



MEMORANDUM

TO: Mayor Hupp and City Council

FROM: William Gallardo, City Manager

BY: Jason Killebrew, Community Development Director

DATE: April 5, 2022

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT FOR 2021

EXECUTIVE SUMMARY

In 2021, the City continued to implement the Goals and Policies identified in the comprehensive update to the General Plan adopted in August 2003. As required by Section 65400 of the California Government Code, the following is the annual report on the status of the plan and on Brea's progress in meeting our share of the Regional Housing Needs Assessment (RHNA) established through the Southern California Association of Governments (SCAG). The annual report covers the period from January 1, 2021 to December 31, 2021. Once accepted by the City Council, the report will be submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development (HCD). This report is due to HCD by April 1, 2022.

ADMINISTRATION OF THE GENERAL PLAN

Under California law, each city and county must adopt a comprehensive, long-term General Plan with seven mandated elements. The City of Brea's General Plan was adopted in 2003 and organized into five chapters: including Community Development, Housing, Community Resources, Community Services and Public Safety. Amendments and comprehensive updates are adopted periodically to ensure the General Plan remains current. The following report is organized into the five chapters from the General Plan. The first appendix of the General Plan, Appendix A: Implementation Guide, Attachment A, provides the overall direction and the specific policies to be carried out to fulfill the City Council adopted Goals intended to be achieved as a result of the General Plan Update. This appendix should be referenced for specific information regarding Goals and Policies cited in this report. **Figures 1 through 5** shows the status of the City's General Plan Elements during the 2021 calendar year.

**FIGURE 1
General Plan Community Development Element**

Element	Goal/ Policy	Comment
Community Development		
Land Use	CD-1 CD-1.1 CD-1.2 CD-1.4 CD-1.5 CD-1.7 CD-1.8 CD-1.9 CD-1.15 CD-2.1 CD-2.2 CD-3 CD-3.1 CD-4.2 CD-4.5 CD-4.6 CD-4.8 CD-9.3 CD-9.5 CD-5.1	<p>The Zoning Code is a tool used to implement the goals and policies of the General Plan. Development projects consistent with the General Plan were approved in 2021.</p>
Circulation, Infrastructure	CD-1.9 CD-2.3 CD-2.5 CD-3.1 CD-4.4 CD-6.4 CD-10.1 CD-10.4 CD-10.5 CD-11.1 CD-11.2 CD-11.3 CD-11.11 CD-12.5 CD-12.6 CD-13.1 CD-13.2 CD-13.3 CD-14.1 CD-15.3 CD-18 CD-19 CD-26.3 CD-27.1 CD-27.4 CD-27.5 CD-28.1 CD-28.2 CD-28.3	<p>During 2021, the City completed or initiated a number of Capital Improvement Projects (CIP) to implement a safe and efficient circulation system that offers a variety of mobility choices throughout the Community.</p> <p>The State Route 57 Freeway & Lambert Road Interchange Project is moving forward within the construction phase in 2022. This project will provide much needed traffic congestion relief by reconfiguring the on and off ramps at Lambert Road.</p> <p>The City continues to seek out grant opportunities to extend the Tracks at Brea to the western City limits and ultimately the larger regional trail system. The trail system provides an integrated and safe bicycle and pedestrian network.</p> <p>The City continues to participate in the Regional Transportation Signal Synchronization Program (TSSP). The TSSP provides grant funds for cities to make traffic signal timing adjustments to improve safety and efficiency on key arterial highways in the county. Lambert Road Corridor Project which is set to begin its design phase in 2021.</p> <p>Additionally, the Birch Street Corridor project is in the final two years of its monitoring phase, providing</p>

		<p>additional fine tuning of traffic signal operations along that corridor in relation to changes in traffic flow related to street construction activities and the pandemic.</p> <p>The City also continues annual traffic compliance and routine maintenance of the street network per the CIP program and the Pavement Management Plan. A number of areas of the City were rehabilitated through the CIP program including portions of Puente Street, the Eagle Hills residential streets, as well as multiple locations as part of the Citywide slurry seal and concrete programs. In addition, this program allowed for the successful completion of street name sign replacement on Imperial Highway and Valencia Avenue.</p> <p>Efforts to improve facilities and infrastructure components are facilitated through the City's CIP program. During 2021, Public Works coordinated and completed several infrastructure and facilities projects including the replacement of the water supply lines for Eagle Hills Tract and Puente Street, the replacement of sewer lines within Central Avenue, the addition of security enhancements to the Brea Community Center and the Brea Civic and Cultural Center, and the rehabilitation of Wildcatters Dog Park.</p>
<p>Economic Development</p>	<p>CD-1.3 CD-1.6 CD-1.11 CD-23.1 CD-23.2 CD-23.4 CD-24.1 CD-24.2 CD-24.3 CD-24.4 CD-24.5 CD-25.1 CD 26 CD-26.3</p>	<p>The City continues to maintain and facilitate the Business Retention and Attraction Program. Brea is an active participant in the Orange County Economic Development Working Group, the Orange County Planning Collaborative, the International Council of Shopping Centers, and the California Association of Local Economic Development (CALED). The City regularly collaborates and partners with the Brea Chamber of Commerce.</p> <p>The City continues to promote the Shop Brea Program, a community marketing effort to encourage Breans to shop locally. The program educates the community on how shopping in Brea benefits residents directly.</p> <p>The City participates in the International Council of Shopping Centers (ICSC) to meet with property owners and potential businesses looking to locate in Brea.</p> <p>The City continues to build connections with the Brea Chamber of Commerce and participates in events including Brea Young Professionals and Lead lunch.</p>

**FIGURE 2
General Plan Community Resources Element**

Program	Goal/Policy	Achievement
Community Resources		
Parks and Open Space	CR-1.1 CR-1.2 CR-1.3 CR-1.4 CR-3.6 CR-2.2 CR-3.2	The City conducted a park inventory and needs assessment of recreational amenities to determine the deficiencies as compared to other local cities and the national average.
Trails	CR-6 CR-6.3 CR-6.4 CR-6.5 CR-6.6 CR-7.1 CR-7.2 CR 7.3	The City continues to seek partnering and funding opportunities to extend the Tracks at Brea to connect to the larger regional trail systems. The trail system provides an integrated and safe bicycle and pedestrian network.
Water Conservation and Quality	CR-9.3 CR-11 CR-11.4 CR-11.5 CR-11.6 CR-12 CR-12.1 CR-12.2	Approximately 1000 catch basins and storm drains and 50 miles of main sewer lines were cleaned to maintain compliance with the National Pollution Discharge Elimination System (NPDES). Where appropriate, the City will seek funding to continue to modernize the system to accommodate growth in the City.

FIGURE 3
General Plan Community Services Element

Program	Goal/Policy	Achievement
Community Services		
Human Services, Recreation Programs, Education Services	CS-1 CS-1.2 CS-1.4 CS-2.3 CS-2.5 CS-3.4 CS-3.5	<p>The Brea Community Center (BCC) offered of a variety of different programs in 2021. The After School Program modified their program from only after school hours to support students and families with virtual distance learning childcare for the full school day supporting approximately 50 students per day. Outdoor fitness programs and one-on-one personal training are also being offered at the Fitness Center for all ages.</p> <p>The Brea Resource Center continues to provide extensive family support programs such as individual, couples and family counseling, support groups, case management, homeless outreach services and holiday programs.</p> <p>The Brea Senior Center continues to offer a variety of programs and services, including informative presentations, nutritional programs, transportation services, and virtual fitness classes.</p>
Cultural Arts	CS-5.1 CS-5.6 CS-6.1	<p>One art piece was added to Brea's Art in Public Places (APP) Collection, totaling 186 sculptures throughout the City.</p> <p>In 2021, the Curtis Theatre hosted a youth theatre program which attracted approximately 350 youth participants. The Theatre also produced 6 summer concerts which were attended by hundreds of people over six weeks.</p>

**FIGURE 4
General Plan Public Safety Element**

Program	Goal/Policy	Achievement
Public Safety		
Emergency Services and Safety	PS-1.1 PS-1.2 PS-1.3 PS-1.4 PS-1.5 PS-1.6 PS-1.7 PS-1.8 PS-1.10 PS-1.11 PS-1.12 PS-2.1 PS-2.3 PS-3.1 PS-3.2 PS-3.3	<p>The Police Department and Fire Department meet with City Staff to identify impacts on new development and are involved with the plan check process providing input and conditions related to public safety concerns.</p> <p>The Police Department provides support and expertise to the Traffic Committee.</p> <p>The Police Department's Homeless Liaison Officer (HLO) continues to work closely with the City's Resource Center to conduct outreach efforts with identified homeless families and individuals. This team was successful in assisting homeless persons obtain essential services. Additionally, the HLO responds on complaints related to homelessness.</p> <p>The Police Department has begun to implement differing recommendations from the staffing needs assessment. The Department also is continuing to prepare a strategic management plan based upon the study and needs of the community.</p> <p>The Police Department are utilizing in car cameras and body worn camera systems. The Department is utilizing a tablet-based computing system which has increased effectiveness for field officers through the use of report writing, citation issuance, and photographic evidence collection.</p> <p>To facilitate increased traffic safety, the Police Department purchased an additional radar trailer, acquired through a grant from the California Office of Traffic Safety. The Police Department continues to be represented on the City's Strategic Planning on Technology (SPOT) team.</p> <p>The Police Department's full-time Crime Analyst prepares weekly statistical analysis with the Patrol Area Commanders to identify strategies for intervention and</p>

		<p>apprehension. Bi-monthly, the Department's commanders and supervisors meet to discuss effectiveness and problem solve in a collaborative environment.</p> <p>The Police Department continually seeks innovative ways to reach and inform the public including the use of technology and a growing social media platform. Weekly live broadcasts on social media provide information and updates on recent police activity and highlight community events. A mobile application was launched in 2019, providing community members a mobile tool for accessing Police Department data and services.</p> <p>Volunteer services remained very strong. The Brea Police Explorers and Volunteers in Police Service (VIPS) continued to provide thousands of hours of service to the City. Due to Covid-19, the Department was unable to conduct its popular Citizen Academy. The Police Department recently launched the new Community Outreach Bureau (COB) consolidating existing resources, including the Downtown Liaison Officer (DLO), the Homeless Outreach Officer (HLO), and the School Resource Officer (SRO), under the supervision of one Lieutenant. Consolidating these three positions into one unit affords the police department greater flexibility and responsiveness to meet our community's needs. While each officer will maintain their primary responsibilities, they will be cross-trained in each other's assignments. Once properly trained, these officers will work more closely together as a team, assisting one another as-needed instead of operating independently of one another to better serve our mission and the needs of the community.</p> <p>The Fire Department and Police Department usually participate in public events around the City; however, due to Covid-19, public events have not occurred this year. The Police Department looks forward to the near future where public engagement with the community can once again occur.</p>
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		<p>The Fire Department lead community outreach events and collected approximately 5,000 toys for the Brea Fire Department Holiday Toy Drive.</p> <p>The Fire Department completed 11 years of Command Staff Consolidation.</p> <p>The Fire Department responded to 4,254 calls for emergency fire or medical services.</p> <p>The Fire Department conducted more than 1090 fire inspections in 2021.</p>
Hazards Management	PS-4.1 PS-4.4	The Fire Department continues to ensure that hazardous materials used in businesses and industries are properly held and provide education and information to the community for commonly used hazardous material.
Wildland Fires	PS-6.2 PS-6.3 PS-6.4	<p>The Fire Department implements the Weed Abatement Enforcement Program and the Very High Fire Hazard Area code requirements for new residential construction.</p> <p>The Fire Department distributed over 3,000 Wildland pamphlets to high fire and severe fire zones. This mailer reminds and educates homeowners to be diligent in their weed abatement and clearance of hazards on their property.</p>

HOUSING

Status of Housing Element Implementation

The City’s current Housing Element was adopted on November 5, 2013. California Government Code Section 65588 requires local jurisdictions to frequently review its Housing Element to evaluate:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal

- The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives
- The progress of the city, county or city and county implementation of the housing element

The City’s current Housing Element was reviewed by the State of California in November 2013 and was found to be in full compliance of State housing law. The finding was based on Brea’s commitment to addressing its Regional Housing Needs Assessment (RHNA). Figure 5 below shows the status of the City’s General Plan Housing Element Programs.

Regional Housing Needs Assessment

State law requires jurisdictions to provide their share of the RHNA allocation. The Southern California Association of Governments (SCAG) determines the housing growth needs by income for local jurisdictions through RHNA. The City of Brea’s RHNA allocation for the 2014-2021 Housing Cycle is 1,851 units which is divided into the following income groups:

- Extremely Low – 213 units
- Very Low – 213 units
- Low – 305 units
- Moderate – 335 units
- Above Moderate – 785 units

Attachment E, of this report, shows the residential activity for the 2014-2021 Housing Cycle by year, income level, and project. The City of Brea has issued building permits for 3,205 so far in this Housing Cycle. In 2021, the City issued 8 building permits for a total of 16 new residential units added to the City’s housing stock. There was a total of 5 permits issued for Accessory Dwelling Units and 2 multi-family residential units.

The City has two funds that account for revenues received and expenditures made for affordable housing – The Affordable Housing Trust Fund and the Housing Successor Fund. The Housing Successor Annual Report for the year 2020-2021 is included as Attachment D.

**FIGURE 5
General Plan Housing Element Programs**

Program	Goal/Policy	Achievement
Housing		
Single-family Rehabilitation	HE-1.2 HE-1.3	Seven (7) grants were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
Preservation of Assisted Housing	HE-1.5	The City continues to make efforts to preserve the existing affordable rental stock at-risk of conversion to market rents.
Affordable Housing Ordinance	HE-2.2 HE-3.1 HE-3.4	The City continues to require affordable units to low and moderate-income households for all new housing developments.

Land Use Element and Sites Inventory	HE-3.1 HE-3.3 HE-3.4 HE-4.3	The City approved the 6 th Cycle Housing Element 2021-2029 which identifies a total of 17 focused development sites for future housing developments consistent with the regional housing needs.
Mixed Use/ High Density Opportunity Sites	HE-2.2 HE-2.5 HE-2.6 HE-3.1 HE-3.3 HE-3.3	The City is moving forward to consider mixed-used development projects within the Brea Core Area. Brea Mall is currently under review to demolish the Sears department store and surrounding surface parking to allow a mix of uses including approximately 380 multi-family housing units. The Brea Plaza mixed-use project development is being considered to demolish a theater and construct 161 multi-family units.
Accessory Dwelling Units (formerly known as second units)	HE-1.1 HE-2.4 HE-3.5	The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multigenerational and affordable housing. This year 5 building permit applications were approved for ADUs in the City. The City has initiated the adoption of a new ADU and JADU Ordinance to comply with State law.
Multi-family Design Guidelines	HE-4.0 HE-4.2 HE-4.4	The City was awarded SB 2 funds with an intention to create flexible design guidelines to accommodate new approaches to housing, update parking standards and remove entitlement impediments to streamline the process.
CEQA Exemptions for Infill Projects	HE-4.0 HE-4.4	The City continues to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.
Efficient Project Processing	HE-4.0 HE-4.4	The City utilized secured funding and launched Accela, a new permit software system to streamline the process and help with record retention.
Fair Housing Program	HE-2.6 HE-5.1 HE-5.5	The City aims to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments and on the website.
Housing Accessibility	HE-3.1 HE-5.0 HE-5.4	The City continues to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.

