project Description:	• The Applicant is proposing to reduce the minimum required parking spaces to accommodate a new dentist office	
Project Planner:	• Brianna Co, Planning Technician (briannac@cityofbrea.net)	
Applicant:	• Sultram Han	
Application submittal Date:	• September 24, 2024	
Current Status:	• Pending resubmittal from the applicant	

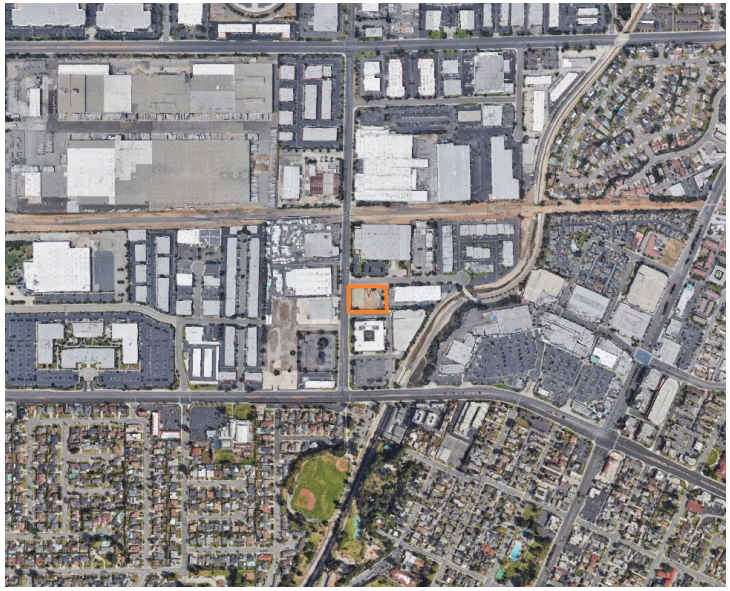


AUSLETICS FITNESS STUDIO ***(MAP ID: 15)***		
Case Type:	• Minor Conditional Use Permit	**PROJECT MAP:**
Project No.:	• MCUP No. 2024-09; **ACCELA No: PLN-2024-00047**	
Project Location:	• Assessor's Parcel Number (APN): 336-631-29 • 2868 E. Imperial Highway	
Project Description:	• The Applicant is proposing to establish a new fitness studio.	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Snez Velijanovska	
Application submittal Date:	• September 24, 2024	
Current Status:	• Pending decision, currently under the public notice period, which will end on November 7, 2024.	



SAINT MATTHEW ECUMENICAL CATHOLIC CHURCH ***(MAP ID: 16)***		
Case Type:	• Conditional Use Permit	**PROJECT MAP:** 
Project No.:	• CUP No. 2024-06; **ACCELA No: PLN-2024-00052**	
Project Location:	• Assessor's Parcel Number (APN): 284-211-31 • 500 E. Imperial Highway	
Project Description:	• The Applicant is proposing to establish a new church.	
Project Planner:	• Brianna Co, Planning Technician (briannac@cityofbrea.net)	
Applicant:	• Tony Russo	
Application submittal Date:	• October 22, 2024	
Current Status:	• Under review	

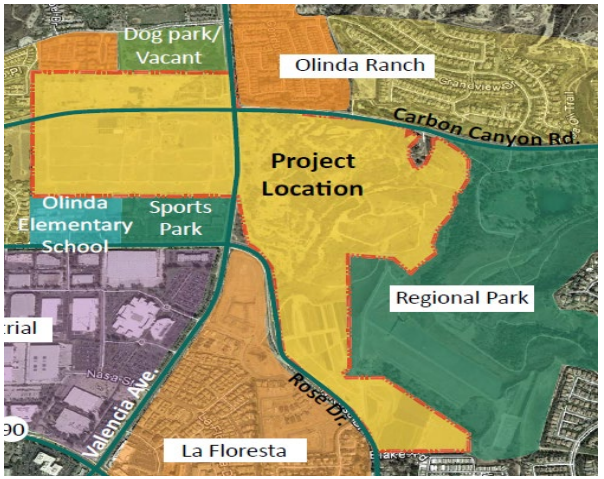
OUR NEST ON-SITE ALCOHOL ***(MAP ID: 17)***		
Case Type:	• Conditional Use Permit	**PROJECT MAP:** 
Project No.:	• CUP No. 2024-07; **ACCELA No: PLN-2024-00054**	
Project Location:	• Assessor's Parcel Number (APN): 319-170-03 • 732 N. Brea Boulevard	
Project Description:	• The Applicant is proposing to serve full alcohol at a new restaurant (Our Nest)	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Jonpaul Ugay	
Application submittal Date:	• October 22, 2024	
Current Status:	• Under review	

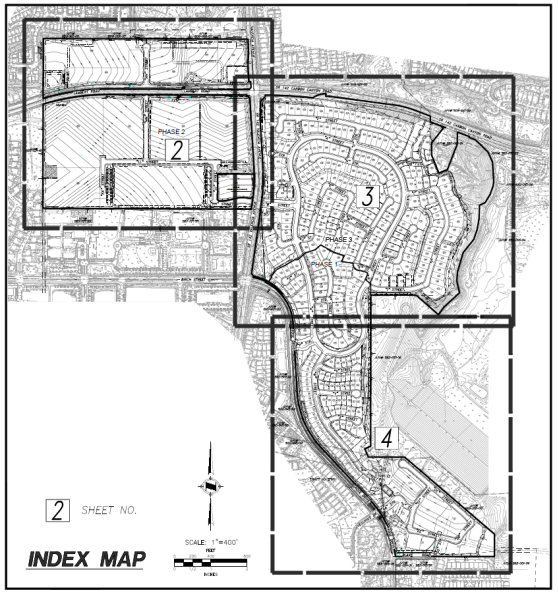
AFFORDABLE SENIOR HOUSING PROJECT ***(MAP ID: 18)***		
Case Type:	• Preliminary Plan Review	**PROJECT MAP:** 
Project No.:	• PPR No. 2024-04; **ACCELA No: PLN-2024-00057**	
Project Location:	• Assessor's Parcel Number (APN): 296-143-01 • SEC of Mercury Lane and Berry Street	
Project Description:	• The Applicant is requesting a substantial conformance review of a new 85-unit, 5-story affordable senior housing project with the previously approved project at the project site (Mercury Lane workforce housing project – a 114-unit apartment)	
Project Planner:	• Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)	
Applicant:	• Todd Cottle	
Application submittal Date:	• October 29, 2024	
Current Status:	• Under review	

