

EXHIBIT A OF RESOLUTION NO. 2025-25

**GREENBRIAR RESIDENTIAL DEVELOPMENT
(THE VILLAGE AT GREENBRIAR)
ENVIRONMENTAL IMPACT REPORT NO. 2024-01, VESTING TENTATIVE TRACT
MAP NO. 2024-01, GENERAL PLAN AMENDMENT NO. 2024-02, ZONE CHANGE
NO. 2024-02, PRECISE DEVELOPMENT NO. 2024-02, AND DEVELOPMENT
AGREEMENT NO. 2024-01**

CONDITIONS OF APPROVAL**Planning Division – Community Development Department**

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the City Council on April 1, 2025, which includes, but not limited to, site plan, floor plans and elevation drawings on file in the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the approved Project plans.
2. The Applicant shall prepare and submit a physical copy (suitable for archival storage) of the final plans and technical studies to the Brea Planning Division prior to the issuance of any building permits for the development.
3. The Applicant shall comply with all applicable terms of the approved Development Agreement No. 2024-01. If there are any conflicting terms between the Conditions of Approvals contained in this document and the terms of the Development Agreement No. 2024-01, the terms contained in the Development Agreement No. 2024-01 shall take precedent.
4. Prior to issuance of a grading permit, the Applicant shall update the Project plans to comply with all applicable development standards of the MU-II Zone for stand-alone residential projects and/or obtain subsequent approval of a Minor Conditional Use Permit (MCUP) or any other available administrative permit/approval for the requested modification of standards.
5. Prior to the issuance of any building permit for any proposed development phase, the Applicant shall provide CC&R's to the Community Development Department for the review and approval of the Public Works Department, Fire Department, Community Development Department, and City Attorney. Said CC&R's shall apply to any successors to the property owner at the time of the subdivision. Said CC&R's shall be recorded prior to the issuance of any occupancy release for the proposed development (except for model homes). A copy of the recorded CC&R's shall be provided to the Community Development Department within thirty (30) days of recordation. Such CC&Rs shall, at minimum, address/include the following:

- a. A separate set of drawings, or airspace maps, as an attachment to the document for the proposed condominium airspace units.
 - b. A Maintenance Exhibit map as a separate attachment to the document, that clearly identifies the ownership and responsibilities for maintenance for items on the proposed property.
 - c. A statement that indicates that any amendment to the CC&R's related to the Conditions of Approval may not be approved without prior consent of the City.
 - d. A requirement that residents shall use the garages only for the parking of vehicles.
 - e. A requirement that residents shall use other designated parking areas (i.e. guest parking spaces) only for the parking of vehicles that the space is intended for and/or as regulated by the HOA.
 - f. A provision that parking garages are subject to inspection by the Home Owner's Association (HOA) and/or City of Brea staff.
 - g. Prohibition of vehicle parking within the drive aisles.
 - h. Maintenance of all common areas, including, but not limited to, landscaping, private streets/drive aisles, parking areas, pedestrian access to the adjacent property, and open space/parks.
 - i. A provision that restricts the use of the courtyards located within/in front of The Courts product type for the private use of the residents of units within The Courts product type.
 - j. A provision addressing the payment of water, utilities, gas, and electricity by the owner's or through the HOA;
 - k. An acknowledgment by the buyer that they are aware that the residence is located in a Mixed-Use II Zone and is located next to an existing commercial shopping center (Brea Plaza Shopping Center) and that as long as the commercial shopping center is in existence, the owner and their successors/tenants/assigns would be subject to noise such as truck deliveries and other noises related to the operation of a commercial shopping center.
6. Prior to issuance of any building permits, the Applicant shall submit a parking management plan (PMP) to the Planning Division. The PMP may implement strategies that include, but are not limited to:
- a. Parking control to maintain private enclosed garages and guest parking areas.
 - b. Limiting the total number of vehicles per unit.
 - c. System for residents to register guests and obtain temporary guest parking passes.
 - d. Methods to address potential parking issues.
 - e. Establishing parking rules and enforcement policy.

7. Final architectural elevation plans and details shall be provided at time of plan check for the review and approval of the City Planner prior to the issuance of building permits. Architecture and design features shall be consistent with the specifications and details provided in the approved Project plans and shall include high quality materials and finishes. Requests to modify the approved building elevations, materials and details, colors and other architectural elevation features may be reviewed and approved by the City Planner.
8. Prior to issuance of any building permits, the Applicant shall submit a detailed final landscape and hardscape plans and details to the City Planner for review and approval:
 - a. The final landscaping plan shall be in substantial conformance with the conceptual landscape plan on file and comply with the City's Water Efficient Landscaping Requirements.
 - b. The tree species included in the final landscaping plan shall incorporate at least one California native tree species, which may include, but not limited to, sycamore, redbud, Engelmann oak, and manzanita.
 - c. Said plans shall demonstrate compliance with all landscaping requirements for the MU-II Zone.
 - d. Final landscape plans shall show all ground utility equipment and shall be properly screened by landscaping, paint, and/or screening materials or a combination thereof to be reviewed and approved by the City Planner.
 - e. All landscaping and irrigation must be installed prior to the issuance of the Certificate of Occupancy.
9. All new landscaping shall be installed in conformance with the approved plans and applicable Brea City Code (BCC) and maintained in perpetuity. Landscaping shall be replaced in a timely manner in an event that it is removed, damaged and/or dead.
10. The Applicant shall be responsible for initiating and negotiating in good faith with the property owner/developer of the adjacent private property to enter into and execute an easement, agreement, and/or any other appropriate instrument for pedestrian access to and across the said adjacent private property, as determined necessary, to the satisfaction of the Community Development Director. Once established, the access across the Project site shall be maintained and open for the use of the public at all times.
11. All roof-mounted and ground-mounted equipment shall be screened from public views at ground elevation. All screening designs shall be architecturally integrated with the building and shall be subject to the review and approval of the City Planner and Building & Safety Division.

- a. Noise generating equipment shall require special consideration in their location and screening in order to avoid creating a nuisance. All uses and operations shall adhere to the City's adopted noise ordinance.
12. Balcony run-off shall be integrated in the building structure and storm drain system. Balcony drain water shall not drain down the side of balconies and/or building exterior.
13. All electrical, telephone, community antenna, television and similar service wires or cables which provide direct service to the property being developed, shall be installed underground within the exterior boundary lines of such property.
14. Prior to issuance of building permits and prior to and during construction, the Applicant shall adhere to all measures described in the mitigation monitoring and reporting program listed in the Project's Final Environmental Impact Report. The mitigation monitoring and reporting program shall be in effect throughout all construction related activities as indicated in the report.
15. Prior to building final, the Applicant shall prepare and submit a written report demonstrating completion of the mitigation monitoring and reporting program for review and approval of the City Planner.
16. Prior to the issuance of building permits, the Applicant shall submit photometric plans for review and approved by the Building Official and City Planner pursuant to Brea City Code Sections 20.08.040, 20.258.020, and 20.220.040. Said plans shall show the location of all exterior lights, a measurement of light throughout the site and include cut/specifications sheets for proposed lighting equipment.
17. All uses shall comply with the provision of BCC Chapter 20.20 including, but not limited to vibration, glare, emission of dust, smoke and odors.
18. Prior to the issuance of a building permit, final details regarding all window glazing and potentially reflective building surfaces shall be provided for the review and approval of the City Planner. Said glazing and surfacing shall be treated or designed in a manner to reduce glare impacts to adjacent uses, motorists, pedestrians, and wildlife (e.g. to reduce bird window strikes).
19. Prior to the issuance of any building permit for the Project related signage, if any, the Applicant shall submit a sign package for review and approval by the City Planner. The sign package shall comply with all applicable City regulations, including all State and Federal regulations.
20. Prior to issuance of a Building Permit, the Applicant shall provide charging stations for electric vehicles as required by State building code.