Senior Housing Opportunities	HE-2.5 HE-5.3 HE-5.4	The City supports a range of housing options to address the diverse needs of Brea’s growing senior population. The City continues to conduct outreach with the senior population to ensure their voices are heard including input on the Housing Element Update.
Green Building	HE-6.1 HE-6.3 HE-6.4	The City continues to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
Healthy Communities	HE-1.1 HE-1.4 HE-5.5 HE-6.4 HE-6.5 HE-6.6	The City completed the Active Transportation Plan to further augment Phase One of the Brea Core Plan, promoting healthy living and physical activity and is making progress to move towards Phase Two. Phase 2 will include land use planning efforts with full community engagement.

- Attachment A – Implementation Guide**
- Attachment B – Housing Implementation Program Summary**
- Attachment C – Annual Element Progress Report (See General Plan Report Online)**
- Attachment D – Housing Successor Annual Report**
- Attachment E – Residential Activity for Relevant Housing Cycle**

Appendix A
**IMPLEMENTATION
GUIDE**

THE CITY OF
BRE A
GENERAL PLAN



Appendix A

IMPLEMENTATION

GUIDE



The General Plan Implementation Guide provides a guide to implement adopted General Plan policies and plans for City elected officials, staff and the public. The purpose of the Implementation Guide is to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions.

Each implementation measure is a program, procedure, or technique that requires additional City action. This action may either occur on a City-wide basis, or in individual subareas. Some of the implementation measures are processes or procedures the City currently administers on a day-to-day basis (such as development project review), while others identify new programs or projects that will become day-to-day planning activities in Brea. The City Council, by relating the Implementation Guide to the General Plan, recognizes the importance of long-range planning considerations and budgeting to such day-to-day activities. Implementation of the specific programs will be subject to funding constraints.

The Implementation Guide is organized into five subsections that correspond to the General Plan Chapters. Each of the subsections is comprised of programs that directly relate to the policies and plans of the corresponding General Plan element.

Use of the General Plan Implementation Guide

The Implementation Guide is intended for use as the basis for preparing the Annual Report to the City Council on the status of the City's progress in implementing the General Plan, as described in Section 65400 of the California Government Code. Because many of the individual actions and programs described in the Implementation Guide act as mitigation for significant environmental impacts resulting from planned development identified in the General Plan, the annual report can also provide a means of monitoring the application of the mitigation measures as

required by AB 3180. This Implementation Guide should be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency and usefulness.

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION I: LAND USE									
Citywide									
CD-1.1 CD-1.2 CD-1.4 CD-1.5 CD-1.9 CD-1.11 CD-4.4 CD-6.6	Revise the zoning ordinance and map to reflect the adopted Land Use Policy Map, and implement the updated ordinance and map over time. Use redevelopment set-aside funds and other funding mechanisms to assist with the development of work force housing.	Development Services Economic Development	General fund Redevelopment	By the end of 2004; Ongoing					
CD-1.3 CD-1.6	Structure zoning ordinance use regulations to allow a broad range of commercial and industrial businesses. Create partnerships with the Chamber of Commerce and other local organizations to attract new businesses to the community.	Economic Development	General fund	Ongoing					
CD-1.7 CD-1.8	As part of a development impact fee program, collect funds for the acquisition and improvement of trails shown on Figure CR-2 of the Community Resources Chapter. Require developers to provide the open space linkages and trails shown on Figure CR-2 of the Community Resources Chapter.	Development Services	Impact fees	Establish program by end of 2005; Ongoing					
CD-1.10	Revise zoning regulations for residential zones to ensure maximum preservation of open space resources. Cooperate with conservation agencies in their efforts to acquire open space. Cooperation may include partnering City funds with private sources for strategic open space acquisitions.	Development Services	General fund Mitigation payments	Revise ordinance by end of 2004 Ongoing					
CD-1.13	Conduct a study to determine whether existing residential zoning regulations adequately address the suitability of additions to existing residential units, the bulk of residential development, particularly as it pertains to established neighborhoods. If the study points toward a need to revise standards, revise standards accordingly.	Development Services	General fund	By the end of 2004					
CD-1.12	Continue the use of the City's housing rehabilitation loan program and NEIGHBORHOOD ENHANCEMENT PROGRAM.	Economic Development	Redevelopment Funds; Community Development Block Grants (CDBG) funds	Ongoing					
CD-1.14	Authorize funds annually and identify necessary staff resources to allow continued implementation of the Neighborhood Preservation Ordinance.	Development Services	General Fund Redevelopment Funds	Annually					
Focus Areas: Northwest Neighborhoods									
CD-2.1	Develop and adopt design guidelines for residential development.	Development Services	General fund	By the end of 2005					
CD-2.2	For all new residential development proposals, require that street and/or pedestrian connections are provided between existing development that abuts the new development and that new development.	Development Services	Application fees	Ongoing					
CD-2.3 CD-4.3	Study the recommendations of the <i>Street Design and Traffic Calming Recommendations for Neighborhoods 4 and 6 in the City of Brea, CA</i> study, and prioritize recommended improvements. Identify where such traffic calming devices could be effective in reducing speeds on other residential streets.	Development Services Economic Development	General fund; CIP funds Redevelopment funds	Complete analysis by 2006; implement improvements as funds available					
CD-2.4	Continue to implement City ordinances regulating street trees and landscaping.	Development Services Maintenance	General fund	Ongoing					

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-2.5	Utilize grant and loan programs to assist small businesses with façade enhancements.	Economic Development	Redevelopment funds; Community Development Block Grants (CDBG) funds	Ongoing					
CD-3.1 CD-3.2 CD-3.6	Enhance and emphasize Puente and Berry Streets as primary pedestrian routes to Central Avenue by enhanced landscaping and improved pedestrian safety. Investigate the feasibility of establishing daily, regularly scheduled transit service throughout the Northwest neighborhood and other areas of the City with concentrations of older residents and others that rely heavily on public transit.	Development Services Development Services, OCTA	Capital Improvement Program (CIP) funds OCTA Federal grants	Ongoing; Investigate by end of 2005, implement as needed					
CD-3.2	Investigate the feasibility of establishing daily, regularly scheduled transit service throughout the Northwest neighborhood. With redevelop of commercial sites within the area, consider establishing a senior center as part of any mixed-use development.	Development Services, OCTA Economic Development Department	OCTA Federal grants Redevelopment funds	Investigate by end of 2005, implement as needed; As development is proposed					
CD-3.4	Work with Chamber of Commerce to help encourage local retail businesses to market and serve residents in the Northwest area.	Economic Development, Chamber of Commerce	General Fund	Ongoing					
CD-3.5 CD-4.2	Extend the Downtown directional signage program to Central Avenue. Establish streetscape/landscape design plans for Central Avenue and Puente and Berry Streets consistent with the Public Realm Urban Design Palette in the Community Development Chapter.	Development Services	Redevelopment funds Capital Improvement Program (CIP) funds	By 2004; By 2006					
Focus Areas: Downtown Brea									
CD-4.1	Use the City's Business and Attraction Program to help diversify the mix of Downtown businesses by attracting new businesses and expanding existing businesses.	Economic Development	General fund	Ongoing	CD-21.1 CD-21.3 CD-21.6 CD-22.1 CD-22.2 CD-22.4 CD-22.5 CD-23.1				
CD-4.4	Revise zoning regulations to be consistent with the Land Use Plan of the General Plan, which plans for mixed-use development along the Brea Boulevard and Birch Street corridors.	Development Services	General fund	By the end of 2004					
CD-4.5 CD-4.6	Ensure Birch Street Streetscape Improvements include signage and landscape links between Downtown and Civic Center/Brea Mall area, as well as public plaza areas.	Development Services	Capital Improvement Program (CIP) funds	By 2004					
CD-4.7	Work with Cultural Arts Commission and Recreation Services to promote Brea's heritage through artwork, signs, preservation, recreation programs, events, and historical structures throughout the City and in City park lands. Use Federal, state, non-profit, and private programs and resources to promote Brea's historic resources.	Cultural Arts Commission, Recreation Services	General fund	Ongoing	CD-5.6		CR-14.7 CR-14.8 CR-14.9 CR-15.3 CR-15.5 CR-15.6	CS-5.1 CS-5.2 CS-5.4 CS-5.6	
CD-4.8	Conduct a study to determine whether a trolley system that serves Downtown Brea and surrounding areas is feasible.								

Community Development
Breia General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
Focus Areas: Historic Brea									
CD-5.1 CD-5.2	Establish streetscape/landscape design plans for South Brea Boulevard and Historic Brea that complement the existing historic environment and resources. Ensure plans are consistent with the Public Realm Urban Design Palette in the Community Development Chapter.	Economic Development	Capital Improvement Program (CIP) funds	By 2006					
CD-5.3	Revise the zoning ordinance and map to reflect the adopted Land Use Policy Map, and implement the updated ordinance and map over time. Continue to implement the Neighborhood Enhancement Plan allowing for various rehabilitation programs.	Community Services, Economic Development							
CD-5.4 CD-5.6 CD-6.1 CD-6.5	Update and amend the Brea Towne Plaza Specific Plan to include updated standards on design guidelines for commercial development for South Brea Boulevard that respect and complement the historic character of surrounding neighborhoods.								
CD-6.2	Encourage ownership housing types such as condominiums and townhouses within in the Mixed Use III area in South Brea Boulevard.								
CD-5.5 CD-5.7	Investigate the potential of creating historic districts, conservation districts, and/or preservation overlay zones within the City. Amend the Historic Preservation Ordinance in developing criteria for district designation and include appropriate regulations to safeguard historic resources within the delineated district.	Development Services	General fund,	Investigate by end of 2005			CR-14.2		
Focus Areas: Carbon Canyon and Olinda Village									
CD-7.1 CD-7.3 CD-7.4 CD-8.2 CD-8.3 CD-8.7	Update and continue to implement the Brea Hillside Management Ordinance. Implement the Hillside Development Policy within the Land Use Section of the General Plan.	Development Services, Fire and Police Services	Development fee, Environmental impact mitigation	By the end of 2004; Ongoing					
CD-7.2	Require development proposals, particularly in sphere of influence and hillside areas to preserve, restore, and enhance existing wildlife corridors, habitat, and roadway crossings.	Development Services	Development fee, Environmental impact mitigation	Ongoing			CR-10.3 CR-10.5		
CD-7.5	Work with the Economic Development to assist in attracting local-serving businesses in Olinda Village and ensure the businesses are consistent with the Neighborhood Commercial designation of the Land Use Policy Map.	Development Services, Economic Development	General fund	Ongoing	CD-21.1 CD-21.3 CD-21.6 CD-22.1 CD-22.2 CD-22.4 CD-22.5 CD-23.1				
CD-7.7 CD-8.1	Investigate creative methods or programs aimed at acquiring and/or purchasing open space lands such as: <ul style="list-style-type: none"> ▪ Conservation easements; ▪ Purchase of development rights; ▪ Transfer of development rights; ▪ Mitigation and Land banking; ▪ Development rights agreement; and ▪ Open space preservation fund; 	Development Services,	Development fees, Bonds, Special assessment districts, Grants, Open space conservation funds,	By the end of 2004	CD-1.7 CD-1.9 CD-1.10 CD-6.2 CD-7.1 CD-7.5 CD-8.6		CR-4.1 CR-5.1 CR-8.1 CR-8.3 CR-9.1 CR-9.2 CR-9.3 CR-9.5 CR-10.6		
CD-7.8	Investigate alternatives to the Carbon Canyon Specific Plan for regulating land use within this area. Determine whether the Plan is feasible to implement with respect to biological, infrastructure, circulation, and topographical constraints.	Development Services,	General fund	By the end of 2003					
Hillsides and Unincorporated Brea									
CD-8.4	Work with Integrated Waste Management Department of Orange County (IRWD) to ensure the proposed end use of the landfill is a county regional park.								

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-8.5	Collaborate with Federal, state, regional, local, non-profit, environmental and conservation organizations, and private entities to conserve, protect, and enhance open spaces and natural resources throughout Brea's Planning Area.	Development Services	General fund	Ongoing	CD-1.7		CR-4.3 CR-5.3		
CD-8.6	Review development proposals to ensure projects are integrated into City's circulation system.	Development Services	Development fees	Ongoing					
CD-8.8	Work closely with the County of Orange to emphasize the City's need to participate in development review process of projects within Brea's sphere of influence and surrounding unincorporated	Development Services	General fund	Ongoing					
Southeast Brea									
CD-9.1 CD-9.4	Work with the Economic Development to assist in attracting new commercial businesses in Southeast Brea that complement rather than compete with businesses along Imperial Highway and Downtown. Also assist in attracting an established quality, educational institution in this area such as a community college or a unique small-scale school such as an art college.	Development Services, Economic Development	General fund	Ongoing					
CD-9.2	Require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, intersection improvement, decorated accent paving materials, and other pedestrian improvements. Ensure easy linkages to important activity areas such as schools, commercial areas, cultural and social centers and other high pedestrian activity areas.	Development Services, Recreation Services	Development fees	Ongoing	CD-2.2 CD-2.3 CD-2.4 CD-2.5 CD-6.2		CR-7.1 CR-7.2 CR-7.5		PS-2.2 PS-2.3 PS-3.1 PS-3.2 PS-3.3
CD-9.3 CD-9.6	Assess the existing park and recreation system according to the standards established in the Parks and Open Space Section. Require dedication of park facilities, a fee in lieu thereof, or a combination of both, as a condition of new development pursuant to the Quimby Act. Also encourage the development of parks and recreational facilities by the private sector, but available for use by the public. Annually review park facility dedication and development fee requirements to ensure they reflect changing needs of the community, population growth, and current land and construction costs.	Recreation Services, Development Services	Development fees, General fund, Park dedication	Annually	CD-1.7 CD-1.8		CR-6.2 CR-6.3 CR-6.4 CR-6.6 CR-6.7	CS-2.1 CS-2.2 CS-2.3 CS-2.4	PS-2.3 PS-3.1 PS-3.2 PS-3.3
CD-9.5	See Housing Element								
CD-9.7	Have the Community Services Department to explore different cultural art options for the reuse of the Unocal center theatre.	Community Services	General fund	By the end of 2005 or after development of the Unocal Research Center					
SECTION II: CIRCULATION									
Regional Transportation Facilities									
CD-10.1 CD-10.2 CD-10.3 CD-10.4	Coordinate planned development in the planning area with needed improvements to the regional circulation system by: 1) Supporting improvement of all regional highways and freeways in the area with Caltrans; 2) Cooperate with surrounding jurisdictions to ensure efficient operation of the arterial network; and 3) Coordinating with Orange County Transit Authority (OCTA) regarding the planned regional network improvements and transit services.	Community Development, OCTA, Caltrans	General fund	Ongoing	CD-26.1				