Approved/Entitled

MERCURY LANE APARTMENTS ***(Map ID: 1)***		
Case Type:	• Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report	**RENDERING:** 
Project No.:	• PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01	
Project Location:	• Assessor's Parcel Number (APN): 296-141-05 • Southeast corner of Mercury Lane and Berry Street	
Project Description:	• The project is a new 5-story building with 114 workforce residential units.	
Project Planner:	• Planning Division (Planner@cityofbrea.net)	
Applicant	• Dwight Manely	
Approval Dates:	• Planning Commission recommended approval of the project to the City council on April 28, 2020 • City Council approved the project on June 2, 2020	
Current Status:	• In building permit plan check process	

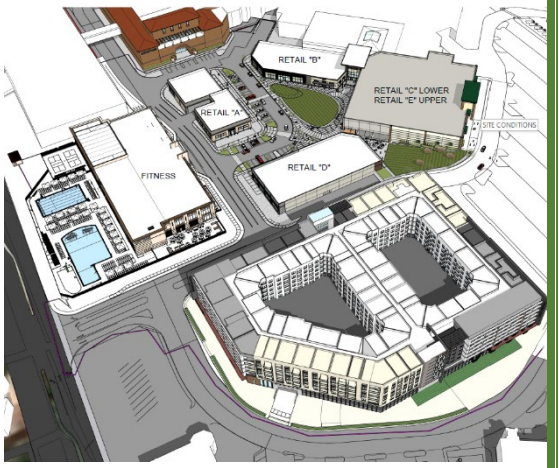
TRANSWESTERN ***(MAP ID: 2)***		
Case Type:	• Precise Development, Mitigated Negative Declaration, Conditional Use Permit, Tentative Parcel Map	**PROJECT MAP:** 
Project No.:	• PD No. 21-01; MND No. 21-01, CUP 21-08, TPM 2021-140; **ACCELA No. PLN-2021-00007**	
Project Location:	• 285 N Berry Street and 711 W Imperial Hwy • Assessor's Parcel Number (APN): 296-101-08; 296-101-05; 296-101-03	
Project Description:	• The project is a development of a new 126,797 square foot industrial building with associated parking and landscaping.	
Project Planner:	• Planning Division (Planner@cityofbrea.net)	
Applicant:	• Transwestern Company (Sara Santomauro)	
Approval Dates:	• Approved by Planning Commission on September 28, 2021	
Current Status:	• Under construction	

BREA 265 SPECIFIC PLAN ***(MAP ID 3)***		
Case Types:	• Specific Plan, General Plan Amendment, Zone Change, and Development Agreement	**PROJECT MAP:** 
Project No.:	• **ACCELA No. PLN-2020-00011;** ENV No. 22-01, GPA No. 22-01, ZC No. 22-01, DA No. 22-01, SP No. 22-01	
Project Location:	• Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 322-031-04; 322-031-12; 322-031-01; 322-031-10; 322-031-15; 322-031-14; 322-031-13; 322-031-13; 3200-070-02l; 322-072-02; 322-031-21; 322-03-121; 322-031-19; 320-071-29; 320-073-07 • The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.	
Project Description:	• The project includes the following: (1) General Plan Amendment to change the General Plan Land Use designation of the site from Hillside Residential and Low Density Residential to Brea 265 Specific Plan; (2) Zone Change to change the zoning of the site from HR and R-1 to Brea 265 Specific Plan; (3) Specific Plan for the adoption of a new specific plan providing up to 1,100 residential dwelling units, parks and recreational amenities, and open space and right of way improvements; (4) Tentative Tract Map for the subdivision of the project site for residential, parks and open space uses; and (5) Development Agreement defining terms of development by vesting the City's approval and specifying public benefits and improvements	
Project Planner:	• Planning Division (Planner@cityofbrea.net)	
Applicant:	• AERA ENERGY	
Approval Dates:	• Planning Commission recommended approval of the project to the City Council on May 24, 2022. • City Council reviewed the SP, GPA, ZC, and DA for the Project on June 21, 2022. The project was continued to July 19, 2022, where it was approved by City Council.	
Current Status:	• N/A	

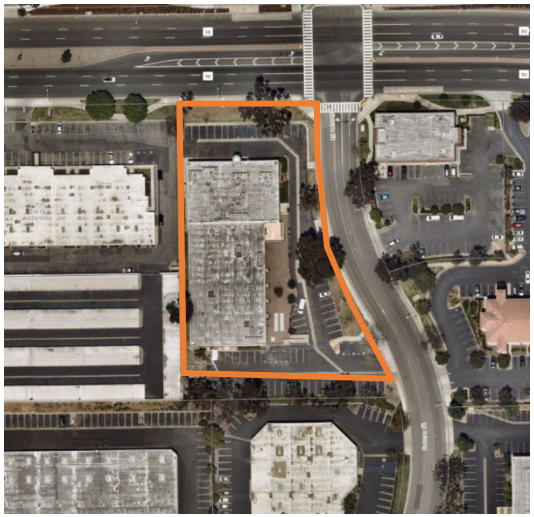
BREA 265 TENTATIVE TRACT MAP ***(MAP ID: 4)***		
Case Types:	• Tentative Tract Map	**PROJECT MAP:** 
Project No.:	• **ACCELA No. PLN 2020-00011;** TTM 16423	
Project Location:	• Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 322-031-04; 322-031-12; 322-031-01; 322-031-10; 322-031-15; 322-031-14; 322-031-13; 322-031-13; 3200-070-02l; 322-072-02; 322-031-21; 322-03-121; 322-031-19; 320-071-29; 320-073-07 • The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.	
Project Description:	• A Tentative Tract Map for the subdivision of the project site for residential, parks and open space uses. The TTM would implement the approved Brea 265 Specific Plan.	
Project Planner:	• Planning Division (Planner@cityofbrea.net)	
Applicant:	• AERA ENERGY	
Approval Dates:	• Planning Commission approved the TTM for the project on September 27, 2022.	
Current Status:	• N/A	