21. Within 30 days of the issuance of the final invoice and prior to the issuance of any building permits, the Applicant is responsible for paying all charges related to the processing of the Project. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
22. Approval of Vesting Tentative Tract Map No. 19394 (2024-01), General Plan Amendment No. 2024-02, and Precise Development No. 2024-02 are contingent upon City Council adoption of an ordinance, processed concurrently, to approve Zone Change No. 2024-02 and Development Agreement No. 2024-01.
23. Any disclosure required at the time of residential property sales per California Civil Code related to health and safety (i.e. natural hazards, lead paint) shall apply to all sale agreements.
24. The Applicant shall fabricate and install at least one free library/book exchange spot within the project site at a location that is easily accessible to the residents of the development.
25. The Applicant shall fabricate and install at least one directional signage near Greenbriar Lane and S. Associated Road intersection providing general direction to the existing The Tracks at Brea. Such sign(s) shall be designed and installed at a location that is satisfactory to the Community Services Department.
26. Any permit is subject to expiration and revocation as provided in BCC Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.
27. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of this permit; and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of this permit and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitees' choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

Housing Division – Community Development Department

28. The Project shall demonstrate compliance with BCC Chapter 20.40 (Affordable Housing) per the provisions of DA No. 2024-01 and all applicable BCC regulations.

Building & Safety Division – Community Development Department

29. All designs shall comply with the Codes adopted at the time of the permit submittal. Currently the 2022 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, City of Brea Municipal Code & Ordinances. Any submittals received after December 31st, 2025 shall be complaint with the 2025 California Building Standards Code.
30. Any code deviations will require submittal of Alternative Materials, design and Methods (CBC Sec. [A]104.11) or Modification request (CBC Sec. [A]104.10). Code sections and alternatives are required with complete justification for request.
31. Deferred submittal items shall have the prior approval of the Building Official, the Applicant shall discuss with the Building Official whether or not the proposed deferred submittals will be allowed to be deferred.
32. At time of building permit submittal, some required construction documents are: Architectural, Structural, Mechanical, Electrical, Energy, Plumbing, Civil (Grading, Erosion Control), Landscaping, Structural Calculations, Energy Calculations, MEP related Calculations & Equipment Cut Sheets, Specs & Geotechnical Report. The following requires separate submittals and permit issuance:
- a. On-site and off-site demo work (Demolition Permit)
 - b. Building construction documents (Building Permit)
 - c. Civil (Grading plans) construction documents (Grading Permit)
 - d. Landscape construction documents (Landscape Permit)
 - e. Accessory structures construction documents (Miscellaneous Permit)
 - f. Art in Public Places - Art sculpture (Miscellaneous Permit)
 - g. Fire sprinklers (Fire Permit)
 - h. PV systems (Building Permit)
 - i. Energy storage system (Building Permit)
 - j. Temporary power (Temporary Permit)
 - k. Construction/office trailers (Temporary Permit)
33. All temporary permits shall be re-newed every six months.
34. An asbestos and lead analysis report shall be submitted for review to the Building & Safety Division prior to start any demolition of the existing buildings and structures. If asbestos and/or lead is found on the building and/or structures, it shall be removed and properly disposed prior to commence any demolition work.

35. Any phasing on the Project shall be approved by the City Planner, City Engineer, Fire Marshal and the Building Official prior to formal submittal to the Building & Safety Division.
36. A site specific geotechnical investigation report required upon formal submittal to Building & Safety Division. The geotechnical feasibility study submitted for review during the planning entitlement review will not be accepted as part of a formal submittal to the Building & Safety Division.
37. The geotechnical engineer of record shall review the grading plans, foundation plans and foundation details for conformance with the Geotechnical Investigation Report, stamp and sign the plans and details.
38. Upon formal submittal to Building & Safety Division, a color exhibit plan on the civil drawings showing the cut and fill areas shall be provided.
39. Upon formal submittal to Building & Safety Division, additional soils evaluation shall be provided by a corrosion engineer to further evaluate the soil's corrosivity.
40. Upon completion of grading, the general contractor shall provide soils laboratory testing results to evaluate the as-graded soil corrosivity characteristics. The soil's testing shall be done by a licensed corrosion engineer.
41. The Applicant shall provide written evidence to the Building & Safety Division that a geotechnical engineer has been retained to monitor the grading operation and assure implementation of the site grading recommendations. All recommendations shall be implemented to the performance standards specified in the Geotechnical Investigation report and to the satisfaction of the geotechnical engineer, City Engineer and Building Official. Evidence of implementation shall be provided to the Building & Safety Division prior to issuance of a building permit.
42. Upon formal submittal to the Building & Safety Division, indicate on the plans whether or not the Project site is within any of the following zones and provide mitigation measures as applicable:
 - a. Methane zone
 - b. Flood zone
 - c. Liquefaction zone
43. Prior to the common area's final inspection, an independent CASp report shall be submitted to the Building Official for review. Said report shall identify any Project deficiencies and it shall provide recommendation for the Property Owner to resolve all deficiencies prior to the building occupancy.
44. Penetrations or openings in sound rated assemblies must be treated to maintain required ratings.

45. All exterior windows, doors, and sliding glass doors shall have a positive seal and leaks/cracks must be kept to a minimum.
46. Separate water meter(s) for the landscaping shall be provided and meter location clearly identify on the utility plans and the landscape plans.
47. All mechanical, electrical, and plumbing equipment, interior or exterior heavier than 300 lbs. must provide anchorage calculations, details, and the details shall be reference on the plans.
48. Upon formal submittal to the Building & Safety Division, the planning entitlement Conditions of Approval and the geotechnical investigation report recommendations shall be placed on plans.
49. Upon formal submittal to the Building & Safety Division, provide a digital file for all structural calculations generated on Excel spread sheets.
50. Upon formal submittal to the Building & Safety Division, the construction documents shall be bookmarked and hyperlinked.
51. Prior to Certificate of Occupancy issuance, all outstanding fees on the Project shall be paid.
52. Full Project review shall be conducted when complete construction documents are submitted to the Building & Safety Division.
53. Additional requirements may be imposed when the Project is submitted for Building & Safety Division plan check review and approval.
54. Standards. The following standards shall apply to the development Project:
 - a. Building Regulations. All structures within the Project shall conform to the current provisions of Title 24 of the California Code of Regulations, as adopted and/or amended by the City of Brea, and other applicable city building, zoning and municipal codes and ordinances, except as provided herein.
 - b. Fire Prevention. All common walls of units shall be constructed and maintained in accordance with current building codes. The number and locations of fire hydrants shall be in accordance with current fire codes
 - c. Noise Standards. The structures shall conform to all interior and exterior sound transmission standards of the California Code of Regulations and applicable sections of the California Building Code. Where these standards cannot be feasibly met, in the discretion of the Building Official, reduced requirements may be allowed by the Building Official and the subdivider shall include notice of the deficiency in the final physical needs report.

- d. Utility Metering. Each unit shall be individually metered for gas and electricity. If this requirement cannot be feasibly met, in the discretion of the Building Official, this requirement may be waived by the HOA, or similar entity, shall be formed for the payment and billing of the applicable utility. At a minimum, separate exterior shutoff valves for water, gas, and electricity shall be provided for each unit.
 - e. Disabled Access. The Project development shall comply with current building codes related to disabled access.
 - f. No television or radio antennas, dishes, or similar devices may be installed on the exterior of any building, except as required by law. All mechanical equipment and rooftop antennas shall be shielded from view.
55. To apply for a building permit, submit for plan check, or apply for a Certificate of Occupancy please email your application and all necessary documents to Building@cityofbrea.net or apply via the online permit center ([Accela Citizen Access](#)).

Community Services Department

56. The existing Art in Public Places sculpture located at the Project site shall be protected and continued to be maintained on site. Per the Art in Public Places Policy Manual, the Applicant shall submit a letter to the Community Services Department explaining the impacts of construction and efforts to be taken to protect the subject art piece. Applicant may be subject to additional submittals regarding the existing sculpture based on the nature of the impacts and will be determined by City staff.
57. The Applicant will receive an “artwork credit” for previously permitted square footage to account for the prior installation of sculpture. A new sculpture is required if the Project result in construction of additional square footage with a total building valuation of \$1,500,000 or more. If determined necessary, this requirement will follow the submittal process outlined in the current Art in Public Places Policy manual, and will be calculated at 1% of the total building valuation of the Project, beyond the already permitted square footage.

Public Works Department

General Conditions

58. This approval shall be contingent upon the approval of the Vesting Tentative Tract Map, and the conditions of said approval shall be implemented. The proposed subdivision shall occur in substantial conformance with the Vesting Tentative Tract Map submitted to the City Council, and all conditions set forth herein.