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-10.4 CD-10.6	Create a special study area for Carbon Canyon Road to analyze local and regional impacts and alternatives to improve congestion on this roadway.	Community Development	General fund	Complete 2005					
Local Circulation System									
CD-10.5	<p>Work closely with OCTA to amend the Master Plan of Arterial Highways as follows:</p> <ul style="list-style-type: none"> ▪ Reclassify Puente Avenue and Whittier Boulevard as a Collector Arterial. This modification accurately represents the function of this roadway. ▪ Reclassify Brea Canyon Boulevard (north of Lambert Road) as a Collector. The Collector classification best reflects the function Brea Canyon Boulevard serves during most travel hours. Only during the evening commute does the roadway experience heavy use, typically as an alternative to the crowded SR-57 freeway. The City will preserve right-of-way adequate for a Minor Arterial, but the Collector designation indicates the anticipated roadway function. ▪ Reclassify South Brea Boulevard (south of Imperial Highway) as Primary Arterial. This modification preserves right-of-way consistent with a Major Arterial standard but indicates the City's intention to maintain no more than two travel lanes in each direction. The land use plan provides for South Brea Boulevard to be a mixed-use, pedestrian-friendly district. The wide right-of-way will provide space for on-street parking, pedestrian enhancements, ample landscaping, and street-oriented development. ▪ Eliminate Tonner/Valencia Avenue (north of Lambert Road) as Proposed Primary Arterial. Land use policy north of Lambert Road does not support the MPAH alignment, nor does planned densities require a roadway of this size. 	Community Development , OCTA	General fund	Complete MPAH by 2004					
CD-11.1 CD-11.2 CD-11.4 CD-11.7 CD-6.3	Implement the circulation system in the planning area in concert with land development to ensure adequate levels of service and monitor the operation of major streets. Future roadways must meet roadway classification specifications and performance criteria. As traffic approaches the Level of Service standards established in the Circulation Section, roadway capacity will be improved by adding through and turn lanes and other transportation measures according to the Arterial Highway Plan.	Community Development	General fund, Measure M revenue, Development fees, Other State and Federal sources, Gas tax revenue	Ongoing					
CD-11.1 CD-13.1	Establish a capital improvement program to address phasing and construction of traffic improvements and capital facilities throughout the planning area. Utilize the Capital Improvement Program (CIP) process to finance and complete the roadway and bikeway improvements specified in the Circulation Section. Update the Capital Improvement Program annually to respond to changes in local priorities and available funding sources.	Community Development	Capital Improvement Program (CIP) funds, Gas tax revenues, Federal Transportation funds	Ongoing					
CD-11.5 CD-11.9 CD-6.4	Revise and/or adopt street design standards, focused on pedestrian and bicycle safety, landscaping, traffic calming, and neighborhood character. If requested by the OCTA, consider requiring (and require developers to provide) bus loading areas or turnouts for buses.	Community Development, OCTA	General fund	Ongoing					

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-11.6	To reduce expenditures, improve design, and minimize traffic disruption, coordinate local street improvements with major transportation system improvement projects, such as widening the State Route 57 on and off ramps at Lambert Road.	Community Development, Caltrans	Capital Improvement Program (CIP) funds, Development fees, Gas tax revenue	Ongoing	CD-12.1				
CD-11.10	Coordinate with the school districts and other entities to develop "Suggested Route to School Plans" for all public and private schools in the City and for schools serving students living in Brea. Plans shall identify all pedestrians and bicycle facilities, and traffic control devices for residents to determine the most appropriate travel route. The plans shall also identify existing easements for sidewalks.	Community Development, Brea Olinda School District, La Habra City School District	General fund, Grants	Ongoing					
CD-11.10	Increase priority of pedestrian safety projects (i.e., pedestrian street crossings, sidewalks, or pathways) as part of the Capital Improvement Program. Review the need to install sidewalks or paths and crosswalks on all City streets within one-half mile of all public schools within the City.	Community Development	Capital Improvement Program (CIP) funds	Ongoing					PS-3.1 PS-3.2 PS-3.3
Public Transportation System									
CD-12.1 CD-12.2 CD-12.3 CD-12.4	Work with OCTA to improve transit service and encourage ridership through the following actions: <ul style="list-style-type: none"> ▪ Encourage provision of transit facilities in major new development and major rehabilitation projects; ▪ Support OCTA demand-responsive (ACCESS) service and other paratransit operations ; ▪ Work with OCTA to provide information to the public on available alternative transportation choices and routes; and ▪ Incorporate design features into public improvement projects that promote and support the use of public transportation. 	Community Development, OCTA	General fund, Development fees	Ongoing			CR-6.3 CR-7.1 CR-7.5		
CD-12.3	Encourage local businesses to provide employees with transit passes or other financial incentives to use transit to commute to and from the workplace.	Community Development	General fund, Private investment	Ongoing					
CD-12.5	Identify bicycle and pedestrian projects in the CIP and through development fees that help to complete or enhance connections to bus stops.	Community Development	General fund, Development fees	Ongoing			CR-6.3 CR-7.1 CR-7.5		
CD-12.6	Work with OCTA and/or require development projects to provide transit stop enhancements including benches, shelters, schedule information, and real-time bus location data. Stop locations should be located near building entrances to encourage bus ridership.	Community Development, OCTA	General fund, Development fees	Ongoing					
Bicycles and Pedestrians									
CD-13.1 CD-13.3 CD-13.4	Implement the Circulation Plan to ensure Development of bicycles facilities and amenities as follows: <ol style="list-style-type: none"> 1) Upgrade existing bikeways and develop new bicycle facilities in accordance with the standards and locations in the Circulation Section; 2) Require the provision of secure bicycle parking (e.g., racks, lockers) as part of all future development projects for non-single family residential development; 3) Encourage non-residential development projects to include amenities such as showers and lockers for employees to further bicycling as an alternative to automobile travel; and 4) Prohibit motorized vehicular traffic on trails, pathways, parks, and dedicated open space areas except for maintenance and emergency purposes. 	Community Development	Capital Improvement Program (CIP) funds, Development fees	Ongoing			CR-6.4 CR-7.5		

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies					
					Community Development	Housing	Community Resources	Community Services	Public Safety	
CD-13.2	Require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, intersection improvement, decorated accent paving materials, and other pedestrian improvements. Ensure easy linkages to important activity areas such as schools, commercial areas, cultural and social centers and other high pedestrian activity areas.	Development Services, Recreation Services	Development fees	Ongoing	CD-2.2 CD-2.3 CD-2.4 CD-2.5 CD-6.2					PS-2.2 PS-2.3 PS-3.1 PS-3.2 PS-3.3
CD-13.1	Develop a community awareness program to encourage local use of bicycles paths, lanes, and routes including posting maps on the City's website. Include bicycle and pedestrian safety and enforcement when developing community awareness programs.	Community Development	General fund	Ongoing			CR-6.4 CR-7.5			PS-3.1 PS-3.2 PS-3.3
CD-13.4	Make bikeway improvements a funding priority by: <ul style="list-style-type: none"> 1) Continuing to consider financing bikeway design and construction as part of the City's annual construction and improvement fund; 2) Incorporating bikeway improvements as part of the Capital Improvement Program; and 3) Aggressively pursue regional funding and other Federal and State sources for new bikeways. 	Development Services	Capital Improvement Program (CIP) funds, Federal and State funding sources	Ongoing			CR-6.4 CR-7.5			
SECTION III: INFRASTRUCTURE										
CD-14.1 CD-14.2 CD-14.4	Review development proposals for consistency water, power and solid waste disposal infrastructure requirements.	Development Services, Maintenance Services	General Fund, development fees	Ongoing						
CD-14.2	Implement the City's Water Master Plan recommendations for replacement, maintenance, and improvement of water services.	Maintenance Services	General Fund, development fees, state and federal funds	Ongoing						
CD-14.2	Implement the City's Sewer Master Plan recommendations for replacement, maintenance, and improvement of sewer services.	Maintenance Services	General Fund, development fees, state and federal funds	Ongoing						
CD-14.1	Review development proposals for consistency water, power and solid waste disposal infrastructure requirements.	Development Services	General Fund, development fees	Ongoing						
CD-14.3	Continue to balance infrastructure fees with the cost of providing infrastructure services to new development.	Maintenance Services	General Fund, development fees	Ongoing						
CD-15.1 CD-15.2	Continue to participate in the Orange County Storm Water Management Plan.	Maintenance Services	General Fund	Ongoing	CD-26.1					
CD-15.1 CD-15.2	Provide information on storm water hazards, correct disposal techniques, and recycling options within the Brea Line on a quarterly basis.	Maintenance Services	General Fund	End of 2005	CD-26.1					
CD-15.3	Consider implementing parking restrictions for all streets in Brea on days in which street sweeping occurs.	Maintenance Services	General Fund	End of 2005						
CD-16.1	Provide funding or development incentives to encourage the installation of on-line services or learning opportunities.	Development Services, Maintenance Services	General Fund	End of 2006						
CD-16.2	Examine the feasibility of developing an on-line network or City-intranet for development of on-line building permits, registration, or payment of bills	Development Services, Maintenance Services	General Fund	By end of 2006						

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SECTION IV: ECONOMIC DEVELOPMENT

Tax Base Revenue Growth									
CD-23.1 CD-23.3 CD-23.6 CD-24.1 CD-24.2 CD-24.4 CD-24.5 CD-25.1	Continue to implement and update, as needed, the Business Retention and Attraction Program, which includes a regional marketing plan, the Brea Business Beat Program, coordination of the Economic Development Committee, the North Orange County Partnership (NOCP), and participation in the Orange County Consortium, and the Orange County Business Council activities. Continue to coordinate with the North Orange Partnership (NOCP), Chamber of Commerce, and the Orange County Business Council to address the needs of existing and future businesses in the community. The City will work with these agencies to obtain input from the business community as to the best means for assisting local businesses and maintaining a healthy business environment. Continue to work with the Brea Chamber of Commerce in providing services and programs that meet the needs of Brea's business community.	Economic Development North Orange County Partnership Brea Chamber of Commerce				CD-4.1 CD-6.5			
CD-23.2	Revise the zoning ordinance and map to reflect the adopted Land Use Policy Map, and implement the update ordinance and map over time.	Development Services	General Fund	By the end of 2004					
CD-23.5 CD-26.1	Continue to implement the Redevelopment Agency's 5-year Implementation Plan, Agency adopted goals, and Project Area Plans.	Economic Development Department	General Fund	Ongoing	CD-6.5				
CD-23.7	Create a program (updated regularly) that identifies and advertises childcare services in the City of Brea to residents, employers, and employees in Brea.	Community Services	General fund	Complete by 2004, Ongoing					

Diversity

CD-24.3	Work with Family Resource Center to offer educational and training opportunities for Breans.	Community Services	General fund	Ongoing					
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Expansion of Downtown

CD-25.2	Review development proposals to ensure proper site design consistent with the Zoning Ordinance Development Standards. Reconfigure parcels, consistent with the Subdivision Map Act, to ensure greater street visibility and adequate automobile and pedestrian access.	Development Services	General fund	Ongoing					
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Revitalization of Aging Business Centers

CD-26.2	Continue to provide low-interest loans to Brea businesses through the commercial Rehabilitation Loan Program that matches loans to businesses of exterior remodeling, common space upgrading, parking improvements, landscape and hardscape upgrades, and signage improvements.								
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SECTION V: GROWTH MANAGEMENT

CD-28.1	Participate in inter-jurisdictional planning forums such as the County of Orange, the Orange County Transportation Authority (OCTA) and other local jurisdictions or other appointed bodies to implement Measure M and the development of future revisions.	Development Services	General fund, Measure M	Ongoing	CD-9.1 CD-9.2 CD-9.3 CD-9.4				
CD-28.1	Participate in the inter-jurisdictional planning forums to discuss traffic improvements, cooperative land use planning and appropriate mitigation measures for development projects with multi-jurisdictional impacts.	Development Services	General fund, Measure M	Ongoing					
CD-27.5 CD-28.3	Work with inter-jurisdictional planning forums to improve the sub regional balance of jobs and housing	Development Services	General fund, Measure M	Ongoing					
CD-26.3 CD-28.2	Cooperate with state, county, and local governments in planning and implementing the City's Circulation Element, and coordinating efforts to ensure orderly development.	Development Services	General fund, Measure M	Ongoing			CR-13.1		
CD-27.1	Coordinate population, housing, employment, and land use projections with the state Department of Finance, Southern California Association of Governments (SCAG), the County of Orange Development Monitoring Program, and local school and water districts.	Development Services	General fund, Measure M	Ongoing					
G-28.1	Continue to cooperate with the County of Orange in annually updating the Congestion Management Plan (CMP). Participating in the annual CMP update will ensure that the City receives its share of state gasoline sales tax revenue for transportation improvements.	Development Services	General fund, Measure M	Ongoing					
G-27.4 G-27.5	Provide incentives for infill development through development and parking standards in the City's zoning code.	Development Services	General fund	By 2003					