ACCESSORY DWELLING UNIT AT 527 E ELM STREET ***(MAP ID: 5)***		
Case Type:	• Certificate of Compatibility	**PROJECT MAP:** 
Project No.:	• CC No. 2022-01; **ACCELA No. PLN 2022-00019**	
Project Location:	• 527 E. Elm Street • Assessor's Parcel Number (APN): 284-213-36	
Project Description:	• The project establishes a new 1,496 square foot detached ADU.	
Project Planner:	• Planning Division (planner@cityofbrea.net)	
Applicant:	• Frederick Talactac	
Approval Dates:	• Planning Commission approved the project on October 25, 2022.	
Current Status:	• Under construction	

INDUSTRIAL BUILDING ***(MAP ID: 6)***		
Case Type:	• Plan Review, Environmental Impact Report Addendum	**PROJECT MAP:** 
Project No.:	• PR No. 2022-04; EIR No. 5-81 Addendum No. 1; **ACCELA No. PLN 2022-00012**	
Project Location:	• 2727 E. Imperial Highway • Assessor's Parcel Number (APN): 320-091-66	
Project Description:	• The project includes demolition of an existing office building and development of a new warehouse with related site improvements. The building would be a total of 113,700 SF.	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Prologis	
Approval Dates:	• Brea Community Development Director approved the project on March 27, 2023.	
Current Status:	• Under construction	

BREA MALL MIXED USE PROJECT ***(MAP ID. 7)***		
Project:	• EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits	**PROJECT MAP:** 
Project No.:	• EIR 20-01, GPA No. 20-01; ZC No. 20-01, DA No. 20-01, TPM 22-113, PD No. 20-02, and CUP Nos. 20-06, 22-17, 22-18 and 22-19 **ACCELA No. PLN 2021-00008**	
Project Location:	• 100 Brea Mall; • Assessor's Parcel Number (APN): 319-101-37 19-100-26, -62, -63, -64, -71, -73, -75 -76, -79, -89 and 319-103-22 (Note: GPA No. 2020-01 and ZC No. 2020-01 apply to the entire Brea Mall site)	
Project Description:	• The project includes: (1) General Plan Amendment to change the General Plan Land Use designation of the Project site and the Brea Mall from Regional Commercial to Mixed Use I; (2) Zone Change to change the zoning designation of the site from Major Shopping Center (C-C) with a Precise Development (P-D) overlay to Mixed Use I (MU-I); (3) Development Agreement to define the terms of development proposed by vesting the City's approval while specifying public benefits and improvements; (4) Precise Development Plan to demolish the former Sears building and surface parking lot and allow a new mixed-use development that includes retail, restaurants, for-rent residential apartments, a resort-type fitness center and an outdoor gathering space; (5) Tentative Parcel Map for subdivision; and (6) Conditional Use Permits for shared parking, to establish the Brea Mall sign program, to allow on-site alcohol consumption of beer, wine and distilled spirts within dining establishments and to allow a fitness center	
Project Planner:	• Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)	
Applicant:	• Simon Properties	
Approval Dates:	• Planning Commission Study Session (Project Preview) was held on September 27, 2022. • Planning Commission Public Hearing (Project Introduction) was held on October 25, 2022. • Planning Commission recommended approval of the project to the City Council on December 13, 2022. • City Council Public Hearing (1st reading) was held on May 2, 2023. • City Council approved the project during the 2nd reading on May 16, 2023.	
Current Status:	• Under construction	

GASLIGHT SQUARE REDEVELOPMENT ***(MAP ID: 8)***		
Case Type:	• Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit	**PROJECT MAP:** 
Project No.:	• PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); **ACCELA No. PLN 2022-00011**	
Project Location:	• 255 E. Imperial Highway • Assessor's Parcel Number (APN): 319-292-31, 319-292-33, 319-292-35, 319-292-36	
Project Description:	• The Project retains two of the existing five buildings that are currently used for medical uses. The remaining three commercial buildings totaling 18,286 square feet would be demolished and a new 2,000 square foot drive-through restaurant with an outdoor seating area and a 6,000 square foot commercial building consisting of 2,400 square feet of restaurant and 3,600 square feet of medical or retail space would be constructed.	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Dwight Manley	
Approval Dates:	• Planning Commission Public Hearing (Intro to Project) held on January 24, 2023. • Planning Commission recommended approval of the project to City Council on April 11, 2023. • City Council Public Hearing (1st reading) held on May 16, 2023. • City Council approved the project during the 2nd reading on June 6, 2023.	
Current Status	• Under construction	

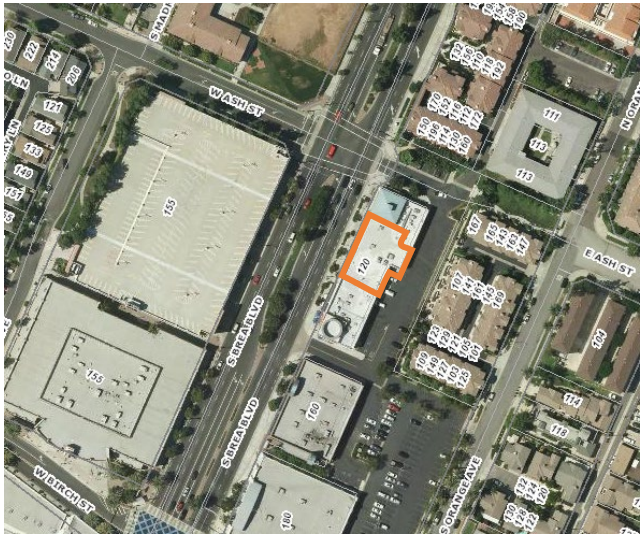
SOUTHLANDS CHURCH FENCE HEIGHT ***(MAP ID: 9)***		
Case Type:	• Administrative Adjustment	**PROJECT MAP:** 
Project No.:	• AR 2023-01; **ACCELA No. PLN 2022-00027**	
Project Location:	• 2950 E. Imperial Highway • Assessor's Parcel Number (APN): 336-631-21	
Project Description:	• The Project increases the height of the fence along Imperial Highway from 30 inches to 42 inches.	
Project Planner:	• Planning Division (planner@cityofbrea.net)	
Applicant:	• Southlands Church	
Approval Dates:	• Community Development Director approved the application on February 1, 2023	
Current Status	• In building permit plan check process	