59. The proposed subdivision shall occur in substantial conformance with the plans and specifications approved through the City Council, and all conditions of said approval shall be implemented and incorporated herein.
60. The Applicant shall provide Site and Building Demolition Plans for the demolition of the existing site and building infrastructure. The Site and Building Demolition Plans shall be prepared by a registered Civil Engineer, be in accordance with City of Brea Standard Plans and standards, and be to the satisfaction of the Building & Safety Division and City Engineer. Said plans shall include an Erosion and Sediment Control Plan identifying the State issued Waste Discharge Identification (WDID) number and the contact information for the person that is to be reached in case of emergency. The Applicant shall obtain approval of the Site and Building Demolition Plans, prior to the issuance of any building permit for any proposed development phase.
61. Prior to the issuance of any building permits for the proposed developed site conditions, the Applicant shall submit and obtain approval for the Precise Grading Plans and all applicable technical studies. The Precise Grading Plans and technical studies shall be prepared by a registered Civil Engineer, be in accordance with City of Brea Standard Plans and standards, and be to the satisfaction of the Building & Safety Division and City Engineer. The Precise Grading Plan submittal shall include the following items:
 - a. Construction Document Plans for the review and approval of the Building & Safety Division and City Engineer. The Construction Document Plans shall identify all improvements required to facilitate the proposed development and associated infrastructure improvements, to the satisfaction of the City Engineer. Said Construction Document Plans shall include an Erosion and Sediment Control Plan identifying the State issued Waste Discharge Identification (WDID) number and the contact information for the person that is to be reached in case of emergency;
 - b. Soils Report for the review and approval of the Building & Safety Division and the City Engineer;
 - c. Final Sanitary Sewer Capacity Analysis for the review and approval of the City Engineer;
 - d. Final Hydrology & Hydraulic Study for the review and approval of the City Engineer. Said study shall meet all City and Orange County requirements;
 - e. Final Water Quality Management Plan (WQMP) for the review and approval of the City Engineer;
 - f. Final Water Demand Analysis for the review and approval of the City Engineer;

- g. Solid Waste/Trash Collection Circulation Plan for the review and approval of the City Traffic Engineer;
 - h. On-site Circulation Plan as requested for the review and approval of the City Traffic Engineer.
- 62. Prior to the issuance of any building permits for the proposed developed site conditions, and prior to the approval of Public Improvement Plans for proposed public storm drain modifications, the Applicant shall demonstrate that discharge flows into the Loftus Channel are less in the developed condition than the existing condition and that no encroachments into Orange County Flood Control District (OCFCD) property is necessary to construct the outfall connections. If discharge flows are shown to be greater in the developed condition and/or encroachment into OCFCD property is necessary to construct the outfall connections, the Applicant shall obtain all applicable permit approvals from the OCFCD.
 - 63. The Applicant shall maintain the Storm Water Pollution Prevention Plan during construction in accordance with NPDES guidelines, which shall incorporate all best management practices to mitigate pollutant runoff during construction.
 - 64. The Applicant shall be responsible for the maintenance of all temporary and permanent Best Management Practices (BMP's) and associated infrastructure located on public or private property.
 - 65. The Applicant and any future successors, shall adhere to the approved Final WQMP during the life of the Project.
 - 66. The Applicant shall maintain all public and private drainage facilities in good working order at all times.
 - 67. The Applicant shall be responsible to obtain the permission to perform any work on adjacent private properties or within easement areas.
 - 68. Prior to the issuance of any building permits for the proposed development, the Applicant shall provide verification to the satisfaction of the City Engineer, that all parties that have easements over the property, including entities such as dry utility purveyors, have granted authorization to construct the proposed improvements within existing easement areas or that all existing easements have been modified, removed, and/or quitclaimed or abandoned to accommodate the proposed development.
 - 69. All improvements associated with the proposed development that are located within, and/or impacting facilities located within, easement areas within the property, including easements granted to entities such as dry utility purveyors, shall

be constructed to the satisfaction of the easement holders and meet all associated local jurisdictional requirements.

70. All improvements associated with the proposed development and property that are located on adjacent private property, shall be constructed to the satisfaction of the adjacent private property owners and meet all associated local jurisdictional requirements. Prior to the issuance of any building permits for the proposed developed site conditions or for improvements located on adjacent private property, the Applicant shall provide verification to the satisfaction of the City Engineer, that all adjacent private property owners have granted permission and authorization to perform the proposed work on the adjacent private property, and that agreements and/or easements are in place to allow for private improvements to be located on the adjacent property.
71. No proposed trees; structures for private utility infrastructure, lighting structures, utility vaults or cabinets; structures or walls with footing or foundation elements; building foundations, structural slabs, or building structural members; shall be located within existing or proposed public easement areas, within the public right-of-way, or within public property.
72. The Applicant shall enter into an Encroachment License Agreement with the City of Brea for all private improvements or non-standard improvements, improvements not in accordance with City of Brea Standard Plans and standards, located within the public right-of-way, public easement areas, or within public property.
73. All existing domestic, irrigation, and fire services are to be replaced with new service connections. All existing domestic, irrigation, and fire services are to be removed through the existing water main to the satisfaction of the City Engineer.
74. All proposed domestic, irrigation, and fire services shall be per the latest City of Brea Public Works Standards, meeting all City Building & Plumbing Code requirements, and be to the satisfaction of the City Engineer and the Brea Fire Department.
75. The Applicant shall install all public water meters, public vaults, public fire hydrants, FDC's, and above ground backflow prevention devices for all domestic, irrigation, and fire services and systems, at locations to the satisfaction of the City Engineer, the Building & Safety Division, and the Brea Fire Department. Easements shall be dedicated to the City for the maintenance, repair, and operation of all public water meters, public vaults, and public fire hydrants.
76. All existing and proposed fire hydrant and fire service infrastructure locations shall be subject to the review and approval of the City Engineer, the Building & Safety Division, and the Brea Fire Department. Installation of fire hydrants and fire service infrastructure shall be in accordance with City of Brea Public Works Standards and all applicable building codes.

77. All proposed sewer laterals and connections shall be per City of Brea Public Works Standards, to the satisfaction of the City Engineer and the Building & Safety Division.
78. The proposed development shall only be served by underground distribution utilities.
79. All proposed water, sanitary sewer, and storm drain infrastructure, all dry utilities, drives/roadways, street lighting, and associated infrastructure located within private property shall be private systems and infrastructure that is owned and maintained by the Applicant and/or HOA. All public water, public sanitary sewer, or public storm drain infrastructure that is located within private property, shall be located within an easement that is dedicated to the City of Brea as part of the Final Map.
80. All roadway traffic and parking controls located within the private development area shall be installed and maintained by the Applicant in accordance with the latest version of the California Manual on Uniform Traffic Control Devices (CA MUTCD). All roadway traffic and parking controls located within the private development area shall be to the satisfaction of the City Traffic Engineer.
81. Parking shall be prohibited from 25-feet before the beginning of curve through 25-feet after the end of curve at all intersections. The location of parking prohibitions shall be to the satisfaction of the City Traffic Engineer.
82. All private streets shall include street name signage that is clearly visible to motorists and meets current City standards. All proposed street name signage shall be to the satisfaction of the City Traffic Engineer.
83. All street lighting, both public and private, shall be in accordance with City and State design guidelines and requirements, and shall be to the satisfaction of the City Engineer.
84. Prior to the issuance of any building permit, the Applicant shall pay all applicable impact fees and connection fees as set forth in the City ordinances and in effect at the time of permit approval.
85. Prior to the issuance of any building permit, a completed Waste Management Plan (WMP) shall be submitted through Green Halo Systems by the Applicant and approved by the Public Works Department to ensure compliance with CALGreen and SB 1383 requirements. Each individual building permit shall include its own separate WMP submittal through Green Halo Systems for the proposed scope of work associated with each building permit.
86. Prior to the issuance of any building permit for the proposed developed site conditions, the Applicant shall demonstrate compliance with SB 1383 by identifying

the proposed location of 3-cart sets, for trash, recyclables, and organic materials, for each proposed residence. The Applicant shall demonstrate the proposed storage location and curbside cart placement for weekly servicing by the City's waste hauler, for each residence to the satisfaction of the City Engineer.