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies														
					Community Development	Housing	Community Resources	Community Services	Public Safety										
SECTION VI: PARKS AND OPEN SPACE SECTION																			
Parks																			
CR-1.1 CR-1.2 CR-1.4 CR-1.5 CR-1.6 CR-1.7 CR-3.3 CR-3.6	Assess the existing park and recreation system according to the standards established in the Parks and Open Space Section. Require dedication of park facilities, a fee in lieu thereof, or a combination of both, as a condition of new development pursuant to the Quimby Act. Also encourage the development of parks and recreational facilities by the private sector, but available for use by the public. Annually review park facility dedication and development fee requirements to ensure they reflect changing needs of the community, population growth, and current land and construction costs. Properly maintain and operate the grounds and facilities of existing parks to minimize vandalism and crime, affirm safe and pleasant environments, and maximize public use and enjoyment.	Community Services, Development Services	Development fees, General fund, Park dedication funds	Annually	CD-1.7 CD-1.8 CD-8.3 CD-8.6		CR-6.2 CR-6.3 CR-6.4 CR-6.6 CR-6.7	CS-2.1 CS-2.2 CS-2.3 CS-2.4	PS-2.3 PS-3.1 PS-3.2 PS-3.3										
CR-1.3	Create new park standards of park development as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type of Park</th> <th style="text-align: left;">Size and Service Area</th> </tr> </thead> <tbody> <tr> <td>Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)</td> <td>0.5 to 5 acres, with a ¼ mile service area radius in residential setting</td> </tr> <tr> <td>Neighborhood Park</td> <td>5-10 acres, with a ¼- to ½-mile service area radius</td> </tr> <tr> <td>Community or Sports Park</td> <td>20-50+ acres, with a ½- to three- mile service area radius</td> </tr> <tr> <td>Regional Park</td> <td>50 acres or larger</td> </tr> </tbody> </table>	Type of Park	Size and Service Area	Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)	0.5 to 5 acres, with a ¼ mile service area radius in residential setting	Neighborhood Park	5-10 acres, with a ¼- to ½-mile service area radius	Community or Sports Park	20-50+ acres, with a ½- to three- mile service area radius	Regional Park	50 acres or larger	Community Services, Development Services	Development fees, General fund, Park dedication funds	Establish new standards by end of 2004;	CD-8.3				
Type of Park	Size and Service Area																		
Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)	0.5 to 5 acres, with a ¼ mile service area radius in residential setting																		
Neighborhood Park	5-10 acres, with a ¼- to ½-mile service area radius																		
Community or Sports Park	20-50+ acres, with a ½- to three- mile service area radius																		
Regional Park	50 acres or larger																		
CR-2.1 CR-2.2 CR-3.7	Review development proposals for potential impacts to existing public parks and open space from non-recreational uses. Ensure that new uses or facilities, including new recreation facilities, do not displace existing casual use facilities and parks.	Development Services, Community Services	Development fees	Ongoing	CD-5.4														
CR-3.1	Create a scheduling program that maximizes use of available recreational programs and facilities.	Community Services	General fund	Establish program by end of 2004;				CS-2.2 CS-2.3 CS-2.4											
CR-3.2	Continue to engage in joint use agreements with the Brea-Olinda School District to further expand recreational facilities.	Community Services, Development Services, Brea-Olinda School District	General fund	Ongoing				CS-3.1 CS-3.2 CS-3.3 CS-6.2											
CR-3.4	Research "Rails to Trails" program and related resources for potential funding sources. Create strategy and proposal to convert abandoned segments of the Union Pacific railroad right-of-way to an additional recreational use, trail, and/or greenway.	Development Services, Community Services	General fund	Complete analysis by 2006			CR-6.4 CR-7.3												
CR-3.5	Collaborate with Federal, state, regional, and local agencies regarding the integration with existing and potential trail systems, recreational facilities, and recreation programs.	Development Services	Development fees, General fund	Ongoing			CR-4.3 CR-5.3 CR-6.1 CR-6.2 CR-6.3												
Open Space																			
CR-4.1 CR-5.1	Investigate creative methods or programs aimed at acquiring and/or purchasing open space lands such as: <ul style="list-style-type: none"> ▪ Conservation easements; ▪ Purchase of development rights; ▪ Transfer of development rights; ▪ Mitigation and Land banking; ▪ Development rights agreement; and ▪ Open space preservation fund; 	Development Services	Development fees, Bonds, Special assessment districts, Grants, Open space conservation funds,	By the end of 2004;	CD-1.7 CD-1.9 CD-1.10 CD-6.2 CD-6.7 CD-7.1 CD-7.5 CD-8.6		CR-8.1 CR-8.3 CR-9.1 CR-9.2 CR-9.3 CR-9.5 CR-10.6												

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-4.2 CR-5.2	Assess development proposals for potential impacts to important geologic and scenic landform features pursuant to the CEQA. Require appropriate mitigation measures, including environmentally sensitive site planning and grading, revegetation and open space dedication, for significant impacts. Consider important topographical features, watershed areas, ridgelines, soils, and potential erosion problems in the assessments. Ensure the new development is compatible to adjacent open space lands.	Development Services	Development fees, Grading permit fees,	Ongoing			CR-9.6 CR-10.3 CR-10.5 CR-10.5 CR-11.5 CR-11.6		PS-8.3 PS-8.4
CR-4.3 CR-5.3	Collaborate with Federal, state, regional, local, non-profit, environmental and conservation organizations, and private entities to conserve, protect, and enhance open spaces and natural resources throughout Brea's Planning Area.	Development Services	General fund	Ongoing	CD-1.7 CD-7.5				
SECTION VII: TRAILS									
CR-6.1 CR-6.2 CR-6.3 CR-6.6 CR-6.7 CR-7.4	<p>Develop the multi-use trail system illustrated in Trail Section (Figure CR-2) with the following standards:</p> <ul style="list-style-type: none"> ▪ Provide multi-purpose trails, where possible, to serve hikers, bicyclers, and horseback riders. ▪ Link trails with adjacent City, County, and State (Chino Hills State Park) trail systems. ▪ Maintain trail areas in good condition, and free of litter and debris ▪ Design trails with coordination with landowners and conservation biologist to develop trails that will be flexible and site-specific to minimize the impact on adjacent property and fragile habitats. ▪ Provide a trail system with both short and long hikes/rides and serve the needs of both beginning and advanced hikers/riders. ▪ Utilize citizen volunteers to assist in the development, maintenance and operation of trails and facilities. ▪ Keep citizens aware of the trail system through publication of a trails map which also notes safety and courtesy tips. ▪ Separate trails from automobile traffic when possible in order to provide safe conditions for riders and walkers. ▪ Provide appropriate signs to mark all trails. ▪ Design trails entrances to prevent unwanted trail usage by motorized vehicles. ▪ Locate trails to provide linkages between open space and the City greenway system. <p>Adopt and implement a capital improvement program for trail acquisition and improvements to the trail system.</p>	Development Services, Community Services	Development fees, General fund, CIP funds	Ongoing	CD-1.7 CD-1.8 CD-1.9 CD-4.2 CD-7.6 CD-8.2			PS-2.2 PS-2.3 PS-3.1 PS-3.3	
CR-6.4 CR-7.3	<p>Research and acquire Federal, state, local, and non-profit resources to fund and develop trails throughout Brea.</p> <p>Research "Rails to Trails" program and related resources to convert abandoned Union Pacific railroad right-of-way to a community trail as described in the Trails Section of the General Plan.</p>	Development Services, Community Services	General fund	Ongoing			CR-3.4		
CR-6.5	Coordinate with other State and local agencies in creating an integrated regional trail system that connects to important recreational activity areas within Northern Orange County.	Development Services, Community Services	General fund	Ongoing					
CR-7.1 CR-7.2 CR-7.5	Require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, intersection improvement, decorated accent paving materials, and other pedestrian improvements. Ensure easy linkages to important activity areas such as schools, commercial areas, cultural and social centers and other high pedestrian activity areas.	Development Services, Community Services	Development fees	Ongoing	CD-2.2 CD-2.3 CD-2.4 CD-2.5 CD-6.2		CR-7.1 CR-7.2 CR-7.5		PS-2.2 PS-2.3 PS-3.1 PS-3.2 PS-3.3

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION VIII: WILDLIFE HABITAT									
CR-8.1	<p>Require development proposals, particularly in sphere of influence and hillside areas to preserve, restore, and enhance existing wildlife corridors, habitat, and roadway crossings.</p> <p>Require development proposals to include the assessment of potential migratory birds and raptor nests (in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code.) Mitigation for the presence of active nests may be conducted in the following ways:</p> <ul style="list-style-type: none"> ▪ Prior to the commencement of tree removal during the nesting season (February – July), all suitable habitats should be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete; or ▪ Tree removal and grading may be delayed until after the breeding season (August-January) to ensure that no active nests will be disturbed. 	Development Services, United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG)	Development fee, Environmental impact mitigation	Ongoing	CD-6.2		CR-10.3 CR-10.5		
CR-8.2 CR-9.2 CR-9.3 CR-9.4	<p>Assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to, avoidance, enhancement, restoration, or a combination of any of the three. Address the following subjects in impact assessment as applicable to individual development proposals:</p> <ul style="list-style-type: none"> ▪ Natural communities; ▪ Riparian and wetland habitat (including potential jurisdictional areas); ▪ Coastal sage scrub habitat; ▪ Coast live oak habitat; ▪ Rare and endangered plant and animal species; ▪ Habitat fragmentation (including disruption of wildlife corridors); and ▪ Creeks, blue line streams, and associated tributaries; 	Development Services	Development fee, Environmental impact mitigation	Ongoing	CD-6.3		CR-10.3 CR-10.5		
CR-8.3	<p>Require development proposals to consult with regulatory agencies, including the United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), United States Army Corp of Engineers (USACE), about natural resources if the following occurs on the project site:</p> <ul style="list-style-type: none"> ▪ Potential take or substantial loss of occupied habitat for any threatened or endangered species; or ▪ Existing drainage features (jurisdictional area) are located within the project site. 	Development Services, United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG)	Development fees	Ongoing					
CR-8.4	Work with resource agencies, universities, and other groups that help monitor wildlife and determine effectiveness of wildlife corridors.	Development Services	General fund, Development fees	Ongoing					
CR-9.1	Consult with Wildlife Corridor Conservation Authority (WCCA) to provide the proper planning, conservation, environmental protection, and maintenance of habitat and wildlife corridors.	Development Services, Wildlife Corridor Conservation Authority (WCCA)	General fund	Ongoing	CD-6.3				

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-9.5 CR-9.6	Investigate and create programs to manage wildlife habitat and natural resources using sound ecological principles and professionally accepted methods to protect and restore sensitive animal populations and their habitats and therefore preventing major disruptions or destruction.	Development Services, Non-profit resource groups	General fund	Establish program by end of 2006; Implement as needed					
SECTION IX: SCENIC RESOURCES									
CR-10.1 CR-10.2	Investigate creating program with standards and regulations for scenic routes and highways within the Brea Planning Area. Create program thereafter if deemed feasible.	Development Services	General fund	Investigate program by end of 2005					
CR-10.3 CR-10.5	Assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to, avoidance, enhancement, restoration, or a combination of any of the three. Address the following subjects in impact assessment as applicable to individual development proposals: <ul style="list-style-type: none"> ▪ Natural communities; ▪ Riparian and wetland habitat (including potential jurisdictional areas); ▪ Coastal sage scrub habitat; ▪ Coast live oak habitat; ▪ Rare and endangered plant and animal species; ▪ Habitat fragmentation; ▪ Creeks, blue line streams, and associated tributaries; ▪ Significant tree stands. 	Development Services	Development fees	Ongoing					
CR-10.4	Assess development proposals, including those in Brea's Sphere of Influence, for potential impacts to important visual resources identified in the Scenic Resources Section pursuant to the California Environmental Quality Act. Require appropriate mitigation measures for all significant impacts. Consider important ridgelines, creeks, open space, views of the surrounding hillsides, and light and glare affects.	Development Services	Development fees	Ongoing			CR-4.1 CR-5.1		
CR-10.6	Work with Federal, state, regional, and other appropriate public agencies, private entities, and landowners to conserve, protect and enhance natural resources throughout Brea's Planning Area.	Development Services	General fund	Ongoing					
SECTION X: WATER CONSERVATION AND QUALITY									
CR-11.1 CR-11.4 CR-11.5	Encourage water conservation throughout Brea in the following ways: <ul style="list-style-type: none"> ▪ Encourage the Maintenance Services Department to expand the production of recycled water and work with the districts to develop new uses for recycled water; ▪ Require new projects to install and maintain a dual system when reclaimed water is available; ▪ Require the use of drought resistant plant species (native species where possible) in landscaping for private and public areas, including parks; ▪ Work with the Maintenance Services Department on the development of new water sources to serve the Planning Area; ▪ Work with the Brea-Olinda School District to establish water conservation programs; ▪ Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conserving appliances) in new residential and non-residential development, public projects and rehabilitation projects; and ▪ Continue to implement where applicable, the regulations and requirements in the Water-Conserving Landscape Ordinance. 	Development Services, Maintenance Services	General fund	Ongoing	CD-9.1 CD-9.2 CD-9.3 CD-9.4				

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-11.2	Where practical, incorporate Federal, state, and other agency policies and standards for water efficiency (e.g.: reclaimed and recycled water for landscape irrigation) into City codes, regulations, and procedures	Maintenance Services	General fund	Ongoing					
CR-11.3	Regularly review the water rate structure to ensure that it encourages efficiency and is competitive.	Maintenance Services	General fund	Ongoing	CD-9.1 CD-9.2 CD-9.3				
CR-11.4 CR-11.6 CR-12.1 CR-12.2	To reduce pollutants in urban runoff, require new development projects and substantial rehabilitation projects to incorporate Best Management Practices pursuant to the National Pollutant System Discharge Elimination System Permit (NPDES), Santa Ana Regional Quality Water Control Board, and the County of Orange Drainage Area Master Plan to ensure that the City complies with applicable State and federal regulations. Adopt and enforce regulations in educational efforts to eliminate pollution from urban runoff.	Development Services, Maintenance Services, Santa Ana Regional Quality Water Control Board, County of Orange,	Development fees, Drainage fees, General fund, state and Federal funding sources	Ongoing					
SECTION XI: AIR QUALITY									
CR-13.1	Continue to implement the Transportation Demand Management (TDM) ordinance that implements the provisions of the 1997 Air Quality Management Plan. The ordinance will specify various TDM methods to reduce trips and influence travel modes such as: <ul style="list-style-type: none"> ▪ Trip reduction programs for City staff; ▪ Van pool programs for private employers; ▪ Employee incentives for public transit use; ▪ Preferential parking for carpools; ▪ Trip reduction programs for major commercial centers; and ▪ Alternative transportation modes for major events. Implement the programs described in the Circulation and Land Use Sections related to transportation system management (TSM) to avoid traffic congestion and reduce related emissions levels and urban runoff pollutants resulting from excess vehicle travel miles.	Development Services	General fund	By the end of 2006	CD-11.1 CD-11.2 CD-11.3 CD-11.4 CD-11.5 CD-11.6 CD-12.1 CD-12.2 CD-12.4				
CR-13.2	Promote retrofit programs by the City to reduce energy usage and consequently reduce emissions from energy consumption. Provide informational literature about available retrofit programs at City offices. Inform property owners of retrofit programs when plans for remodeling and rehabilitation projects are submitted.	Development Services, Southern California Gas Company, Southern California Edison Company	General Fund, development fees, Southern California Gas Company, Southern California Edison Company	Ongoing					
CR-13.3 CR-13.4 CR-13.5	Review development proposals for potential air and water quality impacts pursuant to the California Environmental Quality Act (CEQA), Orange County Air Pollution Control District, and the South Coast Air Quality Management District CEQA Air Quality Handbook. Construction impacts can be reduced by enforcing SCAQMD Rule 403. Reduce long-term impacts using available land use and transportation planning techniques such as: <ul style="list-style-type: none"> ▪ Incorporation of public transit stops; ▪ Pedestrian and bicycle linkage to commercial centers, employment centers, schools and parks; ▪ Preferential parking for carpools; ▪ Traffic flow improvements; and ▪ Employer trip reduction programs. 	Development Services	General fund	Ongoing	CD-11.1 CD-11.2 CD-11.3 CD-11.4 CD-12.1 CD-12.3 CD-12.4		CR-7.5 CR-13.4 CR-13.5		

