



AGENDA

Planning Commission June 01, 2026

Hayden Beckman
Planning Manager

Connor Hyland
Senior Assistant City Attorney

Jennifer Scudellari
Executive Assistant

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

ISAIAH LESLIE
Chair

SHANNON TUCKER
Vice Chair

DAVID VAZQUEZ
Commissioner

RICK MARTINEZ
Commissioner

RUBY MALDONADO
Commissioner

ALISON VEJAR
Commissioner

TIM McCORMACK
Commissioner

Welcome to the Planning Commission meeting. Regular meetings of the City of Orange Planning Commission are held the first and third Monday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Planning Commission meeting; and made available on the City's website.

Public Participation

Planning Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are made during the "Public Comments" section at the beginning of the meeting. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Planning Commission and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while Planning Commission is in session.

APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 7 business days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER**1.1 PLEDGE OF ALLEGIANCE**

Commissioner Tim McCormack

1.2 ROLL CALL**2. PUBLIC COMMENTS**

At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on April 6, 2026.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
[April 6, 2026 Regular Meeting Minutes](#)

4. COMMISSION BUSINESS**4.1. General Plan Conformance finding for Fiscal Year 2026-2027 through 2030-2031 Five-Year Capital Improvement Program and finding of CEQA exemption per CEQA Guidelines Section 15378.****Recommended Action:**

1. Find that the projects identified within the proposed five-year Capital Improvement Program are consistent with the City's General Plan.
2. Find that the action is not a project per State CEQA Guidelines Section 15378, and therefore categorically exempt from the provisions of the California Environmental Quality Act (CEQA).

Attachments: [Staff Report](#)
[Attachment 1 New Projects for Fiscal Year 2026-2027 through 2030-2031 Five-Year Capital Improvement Program](#)
[Attachment 2 Capital Improvement Program General Plan Conformity Matrix](#)
[Attachment 3 Draft Fiscal Year 2026-2027 through 2030-2031 Five-Year Capital Improvement Program Project Sheets](#)

5. PUBLIC HEARINGS

- 5.1. Public Hearing to consider a request to construct a new wireless communications facility for AT&T Wireless, located adjacent to the west (rear) property line of 744 N Eckhoff St. (APN 386-521-19), and a finding of CEQA exemption (Minor Site Plan Review, PA25-0104).

Recommended Action:

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 12-26, approving PA25-0104 (Conditional Use Permit No. PA25-0104 and Minor Site Plan Review No. PA25-0104), to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower consisting of 12 panel antennas, 16 remote radio units, one GPS antenna, four DC9 and one DC50 surge suppression unit with ancillary supporting equipment within a new 636 -square-foot equipment enclosure located at APN 386-521-19.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 of the State CEQA Guidelines.

Attachments: [Staff Report](#)
[Attachment 1 PC Resolution No. 12-26](#)
[Attachment 2 Vicinity Map](#)
[Attachment 3 Project Plans](#)
[Attachment 5 Photosimulations](#)
[Attachment 4 Letter of Justification](#)
[Attachment 6 Site Photos](#)
[Attachment 7 Radio Frequency Emissions Compliance Report](#)

6. ADJOURNMENT

The next Regular Planning Commission Meeting will be held on Monday, June 15, 2026 at 5:30 p.m., in the Council Chamber.

I, Jennifer Scudellari, Executive Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website www.cityoforange.org.

Date posted: May 28, 2026



Agenda Item

Planning Commission

Item #: 3.1.

6/1/2026

File #: 26-0346

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Jennifer Scudellari, Executive Assistant

1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on April 6, 2026.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- April 6, 2026 Regular Meeting minutes



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TO: Chair and Members of the Planning Commission

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Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on April 6, 2026.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- April 6, 2026 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Planning Commission

April 06, 2026

The Planning Commission of the City of Orange, California convened on April 6, 2026, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Vice Chair Tucker called the meeting to order at 5:33 p.m.

1.1 PLEDGE OF ALLEGIANCE

Commissioner Tim McCormack led the flag salute.

1.2 ROLL CALL

Present: Tucker, Vazquez, Martinez, Maldonado, Vejar, and McCormack

Absent: Leslie

2. PUBLIC COMMENTS

None.

3. PUBLIC HEARINGS

- 3.1. Public Hearing to consider a proposal to redevelop a commercial property with 71 small lot single-family homes at 2375 N. Tustin Street. An Initial Study/Mitigated Negative Declaration was prepared in conformance with CEQA (GPA25-0003, ZC25-0002, TTM25-0001, MJSP25-0002, ADR25-0018, and ENV25-0001).**

Principal Planner, Monique Schwartz, presented a summary of the proposed project.

Vice Chair Tucker opened the public hearing at 5:46 p.m.

Applicant Chad Brown gave a presentation on the project.

Public Speakers:

The following spoke in opposition of the project: Lisa Ackerman Baldwin, Adrienne Gladson and Cynthia Hesketh

The following spoke in favor of the project: Jeff Weber

Vice Chair Tucker closed the public hearing at 6:52 p.m.

Commissioners discussed preservation of privacy for the adjacent neighbors; project

incompatibility with the neighborhood context in terms of height, density, and scale; request for modified windows to increase screening of sight line views onto neighboring properties to the north and south; parking on adjacent bank property; fire access on adjacent property; garage storage; roof top restrictions; designated guest parking; setback and height requirements of the C-TR zone; and the enhancement of this portion of Tustin Street with the project.

A motion was made by Commissioner Maldonado to approve as recommended. The motion failed due to lack of a second.

A motion was made by Commissioner Vejar, seconded by Commissioner Martinez, to

1. Adopt Planning Commission Resolution No. PC 08-26. A Resolution of the Planning Commission of the City of Orange recommending City Council approval of General Plan Amendment No. GPA25-0003, a request to change the General Plan designation from General Commercial to Medium Density Residential on a 4.23-acre site located at 2375 N. Tustin Street.
2. Adopt Planning Commission Resolution No. PC 09-26. A Resolution of the Planning Commission of the City of Orange recommending the City Council approval of Zone Change No. 25-0002 and adoption of an Ordinance to change the zoning designation from Limited Business Tustin Redevelopment Project Area to Residential Multiple Family to establish consistency between the Medium Density General Plan Land Use designation and zoning classification in accordance with state law on a 4.23-acre site located at 2375 N. Tustin Street.
3. Adopt amended Planning Commission Resolution No. PC 10-26. A Resolution of the Planning Commission of the City of Orange recommending the City Council approval of Tentative Tract Map No. TTM25-0001, Major Site Plan Review No. MJSP25-0002, Administrative Design Review No. ADR25-0018, IS/MND No. ENV25-0001 and associated Mitigation Monitoring and Reporting Program for the redevelopment of a vacant commercial site with 71, three-story single-family small lot homes, open space recreation area, guest parking, and related site improvements on a 4.23-acre site located at 2375 N. Tustin Street with the following added conditions: Applicant shall work with staff to modify second and third story north and south facing windows for units along the north and south property lines, similar to other projects with sight line issues, and provide additional renderings and sight line views from the modified windows onto adjacent properties to the north and south, particularly where there is a sight line view into a window or yard space; and applicant shall provide sight line views from the nearest roof decks onto adjacent communities to the north and south.

The motion carried by the following vote:

Ayes: Tucker, Vazquez, Martinez, and Vejar
Noes: Maldonado, and McCormack
Absent: Leslie

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:31 p.m.

The next Regular Planning Commission Meeting will be held on Monday, April 20, 2026 at 5:30 p.m., in the Council Chamber.

Hayden Beckman
Planning Manager



Agenda Item

Planning Commission

Item #: 4.1.

6/1/2026

File #: 26-0342

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Arlen Beck, Senior Planner

1. SUBJECT

General Plan Conformance finding for Fiscal Year 2026-2027 through 2030-2031 Five-Year Capital Improvement Program and finding of CEQA exemption per CEQA Guidelines Section 15378.

2. SUMMARY

The Capital Improvement Program (CIP) serves as a single comprehensive plan of proposed capital improvement projects for the budget year Fiscal Year 2026-2027 and the four years thereafter. In accordance with State law, the City must determine that the CIP is in conformance with the General Plan.

3. RECOMMENDED ACTION

1. Find that the projects identified within the proposed five-year Capital Improvement Program are consistent with the City's General Plan.
2. Find that the action is not a project per State CEQA Guidelines Section 15378, and therefore categorically exempt from the provisions of the California Environmental Quality Act (CEQA).

4. PROJECT BACKGROUND

In accordance with State law, the City must determine that the CIP is consistent with the General Plan. This is an annual report on the staff analysis for Fiscal Year 2026-2027 and the four years thereafter.

5. PROJECT DESCRIPTION

The CIP serves as a single comprehensive plan of proposed capital improvement projects for the budget year Fiscal Year 2026-2027 and the four years thereafter. The CIP is a budgeting and fiscal planning tool used to determine the extent of future funding needs and existing sources of funding for City capital projects. The CIP identifies 12 newly added projects to the previous CIP, for a total of 86 projects being proposed for the five-year period. Of the projects identified in the previously adopted Fiscal Year 2025-2026 through 2029-2030 five-year CIP, 22 have been either completed, eliminated, or put on hold.

The new projects planned during the upcoming five-year planning period encompass a range of City projects identified in Attachment 1 and are summarized as follows:

- Land Use Tracking and Permitting Software

- Veterans Park Memorial Fountain Restoration
- Santiago Creek Trail - Lodge Pole Fencing Replacement
- Playground Equipment Replacement
- El Camino Real Park Sports Courts Resurfacing and Conversion Project
- El Modena Park Upper Restroom Replacement
- Fire Station 3 Building Addition
- Elevator Replacement - Police Headquarters and City Corporation Yard
- Fleet Facility HVAC Installation and Interior Painting
- Police Headquarters Vehicle Access System Modernization
- Water Yard North Yard Gate Replacement
- Fleet Facility Corp Yard Roll-Up Door Replacement

6. PROJECT ANALYSIS

Staff has reviewed the new projects identified within the proposed five-year CIP for conformance with the City's General Plan (a summary of new CIP projects is provided as Attachment 1). The projects identified in the CIP are consistent with City of Orange General Plan policy and further the implementation of the General Plan. A matrix presenting project conformance with the General Plan and the anticipated environmental review is provided as Attachment 2 to this report. A complete draft of the proposed five-year CIP project sheets is provided as Attachment 3.

7. AUTHORIZING GUIDELINES

California Government Code Section 65401 requires the City to prepare a coordinated program (i.e., Capital Improvement Program) identifying projects recommended for planning, initiation, or construction during the following fiscal year. In accordance with State law, the Planning Commission must review and report on the conformity of the CIP with the adopted General Plan.

8. PUBLIC NOTICE

The CIP General Plan conformity determination does not require public notice other than for the public meeting of the Planning Commission.

9. ENVIRONMENTAL REVIEW

Staff has reviewed the list of projects identified in the CIP and determined that a number of projects will likely involve the need for preparation of environmental documentation in accordance with the California Environmental Quality Act (CEQA). Appropriate CEQA documents will be prepared after a specific project scope is defined but prior to City Council approval of construction contracts.

The CIP General Plan conformity determination report is not a project per CEQA Guidelines Section 15378. The CIP is a budgeting and fiscal planning tool and does not commit the City to construction or implementation of any specific project.

10. ADVISORY BOARD ACTION

None.

11. ATTACHMENTS

- Attachment 1 New Projects for Fiscal Year 2026-2027 through 2030-2031 Five-Year Capital Improvement Program
- Attachment 2 Capital Improvement Program General Plan Conformity Matrix
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**New Project List
City of Orange Capital Improvement Program
2026-2027 Through 2030-2031**

Project #	Project Name
256009	Land Use Tracking and Permitting Software
267035	Veterans Park Memorial Fountain Restoration
267036	Santiago Creek Trail – Lodge Pole Fencing Replacement
267037	Playground Equipment Replacement
267038	El Camino Real Park Sports Courts Resurfacing and Conversion Project
267039	El Modena Park Upper Restroom Replacement
263003	Fire Station 3 Building Addition
275005	Elevator Replacement – Police Headquarters and City Corporation Yard
275006	Fleet Facility HVAC Installation and Interior Painting
275010	Police Headquarters Vehicle Access System Modernization
275011	Water Yard North Yard Gate Replacement
275012	Fleet Facility Corp Yard Roll-Up Door Replacement

GENERAL PLAN CONFORMITY

Project #	Project Name	General Plan Element	Goal	Policy	Implementation Program(s)	Environmental Review
266003	ADA Improvements - Access Ramps	Circulation & Mobility Public Safety	4, 6 9	4.7, 6.2 9.3	II-4	Categorical Exemption
263001	Signal Pre-Emption Installation	Public Safety	6	6.3	I-10, II-1	Categorical Exemption
265001	Corporate Yard Renovations	Public Safety Infrastructure	6, 7 1	6.1 1.4	II-1	ND
255701	Pavement Management Program Survey	Circulation & Mobility Growth Management Infrastructure Economic Development	1 2 3 2	1.1,1.6 2.2 3.1 2.4	I-10, II-1	Not Applicable
255702	Pavement Management Program	Circulation & Mobility Growth Management Infrastructure Economic Development	1, 2 2 3 2, 6	1.1, 1.6, 2.3 2.1, 2.2 3.1 2.4, 6.1	I-10, II-1	Categorical Exemption
255003	Sewer Line Maintenance & Replacement	Land Use Natural Resources Infrastructure Economic Development	5 2 1 2, 6	5.6 2.13 1.1, 1.2 2.4, 6.1	II-1, V-3	Categorical Exemption
255004	Sewer Cleaning and Video	Natural Resources Infrastructure	2 1	2.13 1.1, 1.2	II-1	Categorical Exemption
255071	Quiet Zone Maintenance	Land Use Circulation & Mobility Growth Management Public Safety Noise Infrastructure	7 1, 2 2 9 3 3	7.4, 7.5 1.5, 2.5 2.1 9.1, 9.2, 9.3 3.2 3.3	II-1, V-4	Categorical Exemption
255072	Minor Traffic Control Devices	Circulation & Mobility Growth Management Infrastructure	1, 6 1 3	1.3, 1.6, 6.1, 6.2 1.2 3.3	I-10	Categorical Exemption
255094	Traffic Signal Coordination	Circulation & Mobility Growth Management Infrastructure	1, 2 1 3	1.1, 1.2, 2.3, 2.5 - 3.3	I-10	Categorical Exemption
255073	Traffic Signal Controller Change-out	Circulation & Mobility Growth Management	1, 2 1	1.1, 2.5 NA	I-10, II-1	Categorical Exemption

		Infrastructure	3	3.3		
255906	Water Utility Security Improvements	Public Safety Infrastructure	7, 8 1	7.2, 8.2 1.1	III-7, V-3	Categorical Exemption
255083	Meter Replacement Program	Natural Resources Infrastructure	2 1	2.12 1.2, 1.3	II-1, III-7	Categorical Exemption
255078	Well Rehabilitation	Natural Resources Infrastructure Economic Development	2 1 2, 6	NA 1.1,1.2 2.4, 6.1	II-1, III-7, V-7	Categorical Exemption
265101	Lower Serrano Pump Station	Infrastructure Economic Development	1 2, 6	1.1,1.2 2.4, 6.1	II-1, III-7, V-7	Developer EIR
255084	Exterior Cathodic Protection Systems	Natural Resources Public Safety Infrastructure	2 2 1	NA 2.3 1.1, 1.2	II-1, III-7, V-7	Categorical Exemption
265099	Reservoir Recoating	Natural Resources Public Safety Infrastructure	2 2 1	NA 2.3 1.1, 1.2	II-1, III-7, V-7	Categorical Exemption
265102	Reservoir 3A Construction	Land Use Infrastructure	1 1	1.1 1.1,1.2	II-1, III-7, V-7 I-27, II-1	MND
265103	Reservoir 4A Construction	Land Use Infrastructure	1 1	1.1 1.1,1.2	II-1, III-7, V-7 I-27, II-1	MND
265100	Reservoir 2A Site Remediation	Infrastructure	1	1.1,1.2		
255085	Pipeline Renewal Projects	Infrastructure Economic Development	1 2, 6	1.1, 1.2 2.4, 6.1	II-1, III-7	Categorical Exemption
255079	Water Plant Telemetry - SCADA	Infrastructure Economic Development	1 2	1.1, 1.2 2.4		
255080	Emergency Generator	Public Safety Infrastructure	6, 8 1	6.3, 8.2 1.1	II-1, III-7	Categorical Exemption
255097	Police HQ Exterior Wall Sealing	Public Safety	6	6.1	III-8	Categorical Exemption
251602	Personal Computer Replacements	Infrastructure	1	1.1, 1.2	II-1, II-6, V-8	Categorical Exemption
255081	Well 29 Construction	Infrastructure Land Use Economic Development	1 1 6	1.1-1.2 1.1 6.1	II-1, III-7, V-7	MND
253051	Fire Station Repairs	Public Safety	6	6.11	II-1	Categorical Exemption
255010	Chapman & Grand Left Turn Signal Modification	Circulation & Mobility Growth Management Cultural Resources	1, 6 1 4	1.2, 6.1, 6.2 1.6 4.4	II-1	Categorical Exemption

255011	Chapman & Cambridge Left Turn Signal Modification	Circulation & Mobility	1, 6	1.2, 6.1, 6.2	II-1	Categorical Exemption
		Growth Management	1	1.6		
		Cultural Resources	4	4.4		
255012	Street Light Pole Replacement Program	Circulation & Mobility	6	6.3	II-1	Categorical Exemption
265108	Katella & Batavia Signal Network Extension	Infrastructure	3	3.3	II-1	Categorical Exemption
		Circulation & Mobility	1	1.1		
255098	Batavia & Taft Signal Network Extension	Growth Management	1	1.1	II-1	Categorical Exemption
		Circulation & Mobility	1	1.1		
255013	Glassell Street Signal Network Extension	Circulation & Mobility	1	1.1	II-1	Categorical Exemption
255014	Katella Avenue Signal Network Extension	Circulation & Mobility	1	1.1	II-1	Categorical Exemption
255038	Pixley Neighborhood and Walnut Street Rehabilitation	Circulation & Mobility	1	1.1, 1.6	I-10, II-1	Categorical Exemption
255016	Tustin St Signal Synchronization	Circulation & Mobility	1, 2	1.1, 1.2, 2.1, 2.2, 2.3	I-10, I-11, II-1, V-5	Categorical Exemption
255082	South Water Yard Storage Replacement	Infrastructure	1	1.1	II-1	Categorical Exemption
		Public Safety	6	6.11		
251610	Storage Area Network Replacement	Infrastructure	1	1.1, 1.2	II-1, II-6, V-8	Categorical Exemption
262107	Main Library Improvements	Cultural Resources	5	5.1, 5.2, 5.5	II-1	Categorical Exemption
267018	El Modena Basin Area Improvements	Land Use	1, 6, 7	1.7, 6.3, 6.6, 6.7, 6.11, 7.3, 7.6	I-4, I-25, I-26, II-1, V-3	MND
		Natural Resources	5,	1.2, 5.1, 5.4, 6.2, 6.5, 6.6		
		Public Safety	6, 7, 9	6.4, 7.2, 7.3, 7.4, 9.1, 9.3		
255019	Police Facility Improvements	Public Safety	6	6.1, 6.2, 6.3	II-1, III-8	Categorical Exemption
265104	Reservoir 5 Pump Station Replacement	Infrastructure	1	1.1, 1.2	II-1, III-7, V-7	Categorical Exemption
263004	Fire Station 5 Exercise Room Addition	Public Safety	6	6.11	III-8	Categorical Exemption
257011	New Park in West Orange	Natural Resources	1	1.2, 1.3	I-26	MND
255022	Pedestrian Beacon Upgrades	Infrastructure	3	3.3	I-10, II-1	Categorical Exemption
		Economic Development	6	6.1		
263005	Fire Station 2 Remodel	Public Safety	6	6.11	III-8	MND
265109	Santiago Canyon Road Signal Network Extension	Circulation & Mobility	1	1.1, 1.2, 1.6	I-10, II-1	Categorical Exemption
275132	Citywide Bicycle Lane Enhancements	Circulation & Mobility	4	4.1, 4.4, 4.5	I-4	Categorical Exemption
267001	Park Restroom Interior Renovations	Natural Resources	5	5.1	II-1	Categorical Exemption

267002	Sports Court Resurfacing	Natural Resources	5	5.1, 5.2	II-1	Categorical Exemption
267003	Parks Master Plan	Natural Resources	1, 5	1.3, 5.1, 5.2, 5.5, 5.6	II-1, IV-2	MND
267004	Hart Park Bandshell Roof Renovation	Natural Resources	5	5.1	II-1	Categorical Exemption
267005	Rampart Riverwalk (Park)	Natural Resources	1	1.2, 1.3	I-26	MND
257018	El Modena Park Area Renovation	Natural Resources	5	5.1	II-1	Negative Declaration
267034	Parking Lot Pavement Rehabilitation	Natural Resources	5	5.1	II-1	Categorical Exemption
255027	Local Roadway Safety Plan	Land Use Circulation & Mobility Growth Management Infrastructure Economic Development	6 1, 2, 6 1 3 2, 6	6.1 1.3, 1.6, 2.5, 6.1 1.6, 1.10 - 2.4, 6.1	I-4, I-10, II-1	Categorical Exemption
255074	Kraemer Boulevard/Glassell Street/Grand Avenue Regional Traffic Signal Synchronization Program Project (KGG RTSSP)	Circulation & Mobility Growth Management Economic Development	2 1, 2 2, 6	2.3 1.11, 2.1 2.4, 6.1		Categorical Exemption
255090	Citywide Active Transportation Plan	Circulation & Mobility	1, 4	1.1, 1.3, 1.4, 4.1, 4.2, 4.3, 4.4, 4.6	I-4, II-4	MND
275014	Streets-CDBG St Improvements FY26-27	Circulation & Mobility	1, 2, 6	1.3, 1.6, 2.5, 6.1		Categorical Exemption
256009	Land Use Tracking and Permitting Software	Infrastructure	1	1.1, 1.2	II-1, II-6, V-8	Categorical Exemption
267035	Veterans Park Memorial Fountain Restoration	Natural Resources	5	5.1	II-1	Negative Declaration
267036	Santiago Creek Trail - Lodge Pole Fencing Replacement	Natural Resources	5	5.1	II-1	Negative Declaration
267037	Playground Equipment Replacement	Natural Resources	1	1.2, 1.3	I-26	MND
267038	El Camino Real Park Sports Courts Resurfacing and Conversion Project	Natural Resources	5	5.1, 5.2	II-1	Categorical Exemption
267039	El Modena Park Upper Restroom Replacement	Natural Resources	5	5.1	II-1	Categorical Exemption
263003	Fire Station 3 Building Addition	Public Safety	6	6.11	III-8	Categorical Exemption
275005	Elevator Replacement – Police Headquarters and City Corporation Yard	Public Safety	6	6.11	II-1	Categorical Exemption
275006	Fleet Facility HVAC Installation and Interior Painting	Public Safety	6	6.11	II-1	Categorical Exemption
275010	Police Headquarters Vehicle Access System Modernization	Public Safety	6	6.11	II-1	Categorical Exemption

275011	Water Yard North Yard Gate Replacement	Public Safety Infrastructure	6, 8 1	6.3, 8.2 1.1	II-1, III-7	Categorical Exemption
275012	Fleet Facility Corp Yard Roll-Up Door Replacement	Public Safety	6	6.11	II-1	Categorical Exemption
203970	Rev Private Dev- Parker St Devel	Circulation & Mobility	1	1.1, 1.6	I-10, II-1	Categorical Exemption
255017	Storm Drain Improvements	Infrastructure	1	1.1, 1.2	II-1, II-6, V-8	Categorical Exemption
255104	Reservoir 7 Hydropneumatics Tank Replacement	Natural Resources Public Safety Infrastructure	2 2 1	NA 2.3 1.1, 1.2	II-1, III-7, V-7	Categorical Exemption
257012	Skatepark at Grijalva Park	Natural Resources	1	1.2, 1.3	I-26	MND
257019	Hart Park Diamond 1 Field Improvements	Natural Resources	5	5.1, 5.2	II-1	Categorical Exemption
257029	Grijalva Park Master Plan Update	Natural Resources	1, 5	1.3, 5.1, 5.2, 5.5, 5.6	II-1, IV-2	MND
257031	Ball Field Netting (Olive)	Natural Resources	5	5.1, 5.2, 5.5	II-1	Categorical Exemption
255008	Santiago Bike Trail Phase IV	Natural Resources	1	1.2, 1.3	I-26	Categorical Exemption
255030	East Walnut Ave Infrastructure Improvement	Infrastructure	1	1.1, 1.2	II-1, II-6, V-8	Categorical Exemption
255031	Cannon Street Bridge Widening	Circulation & Mobility Public Safety	4, 6 9	4.7, 6.2 9.3	II-4	Categorical Exemption
255039	Riverdale Avenue Complete Street Improvements	Circulation & Mobility	4	4.1, 4.4, 4.5	I-4	Categorical Exemption
255075	Walnut Avenue & Orange Street New Traffic Signal	Circulation & Mobility Growth Management Cultural Resources	1, 6 1 4	1.2, 6.1, 6.2 1.6 4.4	II-1	Categorical Exemption
255086	CDBG Street Improvements Fiscal Year 2025-26	Circulation & Mobility	1, 2, 6	1.3, 1.6, 2.5, 6.1		Categorical Exemption
255106	Cambridge St Infrastructure Improvement	Infrastructure	1	1.1, 1.2	II-1, II-6, V-8	Categorical Exemption
255703	Structural Evaluation of City Bridges	Circulation & Mobility Public Safety	4, 6 9	4.7, 6.2 9.3	II-4	Categorical Exemption

**FY27 Five-Year CIP
by Fund**

	FY27 Proposed	FY28 Proposed	FY29 Proposed	FY30 Proposed	FY31 Proposed	Five Year Total
<u>210 General Plan Update</u>						
256009 Land Use Tracking & Permit Software	300,000	-	-	-	-	300,000
210 Total	300,000	-	-	-	-	300,000
<u>263 Measure M2 - Traffic Improvement</u>						
255012 Streetlight Pole Replacement	30,000	30,000	30,000	30,000	30,000	150,000
255027 Local Roadway Safety Plan (LRSP)	-	50,000	-	-	-	50,000
255072 Minor Traffic Control Devices	50,000	50,000	50,000	50,000	50,000	250,000
255094 Biennial Traffic Signal Coordinat	50,000	50,000	50,000	50,000	50,000	250,000
255701 Pavement Management Program Survey	70,000	-	70,000	-	70,000	210,000
255702 Pavement Management Program	3,000,000	3,000,000	3,100,000	3,100,000	3,200,000	15,400,000
263 Total	3,200,000	3,180,000	3,300,000	3,230,000	3,400,000	16,310,000
<u>270 Gas Tax</u>						
255073 Traffic Signal Controller Changeout	125,000	125,000	125,000	125,000	125,000	625,000
255702 Pavement Management Program	150,000	150,000	150,000	150,000	150,000	750,000
270 Total	275,000	275,000	275,000	275,000	275,000	1,375,000
<u>274 Road Maint Rehab (RMRA)</u>						
255702 Pavement Management Program	3,500,000	3,600,000	3,700,000	3,800,000	3,900,000	18,500,000
274 Total	3,500,000	3,600,000	3,700,000	3,800,000	3,900,000	18,500,000
<u>287 Transportation System (TSIP)</u>						
255010 Chapman Grand Turn Mod	75,000	-	450,000	-	-	525,000
255011 Chapman Cambridge Turn Mod	75,000	-	450,000	-	-	525,000
255013 Glassell St Signal Network Ext	-	100,000	-	-	-	100,000
255014 Katella Signal Network Extension	1,300,000	-	-	-	-	1,300,000
255098 Batavia & Taft Signal Network Extension	-	170,000	-	-	-	170,000
255701 Pavement Management Program Survey	40,000	60,000	40,000	60,000	40,000	240,000
265108 Katella & Batavia Signal Network Ext	-	-	150,000	-	-	150,000
265109 Santiago Canyon Rd Signal Network Ext	-	-	-	250,000	-	250,000
287 Total	1,490,000	330,000	1,090,000	310,000	40,000	3,260,000
<u>310 Community Development Block Grant (CDBG)</u>						
275014 26-27 CDBG Project	566,082	-	-	-	-	566,082
310 Total	566,082	-	-	-	-	566,082
<u>454 AB3229-COPS/State</u>						
255019 Police Facility Improvements	200,000	-	-	-	-	200,000
454 Total	200,000	-	-	-	-	200,000
<u>500 Capital Projects</u>						
255012 Streetlight Pole Replacement	470,000	470,000	470,000	470,000	470,000	2,350,000
255071 Quiet Zone/Rr Xing Safety	50,000	52,500	55,000	57,500	60,000	275,000
255072 Minor Traffic Control Devices	200,000	200,000	200,000	200,000	200,000	1,000,000
255702 Pavement Management Program	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
263003 Fire Station 3 Building Addition	345,445	2,500,000	-	-	-	2,845,445
263004 Fire Station 5 Exercise Room Addition	-	517,000	-	-	-	517,000
263005 Fire Station 2 Remodel	-	1,140,000	11,151,800	-	-	12,291,800
265001 Corporate Yard Renovations	670,000	-	-	-	-	670,000
275005 Elevator Replacement - Police HQ & Corp Yard	260,000	-	-	-	-	260,000
275006 Fleet Facilities - HVAC Installation & Interior Painting	575,000	-	-	-	-	575,000
275012 Fleet Facilities - Corp Yard Roll-Up Replacement	270,000	-	-	-	-	270,000
275132 Citywide Bicycle Lane Enhancements	-	-	-	150,000	-	150,000
500 Total	4,840,445	6,879,500	13,876,800	2,877,500	2,730,000	31,204,245
<u>510 Developer Impact Fees - Park</u>						
257018 El Modena Area Renovation	500,000	-	-	-	-	500,000
267001 Park Restroom Interior Renovations	280,000	75,000	80,000	85,000	90,000	610,000
267002 Sports Court Resurfacing	60,000	65,000	70,000	80,000	85,000	360,000
267005 Rampart St. Park	250,000	-	-	-	-	250,000
267018 El Modena Park Area Renovation	-	-	-	2,500,000	-	2,500,000
267034 Parking Lot Pavement Rehabilitation	75,000	-	-	-	-	75,000
267035 Veterans Park Memorial Fountain Restoration	50,000	-	-	-	-	50,000
267036 Santiago Creek Trail - Lodge Pole Fencing Replacement	200,000	-	-	-	-	200,000