87. Prior to the issuance of any building permit for the proposed developed site conditions, the Applicant shall prepare Public Improvement Plans for the review and approval of the City Engineer, for the improvements to the public water main located within the private development from Greenbriar Lane to the point of connection to the private infrastructure located within the adjacent private property to the south. The Public Improvement Plans shall be prepared by a registered Civil Engineer, be in accordance with City of Brea Standard Plans and standards, and be to the satisfaction of the City Engineer. Prior to any building permit issuance for the proposed developed site conditions, the Public Improvement Plans shall be approved by the City Engineer. Prior to the issuance of any permits associated with this scope of work for improvements located on adjacent private property, the Applicant shall provide verification to the satisfaction of the City Engineer, that all adjacent private property owners have provided approval of the design for the proposed improvements, and granted permission and authorization to perform the proposed work on the adjacent private property. All improvements shall be constructed to the satisfaction of the City Engineer, including any field punch list items, prior to the issuance of any occupancy release. Prior to any occupancy release, the Applicant shall provide verification to the satisfaction of the City Engineer, that the improvements located on the adjacent private property to the south have been constructed to the satisfaction of the adjacent private property owners. The public improvements include, but are not limited to, the following items:

- a. Removal and relocation of the existing public water main and all associated vaults, backflow devices, and infrastructure to the western portion of the proposed development as identified on the Vesting Tentative Tract Map. The proposed waterline removal shall take place from the existing main within Greenbriar Lane through the connection to the private infrastructure located within the adjacent private property to the south. The proposed water line relocation shall include the reconstruction of a 12-inch public water main, and all vaults, backflow devices and associated infrastructure, from the existing public main located within Greenbriar Lane through the connection to the private water system located within the adjacent private property to the south;
- b. Removal, replacement, and/or relocation of all existing infrastructure or structures interfering with the proposed improvements. This includes, but is not limited to, existing paving, curb and gutter, sidewalk, landscaping, water meters, backflow prevention, utility vaults, utility meters, vent pipes, fire hydrants, signage, street lights, power poles, and paving;

- c. Easement modification including the abandonment or quitclaiming of the existing public easement and the dedication a new public easement to the City of Brea for the proposed public water system. The proposed easement modification shall be included as part of the Final Map. All easement modifications shall be to the satisfaction of the City Engineer.
 - d. All easement dedications required to facilitate the proposed connection of the public water system to the existing water system located on the adjacent private property to the south.
88. Prior to the issuance of any building permit for the proposed developed site conditions, the Applicant shall prepare Public Improvement Plans for the review and approval of the City Engineer, for all public improvements located within Aurora Avenue and Greenbriar Lane, and all proposed easements adjacent to Aurora Avenue and Greenbriar Lane. The Public Improvement Plans shall be prepared by a registered Civil Engineer, be in accordance with City of Brea Standard Plans and standards, and be to the satisfaction of the City Engineer. Prior to any building permit issuance for the proposed developed site conditions, the Public Improvement Plans shall be approved by the City Engineer. All improvements shall be constructed to the satisfaction of the City Engineer, including any field punch list items, prior to the issuance of any occupancy release. The public improvements include, but are not limited to, the following items:
- a. All easement dedications and improvements required to facilitate the re-alignment of Greenbriar Lane as identified on the Vesting Tentative Tract Map. The proposed re-alignment shall include all improvements to the satisfaction of the City Engineer;
 - b. Asphalt removal and reconstruction of the full roadway section of Greenbriar Lane, from the westerly most storm drain improvements to the existing bridge connection adjacent to the intersection of S. Associated Road & Greenbriar Lane;
 - c. Removal and reconstruction of all existing sidewalk within the public right-of-way of Greenbriar Lane, from Aurora Avenue to the existing bridge connection adjacent to the intersection of S. Associated Road & Greenbriar Lane, immediately adjacent to the Project site. All proposed improvements shall be in accordance with current Americans with Disabilities Act (ADA) and City of Brea Public Works standards;
 - d. Removal of all existing parkway drains and/or curb drains serving the existing property, and reconstruction of curb and gutter to match the existing curb and gutter to the satisfaction of the City Engineer;

- e. Removal and replacement of existing curb and gutter within the public right-of-way of Greenbriar Lane and Aurora Avenue, immediately adjacent to the Project site, at locations to the satisfaction of the City Engineer;
- f. Removal of the existing Project driveway on Greenbriar Lane;
- g. The removal of existing curb and gutter, sidewalk, and paving infrastructure required to facilitate the construction of two (2) private drive/street connections to Greenbriar Lane. The proposed Project drive/street connections shall be in accordance with current Americans with Disabilities Act (ADA) and City of Brea Public Works standards. The proposed private drive/street shall include a minimum 5-foot sidewalk crossing, curb ramp, and crosswalk connection at the point of connection to Greenbriar Lane that meets all accessibility requirements. Note that an easement may be required to be dedicated to the City of Brea as part of the Final Map if the 5-foot crossing, curb ramp, and crosswalk connection encroaches into private property. No water meter, utility vaults, and/or other structures are to be located within the proposed private drive/street connections;
- h. Removal of existing storm drain infrastructure within Greenbriar Lane from the northerly right-of-way of Greenbriar Lane to the point of connection to the existing outfall to the Loftus Channel located on the private property. This includes but is not limited to the removal, replacement, and/or relocation of all existing public infrastructure impacted by the proposed improvements;
- i. Construction of a parkway culvert, and the reconstruction of concrete sidewalk and curb and gutter, along the northerly right-of-way of Greenbriar Lane;
- j. Construction of a proposed catch basin and storm drain system from Greenbriar Lane to the point of connection to the existing outfall to the Loftus Channel located on the private property. A public easement shall be dedicated to the City of Brea for the proposed public system as part of the Final Map;
- k. All improvements as required by OCFCD;
- l. All signage and striping improvements to Aurora Avenue and Greenbriar Lane to the satisfaction of the City Traffic Engineer;
- m. Removal, replacement, and/or relocation of all existing infrastructure or structures interfering with the proposed improvements. This includes, but is not limited to, existing water meters, backflow prevention, utility vaults, utility meters, vent pipes, fire hydrants, signage, street lights, power poles, and paving;

- n. All easement dedications and improvements required to facilitate the proposed utility improvements, modifications, and connections located within the public right-of-way. Proposed utility improvements, modifications, and connections located within the public right-of-way shall include items such as, but not limited to, the construction of domestic, irrigation, and fire water service connections and infrastructure; the construction of fire hydrants; the construction of storm drain connections to existing infrastructure; the construction of any required sanitary sewer service connections; the relocation of existing street lights; modifications to traffic signal and communications infrastructure; and the removal and/or relocation of utility vaults and/or meters.
89. Prior to the issuance of the first Certificate of Occupancy for the Project, the Developer shall pay the Project's fair-share contribution toward the installation of a traffic signal at Associated Road and the southerly driveway of the Brea Plaza Shopping Center, to the satisfaction of Community Development Director and/or Public Works Director.
90. Prior to the issuance of the 90th certificate of occupancy, the Applicant shall prepare Public Improvement Plans for the review and approval of the City Engineer, for all public improvements located at the intersection of Greenbriar Lane & S. Associated Road, and all proposed easements adjacent to said intersection. The Public Improvement Plans shall be prepared by a registered Civil Engineer, be in accordance with City of Brea Standard Plans and standards, and be to the satisfaction of the City Engineer. All improvements shall be constructed to the satisfaction of the City Engineer, including any field punch list items, prior to the last certificate of occupancy release. The public improvements at the Greenbriar Lane / S. Associated Road intersection include:
- a. Prior to modifications to the intersection and within six months following final Project approval, the Applicant and City shall conduct a joint community workshop with Glenbrook residents to receive feedback on potential intersection modifications designed to minimize cut-through traffic through the Glenbrook neighborhood. Potential improvements would be limited to modifications to the existing traffic signal to prohibit the east/west through movement on Greenbriar Lane and/or additional/modified signage and striping at the intersection to discourage cut-through traffic. Alternatively, consensus from the workshop could determine that no modifications to the intersection or traffic signal are warranted, which would satisfy the Applicant's obligation. The Applicant shall fund the costs associated with the meeting such as notices and refreshments.
 - b. Modification of the existing traffic signal, to prohibit east-west through traffic could be achieved by adding split phasing with arrows for the eastbound and westbound movements of Greenbriar Lane. Traffic signal modifications may include, but are not limited to, traffic signal control equipment, wiring, and

programming. Additional or modified signage could include, but are not limited to, signs, markings, lane striping, and safety lighting. The final design of any intersection modifications shall be to the satisfaction of the Brea Police Department, the City Traffic Engineer, and the City Engineer.