BOILING CRAB OUTDOOR PATIO ***(MAP ID: 10)***		
Case Type:	• Plan Review	**PROJECT MAP:**
Project No.:	• PR 2023-03; **ACCELA No. PLN 2023-00017**	
Project Location:	• 120 S. Brea Boulevard, Suite 106 • Assessor's Parcel Number (APN): 296-364-25	
Project Description:	• The Project include a new outdoor patio for a new business, Boiling Crab	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Aejandra Zoquipa	
Approval Dates:	• Community Development Director approved the application on June 6, 2023	
Current Status	• Under construction	



BREA PLAZA REMODEL (BUILDINGS E – G) ***(MAP ID: 11)***		
Case Type:	• Conditional Use Permit, Precise Development	**PROJECT MAP:**
Project No.:	• CUP No. 2022-23; PD No. 2022-12; **ACCELA No: PLN-2022-00078**	
Project Location:	• Assessor's Parcel Number (APN): 319-391-01 • 1639 E Imperial Hwy	
Project Description:	• The project includes demolition of a 18,425 square foot theater (Building F) and remodeling Buildings E & G for retail ground floor use and a new second floor for office use. Building E would add 7,787 square feet to the ground floor and a new 6,500 square foot second floor with a 3,028 square foot outdoor patio, and a new loading area to the rear of the building. Building G would add a new 8,480 square foot second floor with a 1,048 square foot outdoor patio.	
Project Planner:	• Jessica Newton, Senior Planner (jessican@cityofbrea.net)	
Applicant:	• Waad J. Nadhir	
Approval Dates	• The Planning Commission approved the application on August 8, 2023	
Current Status:	• Under construction	

BOILING CRAB – ON-SITE ALCOHOL ***(MAP ID: 12)***		
Case Type:	• Conditional Use Permit	**PROJECT MAP:**
Project No.:	• CUP No. 2023-07; **ACCELA No: PLN-2023-00039**	
Project Location:	• Assessor's Parcel Number (APN): 296-364-25 • 120 S Brea Blvd, Suite 103	
Project Description:	• The project includes an on-sale beer and wine alcohol license at a sit-down restaurant (Boiling Crab).	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Isac Uravo	
Approval Dates	• The Planning Commission approved the application on September 12, 2023	
Current Status:	• Restaurant is under construction	



SMARTE PARKE PET DAYCARE ***(MAP ID: 13)***		
Case Type:	• Conditional Use Permit	**PROJECT MAP:**
Project No.:	• CUP No. 2023-06; **ACCELA No: PLN-2023-00035**	
Project Location:	• Assessor's Parcel Number (APN): 319-104-14 • 835 E Birch St	
Project Description:	• The project establishes a luxury pet daycare and boarding facility (Smart Parke) within an existing commercial building.	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Josh Drake (Smart Parke)	
Approval Dates	• The Planning Commission approved the application on September 26, 2023.	
Current Status:	• Under construction	



WIRELESS FACILITY CO-LOCATION ***(MAP ID: 14)***		
Case Type:	• Plan Review	**PROJECT MAP:**
Project No.:	• PR 2023-07; **ACCELA No: PLN-2023-00047**	
Project Location:	• Assessor's Parcel Number (APN): 319-331-12 • 145 S. State College Boulevard	
Project Description:	• The project modifies an existing wireless facility to add additional antennas and support equipment.	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Meghan Graham	
Approval Dates	• The Community Development Director approved the application on October 10, 2023.	
Current Status:	• Under Building plan check process.	



*CALIFORNIA SPINE INSTITUTE (**MAP ID: 15**)*		
Case Type:	• Conditional Use Permit, Administrative Remedy	**PROJECT MAP:** 
Project No.:	• CUP No. 2023-05; AR No. 2023-04; **ACCELA No: PLN-2023-00030**	
Project Location:	• Assessor's Parcel Number (APN): 319-314-07 • 721 E Imperial Hwy	
Project Description:	• The project includes a second story addition to an existing office building along with related site improvements.	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Raed Ali and Eric Lin	
Approval Dates	• December 12, 2023	
Current Status:	• Under Building plan check process	

DR. SQUATCH FENCE HEIGHT ***(MAP ID: 16)***		
Case Type:	• Administrative Remedy	**PROJECT MAP:**
Project No.:	• AR No. 2024-01 **ACCELA No: PLN-2024-00007**	
Project Location:	• Assessor's Parcel Number (APN): 296-141-01 • 114 N. Berry Street	
Project Description:	• The project increases the height of a new screening fencing from 7 feet to 8 feet.	
Project Planner:	• Jessica Newton, Senior Planner (jessican@cityofbrea.net)	
Applicant:	• Christopher Clay	
Approval Date	• February 6, 2024	
Current Status:	• Under construction	



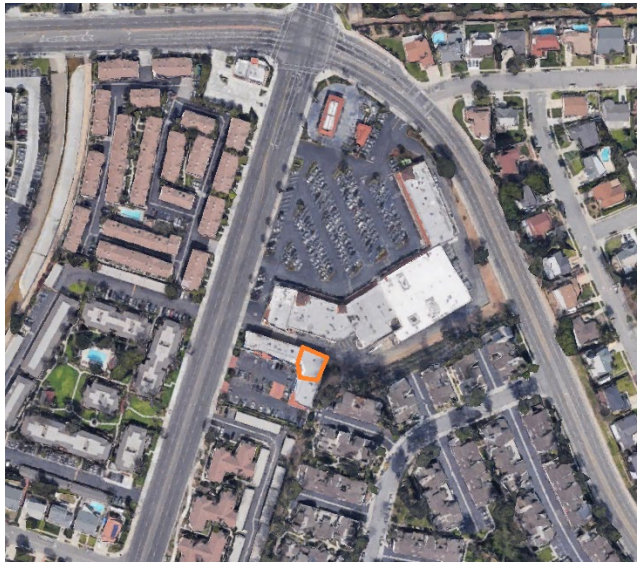
WIRELESS FACILITY MODIFICATION ***(MAP ID: 17)***		
Case Type:	• Plan Review	**PROJECT MAP:**
Project No.:	• PR 2023-02; **ACCELA No: PLN-2023-00012**	
Project Location:	• Assessor's Parcel Number (APN): 284-333-42 • 185 E. Alder	
Project Description:	• The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment.	
Project Planner:	• Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)	
Applicant:	• Stephanie Rudolph	
Approval Date	• March 22, 2024	
Current Status:	• Pending submittal of a building permit application.	