**FY27 Five-Year CIP
by Fund**

	FY27 Proposed	FY28 Proposed	FY29 Proposed	FY30 Proposed	FY31 Proposed	Five Year Total
510 Developer Impact Fees - Park cont.						
267037 Playground Equipment Replacement	800,000	2,000,000	-	-	-	2,800,000
267038 El Camino Sports Court Resurfacing Project	155,000	-	-	-	-	155,000
510 Total	2,370,000	2,140,000	150,000	2,665,000	175,000	7,500,000
550 Reimbursable Capital Projects						
203970 Rev Private Dev-Parker St Devel	-	-	100,000	-	-	100,000
255081 Well 29	2,500,000	-	-	-	-	2,500,000
257011 New Park W Orange	850,000	-	-	-	-	850,000
263003 Fire Station 3 Building Addition	1,000,000	-	-	-	-	1,000,000
550 Total	4,350,000	-	100,000	-	-	4,450,000
560 Developer Impact Fees - Fire						
253051 Fire Station Maint & Renov	50,000	50,000	50,000	50,000	50,000	250,000
263001 Signal Pre-Emption Installation	50,000	50,000	50,000	50,000	50,000	250,000
263003 Fire Station 3 Building Addition	500,000	-	-	-	-	500,000
560 Total	600,000	100,000	100,000	100,000	100,000	1,000,000
570 Developer Impact Fees - Police						
255019 Police Facility Improvements	245,000	-	-	-	-	245,000
275005 Elevator Replacement - Police HQ & Corp Yard	260,000	-	-	-	-	260,000
275010 Police HQ - Vehicle Gate System Replacement	90,000	-	-	-	-	90,000
570 Total	595,000	-	-	-	-	595,000
580 Developer Impact Fees - Library						
252107 Main Library Facility Improvement	326,906	21,000	-	-	-	347,906
580 Total	326,906	21,000	-	-	-	347,906
600 Water						
255078 Well Rehabilitation	200,000	200,000	250,000	250,000	250,000	1,150,000
255079 Water Plant Telemetry	100,000	100,000	100,000	100,000	100,000	500,000
255080 Emergency Generator	300,000	-	300,000	-	-	600,000
255081 Well 29	2,500,000	-	-	-	-	2,500,000
255082 S Water Yard Storage Replacement	-	-	-	-	300,000	300,000
255083 Meter Replacement Program	550,000	550,000	600,000	600,000	600,000	2,900,000
255084 Exterior Cathodic Protection System	50,000	50,000	50,000	50,000	50,000	250,000
255085 Pipeline Renewal Projects	2,000,000	2,100,000	2,100,000	2,100,000	2,100,000	10,400,000
255096 Water Utility Security Improvements	300,000	35,000	35,000	35,000	35,000	440,000
255104 Reservoir 7 Hydropneumatic Tank Rep	400,000	1,000,000	-	-	-	1,400,000
265099 Reservoir Recoating	-	1,400,000	-	-	-	1,400,000
265100 Reservoir 2A Site Remediation	50,000	50,000	50,000	50,000	50,000	250,000
265101 Lower Serrano Pump Station	-	500,000	1,000,000	-	-	1,500,000
265102 Reservoir 3A Construction	-	400,000	1,800,000	-	-	2,200,000
265103 Reservoir 4A Construction	-	-	-	1,500,000	1,500,000	3,000,000
265104 Reservoir 5 Pump Station Replacement	-	-	-	1,200,000	1,200,000	2,400,000
275011 Water Yard - North Yard Gate Replacement	120,000	-	-	-	-	120,000
600 Total	6,570,000	6,385,000	6,285,000	5,885,000	6,185,000	31,310,000
601 Sewer						
255003 Sewer Line Maintenance/Replacement	2,511,946	2,587,304	2,664,923	2,744,871	2,882,115	13,391,159
255004 Sewer Cleaning/Video	500,000	500,000	500,000	500,000	500,000	2,500,000
255017 Storm Drain Impr Citywide	500,000	500,000	500,000	500,000	500,000	2,500,000
265001 Corporate Yard Renovations	30,000	-	-	-	-	30,000
601 Total	3,541,946	3,587,304	3,664,923	3,744,871	3,882,115	18,421,159
790 Computer Replacement						
251602 Desktop PC Repl	266,000	273,980	282,199	290,665	299,385	1,412,229
251610 Storage Area Network Replacement	160,000	400,000	-	180,000	125,000	865,000
790 Total	426,000	673,980	282,199	470,665	424,385	2,277,229
954 City Trf: Merged 2008 Tax Exempt Bonds						
255019 Police Facility Improvements	100,000	-	-	-	-	100,000
255097 Police HQ Exterior Wall Sealing	-	100,000	-	-	-	100,000
954 Total	100,000	100,000	-	-	-	200,000
Grand Total	33,251,379	27,271,784	32,823,922	23,358,036	21,111,500	137,816,621

**FY27 Five-Year CIP
by Project**

Project	FY27 Proposed	FY28 Proposed	FY29 Proposed	FY30 Proposed	FY31 Proposed	Five Year Total
203970 Rev Private Dev-Parker St Devel	-	-	100,000	-	-	100,000
251602 Desktop PC Repl	266,000	273,980	282,199	290,665	299,385	1,412,229
251610 Storage Area Network Replacement	160,000	400,000	-	180,000	125,000	865,000
252107 Main Library Facility Improvement	326,906	21,000	-	-	-	347,906
253051 Fire Station Maint & Renov	50,000	50,000	50,000	50,000	50,000	250,000
255003 Sewer Line Maintenance/Replacement	2,511,946	2,587,304	2,664,923	2,744,871	2,882,115	13,391,159
255004 Sewer Cleaning/Video	500,000	500,000	500,000	500,000	500,000	2,500,000
255010 Chapman Grand Turn Mod	75,000	-	450,000	-	-	525,000
255011 Chapman Cambridge Turn Mod	75,000	-	450,000	-	-	525,000
255012 Streetlight Pole Replacement	500,000	500,000	500,000	500,000	500,000	2,500,000
255013 Glassell St Signal Network Ext	-	100,000	-	-	-	100,000
255014 Katella Signal Network Extension	1,300,000	-	-	-	-	1,300,000
255017 Storm Drain Impr Citywide	500,000	500,000	500,000	500,000	500,000	2,500,000
255019 Police Facility Improvements	545,000	-	-	-	-	545,000
255027 Local Roadway Safety Plan (LRSP)	-	50,000	-	-	-	50,000
255071 Quiet Zone/Rr Xing Safety	50,000	52,500	55,000	57,500	60,000	275,000
255072 Minor Traffic Control Devices	250,000	250,000	250,000	250,000	250,000	1,250,000
255073 Traffic Signal Controller Changeout	125,000	125,000	125,000	125,000	125,000	625,000
255078 Well Rehabilitation	200,000	200,000	250,000	250,000	250,000	1,150,000
255079 Water Plant Telemetry	100,000	100,000	100,000	100,000	100,000	500,000
255080 Emergency Generator	300,000	-	300,000	-	-	600,000
255081 Well 29	5,000,000	-	-	-	-	5,000,000
255082 S Water Yard Storage Replacement	-	-	-	-	300,000	300,000
255083 Meter Replacement Program	550,000	550,000	600,000	600,000	600,000	2,900,000
255084 Exterior Cathodic Protection System	50,000	50,000	50,000	50,000	50,000	250,000
255085 Pipeline Renewal Projects	2,000,000	2,100,000	2,100,000	2,100,000	2,100,000	10,400,000
255094 Biennial Traffic Signal Coordinat	50,000	50,000	50,000	50,000	50,000	250,000
255096 Water Utility Security Improvements	300,000	35,000	35,000	35,000	35,000	440,000
255097 Police Hq Exterior Wall Sealing	-	100,000	-	-	-	100,000
255104 Reservoir 7 Hydropneumatic Tank Rep	400,000	1,000,000	-	-	-	1,400,000
255701 Pavement Management Program Survey	110,000	60,000	110,000	60,000	110,000	450,000
255702 Pavement Management Program	8,650,000	8,750,000	8,950,000	9,050,000	9,250,000	44,650,000
256009 Land Use Tracking & Permit Software	300,000	-	-	-	-	300,000
257011 New Park W Orange	850,000	-	-	-	-	850,000
257018 El Modena Area Renovation	500,000	-	-	-	-	500,000
263001 Signal Pre-Emption Installation	50,000	50,000	50,000	50,000	50,000	250,000
263003 Fire Station 3 Building Addition	1,845,445	2,500,000	-	-	-	4,345,445
263004 Fire Station 5 Exercise Room Addition	-	517,000	-	-	-	517,000
263005 Fire Station 2 Remodel	-	1,140,000	11,151,800	-	-	12,291,800
265001 Corporate Yard Renovations	700,000	-	-	-	-	700,000
265100 Reservoir 2A Site Remediation	50,000	50,000	50,000	50,000	50,000	250,000
265101 Lower Serrano Pump Station	-	500,000	1,000,000	-	-	1,500,000
265102 Reservoir 3A Construction	-	400,000	1,800,000	-	-	2,200,000
265103 Reservoir 4A Construction	-	-	-	1,500,000	1,500,000	3,000,000
265104 Reservoir 5 Pump Station Replacement	-	-	-	1,200,000	1,200,000	2,400,000
265108 Katella & Batavia Signal Network Ext	-	-	150,000	-	-	150,000
265109 Santiago Canyon Rd Signal Network Ext	-	-	-	250,000	-	250,000
267001 Park Restroom Interior Renovations	280,000	75,000	80,000	85,000	90,000	610,000
267002 Sports Court Resurfacing	60,000	65,000	70,000	80,000	85,000	360,000
267005 Rampart St. Park	250,000	-	-	-	-	250,000
267018 El Modena Park Area Renovation	-	-	-	2,500,000	-	2,500,000
267034 Parking Lot Pavement Rehabilitation	75,000	-	-	-	-	75,000
267035 Veterans Park Memorial Fountain Restoration	50,000	-	-	-	-	50,000

**FY27 Five-Year CIP
by Project**

	FY27 Proposed	FY28 Proposed	FY29 Proposed	FY30 Proposed	FY31 Proposed	Five Year Total
Project cont.						
267036 Santiago Creek Trail - Lodge Pole Fencing Replacem	200,000	-	-	-	-	200,000
267037 Playground Equipment Replacement	800,000	2,000,000	-	-	-	2,800,000
267038 El Camino Sports Court Resurfacing Project	155,000	-	-	-	-	155,000
275005 Elevator Replacement - Police HQ & Corp Yard	520,000	-	-	-	-	520,000
275006 Fleet Facilities - HVAC Installation & Interior Painting	575,000	-	-	-	-	575,000
275010 Police HQ - Vehicle Gate System Replacement	90,000	-	-	-	-	90,000
275011 Water Yard - North Yard Gate Replacement	120,000	-	-	-	-	120,000
275012 Fleet Facilities - Corp Yard Roll-Up Replacement	270,000	-	-	-	-	270,000
275014 26-27 CDBG Project	566,082	-	-	-	-	566,082
275132 Citywide Bicycle Lane Enhancements	-	-	-	150,000	-	150,000
265099 Reservoir Recoating	-	1,400,000	-	-	-	1,400,000
255098 Batavia & Taft Signal Network Extension	-	170,000	-	-	-	170,000
Grand Total	\$ 33,251,379	\$ 27,271,784	\$ 32,823,922	\$ 23,358,036	\$ 21,111,500	\$ 137,816,621



**FY27 Five-Year CIP
by Department**

	FY27 Proposed	FY28 Proposed	FY29 Proposed	FY30 Proposed	FY31 Proposed	Five Year Total
Community Development						
256009 Land Use Tracking & Permit Software	300,000	-	-	-	-	300,000
275014 26-27 CDBG Project	566,082	-	-	-	-	566,082
Community Development Total	866,082	-	-	-	-	866,082
Community Services						
257011 New Park W Orange	850,000	-	-	-	-	850,000
257018 El Modena Area Renovation	500,000	-	-	-	-	500,000
267001 Park Restroom Interior Renovations	280,000	75,000	80,000	85,000	90,000	610,000
267002 Sports Court Resurfacing	60,000	65,000	70,000	80,000	85,000	360,000
267005 Rampart St. Park	250,000	-	-	-	-	250,000
267018 El Modena Park Area Renovation	-	-	-	2,500,000	-	2,500,000
267034 Parking Lot Pavement Rehabilitation	75,000	-	-	-	-	75,000
267035 Veterans Park Memorial Fountain Restoration	50,000	-	-	-	-	50,000
267036 Santiago Creek Trail - Lodge Pole Fencing Repl	200,000	-	-	-	-	200,000
267037 Playground Equipment Replacement	800,000	2,000,000	-	-	-	2,800,000
267038 El Camino Sports Court Resurfacing Project	155,000	-	-	-	-	155,000
Community Services Total	3,220,000	2,140,000	150,000	2,665,000	175,000	8,350,000
Fire						
253051 Fire Station Maint & Renov	50,000	50,000	50,000	50,000	50,000	250,000
263001 Signal Pre-Emption Installation	50,000	50,000	50,000	50,000	50,000	250,000
263003 Fire Station 3 Building Addition	1,845,445	2,500,000	-	-	-	4,345,445
263004 Fire Station 5 Workout Room Addition	-	517,000	-	-	-	517,000
263005 Fire Station 2 Remodel	-	1,140,000	11,151,800	-	-	12,291,800
Fire Total	1,945,445	4,257,000	11,251,800	100,000	100,000	17,654,245
Information Technology						
251602 Desktop PC Repl	266,000	273,980	282,199	290,665	299,385	1,412,229
251610 Storage Area Network Replacement	160,000	400,000	-	180,000	125,000	865,000
Information Technology Total	426,000	673,980	282,199	470,665	424,385	2,277,229
Library						
252107 Main Library Facility Improvement	126,906	21,000	-	-	-	147,906
Library Total	126,906	21,000	-	-	-	147,906
Police						
255019 Police Facility Improvements	245,000	-	-	-	-	245,000
Police Total	245,000	-	-	-	-	245,000
Public Works						
203970 Rev Private Dev-Parker St Devel	-	-	100,000	-	-	100,000
252107 Main Library Facility Improvement	200,000	-	-	-	-	200,000
255003 Sewer Line Maintenance/Replacement	2,511,946	2,587,304	2,664,923	2,744,871	2,882,115	13,391,159
255004 Sewer Cleaning/Video	500,000	500,000	500,000	500,000	500,000	2,500,000
255010 Chapman Grand Turn Mod	75,000	-	450,000	-	-	525,000
255011 Chapman Cambridge Turn Mod	75,000	-	450,000	-	-	525,000
255012 Streetlight Pole Replacement	500,000	500,000	500,000	500,000	500,000	2,500,000
255013 Glassell St Signal Network Ext	-	100,000	-	-	-	100,000
255014 Katella Signal Network Extension	1,300,000	-	-	-	-	1,300,000
255017 Storm Drain Impr Citywide	500,000	500,000	500,000	500,000	500,000	2,500,000
255019 Police Facility Improvements	300,000	-	-	-	-	300,000
255027 Local Roadway Safety Plan (LRSP)	-	50,000	-	-	-	50,000
255071 Quiet Zone/Rr Xing Safety	50,000	52,500	55,000	57,500	60,000	275,000
255072 Minor Traffic Control Devices	250,000	250,000	250,000	250,000	250,000	1,250,000
255073 Traffic Signal Controller Changeout	125,000	125,000	125,000	125,000	125,000	625,000
255078 Well Rehabilitation	200,000	200,000	250,000	250,000	250,000	1,150,000
255079 Water Plant Telemetry	100,000	100,000	100,000	100,000	100,000	500,000
255080 Emergency Generator	300,000	-	300,000	-	-	600,000
255081 Well 29	5,000,000	-	-	-	-	5,000,000
255082 S Water Yard Storage Replacement	-	-	-	-	300,000	300,000
255083 Meter Replacement Program	550,000	550,000	600,000	600,000	600,000	2,900,000
255084 Exterior Cathodic Protection System	50,000	50,000	50,000	50,000	50,000	250,000
255085 Pipeline Renewal Projects	2,000,000	2,100,000	2,100,000	2,100,000	2,100,000	10,400,000
255094 Biennial Traffic Signal Coordinat	50,000	50,000	50,000	50,000	50,000	250,000
255096 Water Utility Security Improvements	300,000	35,000	35,000	35,000	35,000	440,000
255097 Police Hq Exterior Wall Sealing	-	100,000	-	-	-	100,000
255098 Batavia & Taft Signal Network Extension	-	170,000	-	-	-	170,000
255104 Reservoir 7 Hydropneumatic Tank Rep	400,000	1,000,000	-	-	-	1,400,000
255701 Pavement Management Program Survey	110,000	60,000	110,000	60,000	110,000	450,000
255702 Pavement Management Program	8,650,000	8,750,000	8,950,000	9,050,000	9,250,000	44,650,000
265001 Corporate Yard Renovations	700,000	-	-	-	-	700,000
265100 Reservoir 2A Site Remediation	50,000	50,000	50,000	50,000	50,000	250,000



**FY27 Five-Year CIP
by Department**

	FY27 Proposed	FY28 Proposed	FY29 Proposed	FY30 Proposed	FY31 Proposed	Five Year Total
Public Works cont.						
265101 Lower Serrano Pump Station	-	500,000	1,000,000	-	-	1,500,000
265102 Reservoir 3A Construction	-	400,000	1,800,000	-	-	2,200,000
265103 Reservoir 4A Construction	-	-	-	1,500,000	1,500,000	3,000,000
265104 Reservoir 5 Pump Station Replacement	-	-	-	1,200,000	1,200,000	2,400,000
265108 Katella & Batavia Signal Network Ext	-	-	150,000	-	-	150,000
265109 Santiago Canyon Rd Signal Network Ext	-	-	-	250,000	-	250,000
275005 Elevator Replacement - Police HQ & Corp Yard	520,000	-	-	-	-	520,000
275006 Fleet Facilities - HVAC Installation & Interior Pair	575,000	-	-	-	-	575,000
275010 Police HQ - Vehicle Gate System Replacement	90,000	-	-	-	-	90,000
275011 Water Yard - North Yard Gate Replacement	120,000	-	-	-	-	120,000
275012 Fleet Facilities - Corp Yard Roll-Up Replacement	270,000	-	-	-	-	270,000
275132 Citywide Bicycle Lane Enhancements	-	-	-	150,000	-	150,000
265099 Reservoir Recoating	-	1,400,000	-	-	-	1,400,000
Public Works Total	26,421,946	20,179,804	21,139,923	20,122,371	20,412,115	108,276,159
GRAND TOTAL	\$ 33,251,379	\$ 27,271,784	\$ 32,823,922	\$ 23,358,036	\$ 21,111,500	\$ 137,816,621

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

256009 Land Use Tracking and Permitting Software

PROJECT DESCRIPTION

The current permitting software used in Community Development was purchased in 2010. The system has become outdated and does not have the functionality needed to meet the growing demands for multi-department and system integration. This project proposes to upgrade the current permit tracking software to a comprehensive, flexible, fully integrated system that will automate workflow and tracking services for land use, building permits and other general permits, have online and mobile functionality, and act as a central portal for internal and external stakeholders to meet the current and future needs of the City.

The project cost entails system set-up, information migration, training, equipment, City staff time, annual subscription costs, and technical support

PROJECT DETAILS

Project Type: One-Time
 Estimated Completion Date: 08/2027
 Funding Source(s): Building Records Management Fee; Computer Replacement

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

256009 Land Use Tracking and Permitting Software

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
General Plan Update	\$300,000	\$0	\$0	\$0	\$0
AMOUNT	\$300,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

275014 CDBG Street Improvements Fiscal Year 2026-27

PROJECT DESCRIPTION

This project will rehabilitate streets to be determined and will include but is not limited to, cold planning (milling) the existing asphalt, asphalt concrete overlay installation, reconstruction of sidewalks, curb and gutters, cross gutters, spandrels, sidewalk access ramps, and corresponding adjustment of manholes and water valves to grade.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2027
Funding Source(s): Community Development Block Grant

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

275014 CDBG Street Improvements FY27

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Community Development Block Grant	\$572,000	\$0	\$0	\$0	\$0
AMOUNT	\$572,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

257011 New Park in West Orange

CARRYOVER PROJECT

PROJECT DESCRIPTION

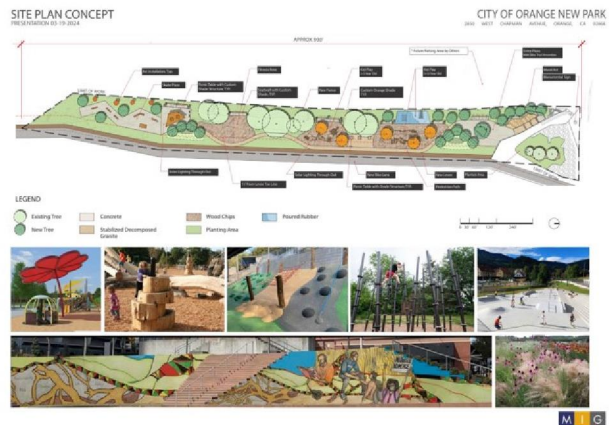
The New Park in West Orange project was approved as a part of the Community Services Fiscal Year 2023-24 (FY24) CIP plan. A 2.4-acre piece of property managed by Orange County Flood Control District (OCFCD) located on W. Chapman between interstate 5 and the 57 freeway is the identified new park location. In FY24, the City entered into a long-term 50-year lease with OCFCD to build the park on the property.

Project design and environmental review process began in FY24. During the park design process, OCFCD notified the City that they would be concurrently working on a levee height correction project in the Santa Ana Riverbed adjacent to the park site. The County’s levee project boundary lines impact a portion of the new park site; as a result, design plans from the County must be completed prior to the completion of new park plans. The City continues to work closely with OCFCD to coordinate the timing of design and construction for both projects.

City funding for construction has been identified. In addition, federal Community Projects Funding in the amount of \$850,000 was awarded for construction by Congressman Correa in Fiscal Year 2024-25 (FY25). City staff are currently finalizing required submission documents required for final project scope approval and grant agreement issuance.

PROJECT DETAILS

Project Type: One-Time
 Estimated Completion Date: June 2030
 Funding Source(s): Reimbursable Capital Projects



FINANCIAL SUMMARY

257011 New Park in West Orange

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Reimbursable Capital Projects	\$850,000	\$0	\$0	\$0	\$0
AMOUNT	\$850,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

257018 El Modena Park Area Renovation

CARRYOVER PROJECT

PROJECT DESCRIPTION

Improvements at El Modena Park were planned as a phased project. Phase 1 was completed in FY23 and included irrigation improvements and installation of a new tot lot shade structure. Phase 2, also completed in FY23, included installation of rubberized surfacing at the tot lot. Phase 3 of the project includes design and installation of a new backstop, fencing, poles, and netting around the existing baseball field to address safety concerns related to rogue foul balls. New netting installed along the 3rd baseline will be 70' high, which will deter foul balls from flying into the street and into neighboring properties. A new 40-foot-tall chain link backstop will include an overhead netting hood to address foul balls. This project will also include replacement of failing retaining walls and surface and drainage improvements to the field.

The design process for Phase 3 was completed in FY26. With the design phase completed, staff are pursuing a Major League Baseball (MLB) grant to supplement 512 funds. The competitive and semi-recurring MLB grant, if secured, would provide up to a 50% match, and requires the City to demonstrate full funding of the project to apply. By utilizing all 512 funds available and supplementing the difference with 510 funds, full funding could be exhibited. Council previously approved an appropriation of local funds required to demonstrate project funding, which would be offset by a potential grant award if secured. If the City does not receive the MLB (or similar) grant funding, the project will be reevaluated.

PROJECT DETAILS

Project Type: One-Time
 Estimated Project Completion Date: December 2026
 Funding Source(s): El Modena Park Facility - Cell Tower Fee; Park Acquisition (Infill)

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

257018 El Modena Park Area Renovation

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
El Modena Park Facility - Cell Tower Fee	\$800,000	\$0	\$0	\$0	\$0
Park Acquisition (Infill)	\$424,125	\$0	\$0	\$0	\$0
AMOUNT	\$1,224,125	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267001 Park Restroom Interior Renovations

PROJECT DESCRIPTION

Nineteen of the City’s parks have restroom buildings. Many of these restrooms were last renovated 15 to 20 years ago and are in need of renovation to ensure the restrooms are a safe, durable, and functional space for public use. This project will involve initial evaluation, design, and renovation of facilities that are past their useful life or are in need of an update in subsequent years. A specific scope will be developed for each restroom depending on individual needs. Estimates to rehabilitate each restroom varies, as such, the project budget will vary every fiscal year. Based upon site inspections and evaluations, the next restroom facility in need of rehabilitation is at Santiago Hills Park. It should be noted that no substantial expenditures were undertaken in FY26; therefore, staff requests to reappropriate the prior year’s programmed amount so that two program/project year efforts can be constructed in FY27.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Park Acquisition (Infill)

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

267001 Park Restroom Interior Renovations

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Park Acquisition (Infill)	\$280,000	\$75,000	\$80,000	\$85,000	\$90,000
AMOUNT	\$280,000	\$75,000	\$80,000	\$85,000	\$90,000

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267002 Sports Court Resurfacing

PROJECT DESCRIPTION

The City has 22 parks, of which, several have sports courts. Parks with either tennis/pickleball, basketball, volleyball, and/or handball courts include Steve Ambriz Memorial, El Camino Real, Grijalva, Hart, Santiago Hills, and Serrano Parks. Court surfacing is specialized and requires maintenance on a regular schedule in order to maintain a safe playing surface. A typical maintenance schedule includes court resurfacing every five years. With 10 sports courts in total, the resurfacing program would rehabilitate two courts each year ensuring all courts are resurfaced on a five-year cycle. All 10 courts have been assessed by staff and priority for resurfacing has been based upon current conditions. Estimates to resurface each sports court vary. Grijalva Park basketball courts were resurfaced in FY 25. Hart Park tennis court improvements were originally anticipated to begin in FY26; however, expenditures are now planned to start in FY27, so funding is being reappropriated this FY. The next 2 sports courts in need of resurfacing are the volleyball courts and tennis courts at El Camino Real Park. These courts will be resurfaced as a part of the El Camino Real Park Sports Court Resurfacing and Conversion Project (Project 267038).

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Park Acquisition (Infill)

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

267002 Sports Court Resurfacing

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Park Acquisition (Infill)	\$60,000	\$65,000	\$70,000	\$80,000	\$85,000
AMOUNT	\$60,000	\$65,000	\$70,000	\$80,000	\$85,000

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267005 Rampart Street (Park)

CARRYOVER PROJECT

PROJECT DESCRIPTION

The City secured an operating agreement with OC Public Works for two parcels managed by Orange County Flood Control along the Santa Ana River. The smaller of the two is a narrow parcel, measuring roughly 1 acre and located next to N. Rampart St., just north of W. Chapman Ave., adjacent to the bike trail and parallel to the 57 Fwy. A conceptual of the park has been completed and includes a proposed walking path, seating areas, landscape, a dog amenity area, and a water bottle filling station, while preserving the existing mature shade trees. Additional funding is requested for FY27 to complete construction once the design is finalized.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: 2027

Funding Source(s): Park Acquisition (Infill)

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

267005 Rampart Riverwalk (Park)

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Park Acquisition (Infill)	\$250,000	\$0	\$0	\$0	\$0
AMOUNT	\$250,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267018 El Modena Basin Area Improvements Design

CARRYOVER PROJECT

PROJECT DESCRIPTION

Through a 1973 use agreement with Orange County Flood Control District (OCFCD), the City operates the El Modena Basin located north of the intersection of S. Hewes St. and E. Jordan Ave. as a public park. Currently, the El Modena Basin’s amenities include a decomposed granite (DG) walking path around the interior open space. This project would provide area lighting to portions of the walking path, irrigation to enhance the existing plant material, upgraded DG to improve the walking path, and grading to accomplish ADA access improvements. The current budget (appropriated in 2025-26) includes the costs to design the project, which includes working with OCFCD for their approval on the project. Preliminary construction costs for grading, new lighting, and irrigation are approximately \$2.5 million. Future funding has yet to be identified.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: June 2027

Funding Source(s): Park Acquisition (Infill)

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

267018 El Modena Basin Area Improvements

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Park Acquisition (Infill)	\$0	\$0	\$0	\$2,500,000	\$0
AMOUNT	\$0	\$0	\$0	\$2,500,000	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267035 Veterans Park Memorial Fountain Restoration

PROJECT DESCRIPTION

Due to ground settling, the foundation of the Veterans Memorial fountain at Depot Park is lifting and is no longer level. This has caused fountain water to pass over the weir unevenly, causing tile discoloration and cracking due to mineral buildup. This project includes restoration of the existing fountain to correct waterflow issues, tile removal, and replacement of current tiles at the fountain.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: 2027

Funding Source(s): 510 - Park Acquisition (Infill)

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

267035 Veterans Park Memorial Fountain Restoration

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Park Acquisition (Infill)	\$50,000	\$0	\$0	\$0	\$0
AMOUNT	\$50,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267036 Santiago Creek Trail - Lodge Pole Fencing Replacement

PROJECT DESCRIPTION

Along the north side of the Santiago Creek trail, in the section between S. Cambridge Street heading east to S. Tustin Street, the split-rail fencing is rotted and broken in several places. The splintering wood and fence openings create potential safety hazards for trail users that are currently being addressed with temporary remedies on an as needed basis. Complete replacement is needed for the approximate 3,000 linear feet of fencing.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: 2027
Funding Source(s): 510 - Park Acquisition (Infill)

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

267036 Santiago Creek Trail- Lodge Pole Fencing Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Park Acquisition (Infill)	\$200,000	\$0	\$0	\$0	\$0
AMOUNT	\$200,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267037 Playground Equipment Replacement

PROJECT DESCRIPTION

The typical lifespan of park playground equipment is 8-12 years and the existing playground equipment in several of our City parks is reaching the end of their useful life. Staff have evaluated and made repairs to aging playground equipment citywide on an ongoing basis, but complete replacement will be needed soon for many parks. The FY27 project intends to replace equipment, and the budget takes into consideration the current average cost of public park playground equipment, the potential need for ADA accessibility upgrades, and possible installation of shade sails still needed at various park locations.

Staff evaluated all City park playgrounds and compiled an inventory of each playground’s existing features and conditions. This information would be shared with the Park Planning and Community Events Commission (Commission), which would then prioritize one playground each year based on the community’s needs, interests, and available funding. Because replacement costs vary by site, project budgets would also vary annually. For parks without shade sails - one each at Hart, Killefer, McPherson, Santiago Hills, and two at Eisenhower - shade sails could be installed concurrently with new playground equipment. Staff is pursuing grant opportunities and external funding, especially for future years of this recurring project, which may impact prioritization of certain park sites. In the case that non-local funding becomes available prior to the FY28 CIP budget adoption, staff may request advanced appropriation at Council to show matching funds.

PROJECT DETAILS

Project Type: Ongoing

Estimated Completion Date: 2027

Funding Source(s): 510 - Park Acquisition (Infill)

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

267037 Playground Equipment Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Park Acquisition (Infill)	\$800,000	\$2,000,000	\$0	\$0	\$0
AMOUNT	\$800,000	\$2,000,000	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267038 El Camino Real Park Sports Courts Resurfacing and Conversion Project

PROJECT DESCRIPTION

As part of the El Camino Real Park Sports Resurfacing and Conversion Project, the Park Planning and Community Events Commission considered permanently converting one tennis court at El Camino Real Park, which currently has a pickleball overlay, into four pickleball courts. The other tennis court with a pickleball court overlay would be restored as a permanent tennis court, resulting in a total of five permanent tennis courts. The conversion will include the installation of four sets of pickleball posts, sleeves and nets, color coating and striping, 3' tall chain link fence to provide a barrier between pickleball courts, and two 3' tall swing gates to close off the fencing between tennis and pickleball courts. In addition, the resurfacing of the volleyball courts will be included in this project as part of the annual sports court resurfacing program.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: 2027

Funding Source(s): Park Acquisition (Infill)

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

267038 El Camino Park Courts Resurfacing and Conversion

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Park Acquisition (Infill)	\$155,000	\$0	\$0	\$0	\$0
AMOUNT	\$155,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267039 El Modena Park Upper Restroom Replacement

PROJECT DESCRIPTION

The existing upper restroom facilities at El Modena Park remain functional; however, the exterior condition of the buildings has become deteriorated over time. Parks Maintenance staff have continued to maintain the interior facilities through ongoing fixture replacements and repairs resulting from repeated vandalism; however, the current structures have reached the end of their useful life. This project proposes the replacement of the existing restroom facilities with a new prefabricated restroom building designed to provide a safe, durable, and functional facility for public use while enhancing the overall appearance of the park. Asphalt improvements and public access modifications would also be completed to enhance site accessibility and to comply with current Americans with Disabilities Act (ADA) standards. Based on required asphalt improvements, the cost of the project is estimated to range between \$300,000-\$500,000. This project is intended to be funded through El Modena Park Facilities Fund (512) once sufficient revenue funding for the project has accrued in the fund balance; in addition, the use of Community Development Block Grant (CDBG) funding will be evaluated.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: 2029

Funding Source(s): El Modena Park Facilities Fund (512)

Total Budget: \$100,000

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

FIRE DEPARTMENT
FISCAL YEAR 2026-2027

253051 Fire Station Repairs

PROJECT DESCRIPTION

The Fire Station Maintenance project provides funding to address maintenance issues which go beyond current replacement capacities. This project addresses major station maintenance and repairs, such as painting, carpeting, roof repairs, and any necessary station updates. Regular maintenance is essential to maintaining readiness and operational effectiveness during emergencies, enhancing the safety of both the firefighters and the community they serve.

PROJECT DETAILS

Project Type: Ongoing

Estimated Completion Date: Ongoing

Funding Source(s): FIRE FACILITY FEE DISTRICTS ALL
COM 6/07

**Project funding includes development impact fees.
Funding is dependent on receipt of development
revenue.*



FINANCIAL SUMMARY

253051 Fire Station Repairs

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Fire Facility Fee Districts All Com 6/07	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
AMOUNT	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

CAPITAL IMPROVEMENT PROGRAM

FIRE DEPARTMENT
FISCAL YEAR 2026-2027

263001 Signal Pre-Emption Installation

PROJECT DESCRIPTION

The Opticom Traffic Pre-emption project involves the purchase and installation of traffic signal pre-emption equipment on the City’s major roadways, intersections, and fire apparatus. This technology enables emergency vehicles to navigate through traffic more efficiently and safely, reducing response times and potentially saving lives during critical situations. Pre-emption equipment installed on fire apparatus triggers the associated equipment within traffic signals to control signal lights for oncoming fire apparatus right-of-way during Code 3 responses. This programming enhances the overall effectiveness of emergency response operations and contributes to public safety.

