

**City Council and Successor Agency
to the Brea Redevelopment
Agency Agenda**

General Session - 7:00 p.m.

Tuesday, March 5, 2024, 7:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

Christine Marick, Mayor

Blair Stewart, Mayor Pro Tem

Cecilia Hupp, Council Member

Marty Simonoff, Council Member

Steven Vargas, Council Member

Amended to update attachment on Item 4B

This agenda contains a brief general description of each item Council will consider. The City Clerk has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the City Clerk's Office at (714) 990-7756 or view the Agenda and related materials on the City's website at www.cityofbrea.net. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Council

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

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

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

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 990-7757. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Important Notice

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1: GENERAL SESSION - COUNCIL CHAMBERS PLAZA LEVEL - 7:00 P.M.

- 1A. Call to Order/Roll Call
- 1B. Pledge of Allegiance: Boy Scout Troop 707
- 1C. Invocation: Pastor Doug Green, North Hills Church
- 1D. Report - Prior Study Session
- 1E. Community Announcements
- 1F. Matters from the Audience
- 1G. Response to Public Inquiries

2: PUBLIC HEARING

This portion of the meeting is for matters that legally require an opportunity for public input. Audience participation is encouraged and is limited to 5 minutes per speaker.

- 2A. Zoning Ordinance Text Amendment No. 2023-04: Omnibus Code Update Amending Various Chapters of Titles 12, 18, and 20 of Brea City Code
 - 1. Waive full reading and introduce Ordinance No. 1247 titled "An Ordinance of the City Council of the City of Brea Amending the Brea City Code by Adopting Zoning Ordinance Text Amendment (ZOTA) No. 2023-04 (Omnibus Zoning Code Update)";
 - 2. Approve a California Environmental Quality Act (CEQA) Exemption Determination; and
 - 3. Schedule adoption of aforementioned Ordinance at the next regular City Council meeting.

3: ADMINISTRATIVE ITEMS

This agenda category is for City Council consideration of a wide variety of topics related to the City's operations. Public comments regarding items in this section should be presented during "Matters from the Audience."

- 3A. Waive full reading and introduce Ordinance No. 1248, an Ordinance of the City Council of the City of Brea establishing procedures for setting sewer connection fees, and approving a CEQA exemption determination
 - 1. Waive full reading of and introduce Ordinance No. 1248, "An Ordinance of the City Council of the City of Brea Establishing Procedures for Setting Sewer Connection Fees, and Approving a CEQA Exemption Determination."

4: CONSENT CALENDAR

The City Council/Successor Agency approves all Consent Calendar matters with one motion unless Council/Agency or Staff requests further discussion of a particular item. Items of concern regarding Consent Calendar matters should be presented during "Matters from the Audience."

- 4A. February 20 Regular City Council Meeting Minutes
 - 1. Approve.
- 4B. February 23 Special City Council Meeting Minutes
 - 1. Approve.
- 4C. Acceptance of Public Improvements and Release of Improvement Bonds for the AvalonBay Communities Site
 - 1. Accept Public Improvements and Authorize City Clerk to Release Performance, Payment, and Monument Bonds; and
 - 2. Accept Warranty Bond to guarantee the work from Defective Work, Labor, or Material Performed.
- 4D. General Plan Annual Progress Report 2023
 - 1. Receive and file the 2023 General Plan and Housing Element Annual Report; and
 - 2. Direct staff to submit the Housing Element Annual Report to the California Department of Housing and Community Development (HCD) and Office of Planning and Research (OPR).

4E. Prohousing Incentive Program Grant Application Submission to the California Department of Housing and Community Development

- 1. Adopt a Resolution No. 2024-011 authorizing the submission of a Prohousing Incentive Program Notice of Funding Availability Round 2 grant application to the California State Department of Housing and Community Development; and
- 2. Authorize the City Manager, or his designee, to execute all documents and agreements necessary to participate in the Prohousing Incentive Program.

4F. January Outgoing Payment Log and February 16 & 23, 2024 City Disbursement Registers

- 1. Receive and file.

5: CITY/SUCCESSOR AGENCY - CONSENT

5A. February 16, 2024 Successor Agency Disbursement Register

- 1. Receive and file.

6: ADMINISTRATIVE ANNOUNCEMENTS

6A. City Manager

6B. City Attorney

6C. Council Requests

7: COUNCIL ANNOUNCEMENTS

7A. Council Announcements

8: ADJOURNMENT

8A. Meeting Adjournment

Date Posted: February 29, 2024



City Council Regular Meeting Communication

Zoning Ordinance Text Amendment No. 2023-04: Omnibus Code Update Amending Various Chapters of Titles 12, 18, and 20 of Brea City Code

Table with 2 columns: Meeting (Tuesday, March 5, 2024, 7:00 PM) and Agenda Group (PUBLIC HEARING, Item: 2A). Second row: TO (Honorable Mayor and City Council Members) and FROM (Bill Gallardo, City Manager).

RECOMMENDATION

Staff recommends that the City Council take the following actions:

- Waive full reading and introduce Ordinance No. 1247 titled "An Ordinance of the City Council of the City of Brea Amending the Brea City Code by Adopting Zoning Ordinance Text Amendment (ZOTA) No. 2023-04 (Omnibus Zoning Code Update) (Attachment A);
Approve a California Environmental Quality Act (CEQA) Exemption Determination (Attachment A); and
Schedule adoption of aforementioned Ordinance at the next regular City Council meeting.

BACKGROUND/DISCUSSION

The City's Municipal Code, or Brea City Code (BCC), requires periodic updates to ensure consistency between City policies and State law, to improve clarity, and to better serve the public. As such, staff has identified a number of provisions in the Title 12 (Streets, Sidewalks, and Public Property), Title 18 (Subdivisions and Floodplain Management), and Title 20 (Zoning Code) that need to be amended due to recent shifts in policy and trend, new laws and regulations, or changes to other sections of the BCC.

Proposed Amendments

The proposed amendments can be categorized into five topic areas. The following provides an overview of the proposed amendments, divided into the topic areas:

Amendment #1: Signs

Sign standards in Chapters 12.04 and 20.28 related to temporary signs, comprehensive sign programs, and flags are proposed to be updated for internal consistency throughout the BCC and to be aligned with City policies.

- Temporary Signs (In the Public Right-of-Way and Private Property)

There are two types of private signs currently permitted within the public right-of-way (ROW) - banners on the City's light poles and portable signs on the ground. The BCC currently permits any member of public to install private banners on City street light poles located on a specified list of streets, while portable signs on the ground are allowed for City-approved temporary events. There is a need to refine these requirements because signs within the public ROW have a potential to impact public safety and general aesthetics of the streetscape, and to ensure consistency with the general standards of the BCC.

For temporary signs on private properties, the proposed update would provide clearer guidelines and permit a temporary sign on private property for up to 90 days in a calendar year and a portable eight-hour sign within a six-month period. Additionally, the City's current policy of allowing a 30-day grand opening banner without a temporary sign permit is proposed to be codified.

- *Comprehensive Sign Program*

A comprehensive sign program is a complete set of site-specific sign criteria that includes sign guidelines and cohesive sign design standards for the development. The Zoning Code currently lacks details as to the types of development that are required to provide a comprehensive sign program. In addition, all comprehensive sign programs are subject to approval of a Conditional Use Permit (CUP) by the Planning Commission, which may be discouraging to some developers due to cost and time associated with processing. As such, the proposed update would provide clear guidelines to when a comprehensive sign program would be required, and also permit comprehensive sign programs to be established through a staff level Plan Review process if consistent with the sign code standards. A CUP would be required for comprehensive sign programs if requesting any deviations from sign standards.

- *Flags*

Flags are a sign-type that do not require a permit, but there are no standards related to number of flags or for the flagpole. The Zoning Code would be amended to permit two flags in a single-family residential zone and up to three flags in all other zones, intending to allow for the display of the flag of the United State of America and the State flag on all properties. The rules for displaying the flag of the United States of America found in the United States Code in relation to other flags would still be applicable. Flagpole standards would be adopted to limit heights of 18 feet on lots improved with a single-family home and 25 feet on other properties. If located on the building or roof, flags shall not be mounted more than 10 feet above the permitted building height of the zone.

Amendment #2: Accessory Dwelling Units

Accessory dwelling units (also known as second units or "granny" flats or ADUs) are complete independent housing units that can be either detached or attached from an existing single-family residence. In response to previous State legislation, the City Council adopted Ordinance Nos. 1203, 1220, and 1242 to implement ADU provisions from State law. Since the most recent update of the City's ADU regulations (adopted in August 2023), the State passed new legislation (AB 976 and AB 345), which necessitates another update to the City's current ADU regulations.

The amendment would update Chapter 20.52 to permanently eliminate the owner occupancy requirement for regular ADUs. Additionally, the Zoning Code amendment would allow the separate sale of regular ADUs by a non-profit organization meeting the affordability and tenant criteria in the Government Code Section 65852.26, and establish certain requirements (i.e. separate utilities).

Amendment #3: Wireless Communication Facilities

A wireless communication facility is a facility consisting of any commercial antenna, monopole, microwave dish and/or other related equipment necessary to the transmission and/or reception of any radio or television signals for commercial purposes. Federal laws related to such facilities has been continuously modified throughout the years, and in reviewing the current Zoning Code, staff determined that an update is necessary to be consistent with the applicable laws, especially related to applications that qualify for an eligible facilities request. Eligible facilities request refers to wireless communication facility modifications meeting the criteria established by federal law, where local jurisdictions are required to process such request through ministerial permit review rather than discretionary action.

As such, updates to Chapter 20.68 of the Zoning Code (Wireless Communication Facilities) are proposed, which includes establishing a separate review procedure for modification to wireless communications facilities that qualify for eligible facilities request, modification to minor wireless communication facilities, and minor modifications to existing major wireless communication facilities. Additionally, clarification of definitions and a height standard for wireless communication facilities are proposed as part of the update.

Amendment #4: Fence and Wall Heights

Height restrictions for fences, walls, and hedges adjacent to or visible from the public ROW are important for vehicular visibility and creating an inviting neighborhood environment. Currently, there is an inconsistency in the Zoning Code on the fence and wall height limits

between zones, including height limits for screening fences and walls. As such, there is a need to update the Zoning Code to create a more consistent fence and wall height limits throughout the City.

As such, Chapters 20.208, 20.212, 20.216, 20.220, 20.228, 20.232, of the Zoning Code are proposed to be amended to raise the height limit to 36 inches for fence, wall, and hedge heights in the required front yard throughout various residential and non-residential zones. In addition, Chapter 20.68 would be amended to increase the maximum permitted height for security fencing related to development of a wireless communication facility to seven feet to be consistent with the maximum permitted height for outdoor storage screening and among various zones.

Amendment #5: Other Minor Updates

Staff has identified a number of sections in the BCC that have errors and incorrect/incomplete references, which requires an update to improve the internal consistency within the BCC. Specifically, Chapters 18.32, 20.00, 20.08, 20.11, 20.28, 20.52, 20.56, and 20.208 would be amended to ensure consistency between the abbreviation and name of each zoning districts, to replace the outdated terms, and to replace/remove incorrect and missing references.

More detailed analysis of the proposed amendments is provided in the January 23, 2024 Planning Commission staff report (Attachment B). In addition, the redlines associated with above listed amendments, which show deletions in ~~strike through~~ and additions in underlines (Redline), can be found in the Exhibit A of the Planning Commission Resolution No. 2024-01 (<https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=155768&dbid=0&repo=BREA-DOCS>). The clean version of the proposed amendments, which includes updates to the Redline version of the proposed amendment that were determined by the City Attorney to be not substantial, can be found in the draft Ordinance (Attachment A). A table summarizing the proposed amendments as described in this Section of the report, which also provides specific section numbers of both the Redline and the draft Ordinance that applies to each topic areas, is provided as Attachment C.