NEW WIRELESS FACILITY ***(MAP ID: 18)***		
Case Type:	• Plan Review	**PROJECT MAP:**
Project No.:	• PR No. 2024-02; **ACCELA No: PLN-2024-00019**	
Project Location:	• Assessor's Parcel Number (APN): 319-291-14 • 724 N. Brea Boulevard	
Project Description:	• The applicant is proposing a new roof mounted wireless facility for Dish Wireless.	
Project Planner:	• Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)	
Applicant:	• Brian De La Ree of Butler America	
Approval Date	• April 25, 2024	
Current Status:	• Building permit ready to issue	

BREA PLAZA SIGN PROGRAM AMENDMENT ***(MAP ID: 19)***		
Case Type:	• Conditional Use Permit	**PROJECT MAP:**
Project No.:	• CUP 2023-10; **ACCELA No: PLN-2023-00054**	
Project Location:	• Assessor's Parcel Number (APN): 319-102-25 • 1639 East Imperial Highway	
Project Description:	• The project amends the existing comprehensive sign program for Brea Plaza shopping center.	
Project Planner:	• Jessica Newton, Senior Planner (jessican@cityofbrea.net)	
Applicant:	• Jahn Nguyen	
Approval Date	• May 14, 2024	
Current Status:	• Pending submittal of a building permit plan check	



PACIFIC PAWS ANIMAL HOSPITAL ***(MAP ID: 20)***		
Case Type:	• Conditional Use Permit	**PROJECT MAP:**
Project No.:	• CUP No. 2024-01; **ACCELA No: PLN-2024-00015**	
Project Location:	• Assessor's Parcel Number (APN): 319-170-11 • 710 N. Brea Blvd. Suite E	
Project Description:	• The project includes establishment of a new animal hospital.	
Project Planner:	• Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)	
Applicant:	• William Cowan of Pacific Paws Animal Hospital	
Approval Date:	• June 4, 2024	
Current Status:	• Under Certificate of Occupancy review	



IMPERIAL MARINER TENTATIVE PARCEL MAP ***(MAP ID: 21)***		
Case Type:	• Tentative Parcel Map	**PROJECT MAP:**
Project No.:	• TPM No. 2022-179; **ACCELA No: PLN-20224-00016**	
Project Location:	• Assessor's Parcel Number (APN): 296-342-05 and 296-114-01 • 915, 955, 975 W. Imperial Hwy	
Project Description:	• The applicant is proposing to subdivide the existing property into four parcels.	
Project Planner:	• Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.net)	
Applicant:	• James McGrade of Imperial Mariner, LLC	
Approval Date	• June 25, 2024	
Current Status:	• Pending submittal of a final map	