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-13.6 CR-13.7 CR-13.8	<p>Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan (AQMP) and meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.</p> <p>To reduce dust and particulate matter levels, implement SCAQMD's fugitive dust control measures such as:</p> <ul style="list-style-type: none"> ▪ Restricting outdoor storage of fine particulate matter; ▪ Controlling construction activities and emissions from unpaved areas; and ▪ Paving areas used for vehicle maneuvering. <p>Cooperate with the Integrated Waste Management Department's (IWMD) Regulatory Compliance group and South Coast Air Quality Management District (SCAQMD) to enforce air quality regulations at the Olinda Alpha Landfill.</p>	Development Services, IWMD, and SCAQMD	General fund	Ongoing			CR-13.7 CR-13.8		
SECTION XII: HISTORIC RESOURCES									
CR-14.1 CR-14.3	Assess development proposals for potential impacts to significant historic and cultural resources pursuant to 15064.5 of the California Environmental Quality Act.	Development Services	Development fees	Ongoing	CD-5.4				
CR-14.2	Investigate the potential of creating historic districts, conservation districts, and/or preservation overlay zones within the City. Amend the Historic Preservation Ordinance in developing criteria for district designation and include appropriate regulations to safeguard historic resources within the delineated district.	Development Services	General fund,	Investigate by end of 2005;	CD-5.7				
CR-14.4 CR-14.5	Research all types of possible funding sources and financial assistance (such as California Mills Act) to help promote, preserve, and restore historical resources in Brea. Such funding sources can include, tax incentives, Federal and state funds, grants, awards, loans, and other financial sources.	Development Services	General fund, Tax credits, grants, state and Federal funding sources	Ongoing	CD-4.7				
CR-14.6	<p>List historic resources and structures to various Federal, state, and local historic registers, including Brea's Historic Resources Register, to prevent and discourage demolition.</p> <p>Update the City's Historic Resources Register to further increase level of awareness of Brea's historical resources. Continue to add resources that meet City's Historic Preservation Ordinance.</p>								
CR-14.7 CR-14.8 CR-14.9 CR-15.3 CR-15.5 CR-15.6	<p>Work with Community Services and Recreation Services Department to promote Brea's heritage through artwork, signs, preservation, recreation programs, events, and historical structures throughout the City and in City park lands.</p> <p>Use Federal, state, non-profit, and private programs and resources to promote Brea's historic resources.</p>	Development Services, Community Services	General fund	Ongoing	CD-4.7 CD-5.6			CS-5.1 CS-5.2 CS-5.4 CS-5.6	
CR-15.1	Identify and implement programs to assist and encourage private property owners to preserve historic, cultural, and archaeological resources within the City.	Development Services	General fund	Ongoing					
CR-15.2	Continue to work with the City's Historical Committee and Brea Historical Society to accomplish the goal of increasing awareness of Brea's historic resources and the importance of their preservation. Work with Historical Society in preserving and recognizing City's historical materials and resources. Continue to distinguish resident's hard work for renovating and restoring historic structures with the Brea Historic Preservation Award honored by both the Brea Historical Society and City Council.	Development Services	General fund	Ongoing					
CR-15.4	Continue to work with the Brea Olinda Unified School District to provide access to the City's information and structures that reflect the community's history.	Development Services, Community Services	General fund	Ongoing				CS-3.1 CS-3.5	

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					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION XIII: HUMAN SERVICES									
CS-1.1	Continue to use the Community Center as a resource for family classes.	Community Services Department	General Fund	On-going					
	Continue to use volunteer coordinators and committees to coordinate family classes and activities.	Community Services Department	General Fund	On-going					
	Conduct an annual survey to assess the supply and demand of childcare in Brea (by a volunteer).	Community Services Department	Not applicable	Annually					
	Maintain and make available pertinent information on child care providers through referral information.	Community Services Department	General Fund	On-going					
	Encourage full integration of individuals with disabilities in all phases of community life.	Community Services Department, Development Services	General Fund	On-going					
	Advocate, enhance and maintain the delivery of meals to the homes of low income, frail seniors, through the City, County and Feedback.	Senior Citizen Advisory	General Fund	On-going					
	Maintain (in partnership) an adult day program in Brea	Community Services Department	General Fund	On-going					
	Refine and expand the existing provider inventory for disabled residents services	Community Services Department	General Fund	On-going					
	Formalize a commitment to support the Brea Family Resource Center through adopting of the Human Services Master Plan.	Community Services Department	General Fund	2003					
	Maintain support for community volunteer coordinator program	Community Services Department	Not applicable	On-going					
	Continue to offer family friendly arts experiences highlighting value and fun.	Community Services Department	General Fund	On-going				CS-5.3	
CS-1.1 CS-1.2	Maintain a Human Services Coalition to facilitate the establishment of community based agencies and organizations that provide human services.	Community Services Department	Not applicable	On-going					
	Work with the School District to collaborate on after school and summertime programs.	Community Services Department , Brea-Olinda School District,	General Fund	On-going					
	Continue to expand business involvement to support youth and families.	Community Services Department	General Fund	Develop annually					
	Evaluate parent education programs and resources for effectiveness	Community Services Department	General Fund	On-going					
	Update and evaluate community awareness campaign regarding well-being of youth, families, and available resources.	Community Services Department	General Fund	By 2004					

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.1 CS-1.4	Continue to establish various partnerships with law enforcement. Identify needed teen prevention programs for particular teen age groups. Continue to market the volunteer program for the older population to tap into their skills and life experiences. Encourage the development of long term care facilities in Brea that will serve the needs of low-income seniors. Provide programs and activities that focus on socialization, recreation, health, wellness and education needs at the Community Center. Continue vigorous effort to attract the active senior. Annually provide documented information on services and programs available in the community for older population. Continue to support and expand public transportation for seniors. Expand the supply of quality licensed home childcare providers as need is determined through survey data. Explore the feasibility of including child care impact mitigation in development agreements. Continue to be available for cooperative daycare programs with Brea Olinda School District. Continue to provide free meeting space for senior citizens' groups at the Brea Senior Center Support and sustain the activities of the Brea Senior Center including transportation and the lunch program Encourage quality services targeted to Brea residents with disabilities, such as Brea Express Expand and support youth volunteer programs to encourage community involvement. Support and enhance the Case Management Program, the Homemaker Program, and Respite Service program delivered from the Brea Senior Center for "frail elderly"	Brea Police Department, Community Services Department Community Services Department Development Services Community Services Department Community Services Department Community Services Department, Development Services Department Brea, Olinda School District, Development Services Community Services Department Community Services Department Community Services Department Senior Citizen Advisory	Not applicable General Fund General Fund General Fund General Fund General Fund General Fund General Fund General Fund General Fund General Fund	On-going On-going 2005 On-going Annually On-going Conduct survey by end of 2005 On-going On-going On-going On-going On-going					
CS-1.1 CS-1.2 CS-1.4	Develop and expand hotline for teens with updated programs and services. Investigate the feasibility of Youth Council and annually evaluate the level of participation of Student Advisory Board (7 th & 8 th graders). Evaluate effectiveness of youth employment program for teens.	Community Services Department Community Services Department, Brea-Olinda School District Community Services Department	General Fund General Fund General Fund	Implement hotline and other programs by late 2006 Begin investigation by 2005 Annually					
CS-1.1 CS-1.2 CS-1.4	Encourage the development of local recreational alternatives for older teens (17-19)	Community Services Department	General Fund	On-going					

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.1 CS-1.3 CP-1.4	Continue to strive to establish sports programs to meet the developmental skills/ differences of youth.	Community Services Department	General Fund	On-going					
CS-1.1 CS-1.6	Annually evaluate After School Program at the Community Center. Involve participants and their parents in determining future programs and activities. Host a regular “convening” of service group stakeholders every two years. Inform service providers of the volunteer coordinator’s role. Create a formal community education system and conduct personal outreach to senior citizens. Increase collaboration between schools, the community center and parents through exchanging activity calendars, and having a contact person at each school, community center, the City and the police department.	Community Services Department Community Services Department, Development Services Department Community Services Department Community Services Department, Brea Police Department	General Fund General Fund General Fund	Annual Every 2 years End of 2006 On-going					
CS-1.2 CS-1.3	Encourage bilingual families/parents to volunteer at the community center	Community Services Department	Not applicable	On-going					
CS-1.2 CS-1.4	Offer a shuttle bus from the community center to the junior high school.	Community Services Department	General Fund	2004					
CS-1.3	Offer free/low cost child care at the site of ESL classes. Encourage the continuation and development of after school and evening programs for children and youth. Maximize participation by increasing the number of locations where the programs are provided and supporting transportation options to these locations. Develop a focused implementation plan that will examine the needs of youth, senior, and cultural integration programs in Brea. The Plan will examine existing needs, resources, and service gaps.	Community Services Department Development Services Department Community Services Department	General Fund General Fund, Redevelopment, Impact fees General Fund	2003 On-going 2004					
CS-1.4	Create developer incentives (such as increased floor area ratio or reduced parking requirements) for employers or developers who include child and/or senior care facilities in the design of new housing and commercial buildings. Provide an internet link and description of community clubs on the City’s website.	Development Services Department Development Services Department	Impact fees General Fund	2004 2003					
CS-1.4 CS-1.5	Establish/designate a series of days which focus on specific charitable events/programs that service clubs could jointly support to the level of capability.	Community Services Department	Not applicable	2004					
CS-1.4 CS-1.5 CS-1.6 CS-1.7	Look into volunteers at the senior center, cultural organizations and high school students to translate at schools and school events such as during Parent Teacher nights.	Community Services Department, Brea Olinda Unified School District	Not applicable	On-going					
CS-1.5	Establish “volunteer time” as a community service credit for city employees working for community organizations or at events. The City shall work with faith based organizations in the community to expand children-oriented services to the youth of Brea.	Community Services Department Community Services Department	Not applicable Not applicable	2003 On-going					

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.5 CS-1.6	Develop a coordination director or liaison between the city and community groups. This position would coordinate the assistance of service clubs to assist/perform charitable programs such as "taste of Brea", "Fourth of July" and other similar events. This would also help in informing clubs when any city assets/equipment is available/planned for redistribution.	Brea Community Services Department	General Fund	2003					
CS-1.6	Establish tangible incentives and recognition programs to high school volunteers for community service.	Brea Olinda Unified School District	Not applicable	2003					
SECTION XIV: RECREATIONAL SERVICES									
CS-2.1	The City shall strive to meet the growing recreational needs of residents through the acquisition of new programs and recreational facilities. Support community and senior services agencies with developing recreational outreach programs.	Community Services Department	General Fund	On-going Development implementation program by 2005.					
CS-2.2	Work with the Brea Olinda School District to develop after school recreational opportunities for teens and youth.	Community Services Department, Brea Olinda School District	General Fund,	On-going					
CS-2.3	Partner with private agencies and employment centers to develop recreational programs such as work-related sports leagues and fitness days.	Community Services Department	General Fund	2003					
CS-2.4	Continue to engage in joint use agreements with the Brea-Olinda School District to further expand recreational facilities.	Community Services Department , Brea Olinda School District	General Fund	On-going			CR-3.2 CR-1.5		
CS-2.5	Continue to support the role of the Parks, Recreation, and Human Services Commission.	Community Services Department	General Fund	On-going					
SECTION XV: EDUCATION SERVICES									
CS-3.1	Work with the Brea Olinda Unified School District to determine ways that schools can be made more available to the community for weekend and evening use. Increase collaboration between schools, the community center and parents through exchanging activity calendars, and having a contact person at each school, community center, the City and the police department Cooperate with existing public and non-profit service agencies to develop a service program that will coordinate the efforts of providing education to children and youth in Brea.	Brea Olinda Unified School District, Development Services Department	General Fund	On-going					
CS-3.2	Provide regular status reports to the Brea Olinda Unified School District on potential and approved development projects. Review development proposals and amendments for consistency with school facility requirements.	Brea Olinda Unified School District, Development Services Department	General Fund	Implement by 2005.					PS ES-1.3
CS-3.1 CS-3.2	Explore creating a part-time school and city liaison position.	Brea Olinda Unified School District, Development Services Department	General Fund	Investigate feasibility by end of 2005.					
CS-3.3	Work with the Brea Olinda school district to assess development impact fees and other potential funding sources for the development of new school facilities.	Brea Olinda Unified School District, Planning Department	General fund	On-going		ES-1.3			
CS-3.2 CS-3.3	Require an assessment of school impacts prior to the approval of development projects that require legislative acts, including general plan amendments and zoning changes.	Brea Olinda Unified School District, Development Services Department	General Fund	Investigate feasibility by end of 2005.					

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-3.4 CS-3.5	Offer a shuttle bus from the community center to the junior high school.	Brea Olinda Unified School District, Development Services	General Fund	Investigate feasibility by end of 2004.					
CS-3.6	Encourage the establishment of a post-secondary educational institution such as an art school, satellite university campus, or vocation school. Provide funding and regulatory incentives to facilitate development.	Economic Development, Development Services	Impact fees and outside funding sources	Commence investigation by 2005.					
SECTION XVI: LIBRARY SERVICES									
CS-4.1	Encourage adequate library services not only for general users of the facility, but also those involved with children's programming and English as a second language users.	Orange County Library	General Fund	On-going					
CS-4.1 CS-4.3	Establish an advisory network composed of representatives of local public facility and service provider, City officials, the Brea Olinda School District and the Orange County Public Library. This network would not be a standing board of the City, but rather, a group that periodically meets and advises the Orange County Library in order to ensure that the community's needs for library services are being met. Explore possible joint marketing Library programs with City and Schools.	Orange County Library, City of Brea, Brea Olinda Unified School District	General Fund	2004 Investigate feasibility by 2004.					
CS-4.3	Identify and continually monitor library service needs in the community through surveys and outreach. Provide advanced communication opportunities for the public at City libraries. Explore need for citizens support group for the Library. Continue effort to expand existing Library programs through the use of teen and adult volunteers.	Orange County Library, Community Services Department	General Fund	2003 Ongoing Investigate program by 2005. On-going					
CS-4.4	Cooperate with the Orange County Public Library system, in exploring the development of maintaining a new or expanded library facility in the community.	Orange County Library	General Fund	Investigate feasibility by 2005.					
SECTION XVII: CULTURAL ARTS									
CS-5.1	Continue implementation of the Arts in Public Places Program.	Community Services Department, Development Services	General Fund, Development fees	On-going					
CS-5.1 CS-5.11	Prepare a Cultural Arts Master Plan.	Community Services Department	General Fund	Complete Plan by end of 2005					
CS-5.2	Work with the Brea Historical Society to establish criteria to include more representation of Brea's history and historical resources in arts programs and public art.	Community Services Department,	General fund, Development fees	On-going					
CS-5.2 CS-5.9	Explore new and creative methods for capturing and preserving the cultural heritage of the community, such as oral history programs and videotapes.	Community Services Department	General Fund	2005					
CS-5.3	Continue to integrate the fine arts into the After School Program. Continue to establish art internships.	Community Services Department	General Fund	On-going					
CS-5.3 CS-5.7	Cooperate with the Brea Olinda Unified School District, local private schools and colleges to increase art education in Brea.	Community Services Department, Brea Olinda School District	General fund, School District funds	On-going					
CS-5.4	Develop an art recognition or awards program to recognize local artists.	Community Services Department	General Fund	Establish program by end of 2005					