Environmental Assessment

The proposed project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The proposed amendment to the BCC is exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15061(b)(3) because the proposed amendments are intended to provide internal consistency and updates to sign standards; update the ADU standards to comply with changes to State law; provide clarification for wireless communication facility standards and modifications; update fence height standards in residential and commercial zones and for wireless communication facility security fencing; and clarify certain BCC provisions; and address existing grammatical errors, incorrect references, incorrect process times, and internal inconsistency. As such, the proposed amendments will not have a significant effect on the environment. Any future developments would be subject to CEQA review.

Public Notice and Comments

This Project was noticed in accordance with the City's public noticing requirements, which involved publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment D. As of the writing of this report, staff has not received public comments.

COMMISSION/COMMITTEE RECOMMENDATION

On January 23, 2024, the Planning Commission, on 5-0 vote, approved a resolution recommending approval of the Project with a recommendation by Commissioner Blake Perez to further amend BCC Section 20.28.080.A.5.a. to increase the allowed number of flags per single-family lot to two flags. The January 23, 2024 Planning Commission draft meeting minutes is Attachment E.

FISCAL IMPACT/SUMMARY

The costs to process and implement the Project are included in the FY2023/2024 Community Development Department budget.

RESPECTFULLY SUBMITTED:

Prepared by: Jessica Newton, Senior Planner

Concurrence: Jason Killebrew, Community Development Director and

Joanne Hwang, AICP, City Planner

Attachments

Attachment A - Draft Ordinance for ZOTA No. 2023-04

Attachment B- January 23, 2024 Planning Commission Staff Report

Attachment C- Summary of Amendments Table

Attachment D- Public Hearing Notice

Attachment E- January 23, 2024 Planning Commission Draft Minutes

ORDINANCE NO. 1247

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BREA AMENDING THE BREA CITY CODE BY ADOPTING ZONING ORDINANCE TEXT AMENDMENT NO. ZOTA 2023-04 (OMNIBUS ZONING CODE UPDATE) AND APPROVING A CEQA EXEMPTION DETERMINATION

THE CITY COUNCIL OF THE CITY OF BREA DOES ORDAIN AS FOLLOWS:

A. RECITALS:

(i) Pursuant to the City’s police power, as granted broadly under Article XI, Section 7 of the California Constitution, the City Council has the authority to enact and enforce ordinances and regulations for the public peace, health, safety, and welfare of the City and its residents.

(ii) Pursuant to the California Environmental Quality Act (“CEQA”) (Public Resources Code § 21000 et seq.) and the State of California Guidelines for Implementation of the California Environmental Quality Act (“CEQA Guidelines”) (14 C.C.R. § 15000 et seq.), the City is the “lead agency” for the preparation and consideration of environmental documents for this Ordinance.

(iii) On January 23, 2024, the Planning Commission conducted a duly noticed public hearing concerning Zoning Ordinance Text Amendment (“ZOTA”) No. 2023-04 and adopted its Resolution No. 2024-01 recommending approval by the City Council.

(iv) On March 5, 2024, the City Council conducted a duly noticed public hearing concerning ZOTA No. 2023-04, as set forth in this Ordinance. It is the intent of the City Council in adopting this Ordinance to update various Zoning Code provisions, and ancillary Municipal Code provisions, to: provide internal consistency and updates to sign standards; update the accessory dwelling unit (“ADU”) standards to comply with changes to State law; provide clarification for wireless communication facility standards and

modifications; update fence height standards in residential and commercial zones and for wireless communication facility security fencing; and clarify certain Zoning Code provisions; and address existing grammatical errors, incorrect references, incorrect process times, and internal inconsistency.

(v) Adoption of this Ordinance is consistent with the General Plan as it implements the General Plan as described in Recital (iv). Lastly, the proposed amendments are consistent with the General Plan Goal CD-19 as it encourages active and inviting street environments by clarifying temporary sign standards in the public right-of-way.

(vi) This Ordinance is a matter of citywide importance and necessary for the preservation and protection of the public peace, health, safety and welfare of the community and is a valid exercise of the local police power and in accord with State law.

(vii) All legal prerequisites to the adoption of this Ordinance have occurred.

B. ORDINANCE:

SECTION 1. The City Council finds that the facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

SECTION 2. Chapter 12.04 (Streets and Sidewalks) of Title 12 (Streets, Sidewalks and Public Property) of Part I (Municipal Code) of the Brea City Code is amended by adding a new Section 12.04.025 to read as follows:

12.04.025 OBSTRUCTION OF STREETS, SIDEWALKS, ETC.

The placing, erecting or maintaining of any signs, signboards or devices of a like character, awnings excepted, along, over and upon the public streets, sidewalks and alleys within the city, not in accordance with the provisions of this section, is hereby prohibited, is declared to be a nuisance and the Superintendent of Streets is hereby directed to abate the same.

SECTION 3. Section 12.04.030 (Obstruction of Streets, Sidewalks, Etc.) of Chapter 12.04 (Streets and Sidewalks) of Title 12 (Streets, Sidewalks and Public Property) of Part I (Municipal Code) of the Brea City Code is amended to read as follows:

12.04.030 BANNERS ON STREET LIGHT POLES.

A. The placement of private banners on city street light poles within public right-of-way areas shall only be permitted for government-sponsored events consistent with Section 20.28.095.A. of this Code subject to the following standards:

1. *Application.* An application shall be consistent with the specific provisions adopted by Council resolution.

2. *Number of permits per year.* A maximum of one (1) permit per calendar year shall be granted to any one (1) applicant or associated applicants.

3. *Display duration.* Banners may be placed for a maximum time period of forty-five (45) days. Such time period shall be inclusive of set up and removal.

4. *Location.* Banner display within public right-of-way areas may occur only at the following locations and shall be limited to installation upon city street light poles:

a. Brea Boulevard: From the south city limits to Imperial Highway and Lambert Road to State College Blvd./Central Avenue.

b. Birch Street: From Brea Boulevard to Valencia Avenue.

c. Imperial Highway: From Berry Street to Valencia Avenue.

d. Kraemer Boulevard: From Imperial Highway to Lambert Road.

e. Lambert Road: From Puente Street to Kraemer Boulevard.

f. Puente Street: From Imperial Highway to Central Avenue.

g. Rose Drive: From south city limits to Valencia Avenue.

h. Valencia Avenue: From south city limits to Birch Street/Rose Drive.

5. *Number of banners.* A maximum of one (1) banner per light pole and three (3) banners per block, total, from any single or combination of applicants are permitted.

6. *Size and orientation.* Maximum dimensions of banners shall not exceed thirty- six (36) inches in width and ten (10) feet in length. Banners shall be installed in a vertical orientation with a maximum of fifteen (15) feet vertical clearance from adjacent grade.

7. *Materials and design.* Banners shall be constructed of weather-resistant fabric designed to remain durable throughout the display period. Such fabric shall be of a color and reflectivity to avoid interference with traffic safety and directional controls. Text and graphics shall be of a design to avoid interference with traffic safety and directional controls. Final materials and design shall be subject to the review and approval of the Superintendent of Streets.

8. *Brackets.* Applicant shall be responsible for the installation and removal of all brackets. This requirement may be modified by the Superintendent of Streets on a case-by-case basis as appropriate for protection of the city light pole.

9. *Maintenance.* Applicant is required to maintain all banners in an “as approved” condition. Any necessary repairs to damaged signs shall be immediately remedied by the applicant. The city may immediately remove any banner that presents an imminent threat to public health, safety, or welfare.

10. *Final safety determinations.* The Superintendent of Streets shall maintain final determination authority on final proposed design and placement of any banner within the right-of-way to fulfill the city’s goals and policies for vehicular and pedestrian safety.

11. *Prohibitions.* The standards listed above shall specifically serve to prohibit all other forms, locations, and installations of signs within public right-of-way areas (i.e. signs within medians, taped signs, and stapled signs”).

SECTION 4. Section 18.32.010 (Filing of Maps) of Chapter 18.32 (Tentative Parcel and Tentative Tract Maps) of Division I (Subdivisions) of Title 18 (Subdivisions and Floodplain Management) of Part II (Development Code) of the Brea City Code is amended to read as follows:

18.32.010 FILING OF MAPS.

A tentative parcel and/or tentative tract map shall be filed with the Community Development Director.

SECTION 5. Section 18.32.090 (Department Approval) of Chapter 18.32 (Tentative Parcel and Tentative Tract Maps) of Division I (Subdivisions) of Title 18 (Subdivisions and Floodplain Management) of Part II (Development Code) of the Brea City Code is repealed.

SECTION 6. “Personal Services, Limited” of Subdivision (16) (“P” words, terms and land uses) of Subsection B (Specific definitions) of Section 20.00.070 (Definitions) of Chapter 20.00 (General Provisions) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

PERSONAL SERVICES, LIMITED. Establishments providing non-medical services of a very limited and restricted nature as a primary use. Typical uses include, but are not limited to, body piercing/tattoo parlors, check cashing, and fortune telling.

SECTION 7. Subdivision (18) (“R” words, terms and land uses) of Subsection B (Specific definitions) of Section 20.00.070 (Definitions) of Chapter 20.00 (General Provisions) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended by adding in alphabetical order a new “Reception Hall” entry to read as follows:

RECEPTION HALL. A commercial establishment primarily used to host private events, including banquets, weddings, and similar gatherings and events not open to the general public, and where food and drink service may be provided with or without seated tables. Live entertainment and dancing are permitted in reception halls, provided they are not the primary purpose of the event. Sale and consumption of alcohol are allowed at reception halls with prior approval of a conditional use permit and subject to all requirements of state law.

SECTION 8. “Structure” of Subdivision (19) (“S” words, terms and land uses) of Subsection B (Specific definitions) of Section 20.00.070 (Definitions) of Chapter 20.00 (General Provisions) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

STRUCTURE. As defined in the International Building Code.

SECTION 9. Subsection C.2.b of Section 20.08.040 (Off-Street Parking and Loading) of Chapter 20.08 (Development Standards) of Division I (General Regulations)

of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

b. *Sizes.*

(1) Perpendicular or angular stalls.

(a) *Residential.*

(i) Covered - ten (10) feet wide by twenty (20) feet long (interior clear dimension to be nine (9) feet wide by nineteen (19) feet long), minimum seven (7) feet height clearance.

(ii) Uncovered - nine (9) feet wide by nineteen (19) feet long.

(b) *Commercial and office uses and community facilities.* Nine and one-half (9½) feet wide by nineteen (19) feet long, minimum eight (8) feet height clearance.

(c) *Industrial uses.* Nine (9) feet wide by nineteen (19) feet long.

(2) *Parallel stalls.* Eight (8) feet wide by twenty-three (23) feet long.

(3) *Handicapped stalls.* Nine (9) feet wide by nineteen (19) feet long with a minimum five (5) foot ramp at the side and front of the stall.

(4) Compact stalls shall be a minimum of eight (8) feet wide by sixteen (16) feet long.

(a) Compact stalls may be permitted in multiple family residential projects of five (5) or more units in accordance with the provisions of this paragraph C.

(b) Compact stalls may be permitted in commercial and industrial projects requiring a minimum of forty (40) parking spaces in accordance with the following conditions:

(i) A maximum of fifteen percent (15%) of the required number of parking spaces may be compact stalls.

(ii) The maximum number of compact parking stalls may be increased upon approval of a conditional use permit, but in no event shall the number of compact stalls exceed thirty percent (30%).