Union Pacific
Mariner St
Glenmeade Ave
Glenmeade Pl
Glenmeade Ln
Glenmeade Dr
Glenmeade Way
Glenmeade Cir
Glenmeade Ct
Glenmeade Pkwy
Glenmeade Park
Glenmeade Trail
Glenmeade Path
Glenmeade Loop
Glenmeade Run
Glenmeade Hill
Glenmeade Glen
Glenmeade Grove
Glenmeade Meadow
Glenmeade Valley
Glenmeade Ridge
Glenmeade Creek
Glenmeade Lake
Glenmeade Pond
Glenmeade Bay
Glenmeade Cove
Glenmeade Point
Glenmeade Peak
Glenmeade Summit
Glenmeade Vista
Glenmeade Overlook
Glenmeade Terrace
Glenmeade Plaza
Glenmeade Square
Glenmeade Circle
Glenmeade Court
Glenmeade Drive
Glenmeade Lane
Glenmeade Road
Glenmeade Street
Glenmeade Avenue
Glenmeade Boulevard
Glenmeade Parkway
Glenmeade Highway
Glenmeade Freeway
Glenmeade Expressway
Glenmeade Turnpike
Glenmeade Tollway
Glenmeade Bypass
Glenmeade Detour
Glenmeade Shortcut
Glenmeade Alternate
Glenmeade Business
Glenmeade Loop
Glenmeade Spur
Glenmeade Connector
Glenmeade Ramp
Glenmeade Interchange
Glenmeade Junction
Glenmeade Crossing
Glenmeade Intersection
Glenmeade Roundabout
Glenmeade Traffic Circle
Glenmeade Rotary
Glenmeade Clover
Glenmeade Diamond
Glenmeade Cloverleaf
Glenmeade Partial Cloverleaf
Glenmeade Directional
Glenmeade Trumpet
Glenmeade Turbine
Glenmeade Stack
Glenmeade Flyover
Glenmeade Underpass
Glenmeade Overpass
Glenmeade Bridge
Glenmeade Tunnel
Glenmeade Viaduct
Glenmeade Aqueduct
Glenmeade Canal
Glenmeade River
Glenmeade Creek
Glenmeade Stream
Glenmeade Brook
Glenmeade Pond
Glenmeade Lake
Glenmeade Reservoir
Glenmeade Dam
Glenmeade Levee
Glenmeade Dike
Glenmeade Seawall
Glenmeade Breakwater
Glenmeade Jetty
Glenmeade Pier
Glenmeade Wharf
Glenmeade Dock
Glenmeade Marina
Glenmeade Boathouse
Glenmeade Lighthouse
Glenmeade Beacon
Glenmeade Buoy
Glenmeade Channel
Glenmeade Harbor
Glenmeade Port
Glenmeade Bay
Glenmeade Cove
Glenmeade Inlet
Glenmeade Estuary
Glenmeade Delta
Glenmeade Mouth
Glenmeade Source
Glenmeade Headwaters
Glenmeade Tributary
Glenmeade Confluence
Glenmeade Basin
Glenmeade Watershed
Glenmeade Floodplain
Glenmeade Wetland
Glenmeade Marsh
Glenmeade Swamp
Glenmeade Bog
Glenmeade Fen
Glenmeade Peatland
Glenmeade Mangrove
Glenmeade Coral Reef
Glenmeade Kelp Forest
Glenmeade Seagrass
Glenmeade Algae
Glenmeade Plankton
Glenmeade Nekton
Glenmeade Benthos
Glenmeade Periphyton
Glenmeade Epiphyte
Glenmeade Parasite
Glenmeade Symbiont
Glenmeade Commensal
Glenmeade Mutualist
Glenmeade Predator
Glenmeade Prey
Glenmeade Herbivore
Glenmeade Carnivore
Glenmeade Omnivore
Glenmeade Detritivore
Glenmeade Decomposer
Glenmeade Producer
Glenmeade Consumer
Glenmeade Primary Consumer
Glenmeade Secondary Consumer
Glenmeade Tertiary Consumer
Glenmeade Quaternary Consumer
Glenmeade Apex Predator
Glenmeade Keystone Species
Glenmeade Indicator Species
Glenmeade Umbrella Species
Glenmeade Flagship Species
Glenmeade Invasive Species
Glenmeade Native Species
Glenmeade Endemic Species
Glenmeade Exotic Species
Glenmeade Introduced Species
Glenmeade Naturalized Species
Glenmeade Cultivated Species
Glenmeade Wild Species
Glenmeade Domesticated Species
Glenmeade Hybrid Species
Glenmeade Genetically Modified Species
Glenmeade Clone
Glenmeade Cultivar
Glenmeade Variety
Glenmeade Subspecies
Glenmeade Species
Glenmeade Genus
Glenmeade Family
Glenmeade Order
Glenmeade Class
Glenmeade Phylum
Glenmeade Kingdom
Glenmeade Domain
Glenmeade Taxonomy
Glenmeade Phylogeny
Glenmeade Evolution
Glenmeade Adaptation
Glenmeade Natural Selection
Glenmeade Genetic Drift
Glenmeade Gene Flow
Glenmeade Mutation
Glenmeade Recombination
Glenmeade Speciation
Glenmeade Extinction
Glenmeade Biodiversity
Glenmeade Ecology
Glenmeade Ecosystem
Glenmeade Biome
Glenmeade Habitat
Glenmeade Niche
Glenmeade Population
Glenmeade Community
Glenmeade Metapopulation
Glenmeade Metacommunity
Glenmeade Landscape
Glenmeade Region
Glenmeade Biosphere
Glenmeade Earth System
Glenmeade Global Change
Glenmeade Climate Change
Glenmeade Global Warming
Glenmeade Greenhouse Effect
Glenmeade Carbon Cycle
Glenmeade Nitrogen Cycle
Glenmeade Water Cycle
Glenmeade Rock Cycle
Glenmeade Energy Flow
Glenmeade Food Web
Glenmeade Food Chain
Glenmeade Trophic Level
Glenmeade Ecological Pyramid
Glenmeade Biomass
Glenmeade Productivity
Glenmeade Respiration
Glenmeade Photosynthesis
Glenmeade Chemosynthesis
Glenmeade Decomposition
Glenmeade Nutrient Cycling
Glenmeade Limiting Factor
Glenmeade Carrying Capacity
Glenmeade Density
Glenmeade Dispersion
Glenmeade Distribution
Glenmeade Abundance
Glenmeade Richness
Glenmeade Evenness
Glenmeade Diversity
Glenmeade Index
Glenmeade Measure
Glenmeade Sample
Glenmeade Survey
Glenmeade Census
Glenmeade Monitoring
Glenmeade Assessment
Glenmeade Evaluation
Glenmeade Conservation
Glenmeade Restoration
Glenmeade Management
Glenmeade Policy
Glenmeade Law
Glenmeade Regulation
Glenmeade Permit
Glenmeade License
Glenmeade Fee
Glenmeade Tax
Glenmeade Subsidy
Glenmeade Incentive
Glenmeade Disincentive
Glenmeade Education
Glenmeade Outreach
Glenmeade Communication
Glenmeade Participation
Glenmeade Collaboration
Glenmeade Partnership
Glenmeade Network
Glenmeade Organization
Glenmeade Agency
Glenmeade Department
Glenmeade Office
Glenmeade Bureau
Glenmeade Commission
Glenmeade Board
Glenmeade Council
Glenmeade Committee
Glenmeade Task Force
Glenmeade Working Group
Glenmeade Advisory Group
Glenmeade Stakeholder
Glenmeade Citizen
Glenmeade Resident
Glenmeade Visitor
Glenmeade Tourist
Glenmeade Traveler
Glenmeade Commuter
Glenmeade Driver
Glenmeade Passenger
Glenmeade Pedestrian
Glenmeade Cyclist
Glenmeade Motorist
Glenmeade Truck Driver
Glenmeade Bus Driver
Glenmeade Train Driver
Glenmeade Pilot
Glenmeade Sailor
Glenmeade Captain
Glenmeade Crew
Glenmeade Passenger
Glenmeade Cargo
Glenmeade Freight
Glenmeade Goods
Glenmeade Services
Glenmeade Transportation
Glenmeade Logistics
Glenmeade Supply Chain
Glenmeade Warehouse
Glenmeade Distribution Center
Glenmeade Terminal
Glenmeade Station
Glenmeade Stop
Glenmeade Route
Glenmeade Schedule
Glenmeade Timetable
Glenmeade Fare
Glenmeade Ticket
Glenmeade Pass
Glenmeade Card
Glenmeade Reservation
Glenmeade Booking
Glenmeade Confirmation
Glenmeade Cancellation
Glenmeade Refund
Glenmeade Complaint
Glenmeade Feedback
Glenmeade Review
Glenmeade Rating
Glenmeade Survey
Glenmeade Poll
Glenmeade Vote
Glenmeade Election
Glenmeade Campaign
Glenmeade Candidate
Glenmeade Party
Glenmeade Platform
Glenmeade Issue
Glenmeade Debate
Glenmeade Forum
Glenmeade Meeting
Glenmeade Conference
Glenmeade Convention
Glenmeade Summit
Glenmeade Workshop
Glenmeade Seminar
Glenmeade Lecture
Glenmeade Presentation
Glenmeade Speech
Glenmeade Address
Glenmeade Report
Glenmeade Publication
Glenmeade Article
Glenmeade Book
Glenmeade Journal
Glenmeade Magazine
Glenmeade Newspaper
Glenmeade Website
Glenmeade Blog
Glenmeade Podcast
Glenmeade Video
Glenmeade Film
Glenmeade Documentary
Glenmeade Photograph
Glenmeade Image
Glenmeade Map
Glenmeade Chart
Glenmeade Graph
Glenmeade Table
Glenmeade Figure
Glenmeade Illustration
Glenmeade Diagram
Glenmeade Model
Glenmeade Simulation
Glenmeade Experiment
Glenmeade Observation
Glenmeade Data
Glenmeade Analysis
Glenmeade Interpretation
Glenmeade Conclusion
Glenmeade Recommendation
Glenmeade Implication
Glenmeade Significance
Glenmeade Importance
Glenmeade Value
Glenmeade Benefit
Glenmeade Cost
Glenmeade Risk
Glenmeade Uncertainty
Glenmeade Assumption
Glenmeade Limitation
Glenmeade Bias
Glenmeade Error
Glenmeade Accuracy
Glenmeade Precision
Glenmeade Reliability
Glenmeade Validity
Glenmeade Objectivity
Glenmeade Subjectivity
Glenmeade Qualitative
Glenmeade Quantitative
Glenmeade Mixed Methods
Glenmeade Research
Glenmeade Science
Glenmeade Knowledge
Glenmeade Information
Glenmeade Wisdom
Glenmeade Understanding
Glenmeade Awareness
Glenmeade Perception
Glenmeade Attitude
Glenmeade Belief
Glenmeade Value
Glenmeade Norm
Glenmeade Behavior
Glenmeade Action
Glenmeade Intervention
Glenmeade Solution
Glenmeade Strategy
Glenmeade Plan
Glenmeade Goal
Glenmeade Objective
Glenmeade Target
Glenmeade Indicator
Glenmeade Benchmark
Glenmeade Standard
Glenmeade Guideline
Glenmeade Best Practice
Glenmeade Lesson Learned
Glenmeade Success Story
Glenmeade Case Study
Glenmeade Example
Glenmeade Model
Glenmeade Prototype
Glenmeade Pilot Project
Glenmeade Demonstration
Glenmeade Implementation
Glenmeade Evaluation
Glenmeade Monitoring
Glenmeade Reporting
Glenmeade Communication
Glenmeade Dissemination
Glenmeade Outreach
Glenmeade Education
Glenmeade Training
Glenmeade Capacity Building
Glenmeade Empowerment