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-5.5	Develop opportunities for live/work "artist loft" housing for artist through zoning, regulatory incentives and funding. Restrict these units for use by local artists.	Community Services Department, Development Services	General Fund	Explore development of program by end of 2005. Implement as needed.					
CS-5.6	Adopt a plaque program to recognize culturally important and heritage sites. Continue implementation of the Art Shelter program for public bus stops. Develop program objectives and provide detailed standards and guidelines for the installation of public art, with an emphasis on the relationship between local history and public art. Address issues of artist selection, project siting, funding, etc. There should be close coordination with the Streetscape Standards & Guidelines and the Environmental Graphics Program.	Community Services Department	General Fund	Develop of program by 2006 On-going Develop program by 2006					
CS-5.8	Examine possible private/public partnerships to further cultural arts awareness and programs.	Community Services Department	General Fund	On-going					
CS -5.11	Consider developing an 'arts shuttle' similar to the arts shuttle in Laguna Beach and Pasadena that provides transportation to different venues in Brea.	Community Services Department, Development Services	General Fund	Explore feasibility of shuttle by 2005.					
CS-5.12	On a periodic basis, poll the community to identify demand for cultural arts programs and to determine whether needs/desires are being met.	Community Services Department	General Fund	Develop survey by end of 2004. Poll community every two years.					
CS -6.1	Continue to utilize and promote the Curtis Theater, Brea Gallery, and the Community Center for cultural art venues.	Community Services Department	General Fund	On-going					
CS-6.2	Develop joint-use agreements with the Brea Olinda School District for the sharing of performance and exhibit spaces.	Community Services Department, Brea Olinda School District	General Fund	Begin development of agreements by 2004					
CS-6.3 CS-6.3	Examine opportunities within existing structures and new development for the exhibit spaces or performance venues.	Community Services Department, Development Services	General Fund	2005					
CS- 7.2	Encourage Brea talent to apply for grants for public art creation and programs.	Community Services Department	General Fund	On-going					
CS-7.1 CS- 8.1	Apply for state, federal, local and private grants to increase participation and promote Brea's cultural arts programs.	Community Services Department	General Fund	2005 and as needed					
CS-7.3	Encourage City staff to volunteer at City-sponsored arts events.	Community Services Department, City of Brea	General Fund	On-going					
CS-7.2 CS--8.1	Work with non-profit, private and community organizations to provide funding, volunteer and exposure for cultural arts activities. Explore the development of a community or privately sponsored plaque or mural program.	Community Services Department	General Fund	On-going					

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION XVIII: EMERGENCY SERVICES AND SAFETY									
PS-1.1	Ensure that city staff continues to meet with the Brea Police Department to identify community needs, issues and any impacts that new development might have on police services. Evaluate the need for additional police facilities to serve new development.	Police Services	General fund	Ongoing					
PS-1.2	Coordinate with the Brea Fire and Police Department to determine the need and applicability of new technology and equipment in Brea.	Police Services, Fire Services	General fund	Ongoing					
PS-1.3	Evaluate the number of officers, total population, and crime statistics to ensure that appropriate levels of police protection are provided citywide.	Police Services	General fund	Ongoing					
PS-1.4	Fund appropriate levels of fire personnel, staff, and equipment, to maintain a four- to six-minute emergency response time for fire emergencies.	Police Services, Fire Services	General fund	Ongoing					PS-6.2
	Utilize wildland urban fire hazard mitigation techniques involving vegetation modification including chipping, scattering, multi-cutting, crushing, pruning and other non-fire hazard abatement concepts.	Development Services, Fire Services	General fund	Ongoing					PS-6.2 PS-6.3
PS-1.5	Require new development to pay for increased fire protection as necessitated by a particular development..	Development Services, Fire Services	General fund	Ongoing					
PS-1.6	Require the installation of sprinkler systems in all buildings that are not readily accessible to fire-fighting equipment and apparatus or do not meet minimum fire flow and fire hydrant requirements.	Development Services, Fire Services	General fund	Ongoing					
	Inspect water hydrants and conduct fire-flow tests on an annual basis, with priority given the high-fire-hazard areas.	Fire Services	General fund	Ongoing; Annually					
PS-1.7	Continue active community oriented policing programs such as the Brea Bicycle Patrol program and the Community Action Patrol. Require the participation of the Police Department in the development review process relative to building and site plan vulnerabilities to criminal activity and suggested design criteria to mitigate such vulnerabilities.	Police Services	General fund	Ongoing					
PS-1.8 PS-1.2	Coordinate with the Brea Fire and Police Department to determine the need and applicability of new technology and equipment in Brea.	Police Services, Fire Services	General fund	Ongoing					
PS-1.9	Biannually evaluate the City's emergency preparedness program to ensure that the City has adequate police, fire and protection services in event of an emergency.	Police Services, Fire Services, Development Services	General fund	Biannually					
PS-1.10	Conduct annual mailings to Brea residents through utility bills that explain the City's Emergency Response Plan, Brea Emergency Operations Center, and appropriate procedures and numbers to call in the event of a disaster.	Police Services, Fire Services, Development Services	General fund	Annually					
PS-1.11	Coordinate with the Brea Police Department to increase public awareness about criminal activity and crime prevention. Maximize the use of after school programs, volunteer programs, Neighborhood Watch programs and other community oriented policing programs.	Police Services	General fund	Ongoing					
PS-1.12	Develop and maintain crime prevention guidelines for building construction. Provide these guidelines to police and code enforcement personnel.	Police Services, Development Services	General fund						
Crime Prevention Through Environmental Design (CPTED)			General fund						
PS-2.1	Implement crime prevention through environment (CPTED) design, based upon the concept of defensible space with the establishment of specific design criteria, and the application of that criteria to proposed projects through the development review process. Establish funding sources and priorities, and set forth a phased improvement program.	Police Services, Development Services	General fund						
PS-2.2	Enforce natural surveillance techniques for existing projects and new residential and commercial projects.	Police Services, Development Services	General fund	Ongoing					

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					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-2.3	Require the participation of the Police Department in the development review process for public areas relative to building and site plan vulnerabilities to criminal activity and suggested design criteria to mitigate such vulnerabilities.	Police Services, Development Services	General fund	Ongoing					
PS-2.4	Examine and maintain a database of structures within the City that are at risk of incidence of or crime. Develop an implementation strategy based upon CPTED design techniques.	Police Services, Development Services	General fund						
Pedestrian Safety									
PS-3.1	Develop objectives, and detailed standards and guidelines for the treatment of public streetscapes to improve safety and walkability. Recommendations should address street trees, street lighting, street furniture, traffic calming, and other pertinent issues. Establish funding sources and priorities, and set forth a phased improvement program.	Development Services	General fund		CD-12.2		CR-7.1 CR-7.2 CR-7.5		
PS-3.2	Require that adequate safety lighting in pedestrian and parking lots is addressed for all new projects through the development review process.	Development Services	General fund	Ongoing	CD-12.2		CR-7.1 CR-7.2 CR-7.5		
PS-3.3	Develop appropriately designed shielding safety lighting for pedestrian walkways and trails. Establish an implementation plan for development of lighting installation.	Development Services	General fund		CD-12.2		CR-7.1 CR-7.2 CR-7.5		
SECTION XIX: HAZARDS MANAGEMENT									
PS-4.1	Minimize public health and environmental risks from the use, transport, storage and disposal of hazardous materials with the following approaches: <ul style="list-style-type: none"> Cooperate with federal, state and local agencies to effectively regulate the management of hazardous materials and hazardous waste; Cooperate with the County of Orange to implement applicable portions of the County Hazardous Waste Management Plan and the Hazardous Materials Area Plan; Identify roadway transportation routes for conveyance of hazardous materials; Implement the emergency response plan for accidents involving hazardous materials; and Cooperate with the Certified Unified Program Agency (CUPA) for the City of Brea (the Orange County Environmental Health Department) and the Orange County Fire Authority to administer risk management plans for businesses within the City. 	Development Services, Maintenance Services, County of Orange, Federal and State Agencies	General fund, federal, state and local regulatory agencies	Ongoing					
PS-4.2	Monitor businesses that transport, handle, and generate hazardous materials to ensure proper disposal.	Development Services, Maintenance Services	General fund	Ongoing					
PS-4.3	Cooperate with the County Household Hazardous Waste Program to protect residents from dangers resulting from the use, transport and disposal of hazardous materials used in the home. The program includes public education about health and environmental hazards of household hazardous materials and periodic collection campaigns at established sites. Educate residents of the nearest location of a hazardous waste disposal site.	Development Services, County of Orange, Environmental Health Department	General fund	Ongoing					
PS-4.4	Provide education and information to the community about: <ul style="list-style-type: none"> Commonly used hazardous materials; More environmentally friendly alternatives; Safe recycling and disposal methods; and Location of nearest household hazardous waste collection center. 	Development Services, County of Orange	General fund	Ongoing					
PS-5.1 PS-5.2	Cooperate with the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources to protect residents from dangers resulting from the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells and support regulations regarding abandoned oil facilities including both idle and orphan wells.	Development Services, California Department of Conservation-Division of Oil, Gas, and Geothermal Resources	General fund	Ongoing					PS-5.2
PS-5.3	During review of development proposals, require comprehensive investigation, studies, disclosures, and remediation of any former oil field property proposed for an alternative use.	Development Services	Development fee	Ongoing					
SECTION XX: WILDLAND FIRES									

Public Safety
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-6.1	Continue to implement the Very High Fire Hazard Area Requirements and the Fuel Modification Plan Guidelines for High Fire Hazards Areas as a preventative measure to avert wildland fires.	Development Services, Fire Services	General fund	Investigate by end of 2005; implement as needed					
PS-6.2 PS-6.3	Promote fire prevention in Brea in the following ways: <ul style="list-style-type: none"> Work closely with the Orange County Fire Authority to implement fire hazard education and fire prevention programs, including fuel modification programs; Utilize wildland urban fire hazard mitigation techniques involving vegetation/fuel modification including chipping, scattering, multi-cutting, crushing, pruning and other non-fire hazard abatement concepts. Coordinate with the local water districts and Orange County Fire Authority to ensure that water pressure for urban and hillside areas and sites to be developed is adequate for fire fighting purposes; and Adopt and implement the Uniform Fire Code provisions and appropriate amendments to reflect the unique Brea topography, climate, vegetation and urban form. 	Development Services, Fire Services	Development fees	Ongoing					PS-6.3
PS-6.2	Review development proposals to ensure that the City's four to six-minute fire response time is undertaken.	Development Services, Fire Department	Development Fees	Ongoing					
Flood Concerns									
PS-7.1 PS-7.2 PS-7.6	Coordinate with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs. Coordinate with the OCFCD, Cal Domestic Water Company and Metropolitan Water District (MWD) regarding any needed improvements to existing aboveground water tanks. In addition, work with the District to identify new flood control improvements for existing flood hazards and potential hazards from new development, and establish installation programs for improvements. Require detention basins for new development, where necessary, to reduce flooding risks. Continue to participate in the National Flood Insurance Program (NFIP) administered through the Federal Emergency Management Agency (FEMA). The NFIP program provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas.	Development Services, Orange County Flood Control District, Cal Domestic Water Company, Metropolitan Water District (MWD)	Development fees, General fund	Ongoing					PS-7.2 PS-7.6
PS-7.3 PS-7.5	Create an active storm drain inspection program in order to prevent flooding, avoid property damage, and protect surface water quality. Allow the program to evaluate and monitor water storage facilities that might pose an inundation hazard to downstream properties.	Development Services	General fund	Establish program by end of 2007					PS-7.5
SECTION XXII: GEOLOGIC AND SEISMIC CONSIDERATIONS									
PS-8.1 PS-8.2	To minimize damage from earthquakes and other geologic activity, implement the most recent state and seismic requirements for structural design of new development and redevelopment. Where geologic instability can be identified and cannot be mitigated, or presence of faulting is identified, use open space easements and other regulatory techniques to prohibit development and avoid public safety hazards.	Development Services	Development Fees, General fund	Ongoing					PS-8.2

Public Safety
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-8.3	During review of development and redevelopment proposals, require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers where appropriate. Examples of when these surveys are required are (1) for projects within a State-delineated earthquake fault regulatory zones for liquefaction, fault ruptures, and seismically induced landsliding, in accordance with the California Geologic Survey and (2) prior to the development of any area with slopes more than 10 feet high at a gradient equal to or steeper than 2:1.	Development Services	Development fees	Ongoing					
PS-8.4	Develop informational overlays that augment the City's zoning ordinance to identify those areas where more detailed geotechnical studies should be carried out as part of liquefaction-susceptibility investigation, restrict development in liquefaction-prone areas, or to establish specific building design standards aimed at reducing the risk of liquefaction.	Development Services	Development fees, General fund	By the end of 2004					
PS-8.5 PS-8.6	Promote earthquake preparedness in the community with periodic earthquake awareness programs. The program could include mailing brochures to residences and businesses, press releases, school education programs and presentations to homeowner groups and property managers. Coordinate programs with Federal, State, and local emergency service providers and the school districts to maximize public participation.	Development Services, Brea-Olinda Unified School District	General fund	Ongoing					
SECTION XXII: NOISE									
PS-9.1 PS-9.4 PS-9.5, PS-11.4	Ensure that new development is exposed to acceptable noise levels. Require acoustical analyses for all proposed development within the 60 dB CNEL contour as shown on Figure N-1 in the Noise Element. Also require acoustical analyses for all proposed residential projects in the vicinity of existing and proposed commercial and industrial areas. Where the noise analyses indicate that the noise standards in Table N-2 will be exceeded, require noise control measures to be incorporated into the proposed development to reduce noise to acceptable levels. Noise control measures may include berms, walls, and sound attenuating architectural design and construction methods. Only permit new development if the noise standards and the City noise regulations can be met.	Development Services	Development fees	Ongoing					PS-9.4 PS-9.5 PS-11.4
PS-9.2	Continue to enforce the City noise regulations to protect residents from excessive noise levels from stationary sources. The regulations provide protection from non-transportation related noise sources such as music, machinery, pumps, and air conditioners on private property. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.	Development Services	General fund	Ongoing					
PS-9.3 PS-9.5	Use noise and land use compatibility standards to guide future planning and development decisions. Table PS-6 in the Noise Element summarizes the standards for acceptable noise levels by land use types. Table PS-6 in the Noise Element provides criteria for assessing the compatibility of future development with the noise environment. Review development proposals to ensure that the noise standards and compatibility criteria are met. Require mitigation measures, where necessary, to reduce noise levels to meet the noise standards and compatibility criteria.	Development Services	Development fees, Mitigation payment	Ongoing					PS-9.5
PS-9.4	All City departments and agencies will comply with local, state and federal noise standards, including state and federal OSHA standards. All new equipment or vehicle purchases will comply with local, state and federal noise standards. Such equipment includes compressors, air conditioners, leaf blowers and other fixed and mobile machinery. Purchase noise-producing equipment with the necessary noise abating equipment installed. Reduce the noise impacts associated with City services acquired through contracts with other public and private entities, such as street sweeping, solid waste removal and transport, landscaping maintenance, construction projects and emergency services.	Development Services	General fund	Ongoing					
PS-9.5 PS-11.5	Limit delivery or service hours for stores with loading areas, docks or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations are achieved.	Development Services	General fund	Ongoing					PS 11.5