(iii) Each compact stall approved hereunder shall be individually designated as a compact stall per the City of Brea Public Works Standards.

(c) All parking areas containing compact stalls shall be approved by the Development Services Director and the City Traffic Engineer.

(5) *Overhang.* Parking stall lengths, except parallel spaces, may be reduced by two (2) feet [seventeen (17) feet for standard size stalls; fourteen (14)

feet for compact stalls] where the front of the parking stall abuts a landscaped area or sidewalk which is a minimum of four (4) feet clear. Such landscape area shall be enclosed with a minimum of six (6) inch high curb and no trees or shrubs shall be planted in the two (2) foot reduced area.

(6) Parking for Electric Vehicle Charging. Parking stalls for Electric Vehicle charging shall comply with the residential, commercial, industrial, handicapped, and/or compact stall minimum dimensions identified in this chapter and consistent with Chapter 14.08 of this Code.

SECTION 10. The Non-Residential category of Table 20.08.040.D of Section 20.08.040 (Off-Street Parking and Loading) of Chapter 20.08 (Development Standards) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended by adding in alphabetical order a new entry for “Automotive, Rental” and “Reception Hall” to read as follows:

NON-RESIDENTIAL	
Automotive, Rental	1 space per 250 square feet
Reception Hall	Requires a parking demand study

SECTION 11. The Non-Residential Uses category of Table 20.11.020.A (Permitted Land Uses Table) of Section 20.11.020 (Land Uses) of Chapter 20.11 (Permitted Land Uses) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to revise “Automotive, Rental”, “Automotive, Sales and Leasing”, “Recreation, Indoor”, and “Restaurants, Sit Down” entries, and to add in alphabetical order a new “Reception Hall” entry, to read as follows:

TABLE 20.11.020.A. PERMITTED LAND USES TABLE

<i>P: Permitted</i> <i>C: Permitted with Conditional Use Permit</i> <i>--: Prohibited</i>				NOTES: ¹ In HR Zoning district, either an Administrative Hillside Development Permit or a Hillside Development Permit is required, unless specifically exempted. Refer to Section 20.206.040. ² In MU-I, MU-2, and MU-3 Zoning districts, nonresidential developments (e.g. education, public assembly, and religious facilities, entertainment and recreational facilities, public/semi-public facilities, retail trade and service facilities) and access serving nonresidential developments (except for live/work facilities) shall not be allowed on Walnut Avenue. Also, refer to Section 20.258.030.A regarding integration of uses requirement.																		
	R1-H	HR ¹	R-1	R-1 (5,000)	R-2	R-3	C-P	C-N	C-C	C-G	C-M	C-RC	M-P	M-1	M-2	MU-I ²	MU-II ²	MU-III ²	PRO-P/R	PRO-NOS	PF	Special Provisions
NON-RESIDENTIAL USES																						
Automotive, Rental	--	--	--	--	--	--	--	--	--	P/C	P/C	--	P/C	C	C	--	--	--	--	--	--	(1) In C-G, C-M and M-P Zoning districts, uses that do not include any storage/display and incidental maintenance of rental vehicles are allowed without a conditional use permit.
Automotive, Sales and Leasing	--	--	--	--	--	--	--	--	--	C	C	--	--	C	C	--	--	--	--	--	--	(1) Uses that do not include any outdoor storage/display of vehicles are considered as "Automotive, Sales, and Leasing (limited)" use.
Reception Hall	--	--	--	--	--	--	--	C	C	C	--	C	--	--	--	C	C	C	--	--	--	
Recreation, Indoor	--	--	--	--	--	--	--	--	P	P	--	P	--	--	--	P	P	P	--	--	--	
Restaurants, Sit-Down	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	P	P	P	--	--	--	(1) In C-P Zoning district, this use may only be permitted as an accessory use, if the total area occupied by such use and any other uses permitted as an accessory use within the zone pursuant to this Section does not exceed 25% of floor area building(s) located within the same development.

SECTION 12. Section 20.28.030 (Administration and Enforcement) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.28.030 ADMINISTRATION AND ENFORCEMENT.

It shall be the duty of the Community Development Director or his or her authorized designee to enforce all the provisions of this chapter in accordance with the provisions of this Code and the currently adopted International Building Code.

SECTION 13. Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to by adding a new Section 20.28.040 (Comprehensive Sign Programs) to read as follows:

20.28.045 COMPREHENSIVE SIGN PROGRAMS.

- A. A comprehensive sign program shall be required for the following projects:
 - 1. A project with multiple occupancy consisting of two or more tenant spaces.
 - 2. A shopping center.
 - 3. A mixed-use development that consists of both residential and non-residential uses.
 - 4. Any other development on a site that is one acre or larger, excluding any stand-alone single-family residential project.
 - 5. Any project which a comprehensive sign program is specifically required by the provisions of the applicable zone or conditions of approval of a zoning entitlement.
- B. Review authority of comprehensive sign programs.
 - 1. All comprehensive sign programs shall be subject to the Plan Review process pursuant to Section 20.408.040.
 - 2. Comprehensive sign programs that comply with the requirements of this chapter shall be subject to review and approval by the Community Development Director. If the comprehensive sign program is proposed as part of a project that requires Planning Commission approval, then the entire comprehensive sign program shall be subject to approval by the Planning Commission.
 - 3. If any of the signs do not comply with the requirements of this chapter, such comprehensive sign program shall be subject to approval of a conditional use permit.

C. Performance standards. Comprehensive sign programs shall comply with the following performance standards:

1. A comprehensive sign program shall describe the proposed type, number, size, location, design, and colors and materials for each sign within a development project.

2. Each sign shall complement the architectural design, color, and materials of the main building or buildings upon the site, and shall be compatible with the character of existing or proposed improvements.

SECTION 14. Section 20.28.050 (Application for Permits) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.28.050 APPLICATION FOR PERMITS.

Applications for sign permits shall be made upon forms provided by the Community Development Director or his or her designee and shall contain, or have attached thereto, the following information and material:

- A. The name, address, and telephone number of the owner of the property.
- B. The name, address, and telephone number of the applicant (owner of the sign).
- C. The name, address, and telephone number of the sign contractor, if any.
- D. The location of the building, structure or lot to which or upon which the sign or other advertising structure is to be attached or erected.
- E. A site plan and elevations showing the:
 - 1. Sign height, size, proposed colors, type style, elevation above final grade level, proposed location on the premises of the sign structure, its relationship to adjacent buildings or structures, and the method of illumination and materials proposed to be used.
 - 2. Location, size, and height of all signs and structures existing on or within one hundred (100) feet of the premises at the time of making such application.
 - 3. Structural details and calculations signed by a person competent and qualified to prepare such information if required by the Community Development Director or his or her designee.
- F. Photographs showing the premises and adjacent property at the time of making the application.

G. Such other information as the Community Development Director or his or her designee shall deem reasonable and necessary to ensure safety of construction and compliance with this and all other ordinances of the city.

SECTION 15. Section 20.28.060 (Review of Sign Permit Application) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.28.060 REVIEW OF SIGN PERMIT APPLICATION.

A. General. In the issuance of a sign permit, the factors noted below shall be utilized by the Community Development staff as guidelines for determining that a submitted sign proposal furthers the intent and purpose established by this chapter.

B. Appeals. An appeal from a decision of the Community Development staff relative to the application of the review guidelines contained herein shall be made to the Planning Commission. Such appeal shall be filed with the Secretary of the Commission in writing within ten (10) days after mailing of notification to the applicant by the Community Development Director or his or her designee that any submitted sign proposal has been denied or modifications required in an effort to effect conformance with the noted guidelines. An appeal from the Planning Commission decision may be made to the City Council if such appeal is filed in writing with the City Clerk within ten (10) days after mailing of notification of the Planning Commission action.

C. Guidelines.

1. In determining the consistency of each proposed sign with the purposes of this chapter, the following guidelines shall be considered:

a. That the proposed sign will be legible under normal viewing conditions, based on its location and the design of its visual element.

b. That the proposed sign will not obscure from view or detract from existing sign, based on its location, shape, color and other similar considerations.

c. That the proposed sign design aesthetics shall be compatible with surround architecture, colors, and street amenities, based on the size, shape, height, color, placement, and the proximity of such proposed sign to adjacent properties and surroundings.

d. That the proposed structure, sign, or display will be so constructed that it will not constitute a physical safety hazard to the public.

e. That the proposed sign is not designed to have the advertising thereon maintained primarily to be viewed from a freeway.

f. Exceptions to these provisions. The provisions of this chapter, as the same relate to the constructions, erection, and maintenance of signs along

freeways, shall not apply to any structure, sign, or display constructed, painted, or maintained when the advertising is limited to:

- (1) The name of the building whereon the sign is located; or
 - (2) The name of the person, firm or corporation occupying the building and the type of business conducted by such person, firm, or corporation; or
 - (3) The name of the product manufactured on the premises; or
 - (4) Signs, structures, or displays which are limited to the advertising of the services or goods sold on the premises, but no such advertising structures, signs, or displays shall exceed thirty (30) square feet in area or have mechanical or moving parts; or
 - (5) Directional warning or informational structures required or authorized by law; or
 - (6) Official notices issued by any court or public body or officer.
2. A sign permit shall be issued only for those signs which comply with the above guidelines.

SECTION 16. Section 20.28.080 (Signs Not Requiring a Permit) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.28.080 SIGNS NOT REQUIRING A PERMIT.

A. The following signs, if non-illuminated, are allowed in all zones with no permit required:

1. a. Nameplates not exceeding one (1) square foot;
- b. Interior signs;
- c. Window signing not exceeding twenty-five percent (25%) of total window space.
2. Charitable or educational signs not exceeding four (4) square feet in area, which are temporary in nature in accordance with time limitations permitted in § 20.28.090 of this chapter.
3. Governmental or other legally required posters, notices, or signs.
4. Real estate for sale or rent signs, provided that:
 - a. One such sign is displayed per lot or parcel;
 - b. Each sign shall not exceed six (6) square feet in area;
 - c. Each such sign shall be placed a minimum of five (5) feet inside the property line.
5. Flags, provided that:

a. No more than two (2) flags are displayed per lot or parcel in single-family zoning districts, and no more than three (3) flags are displayed per lot or parcel in all other zones;

b. No more than one (1) flagpole shall be installed per lot or parcel in single-family zoning districts, and no more than three (3) flagpoles shall be installed per lot or parcel in all other zones.

(1) All flagpoles shall meet setback requirements of the underlying zoning district and shall not exceed 25 feet in height above finished grade if located on the ground, except the height is limited to 18 feet on properties developed with a single-family home. If located on the roof or attached to the building, the height of the flagpole shall not exceed ten (10) feet above the permitted building height of the zoning district.

(2) A building permit shall be obtained for flagpoles if required by International Building Code.

6. Traffic, directional, warning, or informational signs required or authorized by any public body.

7. Names of buildings and date of erection when cut into a masonry surface, or made of incombustible material and not larger than eight (8) square feet, and similar memorial signs and markers.

8. Signs erected in or near the city boundary which sign contains the name of the city and the name of, or any other information regarding civic, fraternal, or religious organizations located therein.

B. In addition, permits shall not be required in the following situations:

1. The changing of advertising copy or messages on bulletin boards and similar signs specifically designed for the use of replaceable or changeable copy, unless electrical alterations are made.

2. Repainting and cleaning of a sign or advertising structure, unless a change in structure size, height, or location is made.