- c. Construction of all Integrated Crime Center (ICC) improvements located within the public right-of-way or public easement areas, as identified by the Brea Police Department. ICC improvements may include, but are not limited to, the installation of PTZ surveillance camera and all electrical and communications connections to facilitate full operations and connectivity to the existing City of Brea communications system. The City shall first try to install the ICC improvements on existing traffic signal poles. If the existing traffic signal poles do not provide a sufficient view of the west leg of the intersection, ICC improvements may include the replacement of an existing Type I traffic signal pole with a Type 15TS pole on the northeast corner of the intersection. All improvements shall be designed and installed to the satisfaction of the Brea Police Department, the City Traffic Engineer, and the City Engineer.
91. Prior to the issuance of any building permit for the proposed developed site conditions, the Applicant shall prepare public improvement plans for all public improvements located at the intersection of E. Birch Street & S. Associated Road, for the review and approval of the City Engineer. The public improvement plans shall be prepared by a registered Civil Engineer and be in accordance with City of Brea Standard Plans and standards. Prior to building permit issuance, the public improvement plans shall be approved by the City Engineer. All improvements shall be constructed to the satisfaction of the City Engineer, including any field punch list items, prior to the issuance of any occupancy release. The public improvements shall include but are not limited to the following items:
- a. Restriping of E. Birch Street to facilitate an exclusive east-bound right-turn pocket. The final striping configuration shall include a separate bike lane located to the left of the right-turn pocket. All striping transitions and proposed turn pocket lengths shall be to the approval of the City Traffic Engineer;
 - b. Modification of the existing traffic signal to provide for eastbound right-turn arrows. Traffic signal modifications may include, but are not limited to, traffic signal control equipment, vehicle indications, safety lighting, wiring, and vehicle and bike detection systems. The proposed traffic signal modifications shall include all traffic signal infrastructure and associated improvements to facilitate full operations of the traffic signal to the satisfaction of the City Traffic Engineer and City Engineer;
 - c. Removal of the existing R73-5(CA) "Double Lane Left Turn or U-Turn" signs and installation of a R73-6(CA) "Double Left Lane Turn No U-Turn" signs at the intersection for the northbound left-turn lanes;

- d. Removal, replacement, and/or relocation of all existing infrastructure or structures interfering with the proposed improvements. This includes, but is not limited to, existing water meters, backflow prevention, utility vaults, utility meters, vent pipes, fire hydrants, signage, street lights, power poles, and paving.
92. Prior to the issuance of any building permit for the proposed developed site conditions, the Applicant shall prepare public improvement plans for all public improvements located at the intersection of E. Birch Street & Redbay Avenue, for the review and approval of the City Engineer. The public improvement plans shall be prepared by a registered Civil Engineer and be in accordance with City of Brea Standard Plans and standards. Prior to building permit issuance, the public improvement plans shall be approved by the City Engineer. All improvements shall be constructed to the satisfaction of the City Engineer, including any field punch list items, prior to the issuance of any occupancy release. The public improvements shall include but are not limited to the following items:
- a. Construction of all Integrated Crime Center (ICC) improvements located within the public right-of-way or public easement areas, as identified by the Brea Police Department. ICC improvements may include, but are not limited to, the installation of PTZ surveillance cameras and automated license plate reading (ALPR) cameras, and all electrical and communications connections to facilitate full operations and connectivity to the existing City of Brea communications system. All improvements shall be designed and installed to the satisfaction of the Brea Police Department, the City Traffic Engineer, and the City Engineer.
 - b. Modification of the City's fiber optic communication system to connect new video and surveillance systems as identified by the Brea Police Department. Modifications to the City's communication system may include, but are not limited to, new electrical service connection, installation of 2-inch conduit, pullboxes, fiber optic cable, and associated communications infrastructure required to connect the ICC improvements to the City of Brea's communications system. The proposed modifications shall include all communications infrastructure and associated improvements to facilitate full ICC operations to the satisfaction of the Brea Police Department, the City Traffic Engineer, and the City Engineer.
93. All public improvements, and improvements within the public right-of-way and public easement areas, shall be designed and constructed per current City standards and all other jurisdictional requirements, and shall be to the satisfaction of the City Engineer.

94. All existing public utilities located within the public right-of-way or within existing easements are to be protected in place, unless indicated otherwise by improvement plans approved by the City Engineer.
95. A City of Brea Public Works Encroachment Permit shall be obtained prior to any construction, improvements, or staging in the public right-of-way, within existing public easement areas, or within public property.

Parcel Map Conditions

96. The proposed subdivision shall occur in substantial conformance with the Vesting Tentative Tract Map submitted to the City Council, and all conditions set forth herein.
97. The proposed subdivision shall occur in substantial conformance with the plans and specifications approved through the City Council, and all conditions of said approval shall be implemented and incorporated herein.
98. Prior to the issuance of any building permit for the proposed developed site conditions, the Applicant shall submit a Final Map for review and approval of the City Engineer. Said Final Map shall include all right-of-way and easement dedication and/or vacations. The Final Map shall be submitted to the City Engineer for conformance review prior to submittal to the County of Orange Surveyor's Office. The Final Map shall be submitted directly to the County of Orange Surveyor's Office for review and approval of the technical portion of the Final Map. All public improvements shall be constructed, including any field punch list items, prior to Final Map approval by City Council and Final Map recordation with the County of Orange. All right-of-way and easement dedications and vacations shall be in accordance with all requirements set forth in the California Streets and Highways Code, the Subdivision Map Act, and the Brea City Code.
99. The Applicant shall complete the construction of all public improvements in the public right-of-way and within public easement or right-of-way dedication areas to the satisfaction of the City Engineer, and enter into a Subdivision Improvement Agreement and guarantee the installation of these improvements by providing sufficient bonds or sureties for both Faithful Performance and Labor and Materials in a form approved by the City Attorney before the approval of the Final Map. All bonds or sureties shall be provided in an amount to the satisfaction of the City Engineer.
100. Applicant shall be responsible to prepare all documentation and pay for any publication fee (if applicable) for the proposed dedications and/or vacations of right-of-way or easements.
101. The Applicant shall submit a Monumentation Bond as required by the Subdivision Map Act in a form approved by the City Attorney to guarantee payment for the

setting of monuments. The bond amount shall be provided before the approval of the Final Map, by the Licensed Surveyor or Registered Civil Engineer preparing the Final Map. The Monumentation Bond shall be provided in an amount to the satisfaction of the City Engineer.

102. Prior to the release of the Monumentation Bond, the Licensed Surveyor or Registered Civil Engineer who prepared the Final Map shall submit a letter to the City Engineer verifying the setting of all monuments, confirming that all monuments have been set in conformance with the recorded Final Map, and confirming that the Applicant/Property Owner has paid the Licensed Surveyor or Registered Civil Engineer in full for the setting of the monuments.
103. Prior to the release of all Faithful Performance Bonds and Labor and Materials Bonds, all improvements shall be completed, constructed, and accepted by the City, and a warranty bond shall be provided in accordance with the Subdivision Improvement Agreement.

Fire Department

104. Prior to Building Final, the Applicant/Developer shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted to the Fire Department prior to installation. (CFC 903)
105. Prior to Building Final, the Applicant/Developer shall install a monitored fire alarm system in accordance with CFC Section 907. Plans shall be submitted to the Fire Department prior to installation. (CFC 907)
106. Residences shall comply with addressing set forth in CFC Chapter 5.
107. Final fire and life safety conditions will be addressed when the Fire Department reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), (California Fire Code (CFC), and related codes which are in effect at time of building plan submittal.
108. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Ch. 33. (CFC & CBC)
109. The Fire Department is required to set a minimum fire flow for construction of all buildings per CFC appendix B and Table B105.1. The Applicant/Developer shall provide documentation to show where the water system capable of delivering said fire flow for 2 hours duration at 20-PSI residual operating pressure. Specific requirements for the Project will be determined at time of submittal. (CFC 507.3, Appendix B)
110. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC and NFPA 24.