PROJECT DETAILS

Project Type: Ongoing
 Estimated Completion Date: Ongoing
 Funding Source(s): Fire Facility Fee Districts ALL
 COM 6/07

**Project funding includes development impact fees.
 Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

263001 Signal Pre-Emption Installation

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Fire Facility Fee Districts All Com 6/07	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
AMOUNT	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

CAPITAL IMPROVEMENT PROGRAM

FIRE DEPARTMENT
FISCAL YEAR 2026-2027

263003 Fire Station 3 Building Addition

PROJECT DESCRIPTION

The Fire Department aims to replace two existing structures located behind Fire Station 3 with a single new building to better address current operational needs and optimize the use of space. This new facility will feature dedicated space for medical and disaster supplies, in addition to providing extra room for storing apparatus, a workshop, and a laundry room. The current structures, consisting of a barn and a concrete masonry building, have been in use since the station was built in 1962 but have deteriorated over time. The proposed new building will address these operational needs, ensuring the department's functionality for years to come.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2030
Funding Source(s): FIRE FACILITY FEE DISTRICTS ALL COM 6/07

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

263003 Fire Station 3 Building Addition

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Fire Facility Fee Districts All Com 6/07	\$500,000	\$0	\$0	\$0	\$0
Reimbursable Capital Projects	\$2,000,000	\$0	\$0	\$0	\$0
Capital Projects	\$345,445	\$2,500,000	\$0	\$0	\$0
AMOUNT	\$2,845,445	\$2,500,000	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

FIRE DEPARTMENT
FISCAL YEAR 2026-2027

263004 Fire Station 5 Exercise Room Addition

PROJECT DESCRIPTION

This project establishes funding for the addition of an exercise room at Fire Station 5. Constructed in 1965, Fire Station 5 currently lacks the necessary space to store and utilize exercise equipment, crucial for cultivating a stronger and more physically fit workforce. Presently, the exercise equipment is located on the apparatus bay floor, alongside the frontline apparatus used in daily emergencies, significantly impeding the parking of emergency vehicles within the structure as well as exposing personnel to toxic carcinogens. The addition of an exercise room to the rear of Station 5 will provide flexibility for the future operational needs of the Fire Department by creating more space for personnel and apparatus. The existing fire station will largely remain unchanged, with some minor aesthetic improvements to complement the new room addition.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2030
Funding Source(s): Capital Projects



FINANCIAL SUMMARY

263004 Fire Station 5 Exercise Room Addition

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Capital Projects	\$0	\$517,000	\$0	\$0	\$0
AMOUNT	\$0	\$517,000	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

FIRE DEPARTMENT
FISCAL YEAR 2026-2027

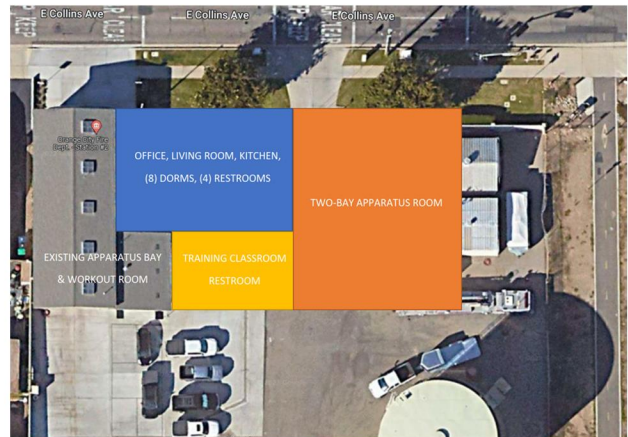
263005 Fire Station 2 Remodel

PROJECT DESCRIPTION

This project establishes funding for the design and construction of a permanent facility for Fire Station 2, which provides emergency service response to the central portion of the City and neighboring City of Villa Park. The new facility will be designed to accommodate up to three frontline emergency vehicles and eight fire suppression personnel. This project will combine the newly built single-bay apparatus and workout rooms with 9,500 square feet of new construction, which will include the following accommodations: office, living room, kitchen, (8) sleeping dorms, (5) restrooms, training classroom, and two-bay apparatus room.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2030
Funding Source(s): Capital Projects



FINANCIAL SUMMARY

263005 Fire Station 2 Remodel

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Capital Projects	\$0	\$1,140,000	\$11,151,800	\$0	\$0
AMOUNT	\$0	\$1,140,000	\$11,151,800	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

INFORMATION TECHNOLOGY
FISCAL YEAR 2026-2027

251602 Personal Computer Replacements

PROJECT DESCRIPTION

A recurring annual replacement of the City's aging PC (desktops, laptops, tablets) inventory is recommended. This initiative is a recommended guideline to replace a fifth of the City's PC inventory to prevent the inventory from becoming excessively aged and prevent impact to staff productivity due to PC failures.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Computer Replacement



FINANCIAL SUMMARY

251602 Personal Computer Replacements

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Computer Replacement	\$266,000	\$273,980	\$282,199	\$290,665	\$299,385
AMOUNT	\$266,000	\$273,980	\$282,199	\$290,665	\$299,385

CAPITAL IMPROVEMENT PROGRAM

INFORMATION TECHNOLOGY
FISCAL YEAR 2026-2027

251610 Storage Area Network Replacement

PROJECT DESCRIPTION

IT forecasts costs to replace end-of-life SAN storage fabric switches in FY27. For FY28, IT forecasts replacement of the Civic Center SAN storage and also the backup system storage for Civic Center and the Police Department. For FY30, the Police Department SAN storage will be due for replacement. For FY31, IT forecasts the replacement of the Trusted System SAN storage.

PROJECT DETAILS

Project Type: Ongoing

Estimated Completion Date: Ongoing

Funding Source(s): Computer Replacement



FINANCIAL SUMMARY

251610 Storage Area Network Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Computer Replacement	\$160,000	\$400,000	\$0	\$180,000	\$125,000
AMOUNT	\$160,000	\$400,000	\$0	\$180,000	\$125,000

CAPITAL IMPROVEMENT PROGRAM

LIBRARY
FISCAL YEAR 2026-2027

262107 Main Library Facility Improvements

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project will encompass all facility improvements for the Main Library.

In prior fiscal years, the north and south entrance automatic doors and the dumbwaiter elevator were replaced to improve accessibility and operations. Roof repairs were completed, the History Center sink was removed to address leaks affecting local archives and replaced with additional shelving to accommodate additional historical documents, and flooring in the Tower Reading Room was upgraded to carpet tile and the wood floor was refinished to extend the useful life and preserve the natural look of the wood in high-traffic areas. Additional improvements included replacement of carpet squares and baseboards in the Community Room to match library-wide finishes and replacement of ceiling wheels in the Steve Ambriz Reading Room to restore proper door function, with all work funded through the Building Forward Main Grant and library facility development fee revenues.

The next phase of the project will focus on extensive repair and replacement of rain gutters at the Main Library across multiple locations. The existing rain gutter system has deteriorated beyond routine maintenance and no longer functions as designed. repairs to manage leaks, overflow, and drainage issues. This work is expected to include the removal of deteriorated gutter sections, replacement with new materials, repairs to downspouts and connections, and sealing to improve drainage and prevent future water intrusion, protect the building envelope, and reduce ongoing maintenance demands. This project will provide a long-term solution that improves facility resilience, preserves City assets, and minimizes the risk of water damage to public spaces and library materials. Staff is currently refining the scope of work, and preliminary cost estimates are anticipated to be approximately \$200,000.

PROJECT DETAILS

Project Type: Ongoing
 Estimated Completion Date: June 2027
 Funding Source(s): Library Facility Fees



FINANCIAL SUMMARY

262107 Main Library Facility Improvements

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Developer Impact Fees-Library	\$326,906	\$21,000	\$0	\$0	\$0
AMOUNT	\$326,906	\$21,000	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

POLICE DEPARTMENT
FISCAL YEAR 2026-2027

255019 Police Facility Improvements

PROJECT DESCRIPTION

This project will encompass new furniture and miscellaneous facility improvements for police facilities including paint, carpet, lighting, window tint, and network cabling. This project will replace existing furniture with a new office design, refresh interior paint throughout the department and replace existing carpet and baseboards that have far exceeded its life expectancy. Additionally, the scope of work includes replacing existing lighting with energy efficient lighting to properly illuminate current workstations and offices. One division will be revitalized each year over a span of three years.

PROJECT DETAILS

Project Type: One-Time
 Estimated Completion Date: 6/30/27
 Funding Source(s): AB3229-COPS/STATE-(SUPPL LAW ENF SERVS; Police Facility Fees; CITY TRF: MERGED 2008 TAX EXEMPT BONDS



FINANCIAL SUMMARY

255019 Police Facility Improvements

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
AB3229-Cops/State-(Suppl Law E	\$200,000	\$0	\$0	\$0	\$0
City Trf: Merged 2008 Tax Exempt Bonds	\$100,000	\$0	\$0	\$0	\$0
Police Facility Fees	\$245,000	\$0	\$0	\$0	\$0
AMOUNT	\$545,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

203970 Rev Private Dev- Parker St Devel

PROJECT DESCRIPTION

This project will provide for the ultimate roadway configuration as the City builds out and adjacent parcels potentially redevelop. By reorganizing the existing paved roadway, this will provide features necessary to best serve various road users.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2029
Funding Source(s): Reimbursable Capital Projects

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

203970 Rev Private Dev-Parker St Devel

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Reimbursable Capital Projects	\$0	\$0	\$100,000	\$0	\$0
AMOUNT	\$0	\$0	\$100,000	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255003 Sewer Line Maintenance & Replacement

PROJECT DESCRIPTION

This project annually fixes hot spots due to root intrusion, offset joints, and damaged sewer mains. It also replaces both hydraulically and structurally deficient sewer mains. As part of the 2023 Sanitation Fee study, a new capital improvement component has been established to address the replacement and upgrade needs of the City's sewer system. This fiscal year, \$2.4 million is available to fund necessary sewer facility improvements at various locations citywide.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Sewer Construction



FINANCIAL SUMMARY

255003 Sewer Line Maintenance & Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Sewer	\$2,511,946	\$2,587,304	\$2,664,923	\$2,744,871	\$2,882,115
AMOUNT	\$2,511,946	\$2,587,304	\$2,664,923	\$2,744,871	\$2,882,115

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255004 Sewer Cleaning & Video

PROJECT DESCRIPTION

The State's Waste Discharge Elimination (WDR) requires the City to complete a condition assessment of its entire 300+ mile sewer line system and develop a rehabilitation and replacement plan. Additional contract services are needed to comply with WDR requirements.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Sewer



FINANCIAL SUMMARY

255004 Sewer Cleaning & Video

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Sewer	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
AMOUNT	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255010 Chapman & Grand Left Turn Signal Modification

PROJECT DESCRIPTION

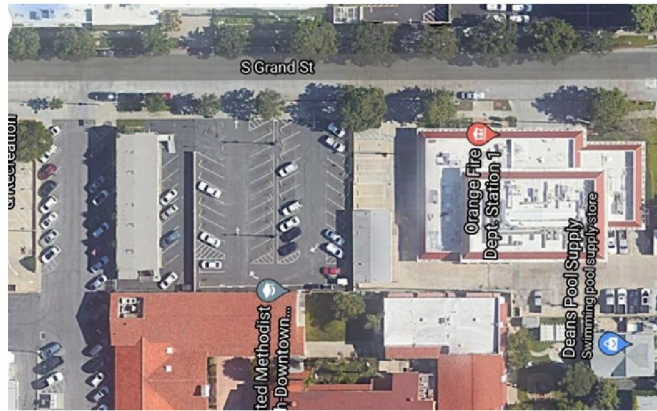
The project provides for a protected left-turn phase for the eastbound and westbound approaches on Chapman Avenue at Grand Street. The proposed signal modification will enhance the capacity and improve the traffic signal operation at the intersection. The project features decorative signal poles consistent with the Old Towne District theme. The scope of work includes installation of signal poles and gear, controller and cabinet, wiring, CCTV camera, electrical service; upgrading emergency vehicle preemption; and restoration of existing improvements.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: June 2029

Funding Source(s): Transportations System (TSIP)



FINANCIAL SUMMARY

255010 Chapman & Grand Left Turn Signal Modification

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
TSIP Citywide	\$75,000	\$0	\$450,000	\$0	\$0
AMOUNT	\$75,000	\$0	\$450,000	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

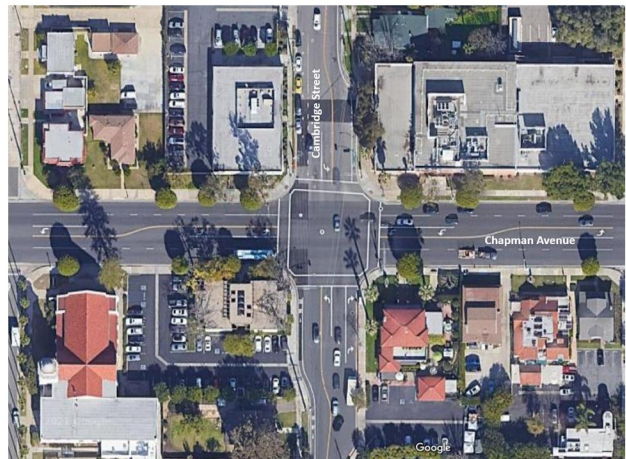
255011 Chapman & Cambridge Left Turn Signal Modification

PROJECT DESCRIPTION

The project provides for a protected left-turn phase for the eastbound, westbound, northbound, and southbound approaches at Chapman Avenue and Cambridge Street. The proposed signal modification will enhance the capacity and improve the traffic signal operation at the intersection. The scope of work includes installation of signal poles and gear, controller and cabinet, wiring, CCTV camera, and electrical service and restoration of existing improvements.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2029
Funding Source(s): City-Wide TSIP



FINANCIAL SUMMARY

255011 Chapman & Cambridge Left Turn Signal Modification

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
TSIP Citywide	\$75,000	\$0	\$450,000	\$0	\$0
AMOUNT	\$75,000	\$0	\$450,000	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255012 Streetlight Pole Replacement Program

PROJECT DESCRIPTION

As a cost-saving measure, the City acquired an additional 4,359 streetlight poles from Southern California Edison (SCE) in Fiscal Year 2018. Over half the poles are steel poles. An annual pole replacement program is necessary to maintain the acquired streetlight infrastructure. This program will biannually replace 40 steel streetlight poles with City standard LED-retrofitted concrete poles and underground overhead wires. Additionally, this project provides for miscellaneous lighting, undergrounding, wiring, and pole knock downs.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Traffic Improvement - Measure M2;
Capital Projects



FINANCIAL SUMMARY

255012 Streetlight Pole Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Traffic Improvemnt -Measure M2	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Capital Projects	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000
AMOUNT	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255013 Glassell St Signal Network Extension

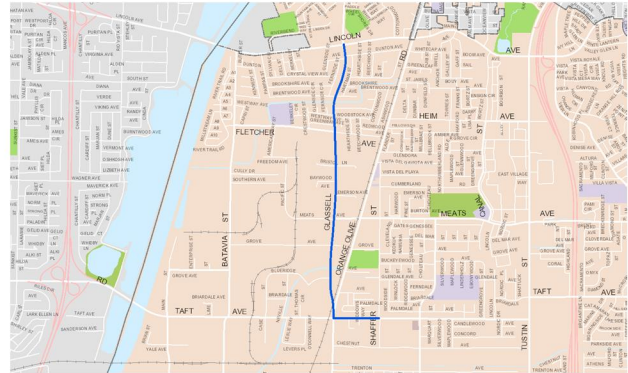
PROJECT DESCRIPTION

The project will extend the existing City's Traffic Signal Network along Taft Avenue from Shaffer Street to Glassell Street and along Glassell Street from Taft Avenue to Lincoln Avenue. This will connect to the existing fiber lines on Glassell Street from Lincoln Avenue to Riverdale Avenue. The installation of fiber optic lines will enable the City's Traffic Management Center to communicate with the traffic signals along critical arterials to improve traffic signal operations and traffic flow. This will also allow immediate incident monitoring and response to reduce traffic congestion. Current funding is for design of the project while construction funding is requested.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: July 2027
Funding Source(s): City-Wide TSIP

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

255013 Glassell St Signal Network Extension

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
TSIP Citywide	\$0	\$100,000	\$0	\$0	\$0
AMOUNT	\$0	\$100,000	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2025-2026

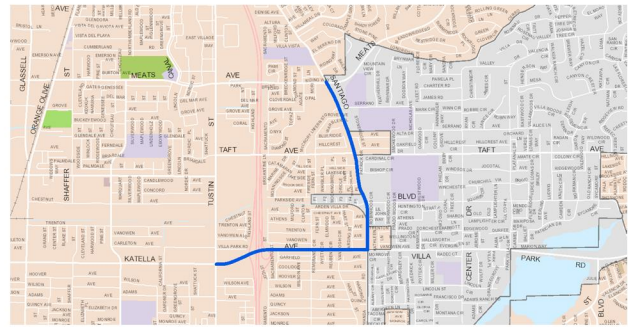
255014 Katella Ave Signal Network Extension

PROJECT DESCRIPTION

The project will extend the existing City's Traffic Signal Network along Katella Avenue from Tustin Street to Santiago Boulevard and on Santiago Boulevard from Katella Avenue to Meats Avenue. The installation of fiber optic lines will enable the City's Traffic Management Center to communicate with the traffic signals along critical arterials to improve traffic signal operations and traffic flow. This will also allow immediate incident monitoring and response to reduce traffic congestion. Construction of improvements include upgrades to the controller cabinet and communication appurtenances.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2028
Funding Source(s): Traffic Improvement - Measure M2



FINANCIAL SUMMARY

255014 Katella Ave Signal Network Extension

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
TSIP Citywide	\$1,300,000	\$0	\$0	\$0	\$0
AMOUNT	\$1,300,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255017 Storm Drain Improvements

PROJECT DESCRIPTION

This project replaces existing deficient drainage systems and constructs new storm drain lines as needed per the Master Plan of Drainage to alleviate localized flooding.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Sewer



FINANCIAL SUMMARY

255017 Storm Drain Improvements

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Sewer	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
AMOUNT	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255027 Local Roadway Safety Plan

PROJECT DESCRIPTION

This project develops a Local Road Safety Plan (LRSP) that will define goals, objectives, and strategies to reduce accidents on local roads. The LRSP will also provide a framework to identify, analyze, and prioritize roadway safety improvements and offers a proactive approach to addressing safety needs while demonstrating agency responsiveness to safety challenges. The scope of work includes the following key tasks: state of the system review, accident history assessment, countermeasure development, implementation program, and development of the LRSP document. This project also includes an update which is required by CalTrans every five years.

PROJECT DETAILS

Project Type: Ongoing
 Estimated Completion Date: Ongoing
 Funding Source(s): Traffic Improvement - Measure M2



FINANCIAL SUMMARY

255027 Local Roadway Safety Plan

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Traffic Improvemnt -Measure M2	\$0	\$50,000	\$0	\$0	\$0
AMOUNT	\$0	\$50,000	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255071 Quiet Zone Maintenance

PROJECT DESCRIPTION

This project provides for the annual Quiet Zone and Safe Railroad Crossing maintenance agreement with Southern California Regional Rail Authority and any related maintenance or improvements necessary for compliance.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): CAPITAL PROJECTS



FINANCIAL SUMMARY

255017 Quiet Zone Maintenance

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Capital Projects	\$50,000	\$52,500	\$55,000	\$57,500	\$60,000
AMOUNT	\$50,000	\$52,500	\$55,000	\$57,500	\$60,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255072 Minor Traffic Control Devices

PROJECT DESCRIPTION

This project provides for minor traffic control devices such as signage, striping, lighting, undergrounding, wiring, and other traffic-related devices and appurtenances as directed by the Traffic Commission and City Traffic Engineer.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Traffic Improvement - Measure M2, Capital Projects

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

255072 Minor Traffic Control Devices

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Traffic Improvemnt -Measure M2	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Capital Projects	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
AMOUNT	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255073 Traffic Signal Controller Changeout

PROJECT DESCRIPTION

The City maintains 158 traffic signals. Nearly two-thirds of the controllers have recently been updated or replaced to allow for better coordination with the City's Transportation Management Center (TMC). The project is an on-going process of updating or replacing controllers, signal cabinets and communication equipment, CCTV cameras, traffic signal battery backups, future signal controller needs, and upgrading TMC equipment and software.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Gas Tax Maintenance



FINANCIAL SUMMARY

255073 Traffic Signal Controller Changeout

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Gas Tax Maintenance	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
AMOUNT	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

255078 Well Rehabilitation

PROJECT DESCRIPTION

This project provides for on-going inspection, repair, and refurbishment of existing water wells.

PROJECT DETAILS

Project Type: Ongoing

Estimated Completion Date: Ongoing

Funding Source(s): Water



FINANCIAL SUMMARY

255078 Well Rehabilitation

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$200,000	\$200,000	\$250,000	\$250,000	\$250,000
AMOUNT	\$200,000	\$200,000	\$250,000	\$250,000	\$250,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

255079 Water Plant Telemetry

PROJECT DESCRIPTION

This project provides for the maintenance of the Supervisory Control and Data Acquisition (SCADA) system. This computer-driven telemetry system allows for remote monitoring and automatic control of all water sources of supply, pumping, storage, and flow control facilities.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Water



FINANCIAL SUMMARY

255079 Water Plant Telemetry

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
AMOUNT	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

255080 Emergency Generator

PROJECT DESCRIPTION

This project provides for the acquisition of one fixed 480-volt three-phase emergency generator to be used to supply emergency electricity to water pumping facilities during power outages. Locations of the remaining generators are scheduled for Reservoir 8 in FY 29.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2029
Funding Source(s): Water



FINANCIAL SUMMARY

255080 Emergency Generator

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$300,000	\$0	\$300,000	\$0	\$0
AMOUNT	\$300,000	\$0	\$300,000	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

255081 Well 29 Construction

PROJECT DESCRIPTION

Well 29 is a proposed new 3,000 gallons-per-minute groundwater production facility to replace Well 8 located at Katella Avenue and Struck Avenue. This project includes design, well drilling, pump installation, electrical, storm drain, piping connection, treatment, and an emergency power generator. The Orange County Water District is funding a treatment program to assist with construction costs.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: November 2027
Funding Source(s): Water, Reimbursable Funding through OCWD



FINANCIAL SUMMARY

255081 Well 29 Construction

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$2,500,000	\$0	\$0	\$0	\$0
Reimbursable Capital Projects	\$2,500,000	\$0	\$0	\$0	\$0
AMOUNT	\$5,000,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

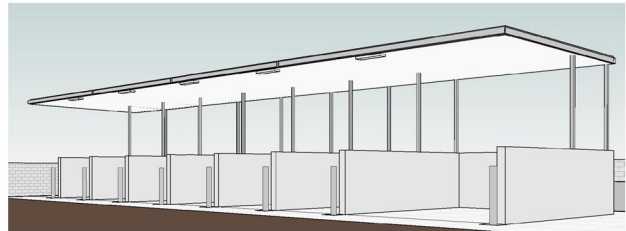
255082 South Water Yard Storage Replacement

PROJECT DESCRIPTION

This project provides for the design and construction of the warehouse replacement. The existing 5,000 square feet warehouse will be renovated and used in conjunction with the proposed Fire Department Headquarter. The replacement warehouse will be constructed at the water division's south yard for parts and equipment storage. This project also provides for the cover structure over the water division's materials storage area in compliance with the National Pollutants Discharge Elimination System (NPDES) requirements. The structure prevents run-off from washing out construction material such as sands, asphalt, base, and soil into the storm drain system. It also helps reduce noise and assists with dust control. This project will also pursue sustainable energy and efficiency measures such as integrated solar panels.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2031
Funding Source(s): Water



FINANCIAL SUMMARY

255082 South Water Yard Storage Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$0	\$0	\$0	\$0	\$300,000
AMOUNT	\$0	\$0	\$0	\$0	\$300,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

255083 Meter Replacement Program

PROJECT DESCRIPTION

This project provides for the repair or replacement of water meters in the water system to reduce water loss and accurately bill for water usage. As part of the on-going 15-year small meter replacement program, an average of 1,800 small meters are replaced per year. Additionally, this project allows for the automated method of gathering meter reads, consumption data, and other system information that will benefit water operations and customers.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Water



FINANCIAL SUMMARY

255083 Meter Replacement Program

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$550,000	\$550,000	\$600,000	\$600,000	\$600,000
AMOUNT	\$550,000	\$550,000	\$600,000	\$600,000	\$600,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

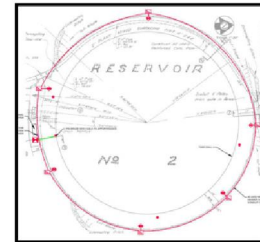
255084 Exterior Cathodic Protection Systems

PROJECT DESCRIPTION

This project provides for ongoing inspection, repair, and replacement of interior and exterior cathodic protection systems for steel water tanks in the water system. Each of the steel tanks rely on a functioning cathodic protection system for corrosion protection.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Water



FINANCIAL SUMMARY

255084 Exterior Cathodic Protection Systems

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
AMOUNT	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

255085 Pipeline Renewal Projects

PROJECT DESCRIPTION

This project provides for the design and construction of water mainline replacements for the City's water system. Approximately 1.5 miles of pipeline are targeted to be replaced annually due to increasing age, substandard sizing, corrosion, or high maintenance.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Water



FINANCIAL SUMMARY

255085 Pipeline Renewal Projects

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$2,000,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000
AMOUNT	\$2,000,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255094 Traffic Signal Coordination

PROJECT DESCRIPTION

This project is for the on-going implementation of studies and improvements for traffic signals along the City's major arterials within its boundaries. The studies include traffic counts, analysis of traffic flows, provide signal timing, and synchronization. The project will provide for the traffic signal infrastructure improvements necessary to achieve optimum signal timing and synchronization. The coordinated signal timing will be implemented through the City's Traffic Management Center. The traffic signal coordination will reduce travel times, save on gas, and reduce vehicle emissions.

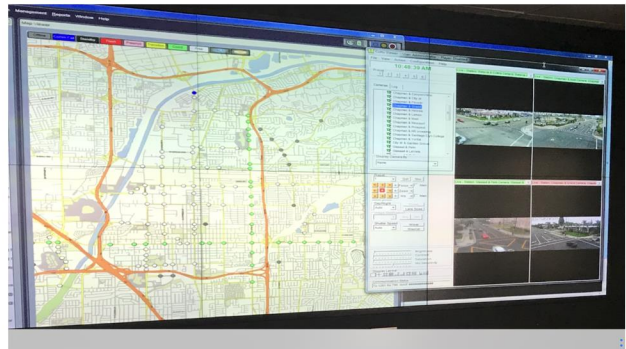
Ongoing

PROJECT DETAILS

Project Type: Ongoing

Estimated Completion Date: Ongoing

Funding Source(s): Traffic Improvement - Measure M2



FINANCIAL SUMMARY

255094 Biennial Traffic Signal Coordination

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Traffic Improvemnt -Measure M2	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
AMOUNT	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

255906 Water Utility Security Improvements

PROJECT DESCRIPTION

This project provides funding to replace and construct Water Utility Security improvements at various water facilities as identified in the Water System Vulnerability Assessment. The improvement areas include block walls, fencing, surveillance cameras, and other improvements.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Water



FINANCIAL SUMMARY

255096 Water Utility Security Improvements

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$300,000	\$35,000	\$35,000	\$35,000	\$35,000
AMOUNT	\$300,000	\$35,000	\$35,000	\$35,000	\$35,000

CAPITAL IMPROVEMENT PROGRAM

POLICE DEPARTMENT
FISCAL YEAR 2026-2027

255097 Police Headquarter Exterior Wall Sealing

PROJECT DESCRIPTION

The ceramic tile exterior of the Police Headquarters requires cleaning and sealing every five years to prevent internal damage from rainwater. This project accumulates funding which is critical for the maintenance of the Police Headquarters and will also fund other water leak repair costs.

PROJECT DETAILS

Project Type: Ongoing
 Estimated Completion Date: Ongoing
 Funding Source(s): City Trf: Merged 2008 Tax Exempt Bonds



FINANCIAL SUMMARY

255097 Police Headquarter Exterior Wall Sealing

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
City Trf: Merged 2008 Tax Exempt Bonds	\$0	\$100,000	\$0	\$0	\$0
AMOUNT	\$0	\$100,000	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255098 Batavia & Taft Signal Network Extension

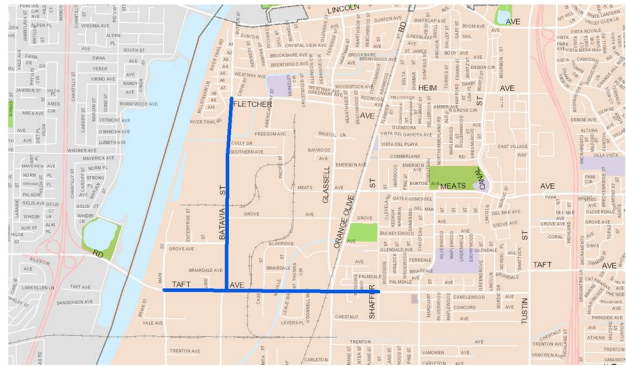
PROJECT DESCRIPTION

The project will extend the existing City's Traffic Signal Network along Taft Avenue from Shaffer Street to Main Street and along Batavia Street from Taft Avenue to Fletcher Avenue. The installation of fiber optic lines will enable the City's Traffic Management Center to communicate with the traffic signals along critical arterials to improve traffic signal operations, and traffic flow. This will also allow immediate incident monitoring and response to reduce traffic congestion.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: July 2030
Funding Source(s): City-Wide TSIP

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

255098 Batavia and Taft Signal Network Extension

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
TSIP Citywide	\$0	\$170,000	\$0	\$0	\$0
AMOUNT	\$0	\$170,000	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS- WATER
FISCAL YEAR 2026-2027

255104 Reservoir 7 Hydropneumatics Tank Replacement

PROJECT DESCRIPTION

This project provides for the design and construction of the replacement hydropneumatics tank and pump station at Reservoir 7 in southeast Orange.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2031
Funding Source(s): Water

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

255104 Reservoir 7 Hydropneumatics Tank Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Park Acquisition (Infill)	\$60,000	\$65,000	\$70,000	\$80,000	\$85,000
AMOUNT	\$60,000	\$65,000	\$70,000	\$80,000	\$85,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255701 Pavement Management Program Survey

PROJECT DESCRIPTION

Windshield field surveys of the City's pavement are conducted every two years for arterial streets and every six years for local streets to determine the pavement condition indexes for each segment. These surveys are conducted as a requirement for numerous grant programs, OCTA bi-annual reports, and overall pavement management programs. This project also includes traffic data collection including traffic counts, parking surveys, and speed surveys to be done bi-annually.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Traffic Improvement - Measure M2, TSIP



FINANCIAL SUMMARY

255701 Pavement Management Program Survey

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
TSIP Citywide	\$40,000	\$60,000	\$40,000	\$60,000	\$40,000
Traffic Improvemnt -Measure M2	\$70,000	\$0	\$70,000	\$0	\$70,000
AMOUNT	\$110,000	\$60,000	\$110,000	\$60,000	\$110,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255702 Pavement Management Program

PROJECT DESCRIPTION

The City's Pavement Management Program identifies the condition of 320 miles of streets and identifies the maintenance needs of this roadway system. This program requires \$6 million annually for slurry sealing, asphalt overlays, and reconstructions to maintain the City's Pavement Condition Index rating. This fiscal year's CIP lists other road maintenance projects and CDBG projects. This project outlines the remaining funding needs from Gas Tax, Measure M2, and Capital Projects. Approximately \$8.2 million of new funding will be allocated to the various roadway management projects for this fiscal year.