SECTION 17. Section 20.28.090 (Temporary Sign Permits) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II Development Code) of the Brea City Code is amended to read as follows:

20.28.090 TEMPORARY SIGN PERMITS ON PRIVATE PROPERTY – GENERAL.

A. A temporary sign permit for signs intended as temporary display and advertising devices such as flags, streamers, banners, and spinners, and signs for businesses of a seasonal nature may be issued by the Community Development Director or his or her designee subject to the application requirements, subject to the following standards:

1. Temporary 90-day permit. A temporary sign permit for existing, new, and future businesses may be issued for a period of time not to exceed 90 calendar days during any one (1) calendar year.

a. Types of signs.

(1) One (1) temporary banner mounted on the exterior wall of a building or structure. Such signs shall not occupy more than ten percent (10%) of the total outside wall area upon which the sign is located, exclusive of windows or door openings, or, one hundred (100) square feet whichever is less; OR

(2) One (1) temporary, portable type sign, not exceeding twenty-four (24) square feet, which advertises special goods, services, or products offered on the site. Such sign must be placed within private property and is not allowed within the public right-of-way.

2. Temporary once-per-week, eight (8) hour signs. A temporary sign permit may be issued for a six (6) month period for the once-per-week, eight (8) hour display of signs. Such signs shall be limited to a maximum of eight (8) hours commencing at the time of weekly sign installation. Such signs shall observe the additional following requirements:

a. Permit frequency. No more than one approval of a once-per-week temporary sign permit shall be granted to any business or location per one (1) calendar year, for a maximum period of six (6) months.

b. Forfeiture of 90-day permit. Any business or location approved for a once-per-week temporary sign permit shall forfeit its eligibility for the 90-day temporary sign permit prescribed by § 20.28.090.A.1. for the duration of the approval. A minimum of sixty (60) days shall be observed between the expiration of a once-per-week permit and any subsequent 90-day permit approval.

c. Size of signs. Signs shall be limited to a maximum of six (6) square feet per side or face. No signs shall exceed a maximum of two (2) sides or faces.

d. Number of signs. A maximum of two (2) signs shall be allowed.

e. Height of signs. A maximum overall height of five (5) feet shall be allowed.

f. Regular scheduled placement of signs. The applicant shall identify a specific, weekly, eight (8) hour display period which shall remain consistent through the permit period.

3. Temporary Sign Permit for Special Events and Seasonal Businesses. A temporary sign permit for special signs and advertising devices such as flags, streamers, banners, and spinners, and event, business or commodity identification signs for special events and seasonal businesses may be issued for a period of time not to exceed the duration of such event or business, and not earlier than 45 days prior to such event or start date of such business, and must be removed within ten (10) days following such event.

a. A separate temporary sign permit shall not be required if such signs meet the standards in this Section and are reviewed and approved as part of a separate planning entitlement, including but not limited to temporary use permits, entertainment permits, and conditional use permits.

B. All temporary signs shall be subject to the following:

1. Signs shall be made of durable, weather-resistant materials, and be continually maintained in good condition. Non-permanent materials, including, but not limited to paper, cardboard, posterboard, plastic laminates and similar materials shall not be used.

2. Sign placement shall not be permitted within the public right-of-way, unless specifically permitted by § 20.28.095.

3. When two or more tenants of a multiple-tenant property (i.e. shopping center) request overlapping display periods for any temporary signs, placement of such signs shall be coordinated to maintain an attractive, uncluttered, quality streetscape appearance.

4. Signs shall be placed so as not to interfere with pedestrian and vehicular traffic or ADA accessibility.

C. Any person applying for temporary sign shall file a request indicating size and type of sign and the proposed location thereof with the Community Development Director or his or her designee. The applicant shall be required to pay appropriate fees as determined by City Council resolution for processing such application.

D. A grand opening banner shall be permitted without a temporary sign permit for new businesses as specified in § 20.28.110.C.

E. Any applicant found to be in violation of this section shall, at a minimum, forfeit their ability to receive approval of a temporary sign permit for a period of sixty (60) days following any observed violation of this section.

SECTION 18. Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II Development Code) of the Brea City Code is amended by adding a new Section 20.28.095 (Temporary Signs in the Public Right-of-Way) to read as follows:

20.28.095 TEMPORARY SIGNS IN THE PUBLIC RIGHT-OF-WAY.

A. Government-sponsored events. Temporary banners for government-sponsored events are permitted on city street light poles, subject to review and approval of the Community Development Director and/or City Engineer. For this purpose, "government-sponsored event" means an event, activity, or meeting that the Community Development Director determines is organized or sponsored, in whole or in part, by the City or another government agency. Priority shall be given to City-sponsored events.

B. Other temporary signs. No other temporary signs shall be allowed in the public right-of-way, excepting temporary portable signs approved as an accessory use pursuant to a valid temporary use permit, entertainment permit, film permit, or conditional use permit approved by the City. Such signs shall only be allowed in

the public right-of-way areas located within or immediately adjacent to the location of the approved event or activity.

C. Materials. Temporary signs in the public right-of-way shall be made of durable, weather-resistant materials, and be continually maintained in good condition. Non-permanent materials, including, but not limited to paper, cardboard, poster board, plastic laminates and similar materials, shall not be used.

D. Encroachment permit required. All temporary signs within the public right-of-way shall be subject to an approval of an encroachment permit by the Public Works Department. No encroachment permit for a temporary sign shall be approved if the Public Works Director finds it is designed or will be displayed in a manner that will conflict with pedestrian or vehicular safety.

SECTION 19. Subsection B of Section 20.28.100 (Temporary Searchlight Permit) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

B. Any person applying for a temporary searchlight permit shall file a request indicating purpose, location, period of operation, time of operation, and any necessary information as determined by the Community Development Director or designee, of such searchlight, with the Community Development Director or designee. The applicant shall be required to pay appropriate fees as determined by City Council resolution for processing such application.

SECTION 20. Section 20.28.110 (Signs Permitted in All Zones) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.28.110 SIGNS PERMITTED IN ALL ZONES.

All of the signs listed hereinafter in this section shall be permitted in all zones subject to the following stated conditions:

A. One (1) non-illuminated temporary construction or contractor's sign may be displayed for each residential, manufacturing or commercial development, provided that:

1. Such sign shall not exceed eight (8) feet in overall height.
2. Such sign shall not exceed fifty (50) square feet in area.
3. Such sign shall be placed a minimum of five (5) feet inside the property line.
4. Such sign shall be displayed after the issuance of a building permit until final inspection of the development or for a period of one (1) year, whichever is less.

5. Such sign shall be designed and constructed in accordance with a Planning Commission approved design intended to be used consistently throughout the city for purposes of identifying projects or construction activities within the city.

6. A one hundred (\$100) dollar cash bond shall be posted with the City Treasurer or designee to guarantee removal of such sign. A right of entry permit shall also be included with such bond.

B. One non-illuminated sign, not to exceed six (6) square feet in area, pertaining only to the sale, lease, or rental of the particular building, property, or premises upon which such sign is displayed.

C. One grand-opening banner, for a period of time not to exceed thirty (30) calendar days, mounted on the exterior wall of a building or structure for new businesses. Such banners must be installed within ninety (90) days of issuance of a certificate of occupancy. Banners shall not occupy more than ten percent (10%) of the total outside wall area upon which the sign is located, exclusive of windows or door openings, or one hundred (100) square feet, whichever is less.

D. Notwithstanding any other provisions of this chapter, the following signs shall be designed and constructed in accordance with the Planning Commission approved design intended to be used consistently throughout the city for purposes of identifying such facilities as noted in paragraph C.7. below.

1. Official notices issued by any court, public body, or public officer.
2. Notices posted by any public officer in the performance of a public duty or for any person in giving legal notice.
3. Traffic, directional, warning, or informational signs required or authorized by any public body.
4. Official signs used for emergency only.
5. Permanent memorial or historical signs, plaques, or markers.
6. A sign erected in or near the city boundary which sign contains the name of the city and the names of, or any other information regarding civic, fraternal, or religious organizations located therein.
7. Signs not exceeding two (2) square feet erected for the convenience of the public such as signs identifying rest rooms, public telephone, walkways, and similar features or facilities.

SECTION 21. Subsection D of Section 20.28.120 (Temporary Off-Site Real Estate For Sale Signs) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

D. Time limit. Each directional sign shall have a time limit of one (1) year from the date of authorization; provided, however, such limit may be extended by the Community Development Director or designee not to exceed two (2) successive periods of six (6) months each. Upon written request, the Planning Commission may authorize additional time extensions as deemed necessary.

SECTION 22. Subsection H of Section 20.28.130 (Temporary On-Site For Sale Signs and Advertising Devices) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

H. The use of flags, streamers, pennants, banners, and spinners shall be subject to the approval of the Community Development Director or designee.

SECTION 23. Subsection B of Section 20.28.140 (Other Off-Site Directional Signs) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

B. Signs directing persons to such activities as garage sales or residential open houses may be permitted in all zones subject to approval of the Community Development Director or his or her designee.

SECTION 24. Subsection C of Section 20.28.140 (Other Off-Site Directional Signs) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

C. The use of flags, streamers, pennants, banners, and spinners shall be subject to the approval of the Community Development Director or designee.

SECTION 25. Subsection B of Section 20.28.190 (Location and Height of Signs - General) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

B. No sign shall be located within the public right-of-way, except for the types of temporary sign as specified in Section 20.28.095 of this Chapter and Sections 12.04.030 and 12.04.060 of this Code.

SECTION 26. Section 20.28.230 (Sign Illumination) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.28.230 SIGN ILLUMINATION.

The approval of any illuminated sign shall not be final until thirty (30) days after installation, during which period the Community Development Director or his or her designee may order the dimming of any illumination found to be excessively brilliant. No sign permit shall be valid until such order has been carried out to an extent satisfactory to the Community Development Director or his or her designee. Illumination shall be considered excessive when it prevents normal perception of objects or buildings beyond or in the vicinity of the sign, or when it shines directly onto residential zones.

SECTION 27. Subsection H of Section 20.28.240 (Prohibited Signs) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

H. Flags, streamers, pennants, or banners, unless specifically permitted by this section.

SECTION 28. Section 20.28.260 (Parking of Advertising Vehicles or Trailers) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.28.260 PARKING OF ADVERTISING VEHICLES OR TRAILERS.

No person shall park any vehicle or trailer on a public right-of-way or in a location on private property which is obviously intended to be viewed primarily from such right-of-way which has attached thereto, or suspended therefrom, any advertising or directional sign except a sign decoratively painted directly upon, or regularly affixed to, the body or other integral part of the vehicle and subject to the approval of the Community Development Director or his or her designee.

SECTION 29. Section 20.28.340 (Commercial and Industrial Zones) of Chapter 20.28 (Signs) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.28.340 NON-RESIDENTIAL ZONES.

A. Signs permitted subject to a sign permit.

1. Wall-affixed signs per paragraph C.1. of this section.

2. Freestanding signs per paragraph C.2. of this section.
 3. Address-plate: one (1) per parcel, lot, business, or tenant, not to exceed one and one-half (1½) square feet in sign area.
 4. Real estate signs: one (1) per parcel, lot, business, or tenant, per §§ 0.28.120 and 20.28.130 of this chapter.
 5. Window signs per paragraph C.3. of this section.
 6. Comprehensive sign program per this chapter.
- B. All signs not expressly permitted shall be prohibited, per § 20.28.240 of this chapter.
- C. Sign development standards.
1. Wall-affixed signs.
 - a. Development standards.
 - (1) Maximum sign area - One (1) square foot of sign area per each lineal foot of building frontage.
 - (2) Maximum sign length - Seventy-five percent (75%) of building frontage or seventy-five percent (75%) of tenant space frontage.
 - (3) Maximum letter height - Twenty-four (24) inches, except for major tenants which letter height shall not exceed five (5) feet.
 - (4) Maximum number - One (1) sign per building face or tenant space, not to exceed three (3) signs per tenant.
 - b. Design standards.
 - (1) All conduits, raceways, transformers, junction boxes, and openings in the building surface shall be concealed. If canopy architecture prohibits concealing hardware, it shall be enclosed in a manner consistent with quality fabrication practices, and painted to match the adjacent wall color. The method of installation shall be approved by the City Planner.
 - (2) All exterior signs exposed to the weather shall be mounted directly onto the building face and shall be completely sealed in a watertight enclosure. All bolts, fastenings, and clips used shall be of hot-dipped galvanized iron, stainless steel, or other non-corrosive material.
 - (3) No labels or other identification will be permitted on the exposed surface of the sign except those required by local ordinance.
 - (4) Cabinet signs shall incorporate opaque background fields with only sign copy to be illuminated. Sign background shall be of a non-reflective material.
 - (5) Individual channel or reverse channel letters are encouraged for use in all retail commercial projects for their legibility and visual effect.