111. Prior to issuance of Building Permits, the Applicant/Developer shall furnish one copy of the water system plans for the Fire Department to review.
112. Prior to issuance of Building Permits, the Applicant/Developer shall submit a Brea Fire Master Plan which includes approved site plan for fire access lanes and signage. (CFC 501.3)
113. If applicable, a “Knox Box Rapid Entry System” shall be provided prior to Building Final. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock. (CFC 506.1 & 503.6)

Police Department

114. The City has established an Integrated Crime Center (ICC). The ICC is a system comprised of advanced technology that is revolutionizing how the Brea Police Department prevents, manages, and solves crime. The Project will benefit from the installation of various ICC elements in the vicinity of the development that will allow the Brea Police Department to generate investigative leads, manage critical incidents in real-time, monitor special events, conduct traffic management and Emergency Operation Center functions, and conduct other crime prevention and suppression activities. The Applicant is; therefore, required to provide the following ICC elements:
- a. Prior to release of Certificate of Occupancy:
 - i. The Applicant is required to design and install all electrical and communications connections to facilitate full operation and connectivity of ICC equipment installed at the E. Birch Street and Redbay Avenue intersection to the existing City of Brea fiber optic communications system traversing through the E. Birch Street and Redbay Avenue intersection. Modifications to the City’s communication system may include, but are not limited to, a new electrical service connection, installation of 2-inch conduit, pullboxes, fiber optic cable, communications cables, and associated communications infrastructure as required to connect in the ICC elements. The installation of all improvements in the public right-of-way must comply with the specific requirements set by the Department of Public Works and the Police Department and is subject to the approval of the City Engineer and City Traffic Engineer to ensure compliance with all relevant technical and safety standards.
 - ii. The Applicant is required to design and install all electrical and communications connections to facilitate full operation and connectivity of ICC equipment installed at the S. Associated Road and Greenbriar Lane intersection to the City of Brea fiber optic communications system that will be installed within the traffic signal controller by others. Modifications to the City’s communication system may include, but are not limited to,

communications cables, fiber optic cables, and associated communications infrastructure as required to connect in the ICC elements. The installation of all improvements in the public right-of-way must comply with the specific requirements set by the Department of Public Works and the Police Department and is subject to the approval of the City Engineer and City Traffic Engineer to ensure compliance with all relevant technical and safety standards.

- iii. The Applicant shall provide funding for the procurement and installation of two PTZ video surveillance cameras as determined and approved by the Brea Police Department. One camera is to be installed at the E. Birch Street and Redbay Avenue intersection on an existing street light pole or a new dedicated Type 15 pole, or alternative as approved by the Brea Police Department, to accommodate a PTZ video. The other camera is to be installed on an existing traffic signal pole or a new pole at the S. Associated Road & Greenbriar Lane intersection as determined by the Brea Police Department, the City Traffic Engineer, and the City Engineer.

115. Prior to issuance of a demolition permit, the Applicant shall contact the Brea Police Department for potential emergency personnel training opportunities at the Project site/existing building to enhance safety of the community. If requested by the Police Department, the Applicant shall accommodate such training opportunities to its best ability.

Mitigation Compliance

116. The Applicant shall comply with all plans, programs and policies (PPP) and the required mitigation measures (MM) included in the Mitigation Monitoring and Reporting Program listed in the Project's Final Environmental Impact Report, as follows:

- a. **PPP AE-1:** The proposed Project is required to provide a minimum landscaped coverage of 15 percent of the net site area in accordance with Brea City Code Section 20.258.020, General Development Standards for the Mixed-Use Zoning Districts.
- b. **PPP AE-2:** All lighting, interior and exterior, shall be designed and located so as to confine all direct rays to the premises, per Brea City Code Section 20.220.040(L), Property Development Standards.
- c. **PPP AE-3:** In accordance with Section 20.258.030(D)(2), Specific Development Standards for all Mixed-Use Projects, of the Brea City Code, the architectural style and use of quality materials shall be consistent throughout the entire Project site.
- d. **PPP AE-4:** In accordance with Section 20.258.030(D)(3.g), Specific Development Standards for all Mixed-Use Projects, of the Brea City Code,

multiple structures on a single site shall be designed to create a strong visual relationship between and among the structures, and architectural treatments of structures shall be consistent on all sides.

- e. **PPP AE-5: Art in Public Places Sculpture.** Pursuant to the City of Brea Art in Public Places Policy Manual, the Applicant must submit a letter to City staff explaining efforts to be taken during construction to protect the existing art piece.
- f. **PPP AIR-1:** New buildings are required to achieve the current California Building Energy and Efficiency Standards (24 CCR Part 6) and California Green Building Standards Code (CALGreen) (24 CCR Part 11). The 2022 Building Energy Efficiency Standards were effective starting on January 1, 2023. The 2025 Building Energy Efficiency Standards were adopted in September 2024 and will become effective on January 1, 2026. The Building Energy and Efficiency Standards and CALGreen undergo a triennial update with a goal to achieve zero net energy for residential buildings by 2020 and nonresidential buildings by 2030.
- g. **PPP AIR-2:** Construction activities will be conducted in compliance with California Code of Regulations Title 13, Section 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.
- h. **PPP AIR-3:** Construction activities will be conducted in compliance with any applicable South Coast Air Quality Management District rules and regulations, including but not limited to the following:
 - i. **Rule 403,** Fugitive Dust, for controlling fugitive dust and avoiding nuisance.
 - ii. **Rule 402,** Nuisance, which states that a project shall not “discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.”
 - iii. **Rule 1113,** which limits the volatile organic compound content of architectural coatings.
 - iv. **Rule 1403,** which governs requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials.
- i. **MM AQ-1:** During construction, the construction contractor shall only use interior and exterior paints with a low VOC (volatile organic compound) content with a maximum concentration of 10 grams per liter (g/L) for building architectural coating to reduce VOC emissions. Prior to building permit

issuance, all building and site plans shall note use of paints with a maximum VOC concentration of 10 g/L, and, the construction contractor(s) shall ensure that all construction plans submitted to the City of Brea Community Development Department clearly show this requirement.

- j. **MM AQ-2:** During construction the construction contractor shall, at minimum, use equipment that meets the United States Environmental Protection Agency's (EPA) Tier 4 (Final) emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, except for the Telebelts anticipated for use. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by Tier 4 Final emissions standards for a similarly sized engine, as defined by the California Air Resources Board's regulations. Prior to issuance of building permit, the Project engineer shall ensure that all plans clearly show the requirement for EPA Tier 4 Final emissions standards for construction equipment over 50 horsepower except for the Telebelts used for Project construction, Tier 4 Final models of which could not be verified as commercially available for purposes of this measure. During construction, the construction contractor shall maintain a list of all operating equipment associated with building demolition in use on the site for verification by the City. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations.
- k. **PPP BIO-1:** In compliance with the California Fish and Game Code, Migratory Bird Treaty Act (US Code, Title 16, Sections 703–712), birds and their active nests are protected; therefore, the trees on-site would be removed outside of the nesting season, either prior to February 15 or after August 15. If construction or other Project activities are scheduled to occur during the nesting bird and raptor season, a preconstruction nesting bird and raptor survey shall be conducted by a qualified avian biologist to ensure that active bird nests will not be disturbed or destroyed. If an active nest is identified, a qualified avian biologist shall establish an appropriately sized non-disturbance buffer around the nest using flagging or staking. Construction activities shall not occur within any non-disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist.
- l. **PPP CUL-1:** Native American historical and cultural resources and sacred sites are protected under PRC Sections 5097.9 to 5097.991, which require that descendants be notified when Native American human remains are discovered and provide for treatment and disposition of human remains and associated grave goods.
- m. **PPP CUL-2:** The removal, without permission, of any paleontological site or feature is prohibited from lands under the jurisdiction of the state or any city,

county, district, authority, or public corporation or any agency thereof (PRC Section 5097.5). This applies to agencies' own activities, including construction and maintenance, and permit actions by others.

- n. **PPP CUL-3:** Adverse impacts to paleontological resources from developments on public lands (state, county, city, and district) require reasonable mitigation. (PRC Section 5097.5)
- o. **PPP CUL-4:** If human remains are discovered within a project site, disturbance of the site must stop until the coroner has investigated and made recommendations for the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative. If the coroner has reason to believe the human remains are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. (California Health and Safety Code Section 7050.5)
- p. **MM CUL-1:** If cultural resources are encountered during ground disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service) [NPS] 1983 shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant as determined by the site archeologist, additional work such as data recovery excavation may be warranted and will be reported to the City.
- q. **MM CUL-2:** During ground-disturbing activities, a qualified paleontologist shall monitor all excavations below five feet. If unique paleontological resources are discovered during excavation and/or construction activities, construction shall stop within 50 feet of the find, and the qualified paleontologist shall be consulted to determine whether the resource requires further study. The paleontologist shall make recommendations to the City of Brea to protect the discovered resources. Any paleontological resources recovered shall be provided for curation at a local curation facility such as the Los Angeles County Natural History Museum, the John D. Cooper Center in Fullerton, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.
- r. **PPP E-1:** New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2022 Building Energy Efficiency Standards were effective starting on January 1, 2023. The 2025 Building Energy Efficiency Standards were adopted in September 2024 and will become effective on January 1, 2026. The Building Energy and Efficiency Standards and CALGreen undergo a triennial update with a goal to achieve zero net energy for residential buildings by 2020 and nonresidential buildings by 2030.