LIGHT INDUSTRIAL BUILDING ***(MAP ID: 22)***		
Case Type:	• Plan Review	**PROJECT MAP:**
Project No.:	• PR 2023-08; **ACCELA No: PLN-2023-00049**	
Project Location:	• Assessor's Parcel Number (APN): 320-303-11 • 3200 Nasa Street	
Project Description:	• The applicant is proposing to construct a new 56,000 square-foot industrial building.	
Project Planner:	• Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)	
Applicant:	• Dennis Roy	
Approval Date	• July 1, 2024	
Current Status:	• Under building plan check process	



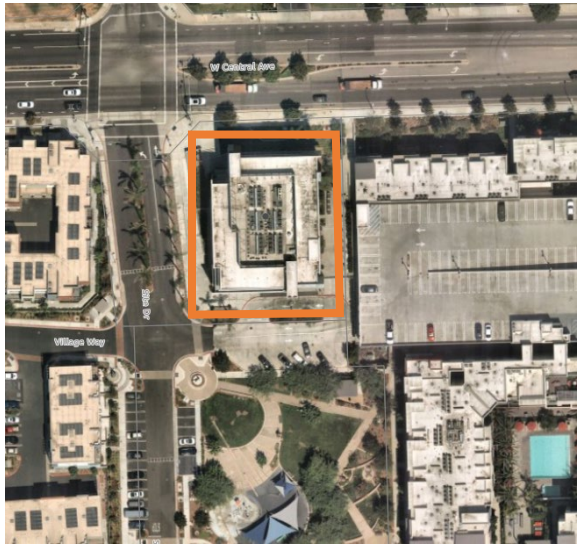
SOUTH BREA TOWNHOMES ***(MAP ID: 23)***		
Case Type:	• Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit	**PROJECT MAP:**
Project No.:	• PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; **ACCELA No: PLN-2023-00081**	
Project Location:	• Assessor's Parcel Number (APN): 284-282-06 • 685 S. Brea Boulevard	
Project Description:	• The project includes demolition of the existing retail building and construction of a new 32-unit, 3 story residential development.	
Project Planner:	• Jessica Newton, Senior Planner (jessican@cityofbrea.net)	
Applicant:	• Patrick Chien of City Ventures	
Approval Date:	• July 23, 2024	
Current Status:	• Under building plan check process	



IMPERIAL MARINER PARKING REDUCTION ***(MAP ID: 24)***		
Case Type:	• Minor Conditional Use Permit	**PROJECT MAP:**
Project No.:	• MCUP No. 2024-04; **ACCELA No: PLN-2024-00028**	
Project Location:	• Assessor's Parcel Number (APN): 296-342-05 and 296-114-01 • 915, 955, 975 W. Imperial Hwy	
Project Description:	• The project includes establishing a reduced required parking for the existing office/medical complex to accommodate additional medical office uses	
Project Planner:	• Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)	
Applicant:	• James McGrade of Imperial Mariner, LLC	
Approval Date:	• August 6, 2024	
Current Status:	• N/A	



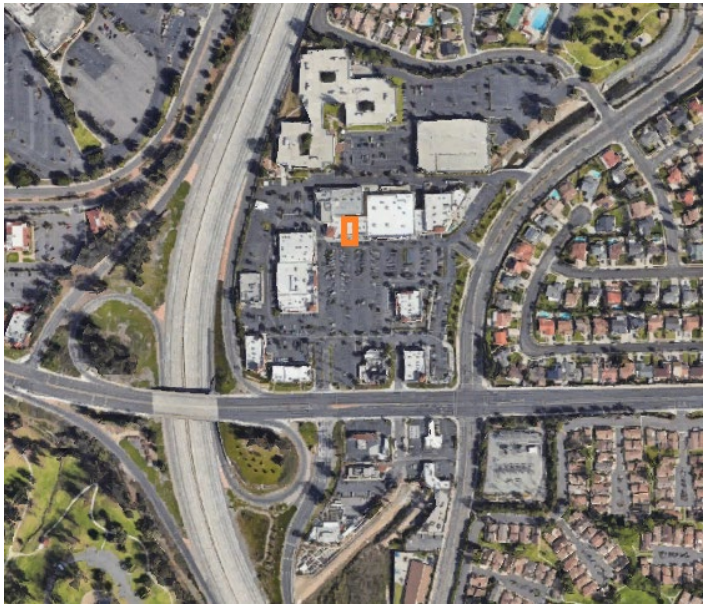
AT&T WIRELESS ROOFTOP FACILITY ***(MAP ID: 25)***		
Case Type:	• Plan Review	**PROJECT MAP:**
Project No.:	• PR No. 2022-12; PR No. 2022-13; **ACCELA No: PLN-2022-00074**	
Project Location:	• Assessor's Parcel Number (APN): 296-241-10 • 380 W Central Ave	
Project Description:	• The project includes a new rooftop wireless communication facility and screening on an existing commercial office building.	
Project Planner:	• Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)	
Applicant:	• New Cingular Wireless PCS, LLC dba AT&T Wireless	
Approval Date:	• August 22, 2024	
Current Status:	• Pending building permit plan check submittal.	