2. Free-standing signs.

a. Development standards.

(1) Maximum sign area.

Small project - Twenty-four (24) square feet.

Midsized project - $0.2 \times f$, where f equals the lineal feet of street frontage.

Midsized project with less than 120 lineal feet of street frontage - Twenty-four (24) square feet.

Large project - $0.2 \times f$, where f equals the lineal feet of street frontage, provided no one (1) sign copy per face shall exceed eighty (80) square feet.

(2) Maximum sign height.

Small project - Four (4) feet.

Midsized project - Six (6) feet.

Large project - $.03 \times f$, where f equals the lineal feet along the street frontage in the aggregate, with no one (1) sign to exceed twelve (12) feet in height.

(3) Maximum letter height. Twenty-four (24) inches, except for major tenant which letter height shall not exceed five (5) feet.

(4) Maximum number.

Small project - One (1) freestanding sign per street frontage.

Midsized project - One (1) freestanding sign per street frontage.

Large project - Three (3) freestanding signs per street frontage. Signs shall be placed a minimum of three hundred (300) feet apart.

(5) Maximum sign length. No maximum except as determined by other requirements.

b. Design standards. Freestanding signs shall be compatible with the architectural style, design, color, and material of the building(s) within the development.

3. Window signs. No window signs shall obscure more than twenty-five percent (25%) of the total transparent area of any window.

SECTION 30. Subsection B of Section 20.52.040 (Development Standards) of Chapter 20.52 (Accessory Dwelling Units) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

B. Number of units per lot.

1. Properties with a proposed or existing single-family dwelling.

a. One accessory dwelling unit that is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure;

b. One detached, or attached newly constructed accessory dwelling unit; and

c. One junior accessory dwelling unit.

2. Properties with a proposed or existing multi-family dwelling.

a. One interior accessory dwelling unit or up to 25% of the existing units, whichever is higher; and

(1) Interior accessory dwelling unit means an accessory dwelling unit that is created by converting portions of existing multi-family dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements or garages.

(2) When calculating the required number of allowed accessory dwelling units, any fractions of units shall be rounded to the next larger whole number.

b. Up to two detached accessory dwelling units.

SECTION 31. Section 20.52.050 (Owner Occupancy Requirements) of Chapter 20.52 (Accessory Dwelling Units) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.52.050 OWNER OCCUPANCY REQUIREMENTS.

A. Accessory dwelling units and junior accessory dwelling units shall not be sold or owned separately from the primary dwelling unit, except as otherwise provided in Government Code Section 65852.26. If accessory dwelling unit is sold or conveyed separately from the primary residence pursuant to Government Code Section 65852.26, it shall comply with the following:

1. Meet all requirements of Government Code Section 65852.26.
2. Comply with all requirements of Subdivision Map Act, if applicable.
3. Provide separate utility connections and separate utility meters.

B. Any junior accessory dwelling unit and accessory dwelling unit that is used as a rental unit must be rented for no less than 30 consecutive days at any time.

C. Junior accessory dwelling units. If the property contains a junior accessory dwelling unit, the legal owner of such property must occupy one of the residential

dwellings on the property as that person's legal domicile and permanent residence as long as the junior accessory dwelling unit exists on the property.

D. The legal owner of a property with a junior accessory dwelling unit subject to the owner occupancy requirements as specified in subsection C. of this section shall record a covenant in a form satisfactory to the City Attorney within 30 days following the issuance of a building permit for such junior accessory dwelling, which shall include the following requirements and any other provisions required by state law:

1. The junior accessory dwelling unit may not be sold, transferred, or assigned separately from the primary residence;

2. The junior accessory dwelling unit may not be rented for a period of less than 30 consecutive days;

3. The junior accessory dwelling unit shall be a legal unit and may be used as habitable space, only so long as either the main dwelling unit, or the junior accessory dwelling unit, is occupied by the owner of record of the property, unless state law is amended to prohibit local agencies from requiring owner-occupancy; and

4. Such restrictions shall run with the land and be binding upon all future owners, and lack of compliance may result in legal action against the property owner to compel compliance with this code. The covenant shall be recorded in the official records of Orange County, and a copy of the covenant shall be filed with the office of the City Clerk.

SECTION 32. Subsection E of Section 20.56.030 (Two-Unit Developments and Urban Lot Split Applicability) of Chapter 20.56 (Two-Unit Developments and Urban Lot Splits) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is repealed.

SECTION 33. Section 20.56.040 (Two-Unit Developments) of Chapter 20.56 (Two-Unit Developments and Urban Lot Splits) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.56.040 TWO-UNIT DEVELOPMENTS.

The following standards and criteria shall apply to all proposed residential units permitted under this article. Notwithstanding these requirements, all residential lots

zoned for single-family use shall be permitted to construct up to two dwelling units. Two-unit developments must meet all the following requirements:

A. The following development standards contained in Table 20.56.040.A (Two-Unit Development Standards) apply:

Table 20.56.040.A Two-Unit Development Standards			
Required Zoning Designation	Permitted within single-family residential zones or within a specific plan development area implementing a single-family residential zone.		
Maximum Number of Units	2 dwelling units developed in accordance with this Section. Note: The maximum number of units does not include the potential for one (1) accessory dwelling unit and one (1) junior accessory dwelling unit per lot.		
Minimum Unit Size	150 square feet		
Maximum Unit Size	800 square feet Note: No maximum unit size shall be required for a two-unit development that is created by conversion of an existing space, such as primary dwelling unit, garage, accessory structure, if the dwelling unit is created in the same location and to the same dimensions as an existing structure.		
Setbacks	Front – The standards of the underlying zone shall apply Side – 4 feet Rear – 4 feet Note: At the discretion of the City Planner, the front setback may be reduced if an applicant can demonstrate that reduced front setback is necessary to construct an 800 sq. ft. unit.		
Building Height	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Attached to existing main dwelling: The standards of the underlying zone shall apply. </td> <td style="width: 50%; vertical-align: top;"> Detached or new construction: The maximum height is 16 feet. Note: At the discretion of the City Planner, additional building height may be permitted up to the height limit of the underlying zone if an application can demonstrate that additional height is necessary to construction an 800 sq. ft. unit. </td> </tr> </table>	Attached to existing main dwelling: The standards of the underlying zone shall apply.	Detached or new construction: The maximum height is 16 feet. Note: At the discretion of the City Planner, additional building height may be permitted up to the height limit of the underlying zone if an application can demonstrate that additional height is necessary to construction an 800 sq. ft. unit.
Attached to existing main dwelling: The standards of the underlying zone shall apply.	Detached or new construction: The maximum height is 16 feet. Note: At the discretion of the City Planner, additional building height may be permitted up to the height limit of the underlying zone if an application can demonstrate that additional height is necessary to construction an 800 sq. ft. unit.		

Distance Between Buildings	Attached to existing main dwelling: Not Applicable	Detached: 10 feet Notes: No additional building separation is required for an existing accessory building that is converted to dwelling unit for the purposes of this Section. At the discretion of the City Planner, the distance between buildings may be reduced if an application can demonstrate that less space is necessary to construct an 800 sq. ft. unit.
Access	Must have independent entrance from the exterior.	
Parking	As specified in Section 20.08.040.D. of this title.	
General Development Standards	Unless otherwise indicated in this Section, the standards of the underlying zone shall apply. Note: At the discretion of the City Planner, deviations from the standards of the underlying zone may be considered if the applicant can demonstrate that such deviation is necessary to construct an 800 sq. ft. unit.	

B. Unit Size Calculation. When calculating units site coverage, non-livable space attached to the units, including, but not limited to, attached garages, porches, patios, overhangs, and balconies shall not be included.

C. Design Standards. The following design standards shall apply to two-unit developments:

1. Addressing: Address number of all dwelling units on the lot shall be displayed clearly visible from the street. Where a unit address on the front of a building cannot be viewed from the street or displayed in a building directory.

2. Windows and Doors:

a. Windows and doors of all dwelling units shall not have a direct line of sight to a neighboring residential property unless the windows and doors are existing or they are properly screened by fencing, landscaping, or privacy glass.

b. No new doors on the same front or street side elevation as the existing main entrance door, except for detached structures and conversion of an existing door opening to an entry door.

3. Staircases: New stairways shall be completely enclosed as part of the interior of the structure, except for conversion/modification of an existing exterior stairway.

4. Architecture:

a. The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

b. The design of the housing development shall match the primary dwelling (if one exists) and be compatible with the surrounding neighborhood to the greatest extent feasible.

5. Foundation: New dwellings for the purposes of this Section shall be constructed upon a permanent foundation.

D. Code compliance. Two-unit developments shall comply with all applicable Fire and Building Codes.

E. Utilities. Two-unit developments shall have separate utility connections and separate utility meters.

F. Short Term Rentals Prohibited. Dwelling units shall not be rented for less than 30 consecutive days at a time.

G. Deed Restriction. The legal owner of a property improved with a two-unit development shall record a covenant in a form satisfactory to the City Attorney within thirty (30) days following the issuance of a building permit, that does each of the following:

1. Expressly prohibits any rental of a dwelling on the property for a period less than thirty (30) consecutive days.

2. Expressly prohibits any non-residential use of the lot.

3. Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any other common interest development within the lot.

4. If the lot does not undergo an urban lot split; Expressly requires the individual property owners to live in one (1) of the dwelling units on the lot as the owners' primary residence and legal domicile.

5. Limits development of the lot to dwelling units that comply with the requirements of this Section, except as required by state law.

H. Associated Permits. If an application for a two-unit development triggers the requirement for a discretionary or ministerial permit other than an urban lot split and/or a building permit, those associated permits must be applied for and obtained prior to application for an urban lot split permit.

SECTION 34. Subsection A of Section 20.56.050 (Urban Lot Split) of Chapter 20.56 (Two-Unit Developments and Urban Lot Splits) of Division I (General Regulations)

of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

A. The following development standards contained in Table 20.56.050.A (Urban Lot Split Standards) apply:

Table 20.56.050.A Urban Lot Split Standards	
Required Zoning Designation	Permitted within single-family residential zones or within a specific plan development area implementing a single-family residential zone.
Maximum Number of Units	2 dwelling units developed in accordance with this Section. Notes: Lots created from implementing the provisions of the Urban Lot Split shall not be eligible for more than a total of two dwelling units per lot.
Minimum Lot Size	The size of the new lot shall be at least 40% of the existing lot prior to the Urban Lot Split. Notes: In no instance shall the new lots be less than 1,200 sq. ft.
Lot Frontage	All lots shall have frontage directly onto a public or private street, excluding alleys.
Lot Width	All lots shall have a minimum lot width of 24 feet abutting a street.
Setbacks	No setbacks are required for a legally permitted existing structure. New construction shall comply with the requirements of Table 20.56.040.A.
New Units	All new Two-Unit Development units constructed after the implementation of an Urban Lot Split shall comply with the requirements of Table 20.56.040.A.
Parking	As specified in Section 20.08.040.D. of this title.
General Development Standards	Unless otherwise indicated in this Section, the standards of the underlying zone shall apply.