PROJECT DETAILS

Project Type: Ongoing
 Estimated Completion Date: Ongoing
 Funding Source(s): Traffic Improvement - M2, Gas Tax Maintenance, RMRA Road Maintenance Rehabilitation, Capital Projects



FINANCIAL SUMMARY

255702 Pavement Management Program

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Traffic Improvemnt -Measure M2	\$3,000,000	\$3,000,000	\$3,100,000	\$3,100,000	\$3,200,000
Gas Tax Maintenance	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Rmra Road Maint Rehabilitation Account	\$3,500,000	\$3,600,000	\$3,700,000	\$3,800,000	\$3,900,000
Capital Projects	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
AMOUNT	\$8,650,000	\$8,750,000	\$8,950,000	\$9,050,000	\$9,250,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

265001 Corporate Yard Renovations

PROJECT DESCRIPTION

The next phase of the Corporation Yard Renovation will focus on critical infrastructure and site improvements to support ongoing operations and regulatory compliance. Planned work includes sewer pipe relocation, completion of adjacent property wall improvements, and construction of storage bunkers. This phase will continue to enhance site functionality, improve safety, and support compliance with NPDES and environmental requirements.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2028
Funding Source(s): Capital Projects; Sewer

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

265001 Corp Yard Renovations

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Sewer	\$30,000	\$0	\$0	\$0	\$0
Capital Projects	\$670,000	\$0	\$0	\$0	\$0
AMOUNT	\$700,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

265100 Reservoir 2A Site Remediation

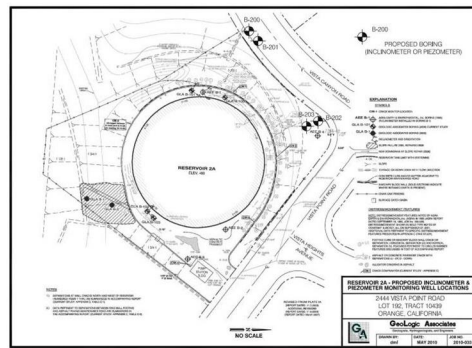
PROJECT DESCRIPTION

This project provides for design, specifications, cost estimates, and construction of site stabilization for the Reservoir 2A site in the Vista Royale Tract, located in northwest Orange. This existing facility is being monitored for peripheral movement. The proposed remediation includes the installation of soldier piles and grade beams to minimize future differential movement on site.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2031
Funding Source(s): Water

RESERVOIR 2A SITE REMEDIATION



FINANCIAL SUMMARY

265100 Reservoir 2A Site Remediation

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
AMOUNT	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

265101 Lower Serrano Pump Station

PROJECT DESCRIPTION

This project includes the design and construction to complete the 100-horsepower pressure pump station in northeast Orange. This pump station will move water from Zone 3 to Zone 4.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: July 2029

Funding Source(s): Water



FINANCIAL SUMMARY

265101 Lower Serrano Pump Station

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$0	\$500,000	\$1,000,000	\$0	\$0
AMOUNT	\$0	\$500,000	\$1,000,000	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

265102 Reservoir 3A Construction

PROJECT DESCRIPTION

This project provides for the design and construction of a one million gallon steel water tank at a site directly adjacent to the existing Reservoir 3. This tank will provide additional storage for existing residential needs and fire protection for Zone 3 in northeast Orange.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2029
Funding Source(s): Water



FINANCIAL SUMMARY

265102 Reservoir 3A Construction

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$0	\$400,000	\$1,800,000	\$0	\$0
AMOUNT	\$0	\$400,000	\$1,800,000	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

265103 Reservoir 4A Construction

PROJECT DESCRIPTION

This project provides for the design and construction of a three million gallon steel water tank at a site near the intersection of Cannon Street and Creekside Avenue. This tank will provide additional storage for existing residential needs and fire protection for Zone 1 in southeast Orange.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: June 2031
Funding Source(s): Water



FINANCIAL SUMMARY

265103 Reservoir 4A Construction

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$0	\$0	\$0	\$1,500,000	\$1,500,000
AMOUNT	\$0	\$0	\$0	\$1,500,000	\$1,500,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

265104 Reservoir 5 Pump Station Replacement

PROJECT DESCRIPTION

This project provides for the design and construction of a replacement pump station at Reservoir 5 in southeast Orange.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: June 2031

Funding Source(s): Water



FINANCIAL SUMMARY

265104 Reservoir 5 Pump Station Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$0	\$0	\$0	\$1,200,000	\$1,200,000
AMOUNT	\$0	\$0	\$0	\$1,200,000	\$1,200,000

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

265108 Katella & Batavia Signal Network Extension

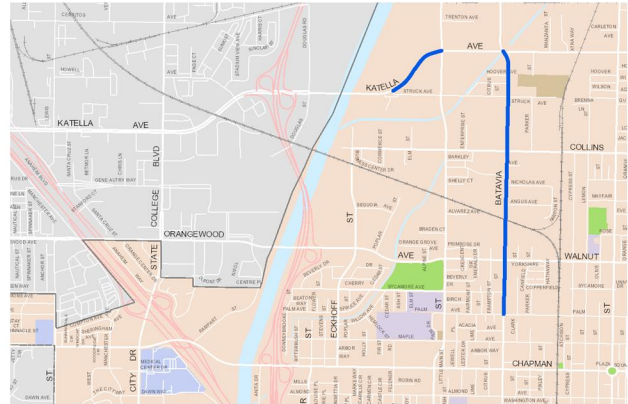
PROJECT DESCRIPTION

The project will extend the existing City's Traffic Signal Network along Katella Avenue from Main Street to Struck Avenue and along Batavia Street from Katella Avenue to Palm Avenue. The installation of fiber optic lines will enable the City's Traffic Management Center to communicate with the traffic signals along critical arterials to improve traffic signal operations, and traffic flow. This will also allow immediate incident monitoring and response to reduce traffic congestion.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2029
Funding Source(s): Transportation System (TSIP)

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

265108 Katella & Batavia Signal Network Extension

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
TSIP Citywide	\$0	\$0	\$150,000	\$0	\$0
AMOUNT	\$0	\$0	\$150,000	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

265109 Santiago Canyon Road Signal Network Extension

PROJECT DESCRIPTION

The project will extend the existing City's Traffic Signal Network along Santiago Canyon Road from Cannon Street to Chapman Avenue. The installation of fiber optic lines will enable the City's Traffic Management Center to communicate with the traffic signals along critical arterials to improve traffic signal operations, and traffic flow. This will also allow immediate incident monitoring and response to reduce traffic congestion.

PROJECT DETAILS

Project Type: One-Time
 Estimated Completion Date: December 2030
 Funding Source(s): Transportation System (TSIP)

**Project funding includes development impact fees.
 Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

265109 Santiago Canyon Road Signal Network Extension

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
TSIP Citywide	\$0	\$0	\$0	\$250,000	\$0
AMOUNT	\$0	\$0	\$0	\$250,000	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

275005 Elevator Replacement - Police Headquarters and Corporation Yard Buildings 1 & 2

PROJECT DESCRIPTION

The elevators at Police Headquarters (2 units) and at Corporation Yard Buildings 1 and 2 (2 units each) have exceeded their 20-30-year useful lives and have experienced frequent mechanical and operational issues. This project will replace all four elevators with modern, code-compliant systems, including updated controls, safety devices, and finishes. Replacement will improve reliability, ensure compliance with safety and accessibility requirements, reduce ongoing maintenance costs, and maintain uninterrupted access for staff and visitors.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2027
Funding Source(s): Capital Projects

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

275005 Elevator Replmnt- Police HQ & Corp Yard Bldg 1 & 2

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Capital Projects	\$260,000	\$0	\$0	\$0	\$0
Police Facility Fees	\$260,000	\$0	\$0	\$0	\$0
AMOUNT	\$520,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

DEPARTMENT TITLE
FISCAL YEAR 2026-2027

275006 Fleet Facility HVAC Installation and Interior Painting

PROJECT DESCRIPTION

The Fleet maintenance facility lacks a cooling system sufficient to meet OSHA heat illness prevention requirements, putting employees at risk during high-temperature conditions. This project will install a new HVAC system to provide adequate cooling and air circulation throughout the shop, ensuring regulatory compliance, improved employee safety, and enhanced productivity. In addition, the interior walls and surfaces of the facility will be painted to refresh the workspace, protect building surfaces, and improve overall working conditions.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2027
Funding Source(s): Capital Projects

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

275006 Fleet Facility HVAC Installation & Interior Painting

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Capital Projects	\$575,000	\$0	\$0	\$0	\$0
AMOUNT	\$575,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

275010 Police Headquarters Vehicle Access System Modernization

PROJECT DESCRIPTION

Capital replacement and modernization of the Police Department's vehicle gate and access-control system at Police Headquarters, which has reached the end of its service life and is experiencing ongoing operational and maintenance issues. This project will replace gate controls, tracks, and motors for all three vehicle access gates and includes construction of a recessed concrete track slab, relocation of access keypads to ensure proper vehicle clearance, and repainting of the gates to enhance durability, safety, and security. These improvements maintain critical secured police facility infrastructure and support reliable emergency response operations and overall facility functionality.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2027
Funding Source(s): Capital Projects

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

275010 Police HQ Vehicle Access System Modification

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Police Facility Fees	\$90,000	\$0	\$0	\$0	\$0
AMOUNT	\$90,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

275011 Water Yard North Yard Gate Replacement

PROJECT DESCRIPTION

The four vehicle access gates along the north side of the Water Yard have reached the end of their service life and require frequent maintenance. This project will replace the automatic gate operators, tracks, and control systems to restore reliable operation, improve site security, and reduce ongoing repair costs at this critical utility facility.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2027
Funding Source(s): Capital Projects

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

275011 Water Yard North Yard Gate Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$120,000	\$0	\$0	\$0	\$0
AMOUNT	\$120,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

275012 Fleet Facility Corp Yard Roll-Up Door Replacement

PROJECT DESCRIPTION

The roll-up doors at Corporate Yard Building 1 have reached the end of their service life and are experiencing increasing mechanical failures. Two doors have already been replaced, and a third is being addressed with a current CIP. This project will replace the remaining nine garage doors, including new assemblies and motorized operators, to complete the facility-wide upgrade, improve reliability, and reduce maintenance and emergency repair costs.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2027
Funding Source(s): Capital Projects

**Project funding includes development impact fees. Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

275012 Fleet Facility Corp Yard Roll-Up Door Replacement

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Capital Projects	\$270,000	\$0	\$0	\$0	\$0
AMOUNT	\$270,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

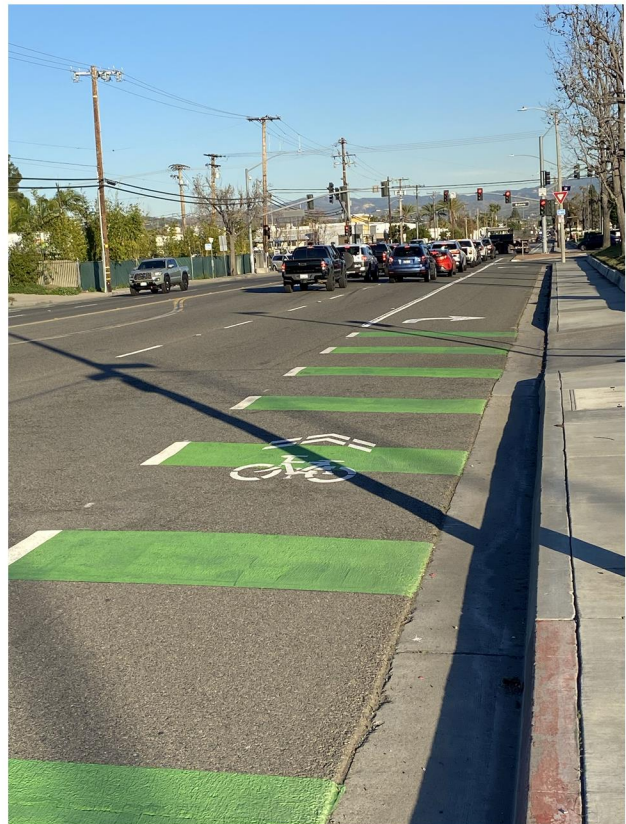
275132 Citywide Bicycle Lane Enhancements

PROJECT DESCRIPTION

This project will implement green-colored pavement to enhance the conspicuity of existing City bike lanes. Colored pavement within a bicycle lane increases the visibility of the facility, identifies potential areas of conflict, and reinforces priority to bicyclists in conflict areas.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2030
Funding Source(s): Capital Projects



FINANCIAL SUMMARY

275132 Citywide Bicycle Lane Enhancements

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Capital Projects	\$0	\$0	\$0	\$150,000	\$0
AMOUNT	\$0	\$0	\$0	\$150,000	\$0

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS - WATER
FISCAL YEAR 2026-2027

265099 Reservoir Recoating

PROJECT DESCRIPTION

This project is part of a long-term reservoir maintenance program that provides for the repair and replacement of exterior/interior protective coatings for all fifteen steel reservoirs in the water system.

PROJECT DETAILS

Project Type: Ongoing
Estimated Completion Date: Ongoing
Funding Source(s): Water



FINANCIAL SUMMARY

265099 Reservoir Recoating

Funds Description	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2031 Proposed
Amount					
Water	\$0	\$1,400,000	\$0	\$0	\$0
AMOUNT	\$0	\$1,400,000	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

257012 Skatepark at Grijalva Park

CARRYOVER PROJECT

PROJECT DESCRIPTION

At the City Council meeting of November 15, 2022, the City Council approved the use of \$1.75 million in park development fees collected from a housing development Orange Heights, to build a skatepark at Grijalva Park. In FY 24, the City began the design process which included collecting input from stakeholders and local skaters. The conceptual design was presented to the Park Planning and Community Events Commission in March 2024. Final plans and construction documents were approved in October 2025. Construction is anticipated to begin in Summer 2026.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: Winter 2027

Funding Source(s): Capital Projects; Grijalva Park Fund



FINANCIAL SUMMARY

No future funding proposed.

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

257019 Hart Park Diamond 1 Field Improvements

CARRYOVER PROJECT

PROJECT DESCRIPTION

Located at Hart Park, Diamond 1 is used as a collegiate level baseball field. Currently, the City partners with Chapman University (Chapman) and Orange Lutheran High School (OLU) to maintain this premier field. Installation of ball field netting along the first and third base foul lines will protect park users and the adjacent neighborhood from foul balls. Design was completed in FY 25. The City is working with Chapman and OLU to determine cost sharing for the project.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2028
Funding Source(s): Park Acquisition (Infill);
Reimbursable Capital Projects

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

No future funding proposed.

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

257029 Grijalva Park Master Plan Update

CARRYOVER PROJECT

PROJECT DESCRIPTION

The City owns the 42-acre Grijalva Park site which is being developed in phases. In 2003, Phase I was completed on 15 acres and includes an active park with soccer fields, a tot lot, and a small activity room. In 2005, a Grijalva Park Master Plan was developed for the remaining 27 acres which included a sports center/gymnasium, skate park, amphitheater, additional restrooms, picnic facilities, an aquatics center, and additional parking. In 2011, the Sports Center at Grijalva Park was opened, along with adjacent parking. Nine acres remained undeveloped. In 2019, the City Council gave their support for four community partners to fundraise to develop the vacant property. Since then, three groups began to fundraise for amenities including a skatepark, community arts theater, and community/library/senior center. In 2022, the City Council funded the skate park portion of the plan, which is a separate CIP.

City staff engaged with the Orange County Council of Governments (OCCOG) to develop a site-specific reuse plan for Grijalva Park. As the Master Plan has evolved since 2005 the reuse plan would reconceptualize the remaining undeveloped acres to understand what will feasibly fit within the allowable open space. The reconceptualized plan would also include an updated estimate regarding the parking necessary to accommodate all the proposed amenities and suggest what, if any, amendments or technical memoranda need to accompany the existing Mitigated Negative Declaration. The planning work is being conducted through the OC-COG US EPA Brownfield Grant where the City of Orange is a coalition partner and the project will be paid for with grant funding based on the cost of the current scope at approximately \$160,000. This project also has carryover funding of \$100,000 that may be used for any additional work not covered in the current scope.

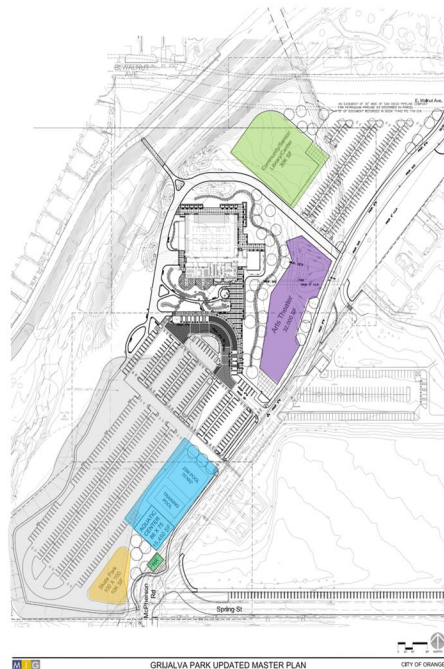
PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: 2027
Funding Source(s): Park Acquisition (Infill)
Total Budget: \$100,000

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

257031 Ball Field Netting (Olive)

CARRYOVER PROJECT

PROJECT DESCRIPTION

Olive Park is home to youth baseball programs. Park amenities include several ball fields that are adjacent to homes. The existing netting in some areas is damaged or non-existent, creating safety concerns for fly and foul balls. This project includes the design and construction of new netting.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: December 2026

Funding Source(s): Park Acquisition (Infill)

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

No future funding proposed.

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267003 Parks Master Plan

CARRYOVER PROJECT

PROJECT DESCRIPTION

The current Master Plan for Park Facilities, Recreation, and Community Services is from 1999. This project will develop a parks and recreation masterplan to determine long-term strategies that will guide how the City's community parks and recreation facilities are developed, maintained, and optimized. The comprehensive document covers a range of topics, including Vision, Needs assessment, Priorities, Policies, and a financial plan. The masterplan considers the City's existing park system, facilities, and programs and will examine the community's recreational, programming, environmental, and maintenance needs. Practices for creating the parks and recreation masterplan will include collecting qualitative and quantitative data, engaging the community, creating an action plan, and outlining a plan for funding.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: June 2028

Funding Source(s): Park Acquisition (Infill)

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

No future funding proposed.

CAPITAL IMPROVEMENT PROGRAM

COMMUNITY SERVICES
FISCAL YEAR 2026-2027

267004 Hart Park Bandshell Roof Renovation

CARRYOVER PROJECT

PROJECT DESCRIPTION

The Hart Park Bandshell is a historic structure within Hart Park. Natural wear and tear and damage caused by a fallen tree limb have caused the need to repair the historic roof. This project will be a tile lift and relay which involves removing the existing tile layer and underlayment of the roof and then reinstalling the tiles. New tiles will be installed to replace any broken tiles.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: June 2027

Funding Source(s): Park Acquisition (Infill)

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*



FINANCIAL SUMMARY

No future funding proposed.

CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255008 Santiago Bike Trail Phase IV

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project is the final phase of the Santiago Creek Bike Trail alignment in the Master Bikeway Plan. Construction of the multi-purpose trail will connect the existing bike trail west of Cannon Street and parallel the existing equestrian trail on the northern bank and terminate at the Santiago Oaks Regional Park. The project will construct an asphalt concrete bike trail and rehabilitate the existing equestrian trail with decomposed granite along with needed amenities such as rest areas and trash receptacles. The trail will allow for pedestrian and bicycle traffic along an eight-mile stretch of trails. The City received funding sources from OCTA's BCIP Grant for this project's preliminary engineering and environmental costs. Estimated construction costs are \$10 million. The City has pursued additional grants for the construction phase.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: December 2027

Funding Source(s): Capital Projects

**Project funding includes development impact fees.
Funding is dependent on receipt of development revenue.*

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255016 Tustin St Signal Synchronization

CARRYOVER PROJECT

PROJECT DESCRIPTION

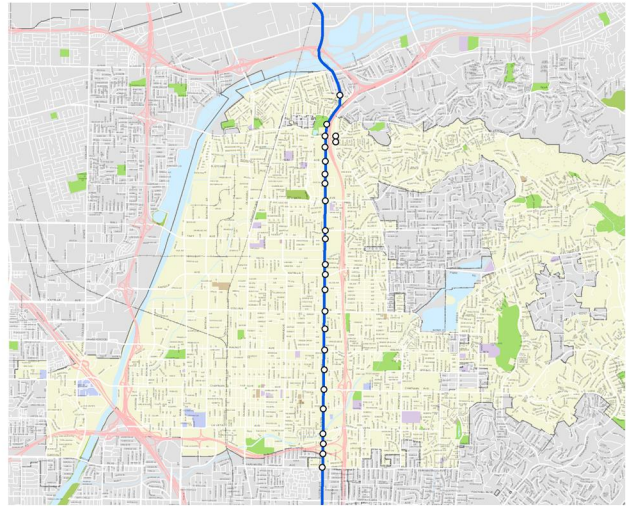
The Tustin Street Traffic Signal Synchronization project is a multi-jurisdictional project between First Street in Tustin and Wabash Avenue in Yorba Linda. The corridor is over eleven miles and includes 55 signals across seven jurisdictions. 25 of the signals are within the City of Orange. The benefits of signal synchronization include a reduction in travel time, improvement in travel speed, greenhouse gas reduction, less fuel consumption, and an overall better travel experience. This project will be led by City of Orange and primarily funded through OCTA's M2.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2027
Funding Source(s): City-Wide TSIP; Reimbursable
Capital Projects

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255022 Pedestrian Beacon Upgrades

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project will upgrade and modernize existing flashing beacon systems at several pedestrian crossings throughout the City. Existing beacons that either flash perpetually or must be manually activated/de-activated will be replaced with push buttons that will activate the beacons on demand. In addition, circular beacons will be upgraded to newer rapid rectangular flashing beacons, which are expected to enhance visibility to motorists. The project will also involve minor modifications to/refurbishment of ancillary equipment, roadway features, and traffic control devices, including, but not limited to, poles, pavement markings, signs, and curb ramps.

PROJECT DETAILS

Project Type: Ongoing

Estimated Completion Date: Ongoing

Funding Source(s): Capital Projects; Reimbursable
Capital Projects

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255030 East Walnut Ave Infrastructure Improvement

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project will construct a new 48" RCP storm drain line on Walnut Avenue from Cambridge Street to California Street per the Master Plan of Drainage to alleviate the localized flooding issue on Walnut Avenue during a 25-year or higher storm events. Other improvements include replacement of deficient sewer and water mains. In addition, Walnut Avenue from Cambridge Street to Tustin Street roadway pavement will be rehabilitated, and the existing concrete curb will be replaced with new concrete curb and gutter. The project also includes replacing damaged sidewalk, reconstructing existing ADA ramps to conform to federal guidelines, adjusting utility covers to grade, and restriping the roadway.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: December 2026
Funding Source(s): Water

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255031 Cannon Street Bridge Widening

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project widens portions of Cannon Street from Santiago Canyon Road to Serrano Avenue to add a third northbound thru lane. The scope of work includes widening the bridge as well as the roadway north of the bridge in order to maintain the continuity of the thru lane until Serrano Avenue where it would get dropped into a dedicated right-turn lane to eastbound Serrano Avenue. The existing painted median will be replaced with a raised median. All improvements fall within the City of Orange public right-of-way except for a portion between Taft Avenue and Serrano Avenue which falls in City of Villa Park public right-of-way. Current funding is for the preliminary engineering and environmental phase of the project.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: August 2026

Funding Source(s): City-Wide TSIP

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255038 Pixley Neighborhood and Walnut Street Rehabilitation

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project will rehabilitate Parker Street, Pixley Street, Foley Place, Clark Street, Marietta Avenue, Washington Avenue, and Walnut Avenue, which includes but is not limited to, asphalt concrete grinding and overlay, and adjustment of manholes and water valves to grade.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: June 2025

Funding Source(s): Community Development Block Grant

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255039 Riverdale Avenue Complete Street Improvements

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project's scope of work includes the reconfiguration of Riverdale Avenue from Glassell Street to Orange City limits that allows for the installation of bike and pedestrian facilities, traffic calming strategies and curb space management. Bike and pedestrian facilities include the installation of buffered Class II bike lanes in both directions, installation of painted medians and turn lanes, installation of traffic signs including bike lane, wayfinding and SART access signage, installation of street trees, safety enhancements including street light installation, ADA improvements that include compliant curb access ramps at all intersections and a full build-out of roadway pavement, curb, gutter and sidewalk gap closure for the westbound segment between Orange Olive and Orange City Limits. Traffic calming improvements include consistent and narrowed traffic lanes from 15 feet to 11 feet and lane reductions from two lanes in each direction to one lane in each direction.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: June 2027
Funding Source(s): Traffic Improvement - Measure M2;
Reimbursable Capital Projects

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255074 Kraemer Blvd/Glassell St/Grand Ave RTSSP

CARRYOVER PROJECT

PROJECT DESCRIPTION

The Kraemer Boulevard/Glassell Street/Grand Avenue Regional Traffic Signal Synchronization Program Project (KGG RTSSP) is a multi-jurisdictional project between Lambert Road and Kraemer Boulevard in the City of Brea to Dyer Road and Grand Avenue in the City of Santa Ana. The KGG RTSSP covers 62 signals along the 15.1 mile long corridor within the cities of Brea, Placentia, Anaheim, Orange and Santa Ana. Of those signals, 18 are within the City of Orange. The project is part of OCTA's Measure M2 Project P - Regional Traffic Signal Synchronization Program. The benefits of signal synchronization include a reduction in travel time, improvement in travel speed, greenhouse gas reduction, less fuel consumption, and an overall better travel experience. This project will be led by City of Santa Ana and primarily funded through OCTA's M2. All agencies are required to provide a minimum of 20% matching cash funds. Primary implementation, including construction, is scheduled to be completed in June 2027. A two-year maintenance and operation phase will be initiated after completion of primary implementation.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: June 2027

Funding Source(s): Traffic Improvement - Measure M2

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255075 Walnut Avenue & Orange Street New Traffic Signal

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project will provide for a new traffic signal at the intersection of Walnut Avenue and Orange Street. The traffic signal will improve the overall flow and safety of the intersection, including managing the flow of vehicles entering and exiting Chapman University's Anderson Parking Structure. The project will include new traffic signal poles, controller and cabinet, video detection, safety lighting, enhanced traffic signs and pavement markings.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: December 2026

Funding Source(s): Reimbursable Capital Projects

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255086 CDBG Street Improvements Fiscal Year 2025-26

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project will rehabilitate Wheeler Street, Killingworths Avenue, and Highland Street which includes but is not limited to, cold planning (milling) the existing asphalt, asphalt concrete overlay installation, reconstruction of sidewalks, curb and gutters, cross gutters, spandrels, sidewalk access ramps, and corresponding adjustment of manholes and water valves to grade.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: June 2027

Funding Source(s): Community Development Block Grant

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255090 Citywide Active Transportation Plan

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project will develop an Active Transportation Plan by analyzing socioeconomic and crash data to provide recommendations to improve walking and biking conditions at high need areas throughout the City. Using technical data and robust public engagement with disadvantaged community members and the community at large, the plan will incorporate both infrastructure and non-infrastructure recommendations addressing equity, engagement, evaluation, encouragement, and education efforts. As part of this effort, the Citywide Active Transportation Plan will also update the City's Bikeway Master Plan.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: August 2027

Funding Source(s): City-Wide TSIP; Reimbursable
Capital Projects

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255106 Cambridge St Infrastructure Improvement

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project will upsize the existing 18" RCP storm drain line from Palm Avenue to Walnut Avenue per the Master Plan of Drainage to alleviate localized flooding on Cambridge Street during 25-year or higher storm events. Other improvements include replacement of deficient sewer and water mains. In addition, Cambridge Street roadway pavement will be rehabilitated, and the existing concrete curb will be replaced with new concrete curb and gutter. The project also includes replacing damaged sidewalk, reconstructing existing ADA ramps to conform to federal guidelines, adjusting utility covers to grade, and restriping the roadway. Staff is seeking federal funding through Hazard Mitigation grant for construction phase.

PROJECT DETAILS

Project Type: One-Time

Estimated Completion Date: September 2027

Funding Source(s):

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

255703 Structural Evaluation of City Bridges

CARRYOVER PROJECT

PROJECT DESCRIPTION

Currently, there are eight roadway bridges located throughout the City that require maintenance. Caltrans has inspected those bridges and has made recommendations for maintenance and repair. A maintenance and retrofit plan are ready for implementation. The City is waiting for Caltrans to program construction funding due to existing funding being no longer available. The project is expected to receive funding for construction phase in FY 26.

PROJECT DETAILS

Project Type: One-Time
Estimated Completion Date: December 2027
Funding Source(s): Gas Tax Maintenance,
Reimbursable Capital Projects

FINANCIAL SUMMARY

No future funding proposed.



CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS
FISCAL YEAR 2026-2027

266003 ADA Improvements

CARRYOVER PROJECT

PROJECT DESCRIPTION

This project will modify curbs and ramps at various locations throughout the City to comply with the Americans with Disabilities Act (ADA) regulations. This has been an ongoing project, partially funded with Community Development Block Grants (CDBG).

PROJECT DETAILS

Project Type: Ongoing

Estimated Completion Date: Ongoing

Funding Source(s): Community Development Block Grant (CDBG)

FINANCIAL SUMMARY

No future funding proposed.





Agenda Item

Planning Commission

Item #: 5.1.

6/1/2026

File #: 26-0343

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Lauren Briggs, Planning Technician

1. SUBJECT

Public Hearing to consider a request to construct a new wireless communications facility for AT&T Wireless, located adjacent to the west (rear) property line of 744 N Eckhoff St. (APN 386-521-19), and a finding of CEQA exemption (Minor Site Plan Review, PA25-0104).

2. SUMMARY

The applicant proposes to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower consisting of 12 panel antennas, 16 remote radio units, one GPS antenna, four DC9 and one DC50 surge suppression unit with ancillary supporting equipment within a 636-square-foot equipment enclosure located on an undeveloped parcel (APN 386-521-19) adjacent to the 57 freeway.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 12-26, approving PA25-0104 (Conditional Use Permit No. PA25-0104 and Minor Site Plan Review No. PA25-0104), to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower consisting of 12 panel antennas, 16 remote radio units, one GPS antenna, four DC9 and one DC50 surge suppression unit with ancillary supporting equipment within a new 636-square-foot equipment enclosure located at APN 386-521-19.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 of the State CEQA Guidelines.

4. PROJECT BACKGROUND

Property Information	
Applicant	AT&T Mobility
Property Owner	Orange County Flood Control District
Property Location	386-521-19
Existing General Plan Land Use Element Designation	Open Space (OS)

Existing Zoning Classification	Recreation Open Space (RO)
Old Towne	No
Specific Plan/PC	N/A
Site Size	.65 acres
Circulation	The site is located south of W. Collins Avenue and north of N. Eckhoff Street. The access point on West Collins Avenue is to a parking lot which is connected to a private driveway at the rear of the property. The City of Orange County General Plan and Mobility Plan designate W. Collins Avenue as a "Primary Arterial" street which is a four-lane roadway with a median. "Primary Arterials" are required to have on-street parking.
Existing Conditions	The .65-acre project site is currently paved and used as a storage/construction yard. The Santa Ana Trail (SART) is parallel to the west property line of the project site. The project site is just beyond the property line of the parcel at 744 N. Eckhoff Street, which contains an industrial building next to the east property line of the project site.
Surrounding Land Uses and Zoning	North: Recreation Open Space (RO) owned by Orange County Transportation Authority and used as a storage/construction yard
	South: Light Industrial (M1) developed with a building and a terminal
	East: Light Industrial (M1) developed with a building
	West: Recreation Open Space (RO) (across from the freeway)
Previous Applications/Entitlements	N/A

5. PROJECT DESCRIPTION

AT&T Mobility proposes to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower and related site improvements within a 636-square-foot equipment enclosure on Orange County Flood Control district property, APN 386-521-19. The parcel is approximately .65 acres in size and is currently used as outdoor storage.

6. PROJECT ANALYSIS

The project proposes the installation of a new facility tower within a 636-square-foot chain link fence equipment enclosure. The proposed facility is a stealth design with an array of twelve (12) panel antennas, sixteen (16) remote radio units, one (1) GPS antenna, four (4) DC9 and one (1) DC50 surge suppression units designed to be screened by mono-eucalyptus branch fronds. The total

height of the tower is proposed to be 70 feet, which necessitates Planning Commission review of a Conditional Use Permit to exceed the 32-foot maximum height limit of the Recreational Open Space zoning district. The following table shows how the project complies with the development standards of the underlying Recreational Open Space zoning district.