Public Safety

Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-10.1 PS-10.2	Mitigate noise impacts to acceptable levels from transportation activity to enhance the quality of the community. Incorporate noise control measures, such as sound walls and berms, into roadway improvement projects to mitigate impacts to adjacent development. Request Caltrans and the Orange County Transportation Corridor Agencies (OCTA), as well Los Angeles Metropolitan Transit Authority (MTA) to provide noise control for roadway projects within the City and Sphere of Influence. Particularly, advocate reducing noise impacts from the SR-57.	Development Services	General fund, OCTA, Federal grants	Ongoing					PS-10.2
PS-10.1	Coordinate with the Orange County Sheriff's Department and the California Highway Patrol to enforce the California Vehicle Code pertaining to noise standards for cars, trucks, and motorcycles.	Development Services	General fund	Ongoing					
PS-11.1	Provide written information describing methods of retrofitting existing structures and properties to reduce noise impacts, including sound insulation, double-pane glass windows, sound walls, berming and other measures.	Development Services	General fund	Ongoing					
PS-11.2	Enforce the provisions of the State of California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The Title 24 noise standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. Also apply the standard to single-family dwellings and condominium conversion projects as official policy.	Development Services	Development fees, Mitigation payments	Ongoing					
PS-11.3	Require all construction activity and special events to comply with the limits established in the Noise Control Ordinance. Review the Noise Control Ordinance for adequacy and amend as needed to address community needs and development patterns.	Development Services	Development fees, General fund	Ongoing, Revise ordinance by end of 2004					



**Table HE-44
Housing Implementation Program Summary**

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Maintaining Existing Housing Quality and Affordability				
1. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Issue an average of 15-18 loans and grants on an annual basis, with a goal to assist 130 households over the planning period.	CDBG; HOME	Community Development Department
2. Rental Rehabilitation and Assistance Program	Provide rehabilitation and refinancing loans to owners of rental properties.	Inform apartment owners about the program, and pursue expanded resources for implementation.	HOME; Housing Trust Fund; other outside sources	Community Development Department
3. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide long-term affordable rental housing.	Identify deteriorated apartments, cooperate with non-profits to secure funds to acquire & rehabilitate units.	HOME; Housing Trust Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department
4. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	Contact property owners of at-risk projects. Provide preservation incentives; work with priority purchasers; coordinate tenant education.	HOME; Housing Trust Fund; other State and Federal funds	Community Development Department
5. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	Maintain current levels of assistance and direct eligible households to the program. Encourage landlords to register units with the County.	HUD Section 8	Community Development Department; Orange County Housing Authority
Provision of New Affordable Housing				
6. Affordable Housing Ordinance	Integrate housing affordable to low- and moderate-income households within market rate developments.	Continue to implement Ordinance to achieve affordable units, and generate in-lieu fee revenues.	Housing Trust Fund	Community Development Department
7. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers/corporations.	Provide financial and regulatory incentives for affordable housing, with particular consideration given to projects with units for ELI and other difficult to serve groups.	Housing Trust Fund; Co. of Orange RFPs; State MHP grants; Low Income Housing Tax Credits; Housing Asset Fund	Community Development Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Provision of Adequate Housing Sites				
8. Land Use Element and Sites Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	Maintain a current inventory of residential and mixed use sites and provide to developers along with information on available development incentives. Maintain inventory on City's website.	General Fund	Community Development Department
9. Mixed Use/ High Density Opportunity Sites	Provide expanded opportunities for mixed use and high density residential development.	In conjunction with the focused General Plan update in 2014, evaluate re-designation of one or more of four identified sites and/or other sites.	General Fund	Community Development Department
10. Creation of Higher Density Residential Zoning	Provide for higher density residential zoning to facilitate affordability in multi-family development.	Evaluate establishing a new R-3H zone and identify suitable locations for designation as part of General Plan update in 2014.	General Fund	Community Development Department
11. Second Units	Promote second units in new and existing housing as a form of affordable, multi-generational housing.	By 2015, re-evaluate existing second unit development standards and amend accordingly. Prepare educational brochure, and sample second unit site plans.	General Fund	Community Development Department
12. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	In 2014, prepare inventory of publicly owned land, and evaluate modifying the P-F zone to accommodate residential uses.	General Fund	Community Development Department
13. Annexation of Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	Pursue phased annexation of the Sphere of Influence consistent with infrastructure capacities.	General Fund	Community Development Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Removal of Governmental Constraints				
14. Regulatory Incentives	Facilitate the production of affordable housing through provision of regulatory incentives.	Continue to offer incentives for affordable housing. Provide a waiver via payment through the City Housing Trust Fund, of application fees for prevailing wage projects with a minimum 10% ELI units.	Housing Trust Fund	Community Development Department
15. Affordable Housing Incentives in Mixed Use Zones	Provide incentives for inclusion of lower income units in MU-I and MU-II zone districts.	Amend the Code in 2015 to eliminate discretionary review for stand-alone residential projects in MU-I and MU-II zones that incorporate 15% lower income units.	City Housing Trust Fund	Community Development Department
16. Multi-family Development in Multi-family Zones	Encourage efficient use of multi-family and mixed use zoning, and discourage single-family development in these districts.	In 2015, establish standards in the Zoning Code to promote exclusively multi-family development in R-3 and mixed use zoning districts.	General Fund	Community Development Department
17. Multi-family Design Guidelines	Provide upfront direction to developers on the desired character of multi-family development in Brea.	Develop Multi-Family Design Guidelines in 2015 which address development compatibility and sustainable site design and building practices.	General Fund	Community Development Department
18. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	General Fund	Community Development Department
19. Efficient Project Processing	Provide efficient development processing procedures to reduce the cost of development.	Continue to offer streamlined development processing, and periodically review procedures to ensure efficiency	General Fund	Community Development Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Equal Housing Opportunities and Special Needs				
20. Fair Housing Program	Further fair housing practices in the community.	Continue to promote fair housing practices and refer fair housing complaints to the Orange County Fair Housing Council. Provide educational information on fair housing to the public.	General Fund	Community Development Department; Orange County Fair Housing Council
21. Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Implement reasonable accommodation procedures; encourage Universal Design in new development; provide rehabilitation grants for accessibility improvements.	General Fund; CDBG	Community Development Department; Community Services Department
22. Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Beginning in 2015, consult with senior housing and gerontology experts to assist in adequately planning for the community's senior citizens.	General Fund; HOME; Housing Trust Fund; Housing Successor Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department; Community Services Department
23. Housing Opportunities for Persons Living with Developmental Disabilities	Support a range of housing options for persons with developmental disabilities.	Work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	General Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; Mental Health Services Act (MHSA) funds; other outside sources	Community Development Department; Community Services Department
24. Veteran and Homeless Assistance	Promote housing and supportive services for veterans.	Host the Veterans Service Office; provide priority assistance under Brea's Affordable Housing Ordinance; support passage of AB 639 to provide expanded financial resources for veterans housing.	General Fund; Veterans Housing and Homeless Prevention Act (AB 639) funds; available Housing Trust Funds	Community Development Department; Community Services Department

Housing Program	Program Goal	2014-2021 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Sustainability, Energy Efficiency and Healthy Community				
25. Prioritization of Sustainable Housing Projects	Prioritize sustainable housing developments in sustainable locations for their numerous benefits.	Beginning in 2014, prioritize projects in sustainable locations competing for funds and grants.	General Fund; State and Federal Grants; other potential affordable housing resources	Community Development Department
26. Green Building	Promote green building practices for more sustainable housing.	Provide outreach and education to developers and residents regarding CALGREEN, and ways to incorporate sustainability in project design and existing structures.	General Fund	Community Development Department
27. Energy Conservation	Evaluate and implement activities to support clean energy and energy efficiency solutions in Brea's housing.	Implement actions for clean energy and energy efficiency.	General Fund	Community Development Department
28. Healthy Community	Foster community health through land use planning and support for initiatives that promote a more active lifestyle.	By 2014, initiate an educational campaign on local opportunities for residents to stay active and improve their health. Support a built environment that encourages physical activity and reduces automobile travel.	General Fund	Community Development Department; Community Services Department

Focused Development Site Inventory

	Income Level	APN #	Gen Plan /Zoning	Acreage	Realistic Density	# Units	Existing Use	Comments
Focused Development Site #1	No restrictions on income level	296-301-01	MU I	0.7	40 du/acre	28	Econo-lube	Underutilized block, dominated by parking. Key vacant parcel in center of block transferred to City as successor agency by former Brea RDA.
		296-301-02	MU I	0.4	40 du/acre	16	Vacant	
		296-301-03	MU I	0.3	40 du/acre	12	Parking Lot	
		296-301-04	MU I	0.2	40 du/acre	8	1 story office	
		296-301-05	MU I	0.1	40 du/acre	4	Small Restaurant	
Focused Development Site #2	No restrictions on income level	296-332-16	MU I	0.4	40 du/acre	16	Auto Repair	RDA owns vacant parcel, surrounded on 2 sides by auto repair. Development with residential would improve compatibility with adjacent housing.
		296-332-17	MU I	0.1	40 du/acre	4	Vacant	
Focused Development Site #3	Above Moderate Income	319-331-07	MU I	0.4	40 du/acre	16	Vacant	Approved for the development of Brea Place (Hines Project), with a total of 653 multi-family units
		319-331-10	MU I	2.7	40 du/acre	108	Parking Lot	
		319-331-17	MU I	2.7	40 du/acre	108	25% Office, 75% Parking Lot	
Focused Development Site #4	Above Moderate Income	319-331-11	MU I	4.2	40 du/acre	168	1/2 vacant/ parking deck	
		319-331-15	MU I	2.7	41 du/acre	108	Vacant	
Focused Development Site #5	No restrictions on income level	319-011-66	MU I	7.4	42 du/acre	296	Parking Lot	Underutilized parking in front of Brea Marketplace. Key site for residential adjacent to the Mall and extension of mixed-use along Birch
Focused Development Site #6	No restrictions on income level	319-011-67	MU I	10.6	43 du/acre	424	Parking Lot	
Focused Development Site #7	No restrictions on income level	319-291-35		1.6	44 du/acre	64	Empty building (prior Tower Records). Underutilized parking lot	Large surface parking lot located adjacent to key vacant corner building at Brea Blvd/Birch St - an anchor site of Brea's Downtown. Building <30 years old, yet 2+ year vacancy status and prime location makes ripe for residential development.
		319-011-59	MU I	0.7	45 du/acre	28	Commercial	
		319-011-62	MU I	1.4	46 du/acre	56	Commercial	
		319-011-63	MU I	0.3	47 du/acre	12	Commercial	
		319-233-01	MU I	2	48 du/acre	80	Commercial	
		319-331-12	MU I	2.5	49 du/acre	100	Commercial	
		319-331-13	MU I	2.2	50 du/acre	88	Commercial	
Focused Development Site A	No restrictions on income level	284-232-13	MU III	0.1	18 du/acre	2	Commercial	Existing commercial uses include - auto repair, glass and mirror store, plumbing, florist, beauty salon. Near City Hall Park
		284-232-14	MU III	0.1	18 du/acre	1	Commercial	
		284-232-15	MU III	0.1	18 du/acre	2	Commercial	

	Income Level	APN #	Gen Plan /Zoning	Acreage	Realistic Density	# Units	Existing Use	Comments
Focused Development Site A	No restrictions on income level	284-232-16	MU III	0.2	18 du/acre	3	Commercial	Existing commercial uses include - auto repair, glass and mirror store, plumbing, florist, beauty salon. Near City Hall Park
		284-232-17	MU III	0.2	18 du/acre	3	Commercial	
		284-232-18	MU III	0.3	18 du/acre	6	Commercial	
Focused Development Site B	Developed with the Downtown Collection (30 Units) in 2012							
Focused Development Site C	No restrictions on income level	284-282-06	MU III	1	18 du/acre	18	75% surfate parking, 25% shoe store	Prime Corner location for higher intensity use. Single 1 acre parcel
Focused Development Site D	No restrictions on income level	284-311-27	MU III	1.1	18 du/acre	19	Ground floor retail, 2nd story office	Large surface parking area, prime corner location for higher intensity uses.
Focused Development Site E	No restrictions on income level	284-321-01	MU III	3.6	18 du/acre	66	Single story retail strip center	Large surface parking area fronting Brea Blvd. Single 3.6 acre parcel. Immediately south of Brea Lofts.
		284-153-01	MU III	0.1	18 du/acre	1	residential	
		284-153-02	MU III	0.2	18 du/acre	3	residential	
		284-153-03	MU III	0.1	18 du/acre	2	office	
		284-153-04	MU III	0.2	18 du/acre	4	commercial	
		284-153-07	MU III	0.6	18 du/acre	11	older motel	
		284-153-12	MU III	0.1	18 du/acre	3	residential	
		284-153-13	MU III	0.2	18 du/acre	3	residential	
		284-153-14	MU III	0.2	18 du/acre	3	residential	
		284-153-15	MU III	0.2	18 du/acre	3	residential	
		284-153-16	MU III	0.2	18 du/acre	3	residential	
		284-172-01	MU III	0.6	18 du/acre	11	older motel	
		284-172-03	MU III	0.2	18 du/acre	4	office	
		284-172-06	MU III	0.1	18 du/acre	3	residential	
		284-172-07	MU III	0.1	18 du/acre	3	residential	
		284-172-09	MU III	0.1	18 du/acre	2	residential	
		284-172-10	MU III	0.1	18 du/acre	3	residential	
		284-172-11	MU III	0.5	18 du/acre	10	mortuary	
		284-172-14	MU III	0.2	18 du/acre	4	residential	
		284-231-01	MU III	0.1	18 du/acre	2	office	
		284-231-03	MU III	0.2	18 du/acre	3	office	
284-231-25	MU III	0.2	18 du/acre	3	office			
284-231-29	MU III	0.1	18 du/acre	1	Vacant/parking lot	Adjacent Vacant Parcels		
284-231-30	MU III	0.1	18 du/acre	1	Vacant/parking lot	Adjacent Vacent Parcels		
284-233-06	MU III	0.2	18 du/acre	3	Vacant/parking lot	Adjacent Vacent Parcels		
284-233-07	MU III	0.1	18 du/acre	3	Vacant/parking lot			

	Income Level	APN #	Gen Plan /Zoning	Acreage	Realistic Density	# Units	Existing Use	Comments
Focused Development Site E	No restrictions on income level	284-233-05	MU III	0.3	18 du/acre	5	office	
		284-233-08	MU III	0.2	18 du/acre	3	Commercial	
		284-251-02	MU III	0.2	18 du/acre	3	residential	
		284-251-03	MU III	0.2	18 du/acre	3	residential	
		284-264-14	MU III	0.2	18 du/acre	3	used car dealership	
		284-264-15	MU III	0.2	18 du/acre	3	office	
		284-264-17	MU III	0.2	18 du/acre	3	residential	
		284-264-18	MU III	0.2	18 du/acre	3	office	
		284-282-07	MU III	0.2	18 du/acre	3	commercial/office	
		284-282-09	MU III	0.7	18 du/acre	13	commercial	
		284-282-10	MU III	0.4	18 du/acre	7	used car dealership	
		284-312-01	MU III	0.4	18 du/acre	7	service station	
		284-321-33	MU III	0.2	18 du/acre	3	residential	
		284-321-34	MU III	0.2	18 du/acre	3	office	
		284-323-01	MU III	0.2	18 du/acre	4	office	

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE-INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2020-21
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(F)
FOR THE
CITY OF BREA**

This Housing Successor Annual Report (Report) regarding the Low and Moderate-Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 14, 2021. This Report sets forth certain details of the CITY OF BREA (Housing Successor) activities during Fiscal Year 2020-21. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate-Income Housing Asset Fund of the CITY OF BREA for Fiscal Year 2020-21 as prepared by Eide-Bailley, LLP, which audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. **Amount received by the City pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4:** This section provides the amount of funds received from the repayment of Loan Agreements between the City and the former redevelopment agency.
- II. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4 or amounts deposited for other items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- III. **Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

- IV. **Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

- V. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

- VI. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

- VII. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

- VIII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, a status update is provided.