- s. **PPP E-2:** New single-family residential construction is required to comply with the California Building Energy and Efficiency Standard by either the performance or prescriptive pathway. The prescriptive pathway requires installation of photovoltaic (PV) systems for new single-family residential construction, along with other energy efficiency and renewable energy design requirements. Should a new single-family residential construction project use the performance pathway for compliance instead, solar may be included in the project design but does not have to meet the system sizing requirements prescribed in the prescriptive pathway but must incorporate additional energy efficiency or renewable energy generation in the project design to offset the omission or reduced size of a PV system.
- t. **PPP E-3:** Construction activities are required to adhere to Title 13 California Code of Regulations Section 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.
- u. **PPP E-4:** New buildings are required to adhere to the California Green Building Standards Code and Water Efficient Landscape Ordinance requirements to increase water efficiency and reduce urban per capita water demand.
- v. **PPP GHG-1:** New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2022 Building Energy Efficiency Standards were effective starting on January 1, 2023. The 2025 Building Energy Efficiency Standards were adopted in September 2024 and will become effective on January 1, 2026. The Building Energy and Efficiency Standards and CALGreen undergo a triennial update with a goal to achieve zero net energy for residential buildings by 2020 and nonresidential buildings by 2030.
- w. **PPP GHG-2:** California's Green Building Standards Code (CALGreen) requires the recycling and/or salvaging for reuse at minimum of 65 percent of the nonhazardous construction and demolition waste generated during most "new construction" projects (CALGreen Sections 4.408 and 5.408). Construction contractors are required to submit a construction waste management plan that identifies the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the Project, or salvaged for future use or sale and the amount (by weight or volume).
- x. **PPP GHG-3:** New buildings are required to adhere to the California Green Building Standards Code and Water Efficient Landscape Ordinance requirements to increase water efficiency and reduce urban per capita water demand.

- y. **PPP GHG-4:** New single-family residential construction is required to comply with the California Building Energy and Efficiency Standard by either the performance or prescriptive pathway. The prescriptive pathway requires installation of photovoltaic (PV) systems for new single-family residential construction, along with other energy efficiency and renewable energy design requirements. Should a new single-family residential construction project use the performance pathway for compliance instead, solar may be included in the project design but does not have to meet the system sizing requirements prescribed in the prescriptive pathway but must incorporate additional energy efficiency or renewable energy generation in the project design to offset the omission or reduced size of a PV system.
- z. **MM GHG-1:** The Project Applicant shall design and build all residential homes to be electric, meaning that electricity is the primary permanent source of energy for water heating; mechanical; heating, ventilation, and air conditioning (HVAC) (i.e., space-heating and space cooling); cooking; and clothes-drying. All major appliances (e.g., dishwashers, refrigerators, clothes washers and dryers, and water heaters) provided/installed shall be electric-powered EnergyStar-certified or of equivalent energy efficiency, where applicable. Prior to the issuance of building permits for new development projects within the Project site, the Project Applicant shall show provide documentation (e.g., building plans) to the City of Brea Building Division official or his/her designee, to verify implementation of this requirement. Prior to the issuance of the certificate of occupancy, the City of Brea shall verify implementation of the building electrification design requirement.
- aa. **PPP HAZ-1:** Project-related hazardous materials and hazardous wastes will be transported to and/or from the Project site in compliance with any applicable state and federal requirements, including the U.S. Department of Transportation regulations listed in the Code of Federal Regulations (Title 49, Hazardous Materials Transportation Act); California Department of Transportation standards; and the California Occupational Safety and Health Administration standards.
- bb. **PPP HAZ-2:** Project-related hazardous waste generation, transportation, treatment, storage, and disposal will be conducted in compliance with the Subtitle C of the Resource Conservation and Recovery Act (Code of Federal Regulations, Title 40, Part 263), including the management of nonhazardous solid wastes and underground tanks storing petroleum and other hazardous substances. The proposed Project will be designed and constructed in accordance with the regulations of the Orange County Environmental Health Division, which serves as the designated Certified Unified Program Agency and which implements State and federal regulations for the following programs: (1) Hazardous Waste Generator Program, (2) Hazardous Materials Release Response Plans and Inventory Program, (3) California Accidental

Release Prevention, (4) Above Storage Tank Program, and (5) Underground Storage Tank Program.

- cc. **PPP HAZ-3:** Project-related underground storage tank (UST) repairs and/or removals will be conducted in accordance with the California UST Regulations (Title 23, Chapter 16 of the California Code of Regulations). Unauthorized release of hazardous materials will require release reporting, initial abatement, and corrective actions that will be completed with oversight from the Regional Water Quality Control Board, Department of Toxic Substances Control, Brea Fire Department, South Coast Air Quality Management District, and/or other regulatory agencies as necessary. Project-related use of existing USTs will also have to be conducted (i.e., used, maintained, and monitored) in accordance with the California UST Regulations (Title 23, Chapter 16 of the California Code of Regulations).
- dd. **PPP HAZ-4:** Project-related demolition activities that have the potential to expose construction workers and/or the public to asbestos-containing materials or lead-based paint will be conducted in accordance with applicable regulations, including, but not limited to:
 - i. South Coast Air Quality Management District's Rule 1403
 - ii. California Health and Safety Code (Section 39650 et seq.)
 - iii. California Code of Regulations (Title 8, Section 1529)
 - iv. California Occupational Safety and Health Administration Regulations (California Code of Regulations, Title 8, Section 1529 [Asbestos] and Section 1532.1 [Lead])
 - v. Code of Federal Regulations (Title 40, Part 61 [asbestos], Title 40, Part 763 [asbestos], and Title 29, Part 1926 [asbestos and lead])
- ee. **MM HAZ-1: Lead-Based Paint and Asbestos-Containing Materials.** Prior to issuance of demolition permits, the Project Applicant shall conduct asbestos-containing material (ACM) and Lead Based Paint (LBP) surveys. The ACM and LBP surveys shall be conducted in accordance with EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) and South Coast Air Quality Management District (South Coast AQMD) rules. The results of the survey shall be submitted to the City prior to issuance of a demolition permit. If ACMs or LBPs are identified during the field surveys, an Operations and Maintenance (O&M) plan shall be implemented during the construction phase.
 - i. The ACM O&M plan shall be prepared by the Project Applicant in line with the California Code of Regulations Title 8, Section 1529.
 - ii. The LPB O&M plan shall be prepared by the Project Applicant in line with the California Code of Regulations Title 8, Section 1532.1.
- ff. **PPP NOI-1:** Project-related construction activity will be limited to the hours of 7:00 am to 7:00 pm on weekdays and Saturdays. Construction is prohibited on

Sundays. Project-related construction activity outside these hours would require City approval.