Development Standard	Required	Proposed	Code Section
<i>Building Height</i>	32 feet max., two stories	70 feet (CUP required)	17.22.080
<i>Setback, abutting residential</i>	30 feet min.	931 feet	17.22.090
<i>Setback, abutting other zones</i>	20 feet min.	26 feet, east	17.22.090

The proposed wireless communication facility is a ground-mounted stealth facility, and the applicant may request a Conditional Use Permit for additional height for the facility under OMC Section 17.12.025.D.2 and 17.22.080, provided the facility is not located in a residential zone.

The request for additional height is the minimum height required to maintain the existing coverage as stated by the applicant. The proposed tower facility will become a prominent visual feature and will be visible from many different locations around the area. The proposed tower will incorporate a stealth mono-eucalyptus design with optimal branch density and vertical height that will blend in appropriately with the surrounding features and vegetation. The facility will be located in an area where there is existing vegetation to provide additional screening.

The tower will be approximately 1,478 feet from residences to the south. Given the large distance between the facility and adjacent residences, staff believes that the additional height will not negatively affect neighboring properties. To verify that AT&T Mobility will be compliant with FCC Rules and Regulations, the applicant has submitted a Radio Frequency Emission Compliance (RFEC) report with recommendations in the compliance summary that will be implemented.

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Table 17.08.020, and Sections 17.10.030.C, 17.12.025, and 17.22.080 authorize the Planning Commission to review and take action on stealth wireless communication facilities exceeding the maximum building height limit of the underlying zoning district.

8. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before May 21, 2026.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project involves the construction of a new wireless communication facility involving a new tower facility with ancillary supporting equipment not exceeding 2,500-square feet in area on property served by all necessary public services and facilities

and where the surrounding area is not environmentally sensitive.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The Staff Review Committee reviewed the project on January 28, 2026, and March 11, 2026. On March 11, 2026, the Staff Review Committee recommended the project proceed to the Planning Commission on June 1, 2026.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 12-26
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Justification Letter
- Attachment 5 Photosimulations
- Attachment 6 Site Photos
- Attachment 7 Radio Frequency Emission Compliance (RFEC) Report



Agenda Item

Planning Commission

Item #: 5.1.

6/1/2026

File #: 26-0343

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Lauren Briggs, Planning Technician

1. SUBJECT

Public Hearing to consider a request to construct a new wireless communications facility for AT&T Wireless, located adjacent to the west (rear) property line of 744 N Eckhoff St. (APN 386-521-19), and a finding of CEQA exemption (Minor Site Plan Review, PA25-0104).

2. SUMMARY

The applicant proposes to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower consisting of 12 panel antennas, 16 remote radio units, one GPS antenna, four DC9 and one DC50 surge suppression unit with ancillary supporting equipment within a 636-square-foot equipment enclosure located on an undeveloped parcel (APN 386-521-19) adjacent to the 57 freeway.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 12-26, approving PA25-0104 (Conditional Use Permit No. PA25-0104 and Minor Site Plan Review No. PA25-0104), to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower consisting of 12 panel antennas, 16 remote radio units, one GPS antenna, four DC9 and one DC50 surge suppression unit with ancillary supporting equipment within a new 636-square-foot equipment enclosure located at APN 386-521-19.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 of the State CEQA Guidelines.

4. PROJECT BACKGROUND

Property Information	
Applicant	AT&T Mobility
Property Owner	Orange County Flood Control District
Property Location	386-521-19
Existing General Plan Land Use Element Designation	Open Space (OS)

Existing Zoning Classification	Recreation Open Space (RO)
Old Towne	No
Specific Plan/PC	N/A
Site Size	.65 acres
Circulation	The site is located south of W. Collins Avenue and north of N. Eckhoff Street. The access point on West Collins Avenue is to a parking lot which is connected to a private driveway at the rear of the property. The City of Orange County General Plan and Mobility Plan designate W. Collins Avenue as a "Primary Arterial" street which is a four-lane roadway with a median. "Primary Arterials" are required to have on-street parking.
Existing Conditions	The .65-acre project site is currently paved and used as a storage/construction yard. The Santa Ana Trail (SART) is parallel to the west property line of the project site. The project site is just beyond the property line of the parcel at 744 N. Eckhoff Street, which contains an industrial building next to the east property line of the project site.
Surrounding Land Uses and Zoning	North: Recreation Open Space (RO) owned by Orange County Transportation Authority and used as a storage/construction yard
	South: Light Industrial (M1) developed with a building and a terminal
	East: Light Industrial (M1) developed with a building
	West: Recreation Open Space (RO) (across the 405 freeway)
Previous Applications/Entitlements	N/A

5. PROJECT DESCRIPTION

AT&T Mobility proposes to construct and operate a new stealth ground-mounted wireless communication facility on a 70-foot-tall mono-eucalyptus tower and related site improvements within a 636-square-foot equipment enclosure on Orange County Flood Control district property, APN 386-521-19. The parcel is approximately .65 acres in size and is currently used as outdoor storage.

6. PROJECT ANALYSIS

The project proposes the installation of a new facility tower within a 636-square-foot chain link fence equipment enclosure. The proposed facility is a stealth design with an array of twelve (12) panel antennas, sixteen (16) remote radio units, one (1) GPS antenna, four (4) DC9 and one (1) DC50 surge suppression units designed to be screened by mono-eucalyptus branch fronds. The total

height of the tower is proposed to be 70 feet, which necessitates Planning Commission review of a Conditional Use Permit to exceed the 32-foot maximum height limit of the Recreational Open Space zoning district. The following table shows how the project complies with the development standards of the underlying Recreational Open Space zoning district.

Development Standard	Required	Proposed	Code Section
<i>Building Height</i>	32 feet max., two stories	70 feet (CUP required)	17.22.080
<i>Setback, abutting residential</i>	30 feet min.	931 feet	17.22.090
<i>Setback, abutting other zones</i>	20 feet min.	26 feet, east	17.22.090

The proposed wireless communication facility is a ground-mounted stealth facility, and the applicant may request a Conditional Use Permit for additional height for the facility under OMC Section 17.12.025.D.2 and 17.22.080, provided the facility is not located in a residential zone.

The request for additional height is the minimum height required to maintain the existing coverage as stated by the applicant. The proposed tower facility will become a prominent visual feature and will be visible from many different locations around the area. The proposed tower will incorporate a stealth mono-eucalyptus design with optimal branch density and vertical height that will blend in appropriately with the surrounding features and vegetation. The facility will be located in an area where there is existing vegetation to provide additional screening.

The tower will be approximately 1,478 feet from residences to the south. Given the large distance between the facility and adjacent residences, staff believes that the additional height will not negatively affect neighboring properties. To verify that AT&T Mobility will be compliant with FCC Rules and Regulations, the applicant has submitted a Radio Frequency Emission Compliance (RFEC) report with recommendations in the compliance summary that will be implemented.

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Table 17.08.020, and Sections 17.10.030.C, 17.12.025, and 17.22.080 authorize the Planning Commission to review and take action on stealth wireless communication facilities exceeding the maximum building height limit of the underlying zoning district.

8. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before May 21, 2026.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures) because the project involves the construction of a new wireless communication facility involving a new tower facility with ancillary supporting equipment not exceeding 2,500-square feet in area on property served by all necessary public services and facilities

and where the surrounding area is not environmentally sensitive.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The Staff Review Committee reviewed the project on January 28, 2026, and March 11, 2026. On March 11, 2026, the Staff Review Committee recommended the project proceed to the Planning Commission on June 1, 2026.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 12-26
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- Attachment 7 Radio Frequency Emission Compliance (RFEC) Report

PLANNING APPLICATION NO. 25-0104

RESOLUTION NO. PC 12-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 25-0104 AND MINOR SITE PLAN REVIEW NO. 25-0104 TO CONSTRUCT AND OPERATE A NEW STEALTH GROUND-MOUNTED WIRELESS FACILITY ON A 70-FOOT-TALL MONO-EUCALYPTUS TOWER CONSISTING OF 12 PANEL ANTENNAS, 16 REMOTE RADIO UNITS, ONE GPS ANTENNA, FOUR DC9 AND ONE DC50 SURGE SUPPRESSION UNIT WITH ANCILLARY SUPPORTING EQUIPMENT WITHIN A 636-SQUARE-FOOT EQUIPMENT ENCLOSURE ON COUNTY OF ORANGE FLOOD CONTROL PROPERTY APN 386-521-19 ADJACENT TO THE WEST REAR PROPERTY LINE OF 744 N. ECKHOFF STREET

APPLICANT: AT&T MOBILITY

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Table 17.08.020 and Sections 17.10.030.C, 17.12.025, and 17.22080 to take action on Conditional Use Permit No. 25-0104 and Minor Site Plan Review No. 5-0104, to construct and operate a new stealth ground-mounted wireless facility on a 70-foot-tall mono-eucalyptus tower consisting of 12 panel antennas, 16 remote radio units, one GPS antenna, four DC9 and one DC50 surge suppression unit with ancillary supporting equipment within a 636-square-foot equipment enclosure on County of Orange Flood Control property APN 386-521-19 adjacent to the west rear property line of 744 N. Eckhoff street; and

WHEREAS, the height of the mono-eucalyptus tower exceeds the allowed height in the zoning district without a Conditional Use Permit, thereby, necessitating Planning Commission approval of the project; and

WHEREAS, Conditional Use Permit No. 25-0104 and Minor Site Plan Review No. 25-0104 were filed in accordance with the provisions of the City of Orange Municipal Code; and

WHEREAS, Conditional Use Permit No. 25-0104 and Minor Site Plan Review No. 25-0104 were processed in the time and manner prescribed by state and local law; and

WHEREAS, Conditional Use Permit No. 25-0104 and Minor Site Plan Review No. 25-0104 are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Sections 15303 (Class 3 – New Construction or Conversion of Small Structures); and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on May 21, 2026, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposal and for the purpose of considering Conditional Use Permit No. 25-0104 and Minor Site Plan Review No. 25-0104.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Conditional Use Permit No. 25-0104 and Minor Site Plan Review No. 25-0104, to construct and operate a new stealth ground-mounted wireless facility on a 70-foot-tall mono-eucalyptus tower consisting of 12 panel antennas, 16 remote radio units, one GPS antenna, four DC9 and one DC50 surge suppression units with ancillary supporting equipment within a 636-square-foot equipment enclosure on county of orange flood control property APN 386-521-19 adjacent to the west rear property line of 744 N. Eckhoff street.

SECTION 1 – FINDINGS

General Plan Required Findings:

- 1. The project must be consistent with the goals and policies stated within the City's General Plan.*

The project is consistent with the goals and policies stated within the City's General Plan Infrastructure Element in that the installation of a wireless communication facility will help to provide adequate telephone and data services in an area with demonstrated need for additional service. The project is also consistent with the goals and policies of the Land Use Element in that the facility is an appropriate accessory use for a recreational use property and is designed to be adequately screened from adjacent properties and neighborhood surroundings

Conditional Use Permit Required Findings:

- 1. A Conditional Use Permit shall be granted only if the wireless communication facility can be installed and operated in a manner that preserves the aesthetic character of the portion of the community in which it is located (OMC 17.12.025.B.11.a).*

The location, design, and operation of the proposed wireless communication facility has been carefully considered and conditioned, such that it preserves the aesthetic character and integrity of the project site and surrounding community. The property is .65 acres and is developed for open space uses. The proposed stealth facility's antennas would be concealed by the mono-eucalyptus tower branches and existing vegetation. Ground-mounted equipment would be concealed in a screen fenced enclosure matching the existing fencing.

The proposed facility is unmanned and only has occasional on-site servicing of the facility. Service vehicles will use the existing on-site parking spaces. The wireless communications facility will not create noise or other negative effects within the neighborhood.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of aesthetics for the area in which it is located (OMC 17.12.025.B.11.b).*

The proposed facility and antennas will not cause deterioration of properties bordering the project site, nor cause special problems for its surrounding area because the stealth design of the wireless communication facility and existing vegetation will appropriately screen it from adjacent off-site uses, including the adjacent 57 Freeway. Additionally, the wireless facility is significantly distanced from off-site uses.

3. *A Conditional Use Permit shall be granted if it can be found that the distance separation standards between ground-mounted wireless communication facilities precludes the wireless supplier from providing service (OMC 17.12.025.B.11.c).*

The proposed wireless communication facility is located approximately 50 feet from the nearest existing wireless facility. The existing facility will be decommissioned and demolished during construction of the proposed facility. The new facility will enhance and improve the coverage and capacity for the high-use freeway-adjacent area.

Minor Site Plan Review Findings:

1. *The project design is compatible with surrounding development and neighborhoods (OMC 17.10.060.H.1).*

The project is compatible with the open space character of the property in that its stealth eucalyptus-foliage design features and the existing vegetation screen antennas and a landscaped enclosure screens related equipment. Although the requested increase in height is necessary for the facility, the screening will cause the facility to blend in appropriately with the existing foliage in vertical height and density to resemble the surrounding areas natural features. The large distance between the facility and adjacent properties also ensures that it will not negatively affect surrounding land uses.

2. *Minor Site Plan approval shall be granted if the project conforms to City development standards and any applicable special design guidelines or specific plan requirements (OMC 17.10.060.H.2).*

There are no applicable special design guidelines or specific plan requirements for this property. The project conforms to City development standards, including parking and the allowance for additional height in a Recreational Open Space zone for a ground-mounted wireless communication facility through a Conditional Use Permit.

3. *Minor Site Plan approval shall be granted if the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site (OMC 17.10.060.H.3).*

The project does not change the property's existing safe and adequate access or circulation for vehicles and pedestrians. Proposed to be unmanned facility.

4. *Minor Site Plan approval shall be granted if City services are available and adequate to serve the project (OMC 17.10.060.H.4).*

A review of the Project with all City Departments concludes that City services will be available and adequate to serve this site, including water, sewer, police, and fire services.

5. *Minor Site Plan approval shall be granted if the project has been designed to fully mitigate or substantially minimize adverse environmental effects (OMC 17.10.060.H.5).*

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 – New Construction or Conversion of Small Structures). Projects that qualify for exemption from the requirements of CEQA through a Categorical Exemption are those that, by their nature, do not cause significant effect upon environment.

SECTION 2 – ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of CEQA per State CEQA Guidelines 15303 (Class 3 – New Construction or Conversion of Small Structures) because the project involves the construction of a new wireless communication facility involving a new tower facility with ancillary supporting equipment not exceeding 2,500 square feet in area on property owned by the City of Orange.

SECTION 3– CONDITIONS OF APPROVAL

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

1. The project shall conform in substance and be maintained in general conformance with the plans submitted (date stamped March 11, 2026) and as recommended for approval by the Planning Commission.
2. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
3. The applicant agrees, as a condition of City's approval Conditional Use Permit No. 25-0104 and Minor Site Plan Review No. 25-0104, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify

applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

4. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may administratively approve the changed plan.
5. Conditional Use Permit No. 25-0104 and Minor Site Plan Review No. 25-0104 shall become void if not vested within two years from the date of approval. Time extensions may be granted pursuant to OMC Section 17.08.060.
6. Building permits shall be obtained for all site and tenant improvements, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. These conditions shall be reprinted on the first or second page of the construction documents for site and/or tenant improvements when submitting to the Building Division for the plan check process.
8. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
9. At such time as the antennas authorized by this permit are no longer in use, all antennas and improvements associated with the site shall be removed from the premises within 90 days after discontinuation of use.
10. Any graffiti shall be removed within 72 hours from the applicant/property owner's receipt of the City's notification. Notification shall be deemed received in sent by certified mail to the mailing address of the applicant/property owner.

11. In accordance with OMC Section 17.12.025.B.5, any owner of a wireless communication facility and any person or entity leasing property for a wireless communication facility shall provide written notification to the City of the discontinuance of the use of a wireless communication facility for wireless communication purposes for any period longer than thirty (30) days. The notice shall state the date the use was discontinued and shall be addressed to City of Orange Community Development Director, 300 E. Chapman Avenue, Orange, CA 92866 and shall be placed in the United States mail within thirty-one (31) days of such discontinuance.
12. Any wireless communication facility, other than the applicant, interested in collocating on the transmission tower will be subject to a Planning Application submittal and review with the Planning Division.
13. Accessory equipment associated with the operation of facility shall be screened and fully enclosed. All facilities shall be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight or attractive nuisances.
14. Prior to the operation of any business, the applicant shall file for, or if applicable, amend a business license with the Business License Division. Failure to obtain the required business license will cause for revocation of this approval.
15. The project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions or requirements constitute written notice of the fees and/or exactions. The applicant is hereby notified that the 90-day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
16. All construction shall conform in substance and be maintained in general conformance with plans and exhibits (date stamped received March 11, 2026), including any modifications required by conditions of approval, and as recommended for approval by the Planning Commission. Any future expansion in area or in the nature and operation of the use approved by Conditional Use Permit No. 25-0104, Minor Site Plan Review No. 25-0104, shall require an application for a new or amended Site Plan Review. Specifically, this project shall maintain faux-eucalyptus foliage at the quantity shown on project plans and as photo documented at the time of final inspection. Should any faux foliage be lost, it shall be immediately replaced.

Fire Department

17. Prior to issuance of building permits, onsite Fire department access will require reciprocal easement recording and shall be reviewed for approval. The easement shall include

reciprocal access amongst all properties. Recording shall include a Declaration of Restrictions in perpetuity, to include impact and liability being created by the shared obligation of all property owners and future individuals with interest to each property. All maintenance of, including but not limited to roadways, utility mains, fire lane signage, markings, fire lines, fire hydrants testing and service, and all equipment thereto within the reciprocal easement.

18. Plans submitted for Building Plan Review shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for building permits.

Public Works – Water Division

19. The site shall remain in compliance with OMC Chapter 7 relating to the requirement for removal of any pollutants from the site; requirement to perform general maintenance of the site so as to remove and dispose of all windblown and deposited material; and the prohibition of the discharge of liquids other than stormwater from the site.

ADOPTED this 1st day of June, 2026.

Isaiah Leslie, Planning Commission Chair

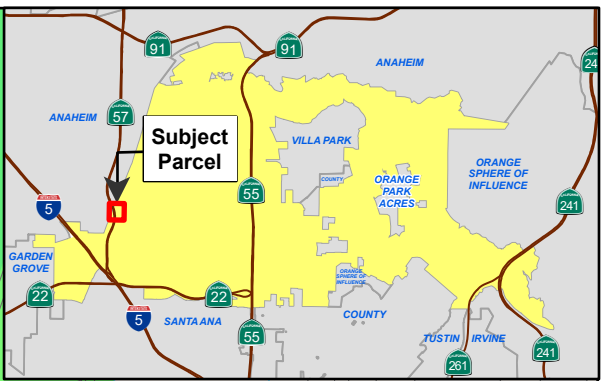
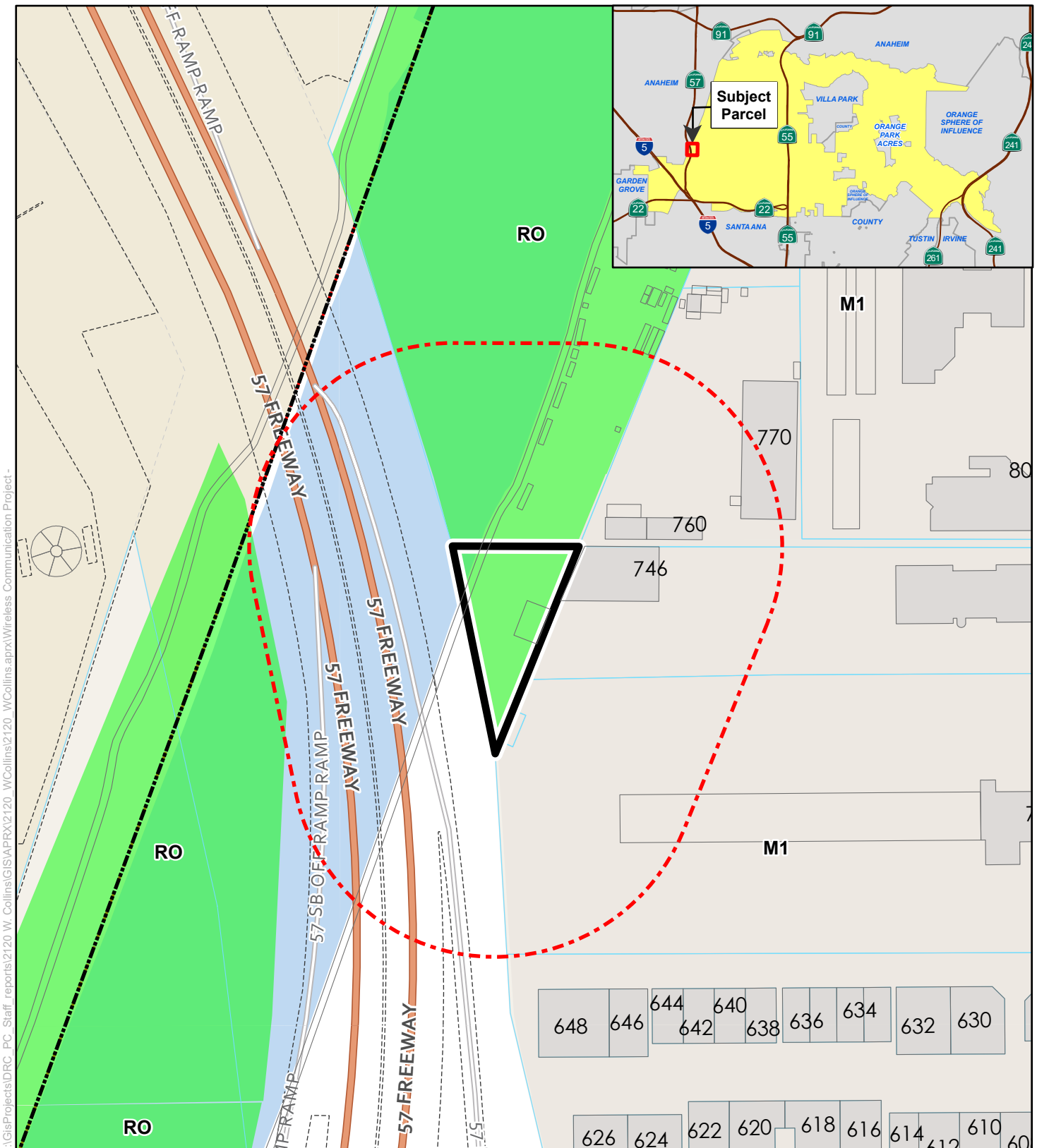
I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 1st day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

Hayden Beckman, Planning Manager

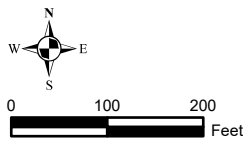


J:\GIS\Projects\DIRC_PC_Staff_reports\2120 W Collins\GIS\APR\2120_WCollins\2120_WCollins.aprx\Wireless Communication Project-



- Legend**
- Parcels
 - Subject Parcel
 - 300-ft Subject Parcel Buffer

Project Number: PA25-0104
 CUP25-0104 and MN5P5-0104
Address: 2120 W Collins
Zoning: RO



5/26/2026
 Source: City of Orange (2026)

APN: 386-521-19
VICINITY MAP

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- | | |
|--|---|
| 1. 2022 CALIFORNIA ADMINISTRATIVE CODE | 6. 2022 CALIFORNIA FIRE CODE |
| 2. 2022 CALIFORNIA BUILDING CODE | 7. ANY LOCAL BUILDING CODE AMENDMENTS |
| 3. 2022 CALIFORNIA ELECTRIC CODE | 8. CITY/COUNTY ORDINANCES |
| 4. 2022 CALIFORNIA MECHANICAL CODE | 9. ANSI / TIA-222 STRUCTURAL CODE |
| 5. 2022 CALIFORNIA PLUMBING CODE | 10. NFPA 780 - LIGHTING PROTECTION CODE |

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

GENERAL NOTES

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.3, SEE SHEET T-4, "STATEMENT OF SPECIAL INSPECTIONS"

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

SITE NUMBER: CXL00733
IWM#: WSLOS0074446
FA#: 16677739
USID#: 504939



PROJECT: NSB
SITE TYPE: FAUX EUCALYPTUS
SITE ADDRESS: 33° 47' 55.53" N
117° 52' 37.17" W

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE ZONING DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

APPROVED BY:	DATE:
AT&T RF ENGINEER:	
AT&T OPERATIONS:	
SAQ MANAGER:	
PROJECT MANAGER:	
ZONING VENDOR:	
LEASING VENDOR:	
ZONING MANAGER:	
PROPERTY OWNER:	

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- (1) PROPOSED 70'-0" TALL FAUX EUCALYPTUS
- (12) PROPOSED AT&T PANEL ANTENNAS
- (16) PROPOSED AT&T RRUS
- (4) PROPOSED AT&T DC9 SURGE SUPPRESSORS
- (1) PROPOSED CHAIN LINK FENCE ENCLOSURE WITH PRIVACY SLATS
- (1) PROPOSED AT&T DC50 SURGE SUPPRESSOR
- (1) PROPOSED AT&T GPS ANTENNA
- (1) PROPOSED AT&T WALK-UP CABINET (W.U.C.)
- (1) PROPOSED AT&T BATTERY CABINET
- (1) PROPOSED AT&T 30KW 145 GAL. DIESEL BACK-UP GENERATOR
- (2) PROPOSED AT&T UTILITY TRENCHES
- (1) PROPOSED AT&T CIENA PANEL
- (1) PROPOSED AT&T TELCO BOX
- (1) PROPOSED AT&T ELECTRICAL PANEL
- (1) PROPOSED AT&T METER PEDESTAL



1452 EDINGER AVE.
 3RD FLOOR
 TUSTIN, CA 92780



65 POST, SUITE 1000
 IRVINE, CA 92618
 TEL: (949) 553-8566
www.eukongroup.com

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
NV/IB	GD	LB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/17/25	90% ZONING DRAWINGS
0	10/31/25	100% ZONING DRAWINGS
1	01/05/26	PLANNING COMMENTS

PROJECT INFORMATION
CXL00733
 33° 47' 55.53" N
 117° 52' 37.17" W

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
 (800) 422-4133
WWW.CALIFORNIA811.ORG
 CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

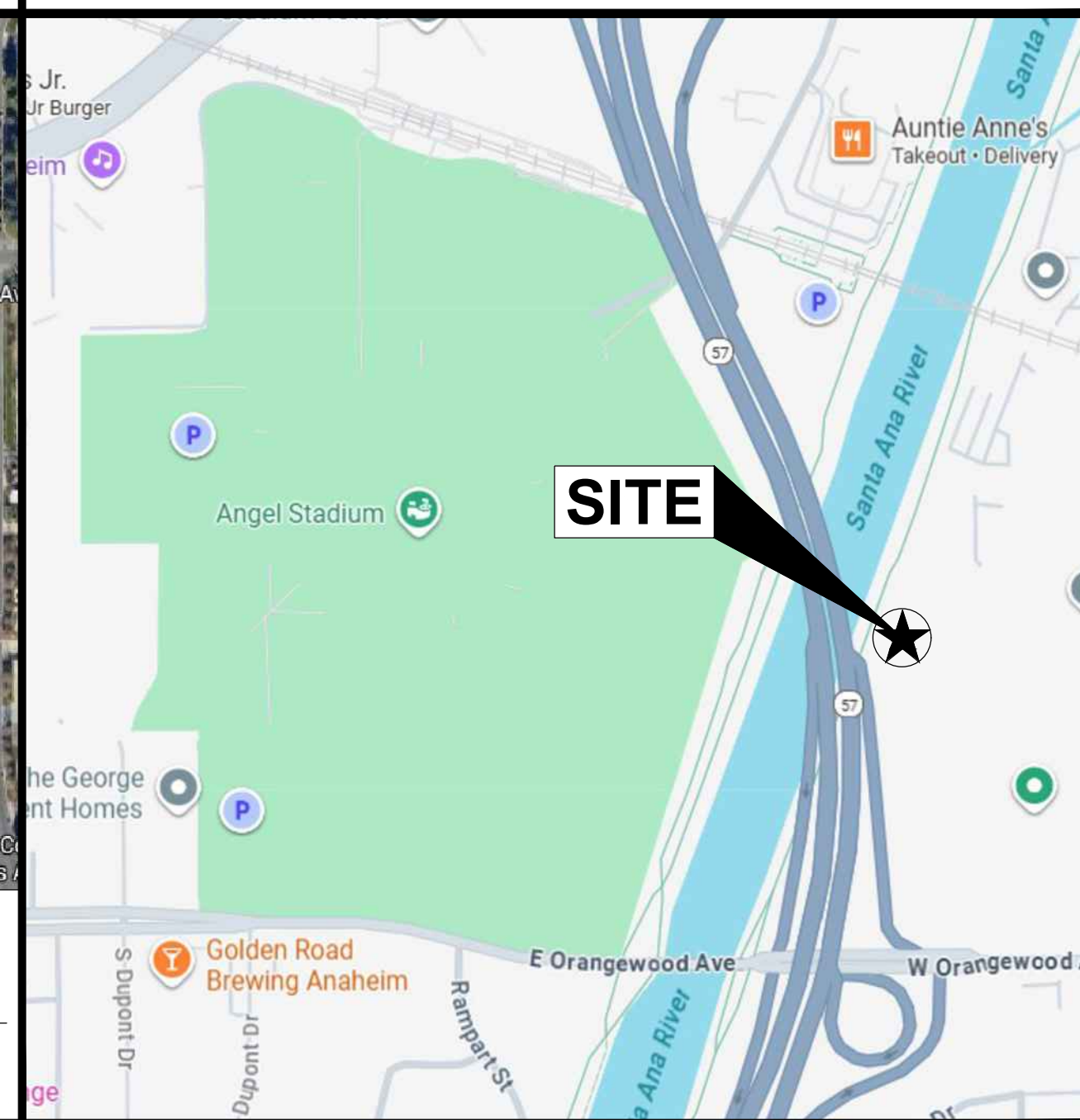
SITE INFORMATION

PROPERTY OWNER: COUNTY OF ORANGE	TOWER OWNER: AT&T
ADDRESS: 400 W. CIVIC CENTER DR. 5TH FLR. SANTA ANA, CA 92701	ADDRESS: 1452 EDINGER AVE. 3RD FLR. TUSTIN, CA 92780
COUNTY: ORANGE	TOWER CO SITE ID: N/A
ZONING JURISDICTION: CITY OF ORANGE	TOWER APP NUMBER: N/A
ZONING DISTRICT: R-O (RECREATION OPEN SPACE)	LATITUDE (NAD 83): 33° 47' 55.53" N 33.798758°
PARCEL NUMBER: N/A	LONGITUDE (NAD 83): 117° 52' 37.17" W -117.876992°
OCCUPANCY GROUP: U	
CONSTRUCTION TYPE: II-B	
POWER COMPANY: SCE	
TELEPHONE COMPANY: AT&T	
LEASE AREA: 690 S.F.	