- IX. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.

- X. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met.

- XI. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous

10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2011 to December 31, 2020.

XII. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor’s plan for eliminating the excess surplus.

This Report is available on the City’s website at (<http://www.ci.brea.ca.us/index.aspx?nid=984>).

I. AMOUNT RECEIVED BY THE CITY PURSUANT TO SECTION 34191.4(b)(3)(A)

No amounts have been received by the City during FY 2020-21 pursuant to Section 34191.4(b)(3)(A).

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$76,427 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, no funds were held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$20,677,236 as follows, with no funds held for items listed on the ROPS:

Non-spendable:

Land	\$ 800,000
Loans	\$14,269,776
Spendable	<u>\$ 5,607,460</u>
Total	\$20,677,236

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

	Fiscal Year
Monitoring & Administration Expenditures	\$232,083
Homeless Prevention and Rapid Rehousing Services Expenditures	\$24,913
Housing Development Expenditures*	
➤ Expenditures on Low Income Units	N/A
➤ Expenditures on Very-Low Income Units	N/A
➤ Expenditures on Extremely-Low Income Units	N/A
➤ Total Housing Development Expenditures	N/A
Other***	
Total LMIHAF Expenditures in Fiscal Year	\$256,996

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance pursuant to Section 34176(a)(2); the value of the properties transferred to the Housing Successor pursuant to Section 34181(f) and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor	\$800,000
Value of Loans and Grants Receivable*	14,269,776
Total Value of Housing Successor Assets	\$15,069,776

*Amount reported is net of deferred revenue.

VI. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VII. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the projects related to such real property.

In FY 2017-18, the Housing Successor acquired the property located at 323 North Brea Boulevard for a future affordable housing project. The details of the project have yet to be determined; however, the project will comply with the requirements of Health and Safety Code Section 34176.1(a)(3)(A)

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date that DOF approved such property as a housing asset.

The Housing Successor is not holding any real property acquired by the former redevelopment agency prior to February 1, 2012

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2010-2014 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website (<http://www.ci.brea.ca.us/documentcenter/view/2045>).

Inclusionary/Production Housing. According to the 2010-2014 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former agency's Implementation Plans are posted on the City's website (<http://www.ci.brea.ca.us/documentcenter/view/2045>).

X. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(A) – (C) requires that the Housing Successor use all moneys remaining in its LMIHAF, after paying for administrative expenses; homeless prevention and rapid re-housing services (Remaining Funds) for the development of affordable housing. The Housing Successor is required to target the Remaining Funds as follows: (i) at least 30% of the funds

must be spent for the development of rental housing affordable to and occupied by extremely low income households earning 30% or less of AMI; (ii) no more than 20% of the funds may be spent for the development of housing affordable to and occupied by households earning between 60% and 80% of the AMI, and (iii) the balance of the funds may be spent for the development of housing affordable to and occupied by households earning 60% or less of the AMI.

If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the Remaining Funds in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report for the development of rental housing for households earning 30% or less of AMI until the Housing Successor demonstrates compliance with this requirement. If the Housing Successor fails to comply with the requirement for households earning between 60% and 80% of the AMI in any five-year report, then the Housing Successor may not expend any Remaining Funds for such households until the Housing Successor demonstrates compliance with this requirement.

The following provides the Housing Successor's Extremely-Low Income Test for the five (5) year period of July 1, 2016 through June 30, 2021:

Housing Development Expenditures from the LMIHAF by Income Level Last Five Years				
	Low-Income Units (80% or less of AMI)	Very Low- Income Units (60% or less of AMI)	Extremely Low-Income Units (30% or less of AMI)	Total
FY 2016-17	0	0	0	0
FY 2017-18*	0	\$500,000	\$300,000	\$800,000
FY 2018-19	0	0	0	0
FY 2019-20	0	0	0	0
FY 2020-21	0	0	0	0
Total	0	\$500,000	\$300,000	\$800,000
% Spent by income level	0%	62.5%	37.5%	100%
Compliance Met?	Yes	Yes	Yes	

*-Real property acquired in FY 2017-18 was inadvertently not included on the FY 2017-18 annual report. The details of the project have yet to be determined; however, the project will comply with the requirements of Health and Safety Code Section 34176.1(a)(3)(A)

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the

Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the Housing Successor's Senior Housing Test for the 10-year period of January 1, 2011 to December 31, 2020.

Senior Housing Test	1/1/2011 – 12/31/2020
# of Assisted Senior Rental Units	1,889
# of Total Assisted Rental Units	6,919
Senior Housing Percentage	27%

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The LMIHAF has an Excess Surplus of \$1,352,213 (see attached calculation).

CITY OF BREA HOUSING SUCCESSOR

COMPUTATION OF HOUSING SUCCESSOR
EXCESS/SURPLUS (HSC 34176.1)

	Low and Moderate Housing Funds All Project Areas July 1, 2020	Low and Moderate Housing Funds All Project Areas July 1, 2021
Opening Fund Balance	\$ 20,843,523	\$ 20,677,238
Less Unavailable Amounts:		
Land	\$ (800,000)	\$ (800,000)
Loans receivable	\$ (14,413,328)	\$ (14,269,776)
Housing bonds	(1,790,629)	\$ (1,820,125)
	<u>\$ (17,003,957)</u>	<u>\$ (16,889,901)</u>
Available Housing Successor Funds	\$ 3,839,566	\$ 3,787,337
Limitation (greater of \$1,000,000 or four years deposits)		
Aggregate amount deposited for last four years:		
2020-2021		234,261
2019-2020	404,866	404,866
2018-2019	800,667	800,667
2017-2018	995,330	995,330
2016-2017	2,223,909	-
Total	<u>\$ 4,424,772</u>	<u>\$ 2,435,124</u>
Base Limitation	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
Greater amount	<u>\$ 4,424,772</u>	<u>\$ 2,435,124</u>
Computed Excess/Surplus	<u>None</u>	<u>\$ 1,352,213</u>

Please Start Here

General Information	
Jurisdiction Name	Brea
Reporting Calendar Year	2021
Contact Information	
First Name	Jason
Last Name	Killebrew
Title	Community Development Director
Email	jasonk@cityofbrea.net
Phone	7149907758
Mailing Address	
Street Address	1 Civic Center Circle
City	Brea
Zipcode	92821

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

v 2_15_2022

Jurisdiction	Brea
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: "*" Indicates an optional field
 Cells in grey contain auto-calculation formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																									
Project Identifier				Unit Types			Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									
1				2	3		4							5	6	7							8	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA SFD 2-16 4.5-ADU M/R)	Tenure R/Renter O/Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below							0								0	0							8	8	
	284-241-25	401 S Walnut Ave		BLD-2021-00328	ADU	O									0								1	4/14/2021	1
	284-321-33	109 E Fir St		BLD-2021-00823	ADU	O									0								1	8/12/2021	1
	319-263-24	111 S Flower Ave		BLD-2021-00852	ADU	O									0								1	11/16/2021	1
	293-432-06	828 w Lime St		BLD-2020-00648	ADU	O									0								1	1/7/2021	1
	296-332-06	214 N Madrona Ave		BLD-2020-00299	ADU	O									0								1	1/12/2021	1
	315-011-19	109 Lilac Ln		BLD-2020-00535	SFD	O									0								1	3/8/2021	1
	936-505-17	420 Hudson St		BLD-2021-00313	5+	O									0								1	3/18/2021	1
	936-505-54	406 Hudson St		BLD-2021-00441	5+	O									0								1	4/6/2021	1
	296-241-09	430 Hudson St		COO-2021-00083/BLD-2021-00234	SFA	O									0										0
	296-241-09	431 Hudson St		COO-2021-00084/BLD-2021-00236	SFA	O									0										0
	296-241-09	421 Hudson St		COO-2021-00137/BLD-2021-00316	SFA	O									0										0

Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes			
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 6913.4(b)? (SB 35 Streamlining) Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the Incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes	
0	0	0	0	0	0	0	2	2	0	0					0	0							Construct 2-story detached accessory dwelling unit in rear yard. 750 sq ft living space above 750 sq ft
								0		N	N												Detached accessory dwelling unit. Size = 694 sq ft
								0		N	N												Remodel of existing recreation room into a ADU. 307 sq ft
								0		N	N												Converting the attached garage (413 s.f.) into a Junior ADU.
								0		N	N												Construct 420 sq ft detached garage & 408 sq ft ADU above the garage in rear yard.
								0		N	N												Proposed single family residence with attached 6 car garage OF 8962 sq ft. Proposed structure consists of 4 bdrms, 5 full bthrms, and 2 half bthrms.
								0		N	N												Residential 5-Flex. 14523sq ft. 11298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 53-57) 420, 422, 425, 427, 429 Hudson St
								0		N	N												Residential 5-Flex. 14523sq ft. 11298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 58-62) 406, 408, 410, 412, 414 Hudson St
						1	12/20/2021	1		N	N												Residential 5-Flex. 14,523 sq ft. 11,298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 48-52) (430, 432, 434, 436, 438 Hudson St)
						1	2/25/2022	1		N	N												Residential 5-Flex. 14,523 sq ft. 11,298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 48-52) (431, 433, 435, 437, 439 Hudson St)
						1	12/22/2021	1		N	N												Residential 5-Flex. 14523sq ft. 11298 sq ft livable, 2399 sq ft garage, 826 sq ft deck (Lots 38-42)) 421, 423, 425, 427, 429 Hudson

Jurisdiction	Brea	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	426	-	-	-	-	-	-	-	-	-	-	426
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	305	-	-	-	-	-	-	-	-	-	-	305
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	335	-	-	-	-	-	-	20	-	-	41	294
	Non-Deed Restricted		-	-	-	-	21	-	-	-	-	-	
Above Moderate		785	-	321	461	194	435	7	695	20	7	2,140	-
Total RHNA		1,851											
Total Units			-	321	461	194	456	7	715	20	7	2,181	1,025

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Brea		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Single-Family Rehabilitation Program	Provides loans to lower income homeowners to help them rehabilitate their homes.	Year 8	Seven grants were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of the Community Development Block Grant program.
Affordable Housing Ordinance	Integrate housing affordable to low-and moderate-income households within market rate developments.	Year 8	The City continues to require affordable units to low and moderate-income households for all new housing developments.
Land Use Element and Sites Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	Year 8	The City approved the 6th Cycle Housing Element 2021-2029 which identifies a total of 17 focused development sites for future housing developments consistent with the regional housing needs.
Mixed Use/High Density Opportunity Sites	Provide expanded opportunities for mixed use and high density residential development.	Year 8	The City is moving forward to consider mixed-used development projects within the Brea Core Area. Brea Mall is currently under review to demolish the Sears department store and surrounding surface parking to allow a mix of uses, including approximately 380 multi-family housing units. The Brea Plaza mixed-use project development is being considered to demolish a theater and construct 161 multi-family units.
Accessory Dwelling Units (formerly known as second units)	Promote second units in new and existing housing as a form of affordable, multi-generational housing.	Year 8	The City adopted a new ADU Ordinance No. 1220 to update the standards for ADU and JADU to comply with State law. The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multigenerational and affordable housing. This year, five building permit applications were approved for ADUs in the city. The City initiated a design guidelines handout for ADU/JADU through SB-2 funding for easy-to-follow development standards that would streamline the processing time for ADU/JADU's.
Multi-Family Design Guidelines	Provide upfront direction to developers on the desired character of multi-family development in Brea.	Year 8	The City adopted Ordinance No. 1222 to remove the Conditional Use Permit requirements for exceptions or modifications to the off-street parking requirement for multi-family housing projects through the approval of a Parking Demand Study subject to administrative approval.
CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Year 8	The City continues to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.
Efficient Project Processing	Provide efficient development processing procedures to reduce the cost of development.	Year 8	The City utilized funding to launch Accela, a new permit software system to modernize the development process and improve record retention.
Fair Housing Program	Further fair housing practices in the community	Year 8	The City aims to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments, and on the City website.
Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Year 8	The City continues to expand accessible housing options to persons living with disabilities.
Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Year 8	The City supports a range of housing options to address the diverse needs of Brea's growing senior population. The City continues to conduct outreach with the senior population to ensure their voices are heard including input on the Housing Element Update.
Green Building	Promote green building practices for more sustainable housing.	Year 8	The City continues to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The City adopted the 2019 California Building Code that went into effect on January 1, 2020. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
Healthy Community	Foster community health through land use planning and support for initiatives that promote a more active lifestyle.	Year 8	The City completed the Active Transportation Component of the Brea Core Plan in 2019. Phase 2 will include land use planning efforts with full community engagement.

Jurisdiction	Brea	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Brea	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		8
Total Units		8

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	2
SFD	0	1	0
2 to 4	0	0	0
5+	0	2	0
ADU	0	5	0
MH	0	0	0
Total	0	8	2

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Brea	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update and Outre	\$50,000.00		Completed	Other	Housing Element has been submitted to HCD. Other funding includes \$35,000 from the SB-2 PGP Grant; Reimbursement request is in progress.
Improve Development Review Proc	\$50,000.00		Other (Please Specify in Notes)	None	Anticipated completion date: 5/31/2022; No reimbursement has been requested at this time.
Review and Update Affordable Hou	\$50,000.00		Other (Please Specify in Notes)	None	Anticipated start date: 5/1/22; No reimbursement has been requested at this time.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0