SECTION 35. Subsection I of Section 20.56.050 (Urban Lot Split) of Chapter 20.56 (Two-Unit Developments and Urban Lot Splits) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

I. Deed restriction. The legal owner of an urban lot split property shall record a covenant in a form satisfactory to the City Attorney within 30 days following the issuance of a building permit for a two-unit development, that does each of the following:

1. Expressly prohibits any rental of any dwelling unit on the property for a period less than 30 days.
2. Expressly prohibits any non-residential use of the lots created by the urban lot split.
3. Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any other common interest development within the lot.
4. States that:
 - a. The lot is formed by an urban lot split and is therefore subject to the city's urban lot split regulations, including all applicable limits on dwelling size and development.
 - b. Development on the lot is limited to development of housing under this section, except as required by state law.

SECTION 36. Section 20.68.030 (Definitions) of Chapter 20.68 (Wireless Communication Facilities) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.68.030 DEFINITIONS.

Unless otherwise stated, the following definitions pertain to this chapter.

ANTENNA. A device used in communications which radiates and/or receives any radio or television signals for commercial purposes, including, but not limited to, commercial cellular, personal communication service, wireless modem signals, and/or data radio signals. ANTENNA shall not include any noncommercial satellite dish antenna or any antenna utilized for amateur radio, citizen band radio, television, AM/FM or shortwave radio reception purposes.

BUILDING-MOUNTED. Mounted to the side of a building, to the facade of a building or to the side of another structure such as a water tank, church steeple, freestanding sign, or similar structure, but not to include the roof of any structure.

CELLULAR. An analog or digital wireless communication technology that is based on a system of interconnected neighboring cell sites.

CO-LOCATED. The usage of a single support structure and/or site by more than one wireless communications provider.

ELIGIBLE FACILITIES REQUEST. Modification to a wireless communication facility as defined in Title 47, Code of Federal Regulations, Section 1.6100(b)(3).

GROUND-MOUNTED. Mounted to a pole, monopole, lattice tower or other freestanding structure specifically constructed for the purpose of supporting an antenna.

MAJOR WIRELESS COMMUNICATION FACILITY. A wireless communication facility that is ground-mounted, and a wireless communication facility that is mounted in any manner on property or buildings owned by the city or in the public right-of-way over which the city has regulatory authority, except for the ones provided in the definition of MINOR WIRELESS COMMUNICATION FACILITY.

MINOR WIRELESS COMMUNICATION FACILITY. A stealth wireless communication facility that is a building-, facade-, wall-, or roof-mounted, which is concealed, and a wireless communication facility that is mounted in any manner on property or buildings owned by the city or in the public right-of-way over which the city has regulatory authority, pursuant to a master agreement with the city.

MONOPOLE. A structure composed of a single spire used to support antennas or related equipment.

MOUNTED. Attached or supported.

PERSONAL COMMUNICATION SERVICES. Any form of commercial communications service utilizing digital wireless radio communication technology, having the capacity for multiple communications services and the routing of calls to individuals, regardless of location. PERSONAL COMMUNICATION SERVICES shall also mean and include PERSONAL WIRELESS SERVICES as defined in Section 704 of the Telecommunications Act of 1996.

ROOF-MOUNTED. Mounted above the eave line of a building.

STEALTH FACILITY. Any wireless communication facility which is designed to blend into the surrounding environment, typically one that is architecturally integrated into a building or other concealing structure, and shall include and mean any concealed antenna.

SUBSTANTIAL CHANGE. This term shall have the same meaning as the term "substantial change" as defined in Title 47, Code of Federal Regulations, Section 1.6100(b)(7).

WIRELESS COMMUNICATION FACILITY. A facility consisting of any commercial antenna, monopole, microwave dish and/or other related equipment, or combination thereof, necessary to the transmission and/or reception of any radio or television signals for commercial purposes, including but not limited to, commercial cellular, personal communication service, wireless modem, and/or data radio communications, and which has been granted a certificate of public convenience and necessity, or a wireless registration number by the California Public Utilities Commission, or otherwise provides commercial wireless communications services to the public. WIRELESS COMMUNICATION FACILITY does not include any radio or television facility which is exempt from local regulation pursuant to state or federal law.

SECTION 37. Subsection B of Section 20.68.050 (Development Criteria) of Chapter 20.68 (Wireless Communication Facilities) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

B. Design standards.

1. Wireless communication facilities shall not bear any signs or advertising devices other than certification, warning, or other legally required seals or signage.
2. Accessory equipment shall meet the following standards:
 - a. All accessory equipment associated with the operation of the wireless communication facility shall be located within a building, enclosure, or underground vault that complies with the development standards of the zoning district in which the accessory equipment is located, subject to City approval.
 - b. Accessory equipment permitted to be located above ground shall be visually compatible with the surrounding buildings and include sufficient landscaping to screen the structure from view.
 - c. Accessory equipment enclosures shall be limited to the housing of radio, electronic and related power equipment, and shall not be used for any other purpose, including storage.
3. Wireless communication facilities shall have subdued colors and non-reflective materials which blend with surrounding materials and colors.
4. All screening for building-mounted facilities shall be compatible with the existing architecture, color, texture and or materials of the building.
5. The monopole foundation and structures upon which antenna are to be mounted, shall be no greater in diameter or cross sectional dimension than is necessary for the proper functioning of the wireless communication facility. However, such facility shall be designed to accommodate at least two antennas.
6. In considering an application for any wireless communication facility, the Planning Commission and the City Planner shall consider the cumulative visual

effects of existing wireless communication facilities in determining the location of an additional facility and in imposing conditions on the facility, all as necessary to minimize negative visual impacts of the applied for facility.

7. Security fencing, if permitted or required, shall conform to the following:

- a. No fence shall exceed seven feet in height.
- b. The fencing material shall be compatible with the underlying zoning requirements. Chain link fencing shall not be permitted.
- c. Security fencing shall be screened from view through the use of appropriate landscaping material.

SECTION 38. Subsection C (Design Standards) of Section 20.68.050 (Development Criteria) of Chapter 20.68 (Wireless Communication Facilities) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

C. Design standards.

1. Major wireless communication facilities utilizing a free-standing support structure shall be limited to the maximum building height for the applicable zoning district.

a. In zoning districts with no maximum height limits, the wireless communication facility shall not exceed 35 feet in height above the ground.

2. Building-, façade-, wall-, or roof-mounted minor wireless communication facilities shall be limited to ten (10) feet above the existing building height or maximum height permitted for the applicable zone, whichever is greater.

3. The Planning Commission may consider approval of facilities proposed to exceed the maximum height limit subject to the review and approval of a variance application consistent with § 20.412.010 of the Zoning Code.

SECTION 39. Subsection A of Section 20.68.080 (Approval of Minor Wireless Communication Facilities) of Chapter 20.68 (Wireless Communication Facilities) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

A. New minor wireless communication facilities shall be subject to approval by the City Planner pursuant to § 20.408.040 of the Zoning Code. In considering applications for minor wireless communication facilities, the City Planner shall be guided by both the provisions of § 20.408.040 and this chapter. However, in the event of any inconsistency in such standards, or of any conflict between this chapter and any other provisions of the Brea Zoning Ordinance, the provisions of this chapter shall govern.

SECTION 40. Section 20.68.100 (Scope of Approval) of Chapter 20.68 (Wireless Communication Facilities) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.68.100 MODIFICATION OF EXISTING WIRELESS COMMUNICATION FACILITIES.

A. All modifications to existing minor wireless communication facilities and eligible facilities requests shall be subject to the review and administrative approval of the City Planner or their designee through the building permit plan check process.

1. An application for a minor modification of an eligible facilities request shall be accompanied by a narrative that explains how the modification meets the requirements of the Title 47, Code of Federal Regulations, Section 1.6100.

B. Modifications that would result in a substantial change to an existing major wireless communication facility shall require the same approval process in accordance with an approval of a new major wireless communication facility based on the definition herein this chapter.

SECTION 41. Section 20.68.110 (Variance) of Chapter 20.68 (Wireless Communication Facilities) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.68.110 SCOPE OF APPROVAL.

A. No operator of a wireless communication facility shall (1) construct, operate and/or maintain any greater number or type of wireless communication facilities than has been expressly approved pursuant to this chapter; (2) increase the number of, or modify in any way, any antennas or other above-ground equipment constituting any part of a wireless communication facility, without obtaining all applicable approvals from the City; or (3) otherwise permit any part of any approved wireless communication facility to be used for any purpose other than the use so expressly approved pursuant to this chapter.

B. In addition to any other remedies available, a violation of this section shall be deemed to be grounds for revocation of a wireless communication facility approval, pursuant to § 20.68.130 of this chapter.

SECTION 42. Section 20.68.120 (Revocation) of Chapter 20.68 (Wireless Communication Facilities) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

20.68.120 VARIANCE.

Any person may apply for a variance as to the requirements set forth herein pursuant to § 20.412.010 of the Brea Zoning Ordinance.

SECTION 43. Chapter 20.68 (Wireless Communication Facilities) of Division I (General Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended by adding a new Section 20.68.130 (Revocation) to read as follows:

20.68.130 REVOCATION.

Any approval granted pursuant to this chapter may, after notice and hearing, be terminated for violation of any provisions of this chapter or any other applicable laws, or for fraud or misrepresentation in the application process.

SECTION 44. Subsection C of Section 20.208.040 (Property Development Standards) of Chapter 20.208 (R-1 Single Family Residential Zone) of Division II (Specific Zone Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

C. Dwelling unit density. Not more than one (1) dwelling unit shall be permitted to be on any lot in the R-1 (Single Family Residential) Zone with the potential for accessory dwelling units subject to the provisions set forth herein and pursuant to the requirements of Chapter 20.52 and a two-unit development subject to the provisions set forth herein and pursuant to the requirements of Chapter 20.56.

SECTION 45. Subsection G of Section 20.208.040 (Property Development Standards) of Chapter 20.208 (R-1 Single Family Residential Zone) of Division II (Specific Zone Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

G. Fences, walls, and landscaping.

1. Fences and walls and hedges shall not exceed seven (7) feet above the finished grade immediately abutting the fence with the following exceptions:

a. Solid fences, walls and hedges in a required front yard shall not exceed a height of thirty-six (36) inches.

b. Open work fences (not less than ninety percent (90%) open) in a required front yard shall not exceed a height of four and one-half (4½) feet.

c. Property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris, and maintained.

d. The provisions of § 20.08.060 of this title pertaining to corner cut-off areas shall apply.

e. Fences and walls shall be located a minimum of six (6) inches from any property line which is adjacent to a public right-of-way.

SECTION 46. Subsection G of Section 20.212.040 (Property Development Standards) of Chapter 20.212 (R-1 (5,000) Single Family Residential Zone) of Division II (Specific Zone Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

G. Fences, walls, and landscaping.

1. Fences and walls and hedges shall not exceed seven (7) feet above the finished grade immediately abutting the fence with the following exceptions:

a. Solid fences, walls and hedges in a required front yard shall not exceed a height of thirty-six (36) inches.

b. Open work fences (not less than ninety percent (90%) open) in a required front yard shall not exceed a height of four and one-half (4½) feet.

c. Property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris, and maintained.

d. The provisions of § 20.08.060 of this title pertaining to corner cut-off areas shall apply.

e. Fences and walls shall be located a minimum of six (6) inches from any property line which is adjacent to a public right-of-way.