VICINITY MAP



AERIAL VIEW



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE AT 1452 EDINGER AVE, TUSTIN, CA 92780

1. DEPART 1452 EDINGER AVE AND HEAD NORTH ON EDINGER AVE. TOWARDS I-5 SOUTH.
2. TURN LEFT ONTO EDINGER AVE.
3. USE THE LEFT 2 LANES TO TURN LEFT ONTO DEL AMO AVE
4. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO CA-55 N
5. MERGE ONTO CA-55 N
6. USE THE RIGHT 2 LANES TO TAKE EXIT 10B TO MERGE ONTO I-5 N TOWARD SANTA ANA
7. CONTINUE STRAIGHT TO STAY ON I-5 N
8. USE THE RIGHT LANE TO TAKE EXIT 107A FOR CA-57 N TOWARD POMONA
9. CONTINUE ONTO CA-57 N
10. TAKE EXIT 1B FOR ORANGEWOOD AVE
11. USE THE MIDDLE LANE TO TURN RIGHT ONTO W ORANGEWOOD AVE
12. TURN LEFT ONTO N ECKHOFF ST
13. TURN LEFT INTO PARKING LOT
14. SLIGHT LEFT
15. DESTINATION IS AHEAD

MATCH LINE "B" SHEET LS-4

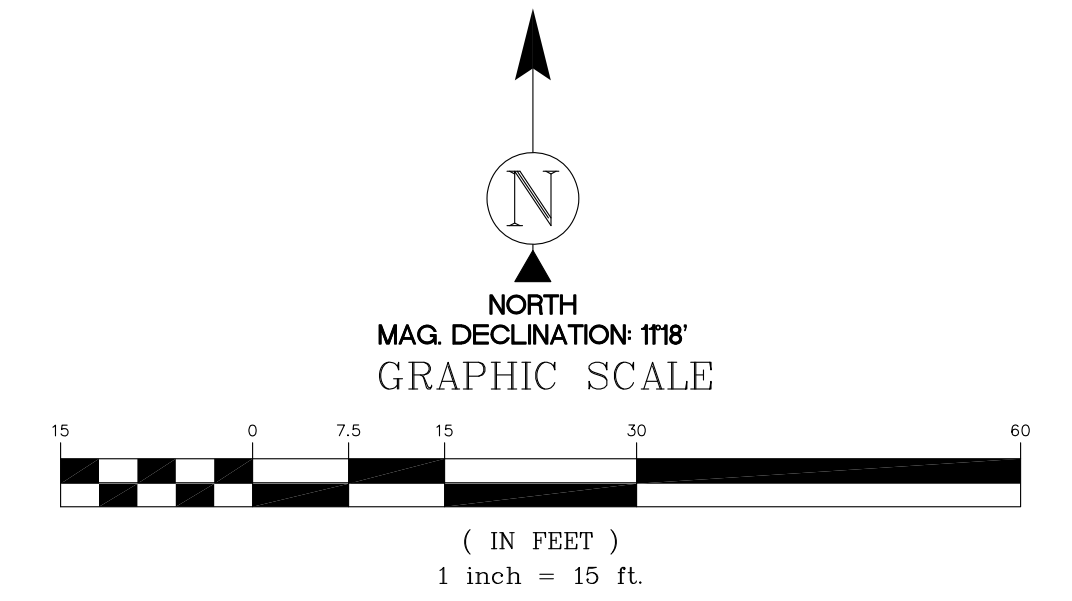


MATCH LINE "A" SHEET LS-2

LEGEND

AP	ASPHALT	○	UTILITY MANHOLES
BLDG	TOP OF BUILDING	⊗	FIRE HYDRANT
CLF	CHAIN LINK FENCE	⊙	LIGHT POLE
CMU	CONCRETE MASONRY UNIT	⊕	POSITION OF GEODETIC COORDINATES
CONC	CONCRETE	⊗	SPOT ELEVATION
NG	NATURAL GRADE	⊙	TREES
TP	TOP OF PARAPET		
WALL	TOP OF WALL		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.O.T.	POINT OF TERMINUS		

—○—○—○—○—○—	CHAIN LINK FENCE
—	CURBLINES
—	STREET CENTERLINES
—	SUBJECT PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	LEASE AREA LIMITS
—	MAJOR CONTOUR INTERVAL
—	MINOR CONTOUR INTERVAL



APPLICANT:

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: CK
CHECKED BY: SB (2)

REVISIONS:

REV	DATE	DESCRIPTION
2	01/02/26	ACCESS WIDTH (C) (SB)
1	12/03/25	TITLE (C) (IJ)
0	10/01/25	DESIGN (C) (CK)
A	09/08/25	PRELIMINARY (CK)

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:
CXLO0733
2118 W. COLLINS AVENUE
ORANGE, CA 92867
ORANGE COUNTY

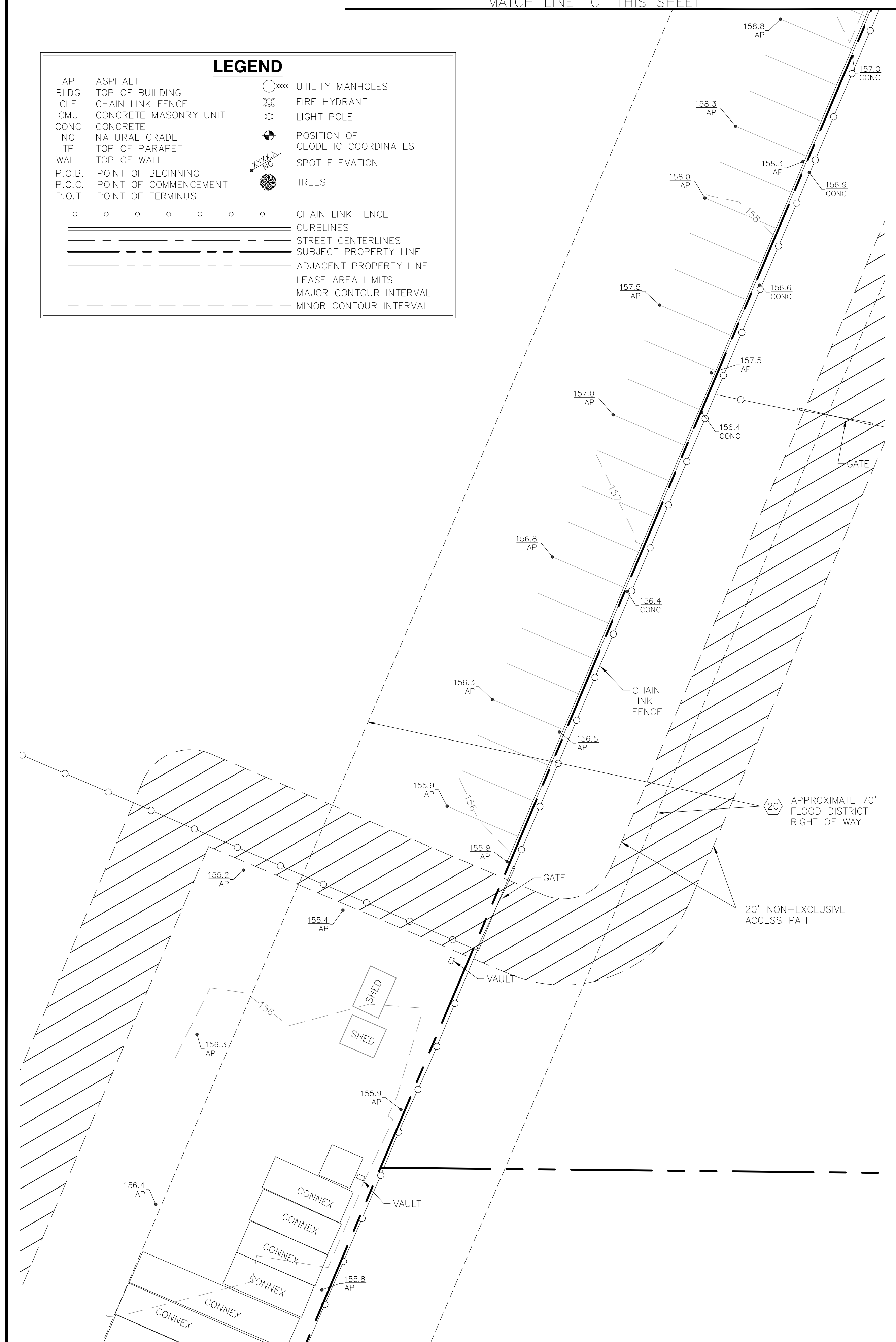
SHEET TITLE:
SURVEY DETAIL

SHEET NUMBER:
LS-3

MATCH LINE "C" THIS SHEET

LEGEND

AP	ASPHALT	○	UTILITY MANHOLES
BLDG	TOP OF BUILDING	⊗	FIRE HYDRANT
CLF	CHAIN LINK FENCE	⊙	LIGHT POLE
CMU	CONCRETE MASONRY UNIT	⊕	POSITION OF GEODETIC COORDINATES
CONC	CONCRETE	⊖	SPOT ELEVATION
NG	NATURAL GRADE	⊗	TREES
TP	TOP OF PARAPET		
WALL	TOP OF WALL		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.O.T.	POINT OF TERMINUS		
	CHAIN LINK FENCE		
	CURLINES		
	STREET CENTERLINES		
	SUBJECT PROPERTY LINE		
	ADJACENT PROPERTY LINE		
	LEASE AREA LIMITS		
	MAJOR CONTOUR INTERVAL		
	MINOR CONTOUR INTERVAL		



N
NORTH
MAG DECLINATION: 11'18"
GRAPHIC SCALE

(IN FEET)
1 inch = 15 ft.



APPLICANT:

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TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: CK

CHECKED BY: SB (2)

REVISIONS:

REV	DATE	DESCRIPTION
2	01/02/26	ACCESS WIDTH (C) (SB)
1	12/03/25	TITLE (C) (IJ)
0	10/01/25	DESIGN (C) (CK)
A	09/08/25	PRELIMINARY (CK)

428 MAIN STREET
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PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:

CXL00733

2118 W. COLLINS AVENUE
ORANGE, CA 92867

ORANGE COUNTY

SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:

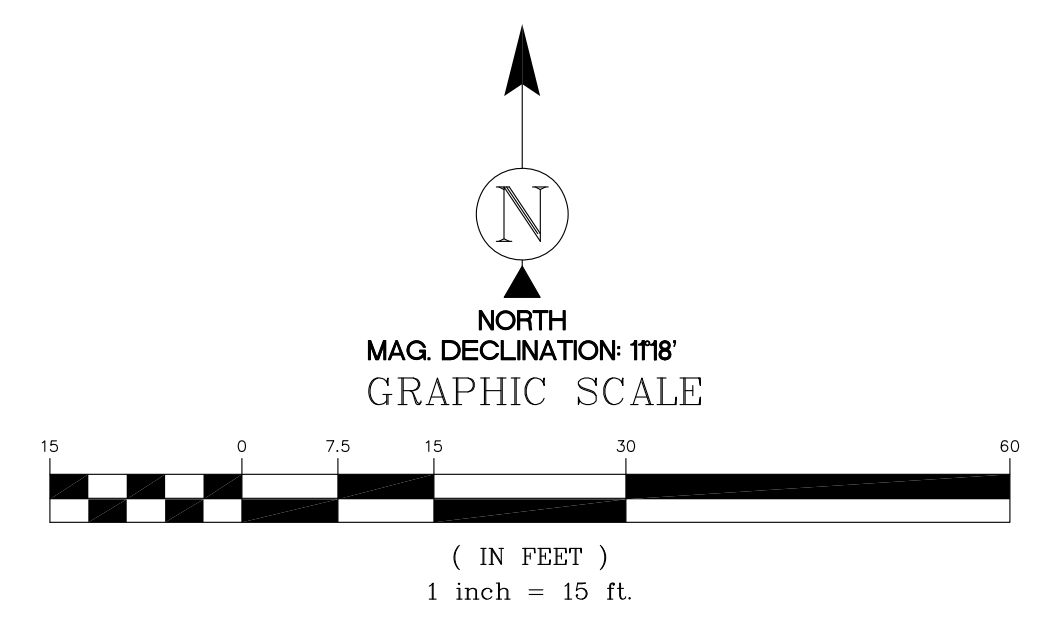
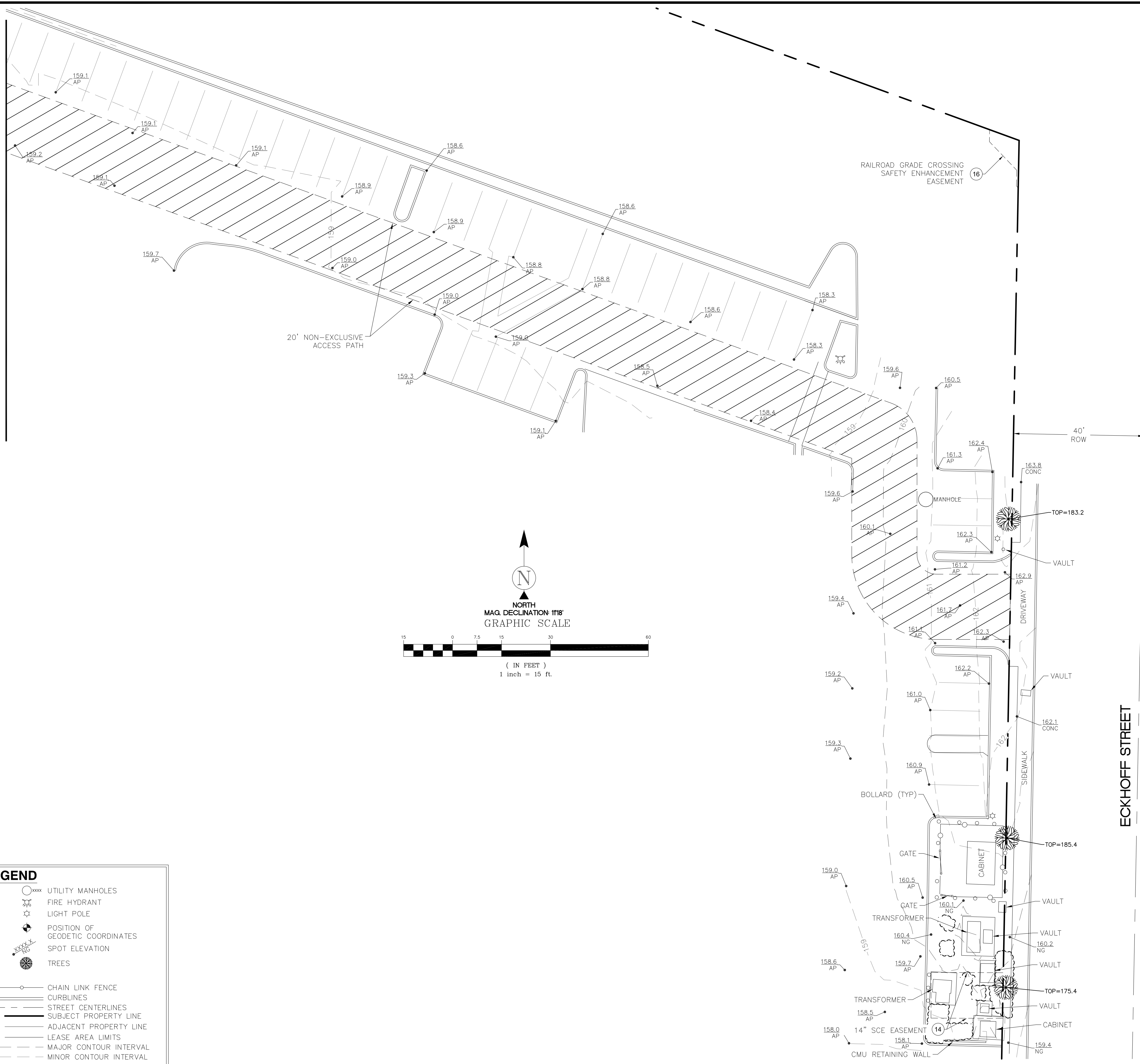
LS-4

MATCH LINE "B" SHEET LS-3

MATCH LINE "C" THIS SHEET

MATCH LINE "D" SHEET LS-5

MATCH LINE "D" SHEET LS-4



LEGEND

AP	ASPHALT	○	UTILITY MANHOLES
BLDG	TOP OF BUILDING	⊗	FIRE HYDRANT
CLF	CHAIN LINK FENCE	☆	LIGHT POLE
CMU	CONCRETE MASONRY UNIT	+	POSITION OF GEODETIC COORDINATES
CONC	CONCRETE	⊙	SPOT ELEVATION
NG	NATURAL GRADE	⊗	TREES
TP	TOP OF PARAPET		
WALL	TOP OF WALL		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.O.T.	POINT OF TERMINUS		

—○—○—○—	CHAIN LINK FENCE
—	CURBLINES
—	STREET CENTERLINES
—	SUBJECT PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	LEASE AREA LIMITS
—	MAJOR CONTOUR INTERVAL
—	MINOR CONTOUR INTERVAL



APPLICANT:

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TUSTIN, CA 92780

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IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: CK
CHECKED BY: SB (2)

REVISIONS:

REV	DATE	DESCRIPTION
2	01/02/26	ACCESS WIDTH (C) (SB)
1	12/03/25	TITLE (C) (IJ)
0	10/01/25	DESIGN (C) (CK)
A	09/08/25	PRELIMINARY (CK)

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:
CXL00733
2118 W. COLLINS AVENUE
ORANGE, CA 92867
ORANGE COUNTY

SHEET TITLE:
SURVEY DETAIL

SHEET NUMBER:
LS-5

ECKHOFF STREET

SCHEDULE "B" NOT (PARENT PARCEL)

REFERENCE IS MADE TO THE TITLE REPORT ORDER #932505830, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED SEPTEMBER 30, 2025. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

THE FOLLOWING MATTERS AFFECT PARCEL 1:

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: ORANGE COUNTY
PURPOSE: STREET
RECORDING DATE: JULY 26, 1933
RECORDING NO.: BOOK 618, PAGE 471 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY SANITATION DISTRICT NO. 2 OF ORANGE COUNTY, CALIFORNIA, A PUBLIC CORPORATION
PURPOSE: SEWER
RECORDING DATE: OCTOBER 20, 1959
RECORDING NO.: BOOK 4935, PAGE 286 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: CITY OF ORANGE
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: DECEMBER 16, 1964
RECORDING NO.: 15474, BOOK 7347, PAGE 848 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)
6. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING NO.: BOOK 9, PAGE 48 OF RECORD OF SURVEY (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)
7. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING DATE: MARCH 10, 1959
RECORDING NO.: BOOK 42, PAGE 50 OF RECORDS OF SURVEY (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)
8. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING DATE: SEPTEMBER 10, 1993
RECORDING NO.: 93-610855, BOOK 142, PAGE 21 OF RECORDS OF SURVEY (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)
9. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING DATE: AUGUST 13, 1997
RECORDING NO.: 97-386614, BOOK 165, PAGE 1 OF RECORD OF SURVEY (NOTHING TO PLOT)
10. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY 98-1038
RECORDING DATE: APRIL 5, 1999
RECORDING NO.: 99-248423, BOOK 174, PAGE 22 OF RECORD OF SURVEY (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
RECORDING DATE: OCTOBER 19, 1983
RECORDING NO.: 83-460972 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (LOCATION UNDEFINED)
12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT DEED AND AGREEMENT DATED: MARCH 8, 2004
EXECUTED BY: ORANGE COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AND ORANGE COUNTY WATER DISTRICT, A BODY CORPORATE AND POLITIC
RECORDING DATE: MARCH 9, 2004
RECORDING NO.: 2004-186851 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)
13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF MEMORANDUM OF AGREEMENT DATED: JANUARY 30, 2012
EXECUTED BY: THE ORANGE COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AND THE COUNTY OF ORANGE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
RECORDING DATE: APRIL 11, 2012
RECORDING NO.: 2012-204886 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)
14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SOLAR SITE LICENSE AGREEMENT (ORANGE COUNTY PUBLIC WORKS CNG FACILITY) DATED: JANUARY 30, 2012
EXECUTED BY: OC SOLAR 2010, LLC, CALIFORNIA LIMITED LIABILITY COMPANY AND THE COUNTY OF ORANGE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
RECORDING DATE: APRIL 11, 2012
RECORDING NO.: 2012-204888 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ASSIGNMENT OF SOLAR SITE LICENSE AGREEMENT (ORANGE COUNTY PUBLIC WORKS CNG FACILITY) DATED: DECEMBER 19, 2012
EXECUTED BY: OC SOLAR 2010, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND BA LEASING BSC, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: DECEMBER 20, 2012
RECORDING NO.: 2012-789058 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)
15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SITE SUBLICENSE AGREEMENT (ORANGE COUNTY PUBLIC WORKS CNG FACILITY) DATED: DECEMBER 19, 2012
EXECUTED BY: BA LEASING BSC, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND OC SOLAR 2010, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: DECEMBER 20, 2012
RECORDING NO.: 2017-789063 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (THE EASEMENT FALLS OUTSIDE THE SCOPE OF THIS SURVEY – NOT SHOWN)

THE FOLLOWING MATTERS AFFECT PARCEL 2:

16. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING NO.: BOOK 9, PAGE 48 OF RECORD OF SURVEY (UNDERLYING DOCUMENT NOT PROVIDED – NOT SHOWN)
17. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING NO.: BOOK 97, PAGE 22 OF RECORD OF SURVEY (NOTHING TO PLOT)
18. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING DATE: SEPTEMBER 10, 1993
RECORDING NO.: 93-610855, BOOK 142, PAGE 21 OF RECORD OF SURVEY (SHOWN AS PORTION OF PARENT PARCEL)

19. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING DATE: AUGUST 13, 1997
RECORDING NO.: 97-386614, BOOK 165, PAGE 1 OF RECORD OF SURVEY (SHOWN AS PORTION OF PARENT PARCEL)
20. A RIGHT OF WAY FOR FLOOD PROTECTION PURPOSES, AND THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN EMBANKMENTS AND/OR DIKES AND PROTECTION FENCES AND INCIDENTAL PURPOSES OVER A PORTION OF THE LAND, AS CONVEYED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED AUGUST 26, 1948 IN BOOK 1693, PAGE 99 OF OFFICIAL RECORDS. (SHOWN APPROXIMATELY ON SURVEY)
21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: CITY OF ORANGE
PURPOSE: THE OPERATION OF GAS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES, RAILROAD LINES
RECORDING DATE: DECEMBER 16, 1964
RECORDING NO.: 15474, BOOK 7347, PAGE 848 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: CITY OF ORANGE
PURPOSE: RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE AND RENEW ALL NOW EXISTING SANITARY SEWER AND STORM DRAINS AND APPURTENANT STRUCTURES
RECORDING DATE: DECEMBER 16, 1964
RECORDING NO.: 15474, BOOK 7347, PAGE 848 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, ENTITLED: FINAL ORDER OF CONDEMNATION COURT: SUPERIOR COURT OF THE STATE OF CALIFORNIA CASE NO.: 498643
IN FAVOR OF: THE PEOPLE OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION
PURPOSE: FREEWAY PURPOSES
RECORDING DATE: JULY 8, 1991
RECORDING NO.: 91-351629 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, ENTITLED: FINAL ORDER OF CONDEMNATION COURT: SUPERIOR COURT OF THE STATE OF CALIFORNIA CASE NO.: 498643
IN FAVOR OF: THE PEOPLE OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION
PURPOSE: PUBLIC HIGHWAY DRAINAGE PURPOSES
RECORDING DATE: JULY 8, 1991
RECORDING NO.: 91-351629 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
25. 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 THE DOCUMENT, RECORDING DATE: JULY 8, 1991
RECORDING NO.: 91-351629 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
26. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT DEED AND AGREEMENT DATED: MARCH 8, 2004
EXECUTED BY: ORANGE COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AND ORANGE COUNTY WATER DISTRICT, A BODY CORPORATE AND POLITIC
RECORDING DATE: MARCH 9, 2004
RECORDING NO.: 2004-186851 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

THE FOLLOWING MATTERS AFFECT PARCEL 3:

27. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING NO.: BOOK 14, PAGE 26 OF RECORD OF SURVEY (NOTHING TO PLOT)

28. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING NO.: BOOK 30, PAGE 14 OF RECORD OF SURVEY (PLOTTED AS PORTION OF PARENT PARCELS)
29. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY 92-1067
RECORDING DATE: SEPTEMBER 10, 1993
RECORDING NO.: 96-610855, BOOK 142, PAGE 21 OF RECORD OF SURVEY (DOES NOT AFFECT PARCEL 3)
30. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING DATE: AUGUST 13, 1997
RECORDING NO.: 97-386614, BOOK 165, PAGE 1 OF RECORD OF SURVEY (PLOTTED AS PORTION OF PARENT PARCELS)
31. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT DEED AND AGREEMENT DATED: MARCH 8, 2004
EXECUTED BY: ORANGE COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AND ORANGE COUNTY WATER DISTRICT, A BODY CORPORATE AND POLITIC
RECORDING DATE: MARCH 9, 2004
RECORDING NO.: 2004-186851 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARCEL 3)

THE FOLLOWING MATTERS AFFECT ALL PARCELS:

32. ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

FOR APN/PARCEL ID(S): 386-521-02, 386-521-19 AND 375-361-23

PARCEL 1:

THAT PORTION OF LOT 8 OF TRAVIS TRACT, IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGE 120 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, A COPY OF WHICH RECORDED IN BOOK 1, PAGE 68 OF LOS ANGELES MAPS, FILED IN THE COUNTY RECORDER'S OFFICE OF ORANGE COUNTY, AS SET FORTH IN THAT CERTAIN GRANT DEED RECORDED MARCH 28, 1961 IN BOOK 5670, PAGE 113 OF OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN ASSESSOR PARCEL NO. 375-361-23.

SAID DESCRIPTION IS SHOWN AS A PORTION OF DESIGNATED REMAINDER PARCEL ON PARCEL MAP NO. 98-106, RECORDED IN BOOK 303, PAGES 39 THROUGH 44, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOTS 6, 7 AND 8 OF THE GLASSELL AND CHAPMAN TRACT, LYING PARTLY IN THE CITY OF ANAHEIM AND PARTLY IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 408 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS SET FORTH IN THAT CERTAIN GRANT DEED RECORDED MAY 1, 1961 IN BOOK 5707, PAGE 151 OF OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN ASSESSOR PARCEL NOS. 386-521-02 AND 286-521-19.

SAID DESCRIPTION IS SHOWN AS A PORTION OF DESIGNATED REMAINDER PARCEL ON PARCEL MAP NO. 98-106, RECORDED IN BOOK 303, PAGES 39 THROUGH 44 AND AS A PORTION OF DESIGNATED REMAINDER PARCEL ON PARCEL MAP NO. 98-105, RECORDED IN BOOK 303, PAGES 34 THROUGH 38, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 386-521-02 AND 386-521-19

PARCEL 3:

THAT PORTION OF THE LAND ALLOTTED TO ALFRED B. CHAPMAN IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK "B" OF JUDGMENTS, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SET FORTH IN THAT CERTAIN GRANT DEED RECORDED JUNE 8, 1961 IN BOOK 5748, PAGE 210 AND THAT FINAL ORDER OF CONDEMNATION RECORDED MARCH 30, 1962 IN BOOK 6057, PAGE 836 OF OFFICIAL RECORDS OF SAID COUNTY, LYING SOUTH OF THE SOUTH LINE OF THE GLASSELL AND CHAPMAN TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 408 OF MISCELLANEOUS RECORDS AND EASTERLY OF THE EASTERLY LINE OF AN EASEMENT CONDEMNED BY THE STATE OF CALIFORNIA BY FINAL ORDER OF CONDEMNATION RECORDED JULY 8, 1991 AS INSTRUMENT NO. 91-351629 OF OFFICIAL RECORDS OF SAID COUNTY.

SAID PARCEL IS UNASSESSED

NOTE: THIS COMPANY HAS PROVIDED SAID DESCRIPTION AS AN ACCOMMODATION FOR THE PURPOSE OF FACILITATING THIS REPORT. SAID DESCRIPTION MAY NOT BE AN INSURABLE PARCEL PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHOULD NOT BE RELIED UPON TO CONVEY OR ENCUMBER SAID LAND, UNTIL APPROVED BY THE APPROPRIATE GOVERNING AGENCY.



APPLICANT:

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: CK
CHECKED BY: SB (2)

REVISIONS:

REV	DATE	DESCRIPTION
2	01/02/26	ACCESS WIDTH (C) (SB)
1	12/03/25	TITLE (C) (IJ)
0	10/01/25	DESIGN (C) (CK)
A	09/08/25	PRELIMINARY (CK)

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:

CXL00733

2118 W. COLLINS AVENUE
ORANGE, CA 92867

ORANGE COUNTY

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-6

SCHEDULE "B" NOTE (REPORT #2 - ACCESS PARCEL)

REFERENCE IS MADE TO THE TITLE REPORT ORDER #932508225, ISSUED BY COMMONWEALTH LAND TITLE COMPANY, DATED NOVEMBER 12, 2025. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

- PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 386-521-05
FISCAL YEAR: 2025-2026
1ST INSTALLMENT: \$9,959.15 OPEN (DELINQUENT AFTER DECEMBER 10)
PENALTY: \$995.91
2ND INSTALLMENT: \$9,959.15 OPEN (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$1,018.91
HOMEOWNERS EXEMPTION: \$24,138,439.00
CODE AREA: 08-179
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- THERE WERE NO TAXES LEVIED FOR THE FISCAL YEAR 2025-2026 AS THE PROPERTY WAS VESTED IN A PUBLIC ENTITY.
AFFECTS: 386-521-12
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ALL NECESSARY WATER DITCHES
RECORDING DATE: SEPTEMBER 1, 1882
RECORDING NO: BOOK 93, PAGE 278 OF DEEDS
AFFECTS: A PORTION OF SAID LAND
(EXACT LOCATION INDETERMINATE - NOT SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS
RECORDING DATE: AUGUST 19, 1964
RECORDING NO: 16811, BOOK 7184, PAGE 939 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, THEIR SUCCESSORS AND ASSIGNS
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: DECEMBER 9, 1971
RECORDING NO.: 7742, BOOK 9919, PAGE 245 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 23, 1973
RECORDING NO.: BOOK 11000, PAGE 124 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS, SEWER MAINS, WATER MAINS AND/OR ELECTRIC OR TELEPHONE CONDUITS
RECORDING DATE: DECEMBER 10, 1973
RECORDING NO.: 6477, BOOK 11019, PAGE 941 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS, SEWER MAINS, WATER MAINS, GAS MAINS, AND/OR ELECTRIC OR TELEPHONE CONDUITS
RECORDING DATE: DECEMBER 10, 1973
RECORDING NO.: 6478, BOOK 11019, PAGE 954 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: DECEMBER 20, 1971
RECORDING NO.: 15565, BOOK 11034, PAGE 763 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(EXACT LOCATION INDETERMINATE - NOT SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER PIPE LINES
RECORDING DATE: OCTOBER 9, 1975
RECORDING NO.: 11091, BOOK 11534, PAGE 1919 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 1, 1986
RECORDING NO.: 86-280608 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, 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.
REDEVELOPMENT AGENCY: THE ORANGE MERGED AND AMENDED REDEVELOPMENT PROJECT AREA
RECORDING DATE: DECEMBER 3, 2001
RECORDING NO.: 2001-869583 OF OFFICIAL RECORDS
(BLANKET IN NATURE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF ORANGE, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: RAILROAD GRADE CROSSING SAFETY ENHANCEMENT PURPOSES
RECORDING DATE: JANUARY 30, 2009
RECORDING NO.: 2009-42019 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING DATE: AUGUST 27, 2010
RECORDING NO.: 2010-418799, BOOK 242, PAGE 43 OF RECORD OF SURVEY
(PLOTTED AS PARENT PARCEL)
- 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.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- 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.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

ACCESS PARCEL LEGAL DESCRIPTION (PER TITLE)

FOR APN/PARCEL ID(S): 386-521-05 AND 386-521-12
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
PARCEL 2, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT LL 97-7 RECORDED DECEMBER 15, 1997 AS INSTRUMENT NO. 97-640720 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL B-1
AN EASEMENT FOR INGRESS AND EGRESS AND FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING SEWER MAINS, WATER MAINS, GAS MAINS AND/OR ELECTRIC OR TELEPHONE CONDUITS OVER THAT PORTION OF LOT 6 OF THE GLASSELL AND CHAPMAN TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 408 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 6, SAID POINT BEING DISTANT SOUTH 89° 45' 00" EAST 1242.78 FEET (18.83 CHAINS) FROM THE SOUTHWESTERLY CORNER OF LOT 8 IN SAID GLASSELL AND CHAPMAN TRACT; THENCE NORTH 00° 30' 00" EAST 12.00 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO HENRY HINRICH, RECORDED APRIL 14, 1900 IN BOOK 48, PAGE 145 OF DEEDS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE SOUTH 89° 45' 00" EAST ALONG SAID SOUTHERLY LINE OF THE LAND OF HINRICH; 316.80 FEET (4.80 CHAINS) TO THE SOUTHEASTERLY CORNER OF SAID LAND OF HINRICH; THENCE SOUTH 0° 30' 00" EAST 12.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 6; THENCE NORTH 89° 45' 00" WEST ALONG SAID SOUTHERLY LINE OF LOT 6, A DISTANCE OF 316.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE LAND DESCRIBED IN DEED TO THE COUNTY OF ORANGE, RECORDED AUGUST 31, 1966 IN BOOK 8035 PAGE 546, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE CITY OF ORANGE RECORDED DECEMBER 28, 1975 IN BOOK 11044 PAGE 682 OFFICIAL RECORDS.