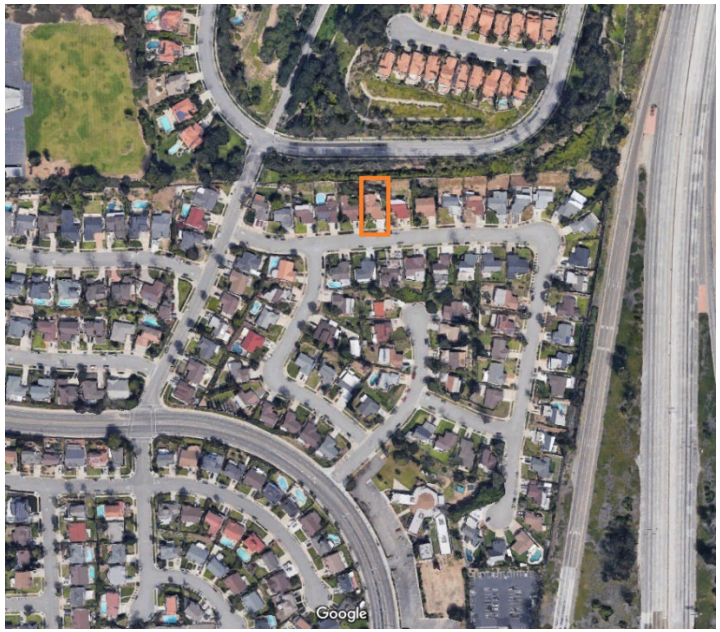
PET AQUAMATION BUSINESS ***(MAP ID: 26)***		
Case Type:	• Conditional Use Permit	**PROJECT MAP:** 
Project No.:	• CUP No. 2022-15; **ACCELA No. PLN 2022-00053**	
Project Location:	• 580 W Lambert Road, Unit E • Assessor's Parcel Number (APN): 296-081-07	
Project Description:	• The applicant is proposing to establish a pet aquamation (cremation) facility with mobile after-life care veterinary services. No live animals are proposed on-site.	
Project Planner:	• Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)	
Applicant:	• Dr. Annie Forslund (Home Pet Euthanasia of Southern California)	
Approval Date:	• September 24, 2024	
Current Status:	• Under construction	

LUNCH BOX 101 ON-SITE ALCOHOL ***(MAP ID: 27)***		
Case Type:	• Minor Conditional Use Permit	**PROJECT MAP:** 
Project No.:	• MCUP No. 2024-03; **ACCELA No: PLN-2024-00033**	
Project Location:	• Assessor's Parcel Number (APN): 319-381-17 • 7 Pointe Drive Suite 100	
Project Description:	• The Applicant is proposing to serve beer and wine at the existing restaurant (Lunch Box 101)	
Project Planner:	• Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)	
Applicant:	• Dorothy Iannessa	
Approval Date	• September 26, 2024	
Current Status:	• N/A	

SUSHI CLUB ON-SITE ALCOHOL ***(MAP ID: 28)***		
Case Type:	• Minor Conditional Use Permit	**PROJECT MAP:**
Project No.:	• MCUP No. 2024-05; **ACCELA No: PLN-2024-00039**	
Project Location:	• Assessor's Parcel Number (APN): 319-391-01 • 437 S. Associated Rd.	
Project Description:	• The Applicant is proposing to serve beer and wine at a new restaurant (Sushi Club)	
Project Planner:	• Esteban Rubiano, Assistant Planner (estebana@cityofbrea.net)	
Applicant:	• Jason Kho	
Approval Date:	• October 2, 2024	
Current Status:	• Restaurant under construction	



INCREASE IN WALL HEIGHT ***(MAP ID: 29)***		
Case Type:	• Minor Conditional Use Permit	**PROJECT MAP:**
Project No.:	• MCUP No. 2024-06; **ACCELA No: PLN-2024-00040**	
Project Location:	• Assessor's Parcel Number (APN): 319-051-06 • 839 Mango St.	
Project Description:	• The Applicant is proposing to increase the height of wall within the front yard up to 5 feet along the east property line	
Project Planner:	• Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)	
Applicant:	• Eric Lavold	
Approval Date:	• October 2, 2024	
Current Status:	• Under building permit plan check process.	



SHAKE SHACK ON-SITE ALCOHOL ***(MAP ID: 30)***		
Case Type:	• Minor Conditional Use Permit	**PROJECT MAP:**
Project No.:	• MCUP No. 2024-07; **ACCELA No: PLN-2024-00041**	
Project Location:	• Assessor's Parcel Number (APN): 296-376-08 • 103 W. Imperial Hwy #C	
Project Description:	• The Applicant is proposing to serve beer and wine at a new restaurant (Shake Shack)	
Project Planner:	• Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)	
Applicant:	• Nicole Bolio of Shake Shack	
Approval Date:	• October 18, 2024	
Current Status:	• Restaurant under construction	



BRUXIE ON-SITE ALCOHOL ***(MAP ID: 31)***		
Case Type:	• Minor Conditional Use Permit	**PROJECT MAP:** 
Project No.:	• MCUP No. 2024-01; **ACCELA No: PLN-2024-00029**	
Project Location:	• Assessor's Parcel Number (APN): 296-632-27 • 215 W. Birch Street	
Project Description:	• The Applicant is proposing to serve beer and wine at the existing restaurant (Bruxie)	
Project Planner:	• Brianna Co, Planning Technician (briannac@cityofbrea.net)	
Applicant:	• Kelly Bullarney of Bruxie	
Approval Date	• October 21, 2024	
Current Status:	• N/A	

REPEALED/DENIED

(Within one year)

N/A