SECTION 47. Subsection G of Section 20.216.040 (Property Development Standards) of Chapter 20.216 (R-2 Multiple Family Residential Zone) of Division II (Specific Zone Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

G. *Fences, walls, and landscaping.* Fences and walls and solid hedges shall not exceed seven (7) feet above the finished grade immediately abutting the fence with the following exceptions:

1. Solid fences, walls, and hedges in a required front yard shall not exceed a height of thirty-six (36) inches.

2. Open work fences (not less than ninety percent (90%) open) in a required front yard shall not exceed a height of four and one-half (4½) feet.

3. Fences and walls shall be located a minimum of six (6) inches from any property line which is adjacent to a public right-of-way.

4. The provisions of § 20.08.060 of this title pertaining to corner cut-off areas shall apply.

5. Property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris, and maintained.

SECTION 48. Subsection F of Section 20.220.040 (Property Development Standards) of Chapter 20.220 (R-3 Multiple Family Residential Zone) of Division II

(Specific Zone Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

F. *Fences, walls, and landscaping.* Fences and walls and solid hedges shall not exceed seven (7) feet above the finished grade immediately abutting the fence with the following exceptions:

1. Solid fences, walls, and hedges in a required front yard shall not exceed a height of thirty-six (36) inches.
2. Open work fences (not less than ninety percent (90%) open) in a required front yard shall not exceed a height of four and one-half (4½) feet.
3. Fences and walls shall be located a minimum of six (6) inches from any property line which is adjacent to a public right-of-way.
4. The provisions of § 20.08.060 of this title pertaining to corner cut-off areas shall apply.

SECTION 49. Subsection E of Section 20.224.040 (Property Development Standards) of Chapter 20.224 (C-P Commercial, Administrative, and Professional Office Zone) of Division II (Specific Zone Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

E. *Fences, walls, and landscaping and property maintenance.*

1. *Required walls.*

a. Walls along common property lines shall be erected as required in paragraph D. above.

b. Required walls six (6) feet or more in height shall be constructed of masonry material.

c. Required walls less than six (6) feet in height may be constructed of other permanent material not including wood or corrugated sheet material.

2. *Permitted fences and walls.* Fences and walls not to exceed seven (7) feet in height shall be permitted within any required side or rear yard area or along any common property line provided, however, that the wall or fence does not exceed a

height of thirty-six (36) inches within the front yard or side yard on the street side of a corner lot.

3. *Height of walls and fences.* The height of walls and fences shall be measured from highest ground level immediately adjacent to the base of the wall.

4. *Landscaping.* The provisions of § 20.236.040.M. of C-G Zone shall apply.

5. *Property maintenance.* The provisions of § 20.236.040.M. of C-G Zone shall apply.

SECTION 50. Subsection E of Section 20.228.040 (Property Development Standards) of Chapter 20.228 (C-N Neighborhood Commercial Zone) of Division II (Specific Zone Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

E. *Fences, walls, and landscaping and property maintenance.*

1. *Required walls.*

a. Walls along common property lines shall be erected as required in paragraph D. above.

b. Required walls six (6) feet or more in height shall be constructed of masonry material.

c. Required walls less than six (6) feet in height may be constructed of other permanent material not including wood or corrugated sheet material.

2. *Permitted fences and walls.* Fences and walls not to exceed seven (7) feet in height shall be permitted within any required side or rear yard area or along any common property line provided, however, that the wall or fence does not exceed a height of thirty-six (36) inches within the front yard or side yard on the street side of a corner lot.

3. *Height of walls and fences.* The height of walls and fences shall be measured from highest ground level immediately adjacent to the base of the wall.

4. *Landscaping.* The provisions of § 20.236.040.M. of C-G Zone shall apply.

5. *Property maintenance.* The provisions of § 20.236.040.M. of C-G Zone shall apply.

SECTION 51. Subsection E of Section 20.232.040 (Property Development Standards) of Chapter 20.232 (C-C Major Shopping Center Zone) of Division II (Specific Zone Regulations) of Title 20 (Zoning Code) of Part II (Development Code) of the Brea City Code is amended to read as follows:

E. *Fences, walls, and landscaping and property maintenance.*

1. *Required walls.*

a. Walls along common property lines shall be erected as required in paragraph D. above.

b. Required walls six (6) feet or more in height shall be constructed of masonry material.

c. Required walls less than six (6) feet in height may be constructed of other permanent material not including wood or corrugated sheet material.

2. *Permitted fences and walls.* Fences and walls not to exceed seven (7) feet in height shall be permitted within any required side or rear yard area or along any common property line provided, however, that the wall or fence does not exceed a height of thirty-six (36) inches within any required street setback yard area.

3. *Height of walls and fences.* The height of walls and fences shall be measured from highest ground level immediately adjacent to the base of the wall.

4. *Landscaping.* The provisions of § 20.236.040.M. of C-G Zone shall apply.

5. *Property maintenance.* The provisions of § 20.236.040.M. of C-G Zone shall apply.

SECTION 52. CEQA. The City Council finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance may have a significant effect on the environment because it enacts omnibus zoning code amendments that will not have a significant effect on the environment. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations.

SECTION 53. SEVERABILITY.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 54. EFFECTIVE DATE.

This Ordinance shall become effective thirty (30) days after its adoption in accordance with the provisions of California law.

SECTION 55. CERTIFICATION.

The City Clerk shall certify to the passage of this Ordinance.

PASSED, APPROVED, AND ADOPTED, this ____ day of _____, 2024.

Christine Marick
Mayor

ATTEST:

Lillian Harris-Neal
City Clerk

I, Lillian Harris-Neal, City Clerk of the City of Brea, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Brea,

held on the 5th day of March, 2024, and was finally passed at a regular meeting of the City Council of the City of Brea on the 19th day of March, 2024, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAINED: COUNCIL MEMBERS:

Dated: _____

City Clerk

DRAFT



City of Brea

Planning Commission Communication

Zoning Ordinance Text Amendment No. 2023.04

Omnibus code update amending various chapters of Brea City Code

Meeting	Agenda Group
Tuesday, January 23, 2024, 6:00 PM	PUBLIC HEARINGS Item: 7A
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

EXECUTIVE SUMMARY

As an effort to continuously improve the Brea Zoning Code (Code), which is codified in Title 20 of the Brea City Code (BCC), the City has initiated a Zoning Code Text Amendment (ZOTA) No. 2023-04 amending various chapters of the Code, along with two additional titles of the BCC. The proposed amendment is an omnibus Code update that would provide the following: 1) internal consistency and updates to sign standards; 2) accessory dwelling unit (ADU) compliance with State law; 3) clarification for wireless communication facility standards and modifications; 4) updates to the fence, wall, and hedge height standards and wireless communication facility fencing; and 5) clarification of certain Code provisions and correction of existing grammatical errors, incorrect references, incorrect process times, and internal inconsistency.

The proposed amendment herein is referred to as the "Project."

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution (Attachment A), recommending the City Council take the following actions:

Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and;

Adopt an ordinance approving ZOTA No. 2023-04, amending Title 20, Chapters 12.04, 18.32, 20.00, 20.08, 20.11, 20.28, 20.52, 20.56, 20.68, 20.208, 20.212, 20.216, 20.220, 20.224, 20.228, and 20.232 of the BCC, as outlined in Exhibit A of the Attachment A.

BACKGROUND

Municipal codes require periodic updates to ensure consistency between the City policies and State law, to improve clarity, and to better serve the public. As an effort to improve the readability and relevancy of the Code, staff has implemented an ongoing work program in 2023 to continually update the Code on a regular basis. Since the last omnibus code update, which was adopted in August 2023 by the City Council, staff continued to evaluate the Code and identified a number of provisions in the Code requiring updates due to changes in policy and new laws and standards. As part of this review process, staff worked with other departments and divisions, technical experts, and the City Attorney to review and consider the proposed changes. Additionally, staff surveyed and analyzed zoning codes and policies from other agencies as appropriate and applicable.

The main goals for this omnibus amendment are to provide internal consistency within the Code, modernize the Code to be reflective of good planning practices, and achieve consistency with recent State laws. If approved, the proposed amendments will be adopted as part of an "omnibus" ordinance, which includes updates to 16 chapters of the BCC.

DISCUSSION

The proposed amendments can be categorized into five topic areas, which include signs (temporary signs, comprehensive sign programs, and flags), ADU compliance, wireless communication facility updates, updates to fence, wall, and hedge height standards,

and other minor updates. A table summarizing the proposed amendments described in this Section of the report is Attachment C, and the following provides an overview of the proposed amendments, divided into different topic areas.

Amendment #1: Signs

Temporary Signs in the Public Right-of-Way (ROW)

Within the City public ROW, the City permits temporary banners on City street light poles and portable signs on the ground for certain types of temporary signs and special events with applicable permits. The City currently permits any applicant to apply to install private banners on the City streetlight poles. The placement of temporary signs in the public ROW requires coordination with the Public Works Department through an encroachment permit process to ensure minimum accessibility requirements are maintained, safety practices are followed, and insurance information is provided. Since signs in the public ROW have the potential to impact public safety and also general aesthetics of the streetscape, there is a need to refine the current standards.

Temporary Signs on Private Property

Temporary sign permits within private properties are required for most temporary displays and advertising of a seasonal nature. The existing Code provides a 30-day and a 45-day permit for temporary signs and/or a once-per-week eight-hour temporary portable sign, issued for up-to a six-month period; however, the organization and readability of this section in the Code is in need of improvement to provide more clear guidelines to the public.

Comprehensive Sign Program

A comprehensive sign program is a complete set of site-specific sign criteria that is intended to encourage site-specific sign guidelines and cohesive sign design within a development. Although the Code currently includes basic guidelines related to a comprehensive sign program, it lacks details as to the types of development that are required to provide one. In addition, all comprehensive sign programs, regardless of whether or not the proposed comprehensive sign program complies with the general sign standards specified in the Code, are subject to an approval of a conditional use permit (CUP) by the Planning Commission. Such requirements may be discouraging to some developers due to cost and time associated with processing. As such, there is a need to further refine the existing standards related to comprehensive sign program.

Flags

Flags are a sign-type that do not require a permit; however, the current Code does not include any standards related to number of flags and flagpole standards. As such, there is a need to update the applicable standards.

Proposed Amendments

Based on the reasons mentioned above, the Chapter 20.28 (Signs) would be amended as follows:

Topic Area	Description
Temporary Signs in the Public ROW	<ul style="list-style-type: none"> • Specify that no temporary signs shall be placed in the public ROW, except banners on the City's streetlight poles for government-sponsored events, and portable signs on the ground for City-approved events. • Specify that an encroachment permit is required for sign placement in the public ROW and specifies that they shall be constructed of water-resistant materials. <p><i>("Government-sponsored event" would mean an event, activity, or meeting that the Community Development Director determines is organized or sponsored, in whole or in part, by the City or another government agency.)</i></p>
Temporary Signs Permits on Private Property	<ul style="list-style-type: none"> • Updated to allow up to 90 display days per year for the display of temporary signs. Approved banners are permitted on a building or structure oriented towards a street or parking area. • Permit a once-per-week, eight-hour sign, and clarify for a six-month period during one calendar year. • Establish temporary sign permit design criteria related to weather-resistant materials, private property placement, placement coordination, and safety. • Codify the current Department policy by allowing new businesses a 30-day grand opening banner without a temporary sign permit within 90 days of issuance of a certificate of occupancy.
Comprehensive Sign Program	<p>Establish a new Subsection to:</p> <ul style="list-style-type: none"> • Include a threshold of when a comprehensive sign program would be required (e.g. multi-occupancy sites, shopping centers, mixed-use developments, non-residential developments on a site that is larger than one acre, etc.) • Permit comprehensive sign programs to be established through Plan Review process if consistent with the sign code standards; otherwise require a Conditional Use Permit if requesting any deviations from sign standards. • Establish clear categories and standards for comprehensive sign programs.
Flags	<p>Create the following standards about flags:</p> <ul style="list-style-type: none"> • Number: Permit one flag in a single-family residential zone and up to three flags in all other zones. • Flagpoles: Limit flagpole heights to 18 feet on properties improved with a single-family home or to 25 feet in all other properties. If located on the building or roof, flags shall not be mounted more than 10 feet above the permitted building height of the zone. • Require a building permit for flagpoles, if required by the Building Code.