PARCEL B-2
AN EASEMENT FOR INGRESS AND EGRESS AND FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING SEWER MAINS, WATER MAINS, GAS MAINS, AND/OR OTHER ELECTRIC OR TELEPHONE CONDUITS OVER THAT PORTION OF LOTS 6 AND 7 OF THE GLASSELL AND CHAPMAN TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 408 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 6, SAID POINT BEING DISTANT SOUTH 89° 45' 00" EAST 1242.78 FEET (18.83 CHAINS) FROM THE SOUTHWESTERLY CORNER OF LOT 8 IN SAID GLASSELL AND CHAPMAN TRACT; THENCE NORTH 0° 30' 00" EAST 12.00 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO HENRY HINRICH RECORDED APRIL 14, 1900 IN BOOK 48, PAGE 145 OF DEEDS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTH 89° 45' 00" WEST 132.00 FEET; THENCE SOUTH 0° 30' 00" WEST 12.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 7; THENCE SOUTH 89° 45' 00" EAST 132.00 FEET ALONG SAID SOUTHERLY LINE OF LOTS 7 AND 6 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LAND OF HENRY HINRICH.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE LAND ALLOTTED TO ALFRED B. CHAPMAN IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK "B" OF JUDGMENTS, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SET FORTH IN THAT CERTAIN GRANT DEED RECORDED JUNE 8, 1961 IN BOOK 5748, PAGE 210, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE WITH AN ORANGE COUNTY SURVEYOR TAG AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE ORANGE FREEWAY (S.R. 57) AND THE EASTERLY LINE OF THAT LAND DESCRIBED IN BOOK 6094 PAGE 607, O.R., AS SHOWN ON RECORD OF SURVEY 88-1014, RECORDS OF SAID COUNTY, FROM WHICH A 1 INCH IRON PIPE WITH AN ORANGE COUNTY SURVEYOR TAG ON SAID EASTERLY LINE, AND SHOWN ON SAID RECORD OF SURVEY, BEARS NORTH 22°58'21" EAST, 1,240.15 FEET;

THENCE ALONG SAID EASTERLY LINE, NORTH 22°58'21" EAST, 80.42 FEET;
THENCE LEAVING SAID EASTERLY LINE, NORTH 67°01'39" WEST, 4.77 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 66°24'19" WEST, 24.00 FEET;
THENCE NORTH 23°35'41" EAST, 24.00 FEET;
THENCE SOUTH 66°24'19" EAST, 24.00 FEET;
THENCE SOUTH 23°35'41" WEST, 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 576 SQUARE FEET OF LAND, MORE OR LESS.



APPLICANT:

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY:	CK
CHECKED BY:	SB (2)

REVISIONS:			
REV	DATE	DESCRIPTION	
2	01/02/26	ACCESS WIDTH (C)	(SB)
1	12/03/25	TITLE (C)	(IJ)
0	10/01/25	DESIGN (C)	(CK)
A	09/08/25	PRELIMINARY	(CK)

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:

CXL00733

2118 W. COLLINS AVENUE
ORANGE, CA 92867

ORANGE COUNTY

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-7

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
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4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
NV/IB	GD	LB

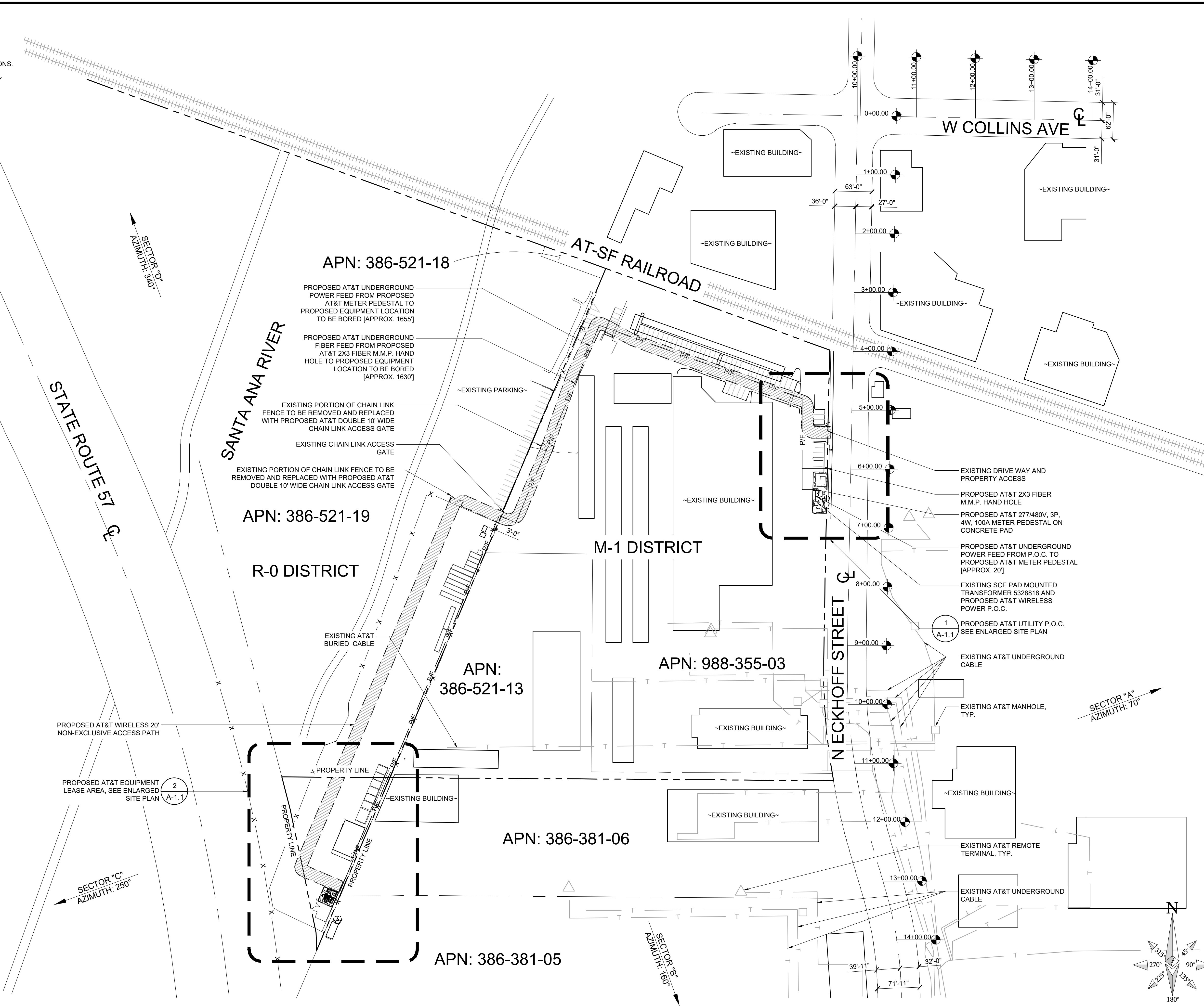
ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/17/25	90% ZONING DRAWINGS
0	10/31/25	100% ZONING DRAWINGS
1	01/05/26	PLANNING COMMENTS

PROJECT INFORMATION	
CXL00733	33° 47' 55.53" N 117° 52' 37.17" W

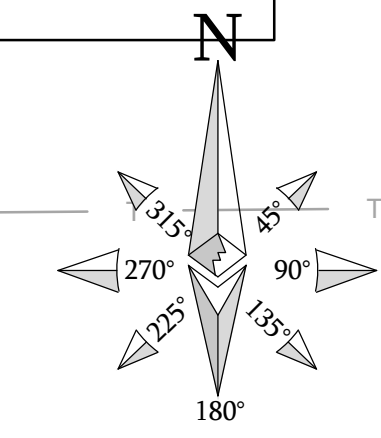
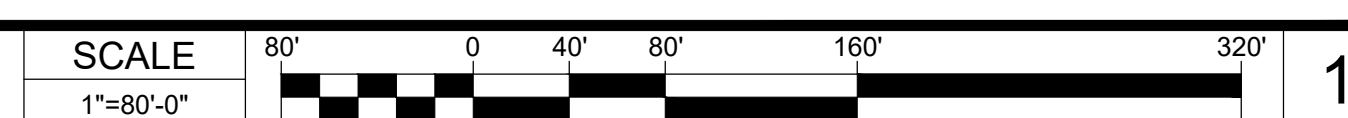
SHEET TITLE	
SITE PLAN	

SHEET NUMBER	
A-1	



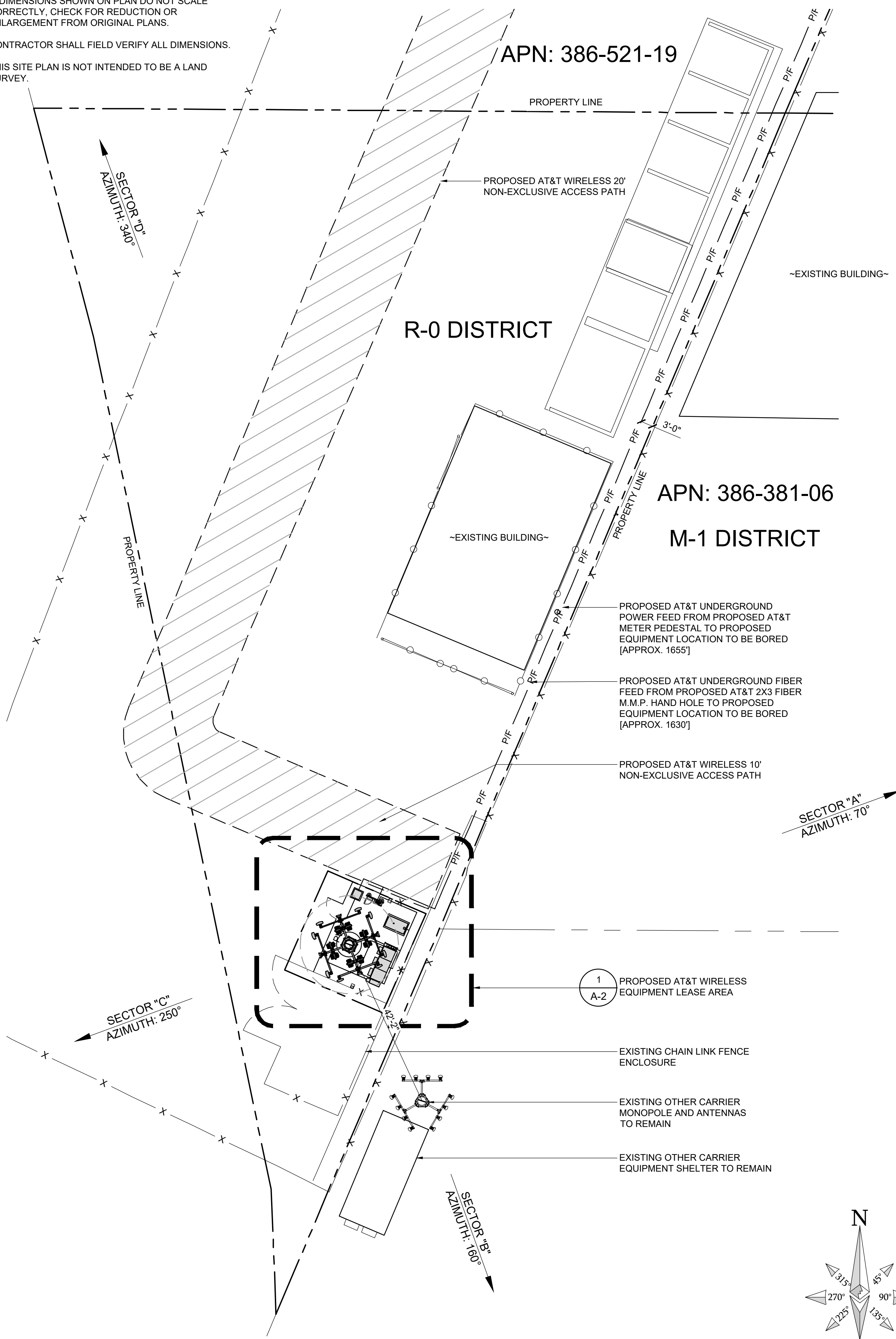
EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V3

SITE PLAN

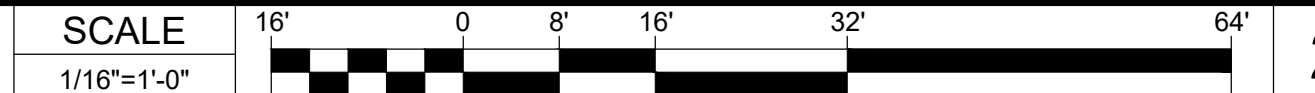


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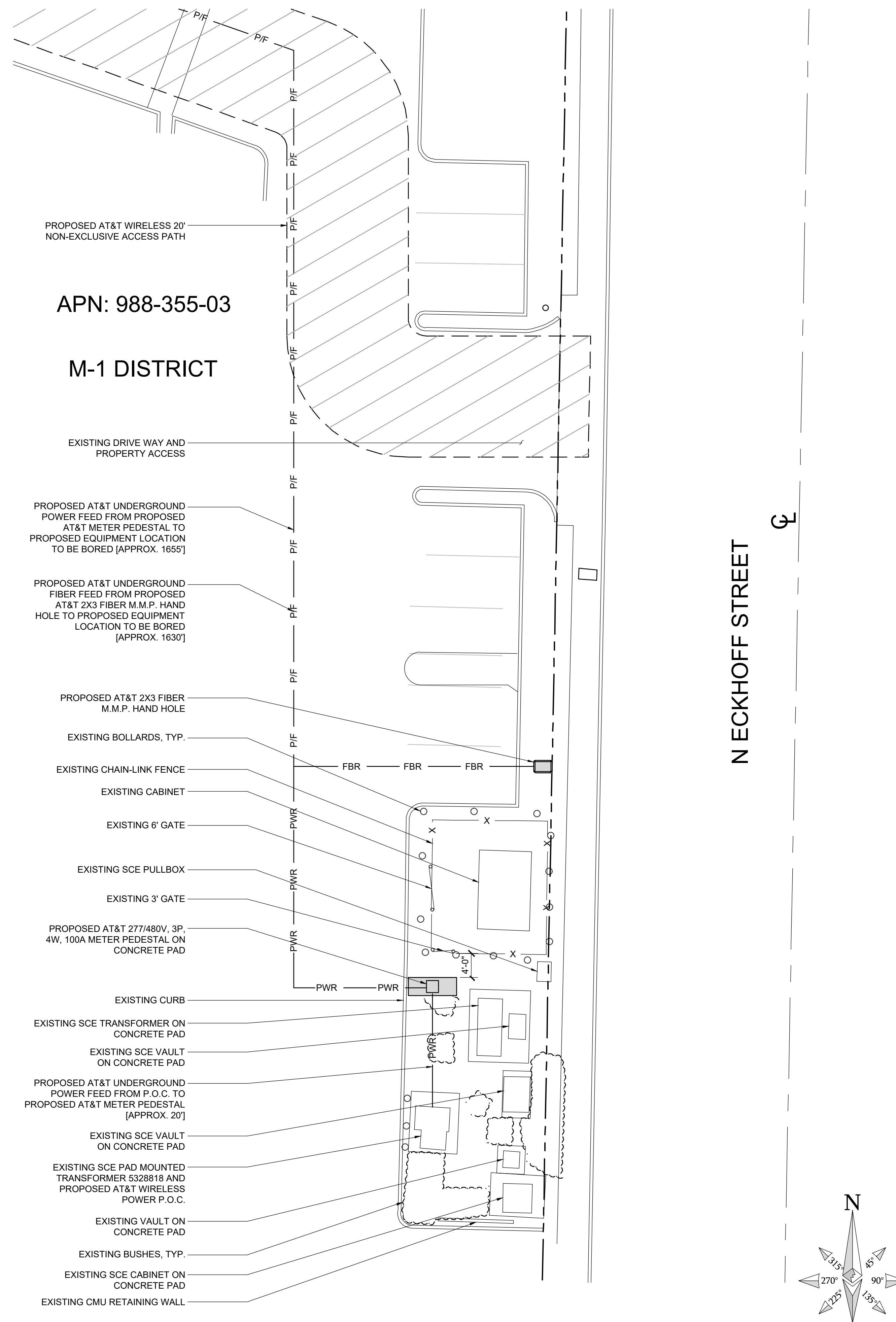
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- 3. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



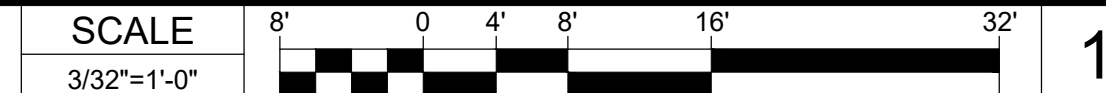
ENLARGED SITE PLAN - EQUIPMENT AREA



2



ENLARGED SITE PLAN - UTILITIES



1



1452 EDINGER AVE.
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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
NV/IB	GD	LB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/17/25	90% ZONING DRAWINGS
0	10/31/25	100% ZONING DRAWINGS
1	01/05/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL00733

33° 47' 55.53" N
117° 52' 37.17" W

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-1.1

ANTENNA SCHEDULE (VERIFY WITH CURRENT RFDS)								
SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE		
						LENGTH	QTY.	
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'-0"	70°	65'-0"	90'	2 FIBER + 6 DC POWER
	A2	C-BAND/DOD	PANEL ANTENNA	3'-4"	70°	67'-4"	90'	
	A3	LTE	PANEL ANTENNA	8'-0"	70°	65'-0"	90'	
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'-0"	160°	65'-0"	90'	2 FIBER + 6 DC POWER
	B2	C-BAND/DOD	PANEL ANTENNA	3'-4"	160°	67'-4"	90'	
	B3	LTE	PANEL ANTENNA	8'-0"	160°	65'-0"	90'	
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'-0"	250°	65'-0"	90'	2 FIBER + 6 DC POWER
	C2	C-BAND/DOD	PANEL ANTENNA	3'-4"	250°	67'-4"	90'	
	C3	LTE	PANEL ANTENNA	8'-0"	250°	65'-0"	90'	
DELTA SECTOR	D1	LTE	PANEL ANTENNA	8'-0"	340°	65'-0"	90'	2 FIBER + 6 DC POWER
	D2	C-BAND/DOD	PANEL ANTENNA	3'-4"	340°	67'-4"	90'	
	D3	LTE	PANEL ANTENNA	8'-0"	340°	65'-0"	90'	

NOTES TO CONTRACTOR:

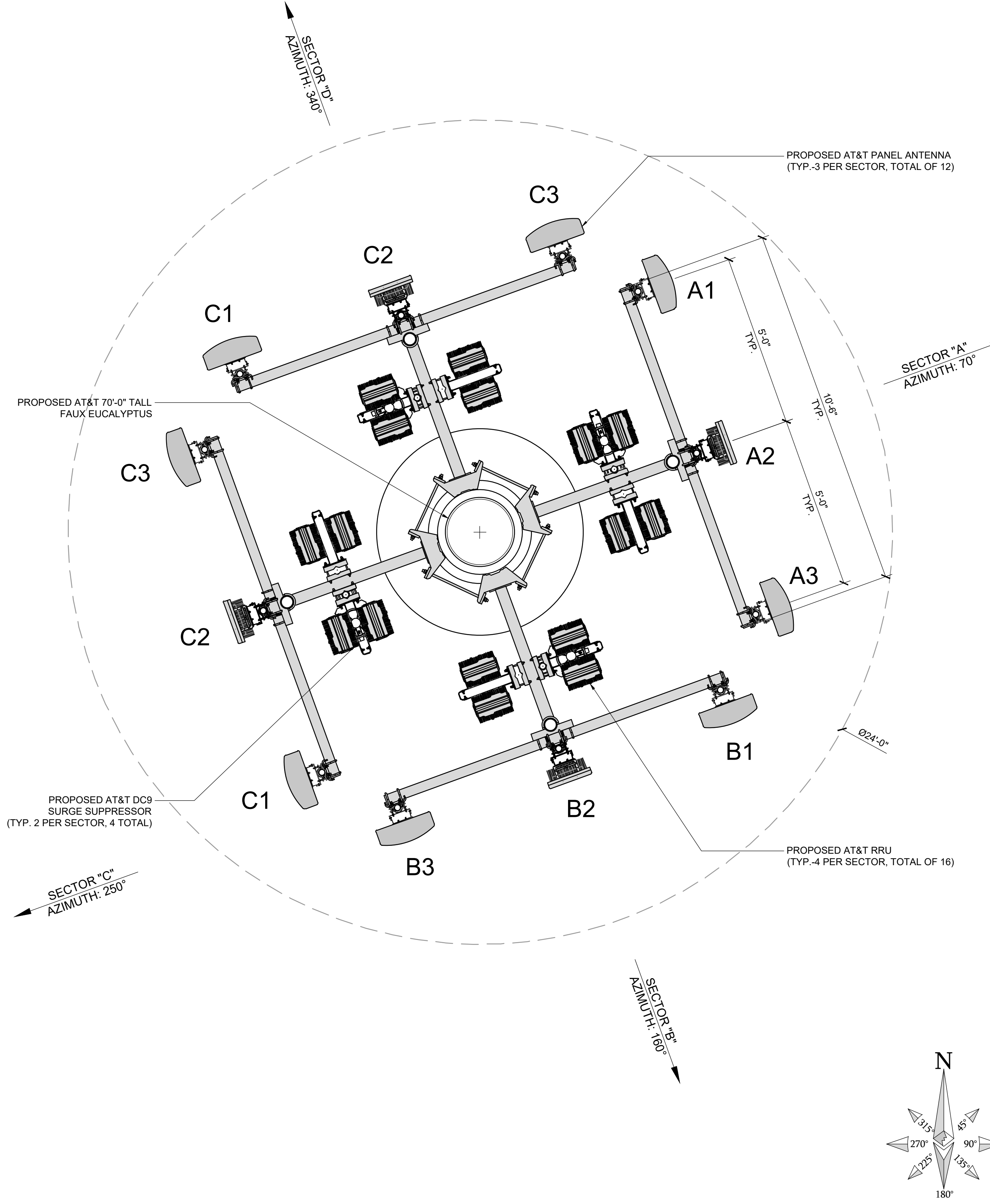
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

NOTE:

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- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- ANTENNA AND MW AT&T SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.

REMOTE RADIO UNIT SCHEDULE						
SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
			ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A2					
BETA SECTOR	B1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B2					
GAMMA SECTOR	C1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C2					
DELTA SECTOR	D1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D2					
ALPHA SECTOR	A1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A2					
BETA SECTOR	B1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B2					
GAMMA SECTOR	C1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C2					
DELTA SECTOR	D1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D1	(1) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D2					

SURGE SUPPRESSION SYSTEM SCHEDULE				
SYSTEM	MFR.	PART NUMBER	QTY	LOCATION
	RAYCAP	DC50-48-60-96-50F	1	MOUNTED ON PROPOSED W.U.C.
	RAYCAP	DC9-48-60-24-8C-EV	4	MOUNTED ON PROPOSED FAUX EUCALYPTUS



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
NV/IB	GD	LB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/17/25	90% ZONING DRAWINGS
0	10/31/25	100% ZONING DRAWINGS
1	01/05/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL00733

33° 47' 55.53" N
117° 52' 37.17" W

SHEET TITLE

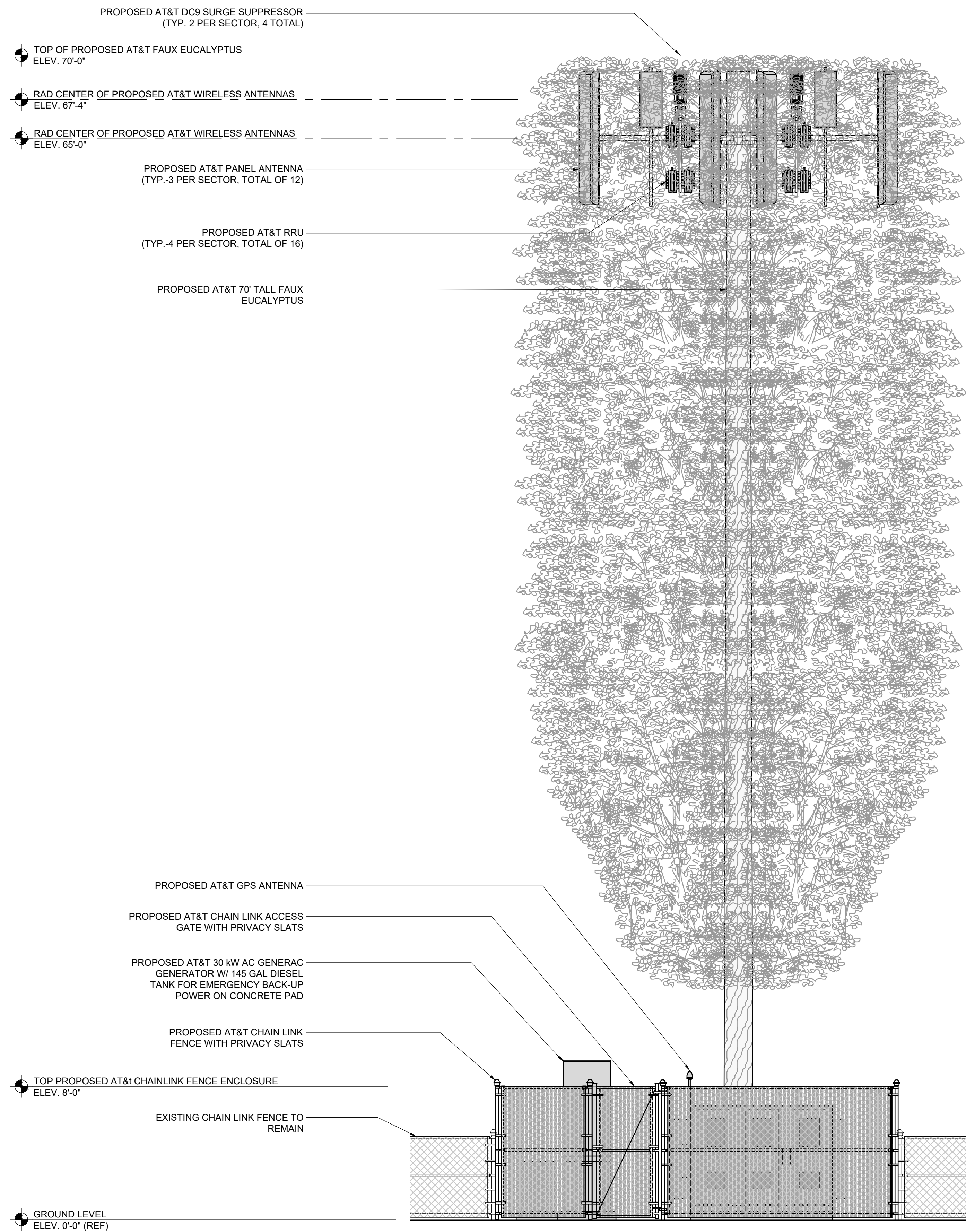
ANTENNA PLAN AND SCHEDULE

SHEET NUMBER

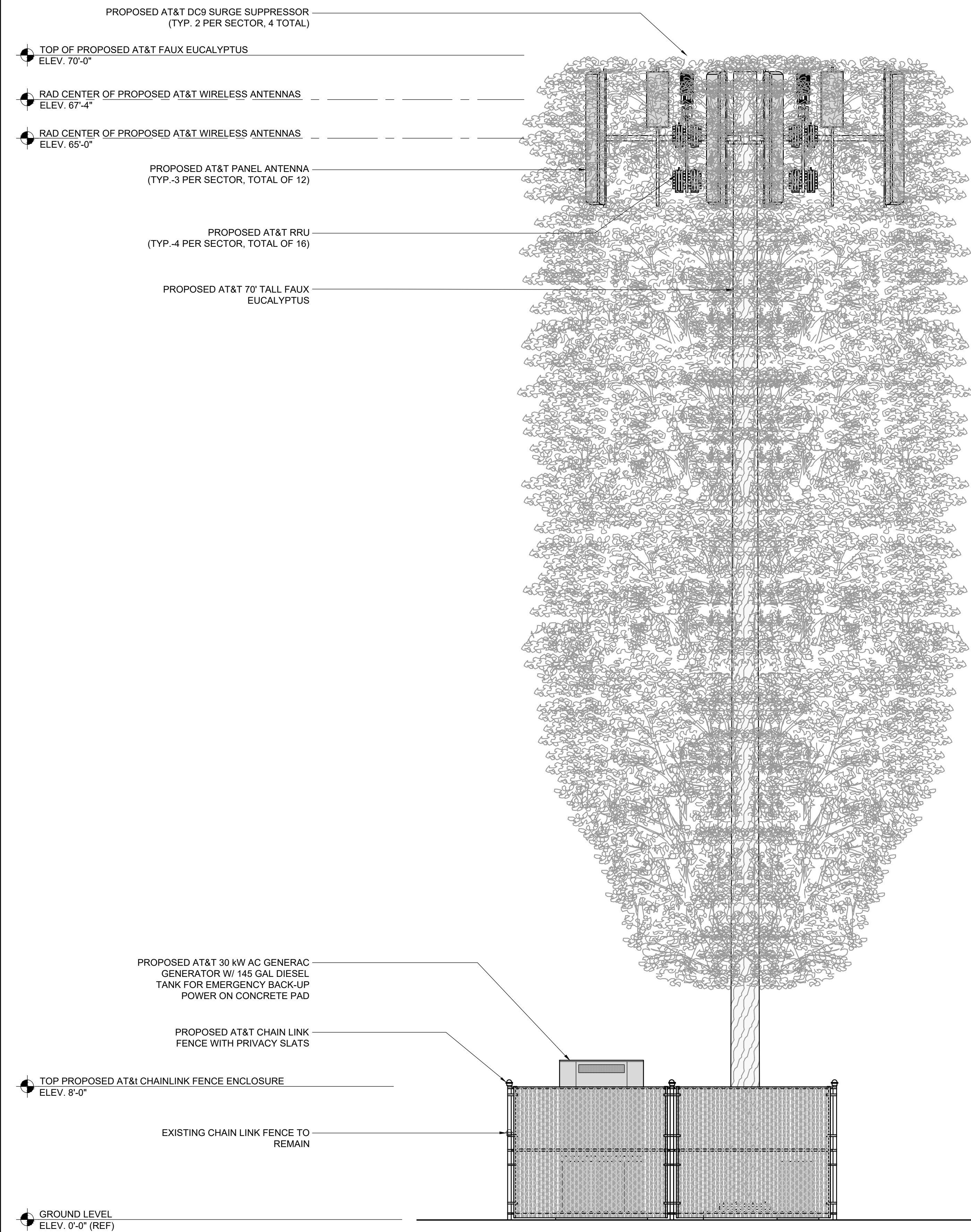
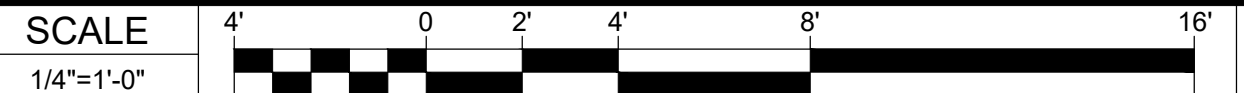
A-3

NOTE:

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PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



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NV/IB	GD	LB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/17/25	90% ZONING DRAWINGS
0	10/31/25	100% ZONING DRAWINGS
1	01/05/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL00733

33° 47' 55.53" N
117° 52' 37.17" W

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
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4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