- gg. **PPP NOI-2:** The Project will comply with the City of Brea's stationary exterior noise standards, summarized in Section 8.20.050, Exterior Noise Standards, of the Brea City Code.
- hh. **PPP NOI-3:** The Project will comply with the City of Brea's vibration standards of 70 VdB at the property line of the sensitive receptor, as identified in Section 20.20.04, Vibration, of the Brea Zoning Code.
- ii. **PPP NOI-4:** The residential development will comply with the California Building Code, Part 2, Volume 1, Chapter 12, Section 1207.11.2, Allowable Interior Noise Levels.
- jj. **PPP NOI-5:** Residential exterior areas shall be designed to be sound attenuated against present and future transportation noise. New residential projects shall provide an acoustical analysis report by an acoustical engineer verifying proposed wall heights adjacent to SR-57 and commercial loading and unloading areas to satisfy the City General Plan's conditionally acceptable exterior noise standard of 65 dBA CNEL for land use compatibility and Section 8.20.050, Exterior Noise Standards, of the Brea City Code.
- kk. **PPP NOI-6:** The Project's covenants, conditions, and restrictions shall include a disclosure that the loading and unloading of goods may occur at adjacent commercial uses. The commercial use is subject to Section 20.258.030 (H)(3), Loading and Unloading Activities, of the Brea City Code, which states that in no event shall loading or unloading take place after 10:00 pm or before 7:00 am on any day of the week.
- ll. **PPP NOI-7:** Residents of the Project shall be notified in writing before taking up residence adjacent to SR-57 that they will be living in an urban type of environment and that the noise levels may be higher than a typical residential area. The covenants, conditions, and restrictions of a residential Project shall require that the residents acknowledge their receipt of the written noise notification. Their signatures shall confirm receipt and understanding of this information in accordance with Section 20.258.030 (H)(4), Noise Notification, of the Brea City Code.
- mm. **PPP NOI-8:** Noise-generating equipment (air conditioning units) shall be reviewed during plan check for location and screening, to the extent feasible, to avoid creating a nuisance in accordance with Section 20.258.030 (K)(3), Noise Generating Equipment, of Brea City Code.
- nn. **PPP PS-1:** New buildings are required to meet the fire regulations outlined in California Health and Safety Code (Sections 13000 et seq.).

- oo. **PPP PS-2:** The Project Applicant is required to pay development impact fees (dispatch impact fees, fire impact fees, fire service fees).
- pp. **PPP PS-3:** As part of the Project review process, the City of Brea Fire Department will require approval of Building Plan Check for Site Plan and Emergency Access. Additional design features to address the City of Brea Fire Department's requirements will be incorporated as conditions of approval for the Project.
- qq. **PPP PS-4:** Development associated with the proposed Project will be designed, built, and operated in accordance with the City of Brea's City Code Chapter 15.08, Building Code, and Chapter 16.04, Brea Fire Code.
- rr. **PPP PS-5:** The Project Applicant is required to pay dispatch impact fees and all other development impact and/or special assessment fees as deemed applicable by the City of Brea.
- ss. **PPP PS-6:** The Project Applicant will provide strategically placed cameras at the Project site that will integrate with the Brea Police Department's Integrated Crime Center (ICC) cameras. The placement of the cameras will be coordinated with the Brea Police Department.
- tt. **PPP PS-7:** Pursuant to AB 2926, new development is required to pay development impact fees to assist in providing school facilities to serve students generated by new development.
- uu. **PPP PS-8:** Pursuant to SB 50, new development is required to offset the costs associated with increasing school capacity, where the funds collected go to acquiring school sites, constructing new school facilities, and modernizing existing school facilities.
- vv. **PPP RES-1:** The proposed Project is required to comply with Brea City Code Section 18.64.080 that establishes the subdivision regulations for the provision of park and recreational facilities through land dedication, installation of improvements, payment of in-lieu fee thereof, or a combination. New development is required to fund park and recreational development and improvements through the payment of park development fees.
- ww. **PPP TRAF-1: Development Impact Fees.** The proposed Project is required to pay development impact fees to the City of Brea pursuant to the City's AB 1600 Transportation Improvement Nexus Program (Ordinance 996). Based on a transportation improvement nexus program study conducted in 2011, the City Council adopted Resolution 2011-096, which updated the impact fees, effective February 4, 2012. Fair-share fees offset or mitigate the cumulative

traffic impacts caused by new development. The program ensures all future development in the City of Brea contributes on a fair-share basis.

- xx. **PPP TRAF-2: Right-of-Way Improvements.** Modifications to the roadway network, including driveways, curbs, and sidewalks, are subject to approval of the City of Brea. Construction work within the right-of-way of a public roadway requires the issuance of a permit by the City of Brea.
- yy. **PPP TRAF-3: Sight Distance Improvements.** The proposed Project is required to implement the following traffic improvements as a condition of approval at Brea Glenbrook Club Driveway/Project Driveway No. 1 at Greenbriar Lane (Intersection No. 8) and Project Driveway No. 2 and Greenbriar Lane (Intersection No. 9) to maintain clear line of sight for driver's exiting the Project site:
 - i. Trim and maintain foliage continuously within the corner sight distance limited use area up to 2.5 feet in height to remain consistent with Caltrans Highway Design Manual.
 - ii. Landscaping and/or hardscapes (i.e. monument signs) are required to be designed such that a driver's clear line of sight is not obstructed.
- zz. **PPP TCR-1:** Pursuant to California Health and Safety Code Section 7050.5, if human remains are discovered in the Project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation. If the coroner determines that the remains are not subject to his or her authority and has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC.
- aaa. **MM TCR-1:** Prior to the commencement of any ground disturbing activity at the Project site, the Project Applicant shall retain a total of two Native American Monitors, each approved by the tribes that consulted on this Project pursuant to Assembly Bill AB52 (the "Tribe" or the "Consulting Tribe"), and in concurrence with the City of Brea as the CEQA lead agency. The Applicant shall coordinate with each of the Consulting Tribes to develop an executed contract to pay for tribal monitors to be present during ground-disturbing activities. Prior to the issuance of any permit necessary to commence a ground-disturbing activity, a copy of the executed contract shall be submitted to the City of Brea Community Development Department. The Tribal monitors will only be present during on-site and off-site portions of the area included as part of the Project grading or improvement permits during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribes as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitors will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-

disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitors have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by Project activities shall be evaluated by the qualified archaeologist and Tribal monitors approved by the Consulting Tribes. If the resources are Native American in origin, the Consulting Tribes will have the on-site archeologist perform data recovery and secure the item(s) in their lab until the Project is completed on which consulting tribes will determine the best course of action. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease within 100 feet of discovery, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.

Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any qualifying historic archaeological resource deemed significant by a qualified archaeologist as a “historical resource” or “unique archaeological resource”, shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

- bbb. **PPP USS-1:** The Project will pay the Sanitary Sewer Connection Fees and Impact Fees collected by the City of Brea, which contribute to maintenance and installation of sewer improvements in the OCSD in accordance with Section 3.32.040, Sewer Service Fees and Charges, of the Brea City Code. Additionally, the Project will pay capital facilities fees to OCSD.

- ccc. **PPP USS-2:** The Project will pay the water impact fees, water connection fees, and fire service connection fees collected by the City of Brea, which covers costs to purchase water supplies and to operate and maintain the water distribution system in accordance with Ordinance 967.
- ddd. **PPP USS-3:** Landscaping installed on-site shall conform to the California Green Building Standards Code and Water Efficient Landscape Ordinance requirements to increase landscape water efficiency.
- eee. **PPP USS-4:** Plumbing fixtures installed on-site shall conform to California Green Building Standards Code requirements to increase water efficiency and reduce urban per capita water demand.
- fff. **PPP USS-5:** The Project would comply with the City's water conservation program during a drought or emergency situation, in accordance with Chapter 13.20, Water Management Program, of the Brea City Code.
- ggg. **PPP USS-6:** The Project will be constructed and operated in accordance with the Santa Ana Regional Water Quality Control Board Municipal Stormwater (MS4) Permit for Orange County. The MS4 Permit requires the proposed Project to prepare and implement a water quality management plan to:
 - i. Control release of contaminants into storm drain systems.
 - ii. Educate the public about stormwater impacts.
 - iii. Detect and eliminate illicit discharges.
 - iv. Control runoff from construction sites.
 - v. Implement BMPs and site-specific runoff controls and treatments.
- hhh. **PPP USS-7:** California's Green Building Standards Code (CALGreen) requires the recycling and/or salvaging for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste generated during most "new construction" projects (CALGreen Sections 4.408 and 5.408). Construction contractors are required to submit a construction waste management plan that identifies the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the Project, or salvage for future use or sale and the amount (by weight or volume).
- iii. **PPP USS-8:** The Project will abide by AB 341 and AB 1826. The Project will store and collect recyclable materials in compliance with AB 341. Green waste will be handled in accordance with AB 1826.
- jjj. **PPP USS-9:** New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2022 Building Energy Efficiency Standards were effective starting on January 1, 2023. The 2025 Building Energy Efficiency Standards were adopted in September 2024 and will become effective on January 1, 2026. The Building

Energy and Efficiency Standards and CALGreen undergo a triennial update with a goal to achieve zero net energy for residential buildings by 2020 and nonresidential buildings by 2030.