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NOT FOR CONSTRUCTION

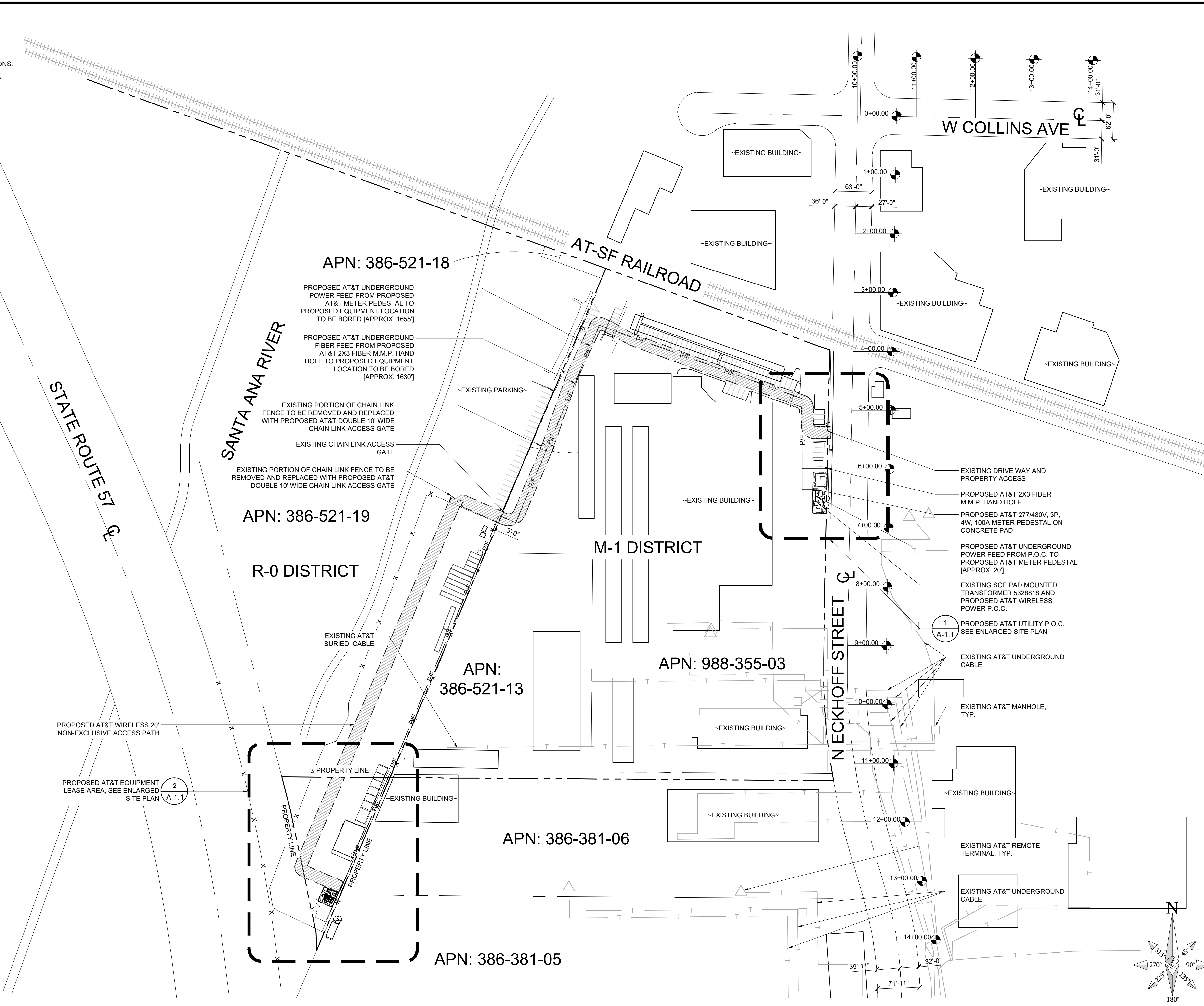
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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
NV/IB	GD	LB

ZONING DRAWINGS

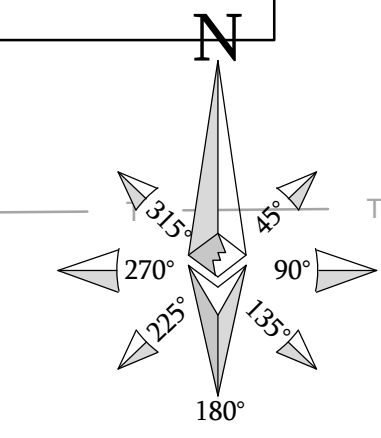
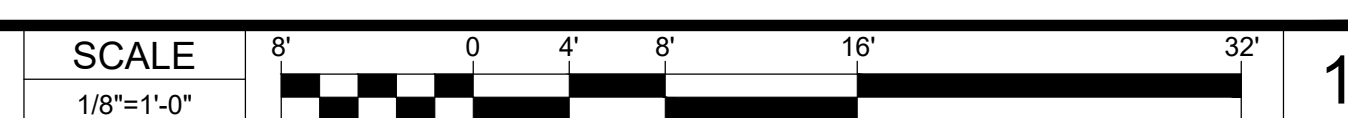
SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/17/25	90% ZONING DRAWINGS
0	10/31/25	100% ZONING DRAWINGS
1	01/05/26	PLANNING COMMENTS

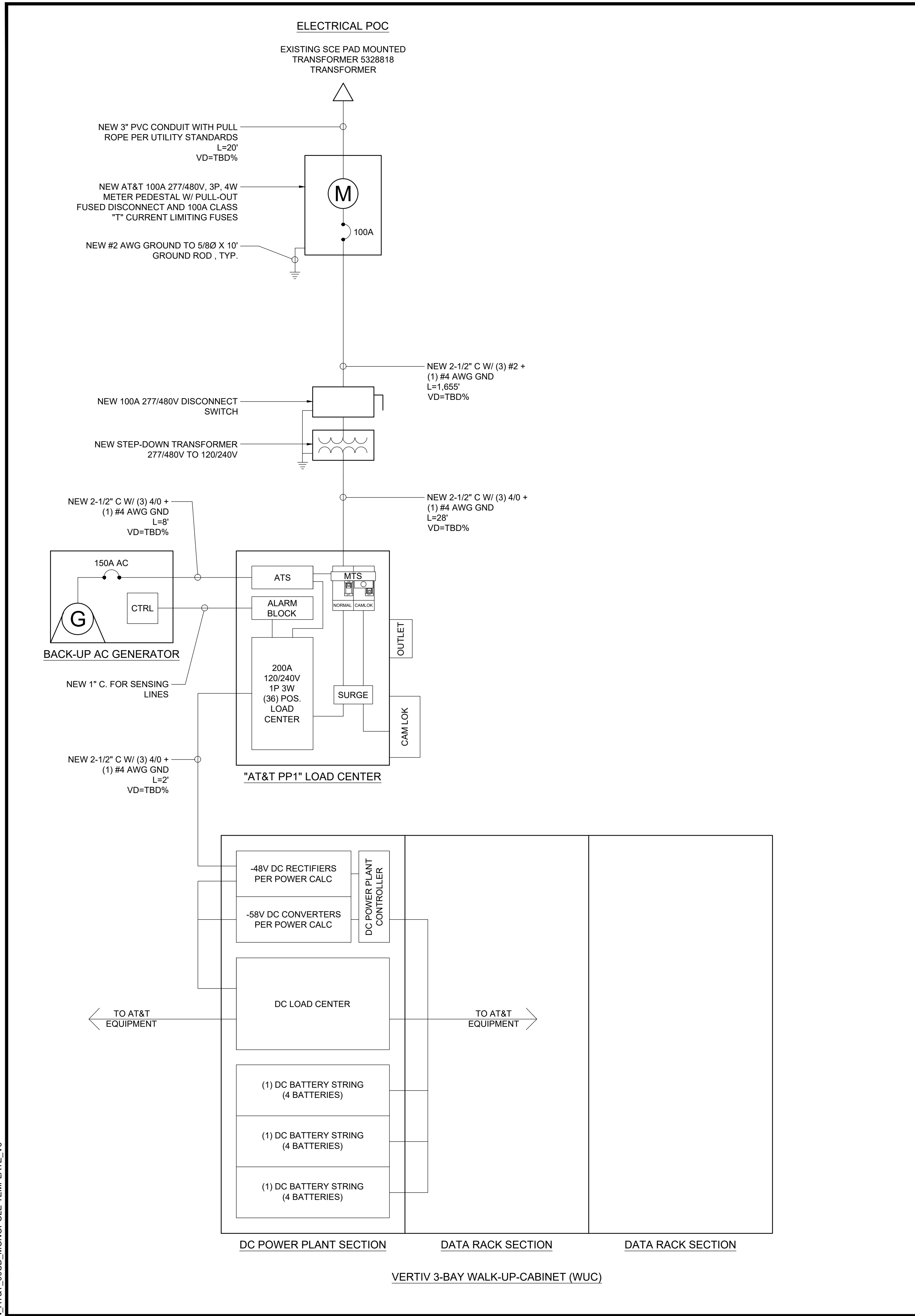
PROJECT INFORMATION		
CXL00733		
33° 47' 55.53" N 117° 52' 37.17" W		
SHEET TITLE		
ELECTRICAL SITE PLAN		
SHEET NUMBER		
E-1		



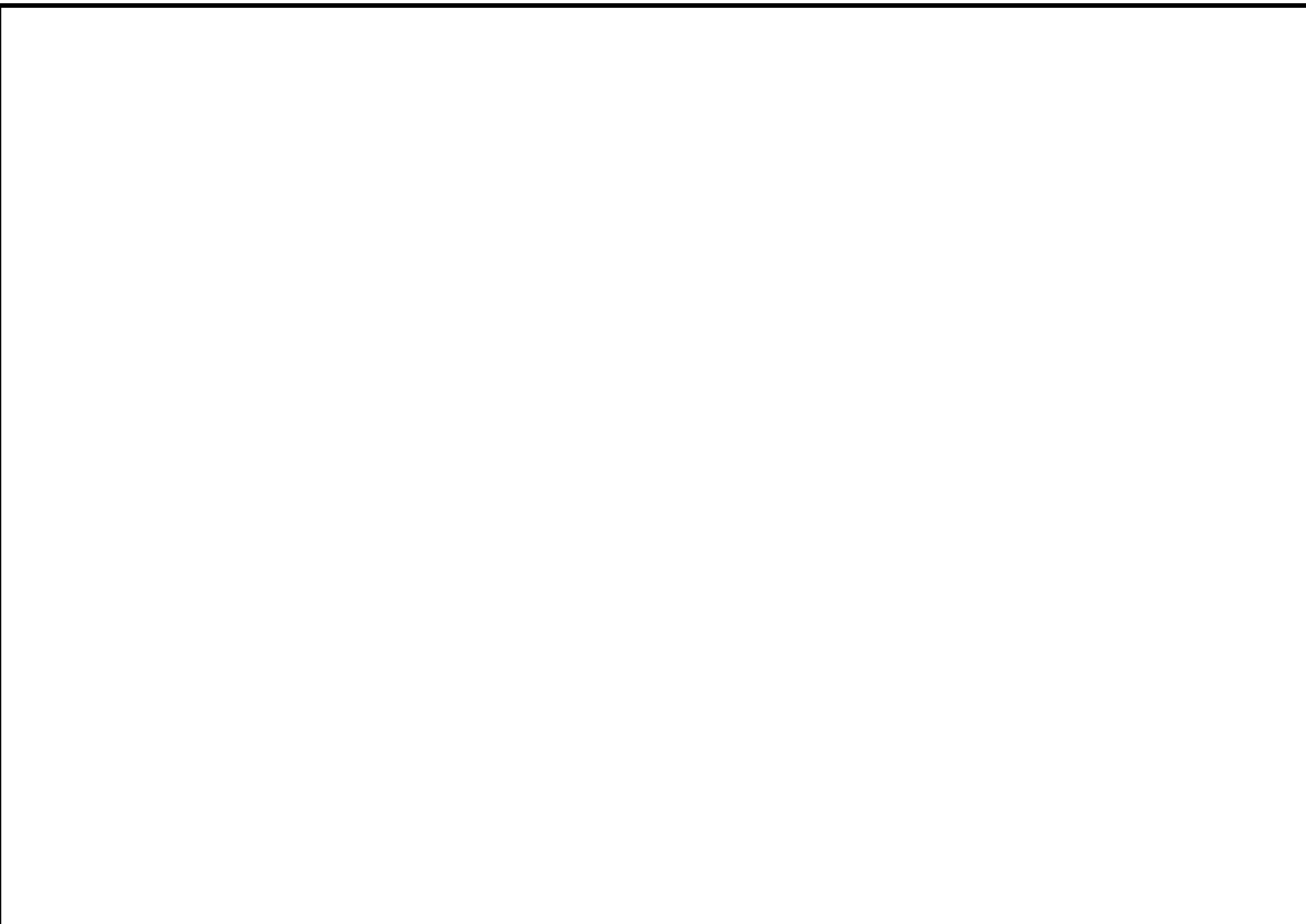
EUKON_AT&T_90CD_MONOPOLE_TEMPLATE_V3

ELECTRICAL SITE PLAN





SINGLE LINE DIAGRAM 3



NOT USED 2

PANEL AT&T PP1

MOUNTING SURFACE DOUBLE LUG NO VOLTS 120|240 MAIN 200A/2P
PHASE 1 BUS 200A
WIRE 3 A.I.C. 22K SERIES W/ MAIN

WIRE SIZE	LOCATION	A		B		L	C	K	R	M	B	C	C	B	M	R	K	C	L	A		B		LOCATION	WIRE SIZE	
		A	B	A	B															A	B					
8	RECTIFIER 1	1000		1							30/2	1	A	2	30/2					1	1000			RECTIFIER 7	8	
8	-		1000	1							-	3	B	4	-					1		1000			RECTIFIER 8	8
8	RECTIFIER 2	1000		1							30/2	5	A	6	30/2					1	1000			RECTIFIER 9	8	
8	-		1000	1							-	7	B	8	-					1		1000			RECTIFIER 10	8
8	RECTIFIER 3	1000		1							30/2	9	A	10	30/2					1	1000			RECTIFIER 11	8	
8	-		1000	1							-	11	B	12	-					1		1000			RECTIFIER 12	8
8	RECTIFIER 4	1000		1							30/2	13	A	14	30/2					1	1000			SPARE	8	
8	-		1000	1							-	15	B	16	-					1		1000			SPARE	8
8	RECTIFIER 5	1000		1							30/2	17	A	18	30/2					1	1000			SPARE	8	
8	-		1000	1							-	19	B	20	-					1		1000			SPARE	8
8	RECTIFIER 6	1000		1							30/2	21	A	22	30/2					1	1000			SPARE	8	
8	-		1000	1							-	23	B	24	-					1		1000			SPARE	8
	SPARE											25	A	26											SPARE	
	SPARE											27	B	28											SPARE	
	SPARE											29	A	30											SPARE	
	SPARE											31	B	32											SPARE	
12	OUTLET	500							1		20/1	33	A	34											SPARE	
12	OUTLET/LTG		500						1		20/1	35	B	36											SPARE	
		A= 12500										B= 12500														
		W/LCL A= 15500										W/LCL B= 15500														
TOTAL VA=		25000					W/LCL=31000					W/LCL AMPS= 129					TOTAL LCL= 24000					X .25 = 6000				
HIGH PHASE VA=		12500					W/LCL= 15500					HIGH PH AMPS= 129					HIGH PHASE LCL= 12000					X .25 = 3000				

PANEL SCHEDULE 1

1452 EDINGER AVE.
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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
NV/IB	GD	LB

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
A	09/17/25	90% ZONING DRAWINGS
0	10/31/25	100% ZONING DRAWINGS
1	01/05/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL00733

33° 47' 55.53" N
117° 52' 37.17" W

SHEET TITLE

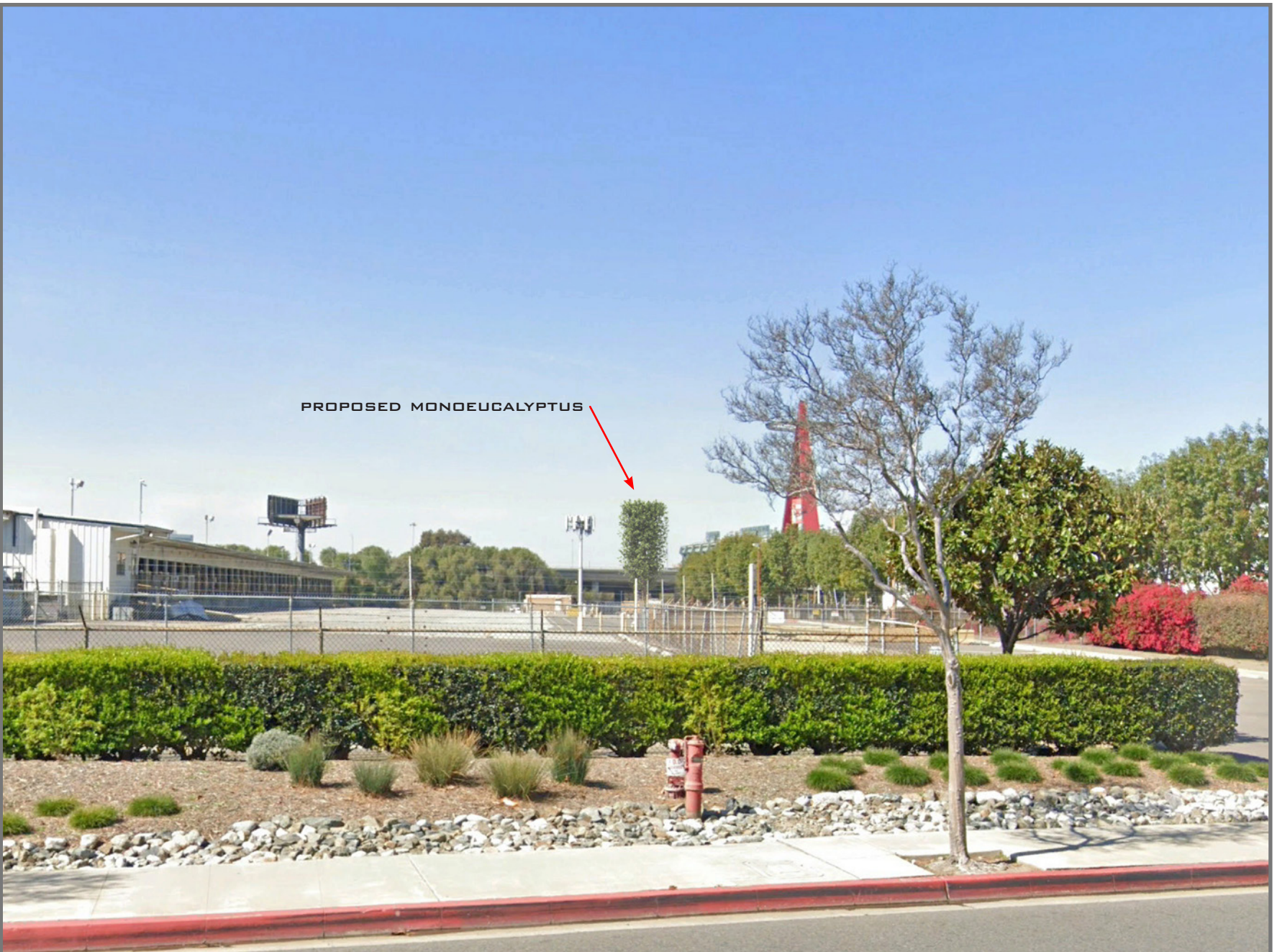
SINGLE LINE DIAGRAM / PANEL SCHEDULE

SHEET NUMBER

E-2



EXISTING



PROPOSED LOOKING WEST FROM ECKHOFF STREET



EXISTING



PROPOSED LOOKING NORTHEAST FROM 57 FREEWAY



EXISTING



PROPOSED LOOKING SOUTHEAST FROM 57 FREEWAY



LETTER OF JUSTIFICATION

Wireless Telecommunications Facility (Faux Eucalyptus Tree Design)

R-O Recreation Open Space Zone

Orange County Flood Control District Property

City of Orange, California

To: Community Development Department

City of Orange

Re: Wireless Telecommunications Facility – 70-Foot Height Justification and Replacement of Existing Facility

Applicant: AT&T Mobility

Dear Planning Staff,

On behalf of AT&T Mobility, this Letter of Justification is submitted in support of approval of a proposed 70-foot wireless telecommunications facility to be located on property owned by the Orange County Flood Control District within the R-O (Recreation Open Space) zoning district.

The facility will be designed and screened as a **faux eucalyptus tree (monopine/monoecalyptus design)** to visually blend with the surrounding environment and minimize aesthetic impacts.

This application is submitted pursuant to OMC Sections 17.08.030 and 17.12.025 and includes all required plans, technical documentation, photo simulations, and operational analyses.

I. Purpose of the Proposed Facility

The proposed wireless telecommunications facility is necessary to replace an existing AT&T facility in the surrounding area that will be decommissioned due to circumstances beyond AT&T's control.

If a replacement site is not constructed prior to removal of the existing facility, a significant gap in wireless coverage and capacity would occur within this portion of the City.

This project is therefore a **replacement facility**, not an expansion of service into a new area. It is required to maintain existing service levels for residents, businesses, and emergency responders.

II. Compliance with OMC §17.08.030 (Application Requirements)

In accordance with OMC §17.08.030, AT&T has submitted a complete application package including:

- Site plans and elevations
- Landscape and screening plans
- Photo simulations demonstrating the faux eucalyptus design
- RF emissions compliance documentation
- Structural engineering analysis (to be provided at a building)
- Property authorization documentation
- A report describing operational and capacity needs in plain language

EukonGroup

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These materials provide the City with sufficient information to evaluate the project under the Zoning Ordinance.

III. Compliance with OMC §17.12.025 (Wireless Communication Facilities)

A. Operational and Capacity Needs Report (Layman’s Terms)

Wireless networks operate by dividing the community into coverage areas served by individual cell sites. Each site must be positioned at a specific height and location to provide reliable voice and data service.

In the vicinity of the proposed site:

- The existing AT&T facility currently provides essential coverage to surrounding residential neighborhoods, roadway corridors, and nearby businesses.
- Wireless demand continues to grow due to streaming services, remote work, video calls, smart devices, and public safety communications.
- Removal of the existing site without replacement would result in dropped calls, slower data speeds, and unreliable indoor service.

In simple terms, residents and businesses depend on wireless connectivity every day. Without this replacement facility, service quality in the area would noticeably decline.

The proposed site will:

- Maintain reliable voice service, including 911 connectivity;
- Restore and preserve network capacity;
- Improve indoor signal reliability;
- Support continued growth in wireless demand.

B. Height Justification – 70 Feet

Although the R-O zoning district contains a lower height limitation, the requested 70-foot height is the minimum necessary for the following reasons:

1. **Replacement of Existing Effective Height**

The existing AT&T facility operates at a comparable antenna height. Replicating this height is necessary to prevent service degradation and coverage gaps.

2. **Signal Clearance Requirements**

Antennas must clear surrounding trees, vegetation, and nearby structures to function properly. A reduced height would result in signal obstruction and diminished performance.

3. **Minimization of Additional Infrastructure**

Providing adequate height at one location reduces the need for multiple shorter installations, thereby limiting cumulative visual impacts.

4. **Stealth Design Integration**

The facility will be screened as a faux eucalyptus tree, incorporating realistic branch structures and foliage to blend with existing tree cover in the area. Ground equipment will be screened consistent with City standards. This design significantly mitigates visual impacts despite the requested height.

For these reasons, the proposed 70-foot height represents the minimum functional height necessary to maintain service continuity while incorporating effective camouflage.

IV. Stealth Design – Faux Eucalyptus Tree

In compliance with the design and screening objectives of OMC §17.12.025, the facility will be constructed as a faux eucalyptus tree. The design will include:

- Simulated eucalyptus bark finish
- Integrated branch elements to conceal antennas
- Artificial foliage consistent in color and texture with surrounding vegetation
- Fully screened ground equipment enclosure

This approach substantially reduces visual impacts and ensures compatibility with the surrounding environment, particularly given the proximity of vegetation and open flood control property.

V. Decommissioning of Existing Facility

The existing AT&T facility serving this area will be decommissioned due to circumstances outside AT&T's control. The proposed facility is required to maintain uninterrupted service.

The anticipated timeline is as follows:

- Estimated on-air date of proposed facility: Q4 2027
- Decommissioning of existing site: approximately three (3) months after activation of the new facility (estimated Q1 2028)

This transition ensures continuous service while allowing for orderly removal of the existing installation.

VI. Conclusion

The proposed wireless telecommunications facility:

- Complies with the procedural requirements of OMC §17.08.030;
- Satisfies the substantive standards of OMC §17.12.025;
- Is necessary to replace an existing AT&T facility that will be decommissioned;
- Requires a 70-foot height to prevent coverage loss;
- Incorporates a faux eucalyptus stealth design to minimize aesthetic impacts;
- Ensures continued reliable wireless and emergency communications within the City.

For these reasons, AT&T Mobility respectfully requests approval of the proposed 70-foot faux eucalyptus wireless telecommunications facility.

Respectfully submitted,

David Elliott,

Eukon Group, Authorized Agent of AT&T Mobility

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Tel: 808-489-1191

From West to site. Tower on the right hand side to be replaced with proposed faux tree.



From South to site (on the other side of the freeway)



View from Freeway to site



View from north to site



From East to site:



Lease space area:



Radio Frequency Emission Compliance Report

GCB Services



Delivering solutions for your success

Site Name: CXL00733

Site Address: 2118 W. COLLINS AVE. ORANGE, CA 92867

USID: 503046

FA Location: 16677739

Site Type: MONOPOLE

Latitude & Longitude: 33.798639, -117.877046

Report Date: 10/30/2025



Report Preparer

Pawan Kumar



Signed 10/31/2025
Robert B. Smith
Electrical Engineer

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1. Executive Summary

AT&T has contracted with GCB Services, an independent Radio Frequency consulting firm, to conduct a Radio Frequency Exposure (RFE) Compliance Assessment of the **CXL00733** cell site. The following report contains a detailed summary of the Radio Frequency environment as it relates to the Federal Communications Commission (FCC) and Occupational Safety & Health Administration (OSHA) Rules and Regulations for all individuals.

In this report, it is assumed that all antennas are operating at full power at all times. Software modeling was performed for all transmitting antennas located on the site. GCB Services believes this to be a worst-case analysis, based on best available data.

Radio Frequency Emissions: Modifications to existing facilities shall submit a completed radio frequency (RF) emissions exposure guidelines checklist contained in Appendix A of the FCC's "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety" to determine if the facility is categorically excluded.

This report utilizes the following for predictive modeling of the ambient RF environment:

MPE Modeling Program: IXUS 2025.1 (Modeller version: 4.15.1 and Manager version: 4.15.1).

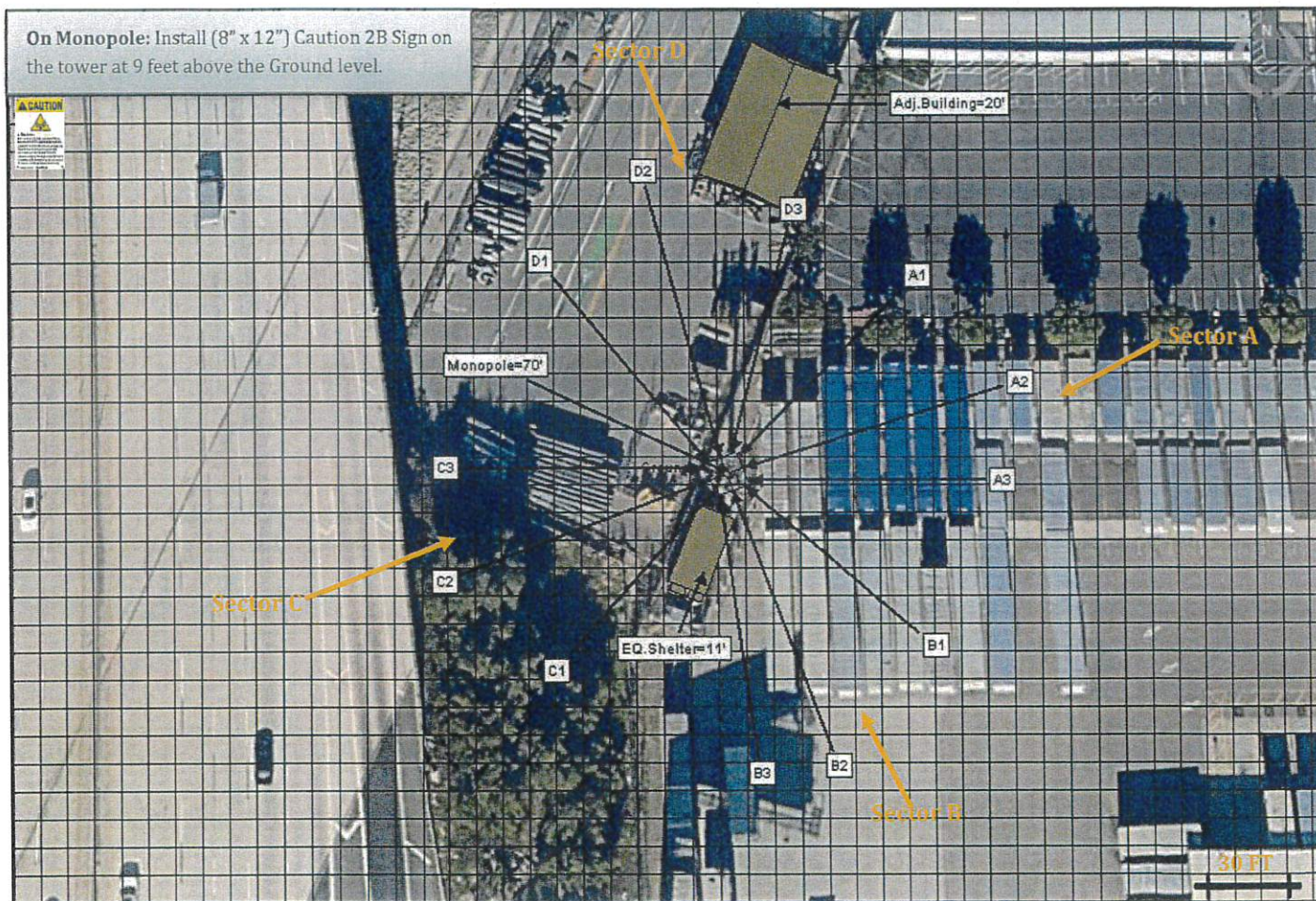
The simulation plots show the spatial predicted power exposure as a percentage of the General Population Standard. Please note that 100% MPE of the General Population corresponds to 20% of the Occupational Standard.

Proposed Mitigation:

On Monopole Tower: Install (8" x 12") Caution 2B Sign on the tower at 9 feet above the Ground level.

2. Compliance Statement

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.



3. Appendix

3.1 FCC LIMITS FOR MPE

The FCC's MPE limits are based on exposure limits over a wide range of frequencies recommended by the NCRP and the exposure limits developed by the IEEE and adopted by the American National Standards Institute ("ANSI") to replace the 1982 ANSI guidelines. The limits for localized absorption are based on the recommendations of both the ANSI/IEEE and the NCRP. The potential hazard associated with the RF electromagnetic fields is discussed in OET Bulletin No. 65 "Questions and Answers about the Biological Effects and Potential Hazards of RF Electromagnetic Fields". This document can be obtained on the FCC website at <http://www.fcc.gov>.

Limits for Occupational /Controlled Exposure:

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	–	–	f/300	6
1500-100,000	–	–	5	6

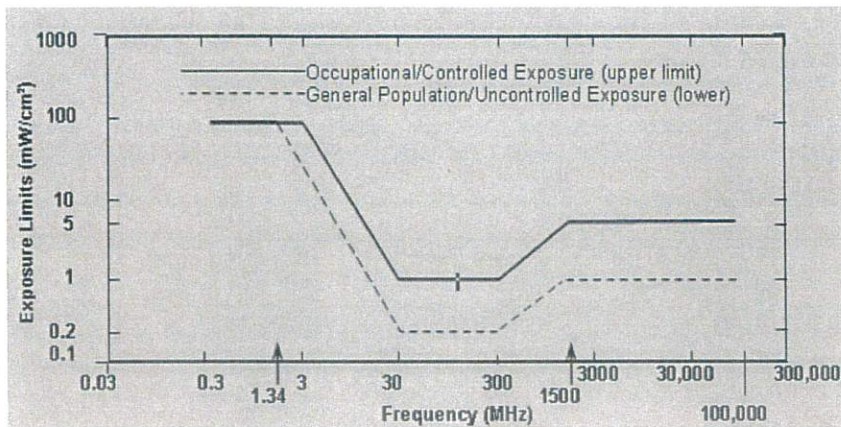
Limits for General Population /Uncontrolled Exposure:

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	–	–	f/1500	30
1500-100,000	–	–	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

NOTE 1: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.



3.2 ANALYSIS AND COMPUTATION

Power density is calculated by dividing the surface area of the sphere or the unit area normal to the direction of the propagation. This information is usually shown in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$), mill watt per square centimeters (mW/cm^2), or watts per square meter (W/m^2).

$$S = \frac{(P \times K \text{Fact})}{(2\pi R h)}$$

where :

S = power density (mW/cm^2)

P = total power input to the antenna (mW)

K = antenna correction factor / numeric factor for antenna discrimination

R = straight line distance of the antenna from a 6 ft. human (cm)

h = distance between the roof level and the bottom of the antenna (cm) or the vertical distance from the tip of the antenna to the roof level where a 6 ft. human being is assumed standing directly from the antenna (also equal to R at 0)

MPE% = Calculated exposure level, as a percentage of the FCC MPE limit for continuous exposure of the general population