The actual redlines associated with these amendments, which show deletions in **strikethrough** and additions in **underlines** (Redlines), can be found in Section #s 1, 6, and 7 of Attachment B.

Amendment #2: Accessory Dwelling Units

ADUs are complete independent housing units that can be either detached or attached from an existing single-family residence. The State passed legislation in 2016 (AB 494, AB 2406 and SB 1069), in 2019 (AB 68, AB 881, AB 587, SB 13, AB 671 and AB 3182), and in 2022 (SB 897, AB 2221 and AB 916) to further assist and support the development of ADUs, including the requirement for local jurisdictions to approve qualifying ADUs ministerially in single-family residential zones. As such, in 2018, 2021, and 2023, in response to updates in State legislation regarding ADUs, the City Council adopted Ordinance Nos. 1203, 1220, and 1242 implementing ADU provisions from State law.

Since the most recent update of the City's ADU regulations (adopted in August 2023), State passed two new legislation (AB 976 and AB 345), which necessitates another update to the City's current ADU regulations.

Proposed Amendments

The amendment would include the following revisions to comply with the newly enacted State law:

- Permanently eliminate the owner occupancy requirement for regular ADUs (note: such requirement would remain for Junior ADUs).
- Allow the separate sale of regular ADUs by a non-profit organization meeting the affordability and tenancy criteria set in California Government Code Section 65852.26.

The actual redlines associated with these amendments, which show deletions in **strikethrough** and additions in **underlines** (Redlines), can be found in Section # 9 of Attachment B.

Amendment #3: Wireless Communication Facilities

Wireless communication facility applications are reviewed according to the regulations of the Code, which was last updated in 2018. However, Federal laws related to such facilities has been continuously modified throughout the years, and to be consistent with these changes, the City needs to regularly update local regulations. In reviewing the current Code, staff determined that an update is necessary to be consistent with the applicable laws, especially related to applications that qualify for an eligible facilities request, which refers to wireless communication facility modifications meeting the established criteria that permits modifications through ministerial permit review rather than discretionary action.

Proposed Amendments

This amendment provides Code compliance with the Federal legislation and clarification for the following related to wireless communication facilities:

- Revise definitions for “Eligible Facilities Request”, “Major Wireless Communication Facility” and “Minor Wireless Communication Facility,” and “Substantial Change”.
- Clarify that the modifications of minor wireless communications facilities and minor modifications to an existing major wireless communications facility that meets the intent of an eligible facilities request would be processed through the building plan check process.
- Clarify height standards for freestanding wireless facilities to be limited to the maximum height allowed in the applicable zoning district and for building-, façade-, wall-, or roof-mounted to be limited to 10 feet above the existing building height or maximum height permitted for the applicable zone, whichever greater.

The actual redlines associated with these amendments, which show deletions in **strikethrough** and additions in **underlines** (Redlines), can be found in Section # 11 of Attachment B.

Amendment #4: Fence and Wall Heights

Height restrictions for fences, walls, and hedges adjacent to or visible from the public ROW are important for vehicular visibility and creating an inviting neighborhood environment. Currently, the maximum height limits of fences and walls differ slightly throughout the various residential and non-residential zones, generally between 30 and 36 inches. In addition, the maximum height of screening walls for outdoor storage in non-residential zones is seven feet; however, there is a different standard for security fencing for wireless communication facilities (six feet maximum), even though the purpose and intent of such fences are the same. As such, there is a need to update the Code to create more consistent fence and wall height limits throughout the City.

Proposed Amendments

- The maximum permitted height in the required front yard for residential zones and front and street side yard for the Commercial, Administrative, and Professional Office (C-P), Neighborhood Commercial (C-N), and Major Shopping Center (C-C) Zones is amended to thirty-six (36) inches. This height six-inch height increase is consistent with corner sightline visibility considerations for vehicular drivers.
- The maximum permitted height for security fencing related to development of a wireless communication facility is amended to seven feet, consistent with the maximum permitted height for outdoor storage screening and among various zones.

The actual redlines associated with these amendments, which show deletions in **strikethrough** and additions in **underlines** (Redlines), can be found in Section #s 12 through 18 of Attachment B.

Amendment #5: Other Minor Updates

Staff has identified a number of sections in the Code that have errors and incorrect/incomplete references, which requires an update to improve the internal consistency within the Code.

Proposed Amendments

- Chapters 18.32 and 20.28 are amended to replace the term “Development Services Director” with “Community Development Director”.
- Chapter 18.32 is amended to remove a 10-day review of tentative maps or map approval. Consistent with the Permit Streamlining Act and other discretionary applications, tentative maps should be subject to a 30-day review cycle.
- Chapters 20.00 and 20.11 are amended to include listed land use categories for “Automotive, Rental” and “Reception Hall” and revise formatting errors. A definition for “Reception Hall” is added and the definition for “Structure” is revised for internal consistency.
- Chapter 20.28 is amended to be consistent with current Department codes and policies and to remove duplicate design sign criteria.
- Chapter 20.52 is amended to clarify that an attached ADU is a permissible unit type on properties with a proposed or existing single-family dwelling.
- Chapters 20.52, 20.56, and 20.208 are amended for internal consistency to fix table names, and to clarify and/or remove duplicate information.
- Chapter 20.208 is amended to clarify that one dwelling unit is permitted on any lot in the R-1 (Single Family Residential) Zone with the potential for ADUs and a two-unit development.

The actual redlines associated with these amendments, which show deletions in **strikethrough** and additions in **underlines** (Redlines), can be found in Section #s 2, 3, 4, 5, 7 through 10, and 12 of Attachment B.

PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City’s public noticing requirements, which involved publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment D. As of the writing of this report, staff has not received public comments.

ENVIRONMENTAL ASSESSMENT

The proposed project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The proposed amendment to the Code is exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15061(b)(3) because the proposed amendments are intended to provide internal consistency and updates to sign standards, ADU compliance with State law, provide clarification for wireless communication facility standards and modifications, update fence height standards in residential zones and for wireless communication facility security fencing; and clarify certain Zoning ordinance provisions and address existing grammatical errors, incorrect references, incorrect process times, and internal inconsistency. As such, the proposed amendments will not have a significant effect on the environment. Any future developments would be subject to CEQA review.

CONCLUSION

Staff recommends approval of this request, for the reasons set forth in the draft resolution, which in summary are to provide internal consistency within the Code, modernize the Code to be reflective of good planning practices and achieve consistency with recent State laws.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Jessica Newton, Senior Planner

Attachments

Attachment A. Draft Planning Commission Resolution.pdf

Attachment B. Exhibit A to PC Resolution No. 2024-XX.pdf

Attachment C. Summary of Amendments Table.pdf

Attachment D. Public Hearing Legal Notice.pdf

**Draft Ordinance ZOTA No. 2023-04
Summary of Amendments**

Ordinance Section #s	Redline Section #s (Exhibit A of PC Resolution No. 2024-01)	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
2, 3, 13, 16, 17, 18, 20, 25	1, 6	12.04 (Streets, Sidewalks and Public Property) 20.28 (Signs)	<p>Signs: These amendments create internal consistency and updates to signs related to the following items:</p> <p><u>Temporary Signs in the Public Right-of-Way</u></p> <ul style="list-style-type: none"> • Update standards for temporary signs in the right-of-way so banners on street light poles are only permitted for Government-sponsored events • Create criteria for permitting temporary signs in the right-of-way for: <ul style="list-style-type: none"> ○ Government-sponsored events (banners on street light poles). ○ Through City-approval of a temporary use permit, entertainment permit, film permit, or conditional use permit (portable signs) • Establish permitted materials and clarify that an encroachment permit is required for placement of any temporary sign in the right-of-way. <p><u>Temporary Signs on Private Property</u></p> <ul style="list-style-type: none"> • Updated to allow businesses a 90-day permit within one calendar year. Allows a building or structure mounted banner or a portable sign oriented towards a street or parking area. • Continue to permit an annual temporary once-per-week, eight-hour sign, with additional clarification. • Updated to allow a 30-day grand opening banner without a temporary sign permit for new businesses within 90 days of issuance of a certificate of occupancy. <p><u>Comprehensive Sign Program</u></p> <ul style="list-style-type: none"> • Include a threshold of when a comprehensive sign program would be required. • Permit comprehensive sign programs to be established through Plan Review if consistent with the Code standards. A Conditional Use Permit is required if requesting any deviations. • Establish clear categories and standards for comprehensive sign programs. • If the comprehensive sign program is proposed as part of a project that requires Planning Commission approval, then the entire comprehensive sign program shall be subject to approval by the Planning Commission. <p><u>Flags</u></p> <ul style="list-style-type: none"> • Provide guidelines for number of flags, flagpole heights, and specifies that installation of a flagpole requires a building permit, if required by the Building Code.

Ordinance Section #s	Redline Section #s (Exhibit A of PC Resolution No. 2024-01)	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
31	8	20.52 (Accessory Dwelling Units)	<p>Accessory Dwelling Unit (ADU) Code Compliance: This amendment provides Code compliance with AB 976 (Ting) and AB 1033 (Quirk-Silva) regarding ADUs to:</p> <ul style="list-style-type: none"> • Eliminate the owner occupancy regulations for regular ADUs. • Allow separate conveyance/sale of regular ADUs if it meets the affordability and tenancy criteria set in California Government Code Section 65852.26.
36, 37, 38, 39, 40, 41, 42, 43,	10	20.68 (Wireless Communication Facilities)	<p>Wireless Communication Facilities: This amendment provides Code compliance and clarification for the following related to wireless communication facilities:</p> <ul style="list-style-type: none"> • Revised definitions for “Eligible Facilities Request”, “Major Wireless Communication Facility” and “Minor Wireless Communication Facility” and “Substantial Change”. • Clarify that the modifications of minor wireless communications facilities and minor modifications to an existing major wireless communications facility that meets the intent of an eligible facilities request would be processed through the building plan check process. • Clarify height standards for wireless facilities for free-standing to be limited to the maximum building height of the applicable zoning district and for building-, façade-, wall-, or roof-mounted to be limited to 10 feet above the existing building height or maximum height permitted or the applicable zone, whichever greater.

Ordinance Section #s	Redline Section #s (Exhibit A of PC Resolution No. 2024-01)	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
37, 45, 46, 47, 48, 49, 50, 51,	10, 11, 12, 13, 14, 15, 16, 17	20.68 (Wireless Communication Facilities) 20.208 (R-1 Single-Family Zone) 20.212 (R-1 (5,000) Single Family Residential Zone) 20.216 (R-2 Multiple Family Residential Zone) 20.220 (R-3 Multiple Family Residential Zone) 20.224 (C-P Commercial, Administrative and Professional Office Zone) 20.228 (C-N Neighborhood Commercial Zone) 20.232 (C-C Major Shopping Center Zone)	Fence and Wall Heights: This amendment raises the maximum permitted heights to be raised to seven feet for wireless communication facility security fencing and to thirty-six inches for solid fence, wall, and hedge heights in the required front yard throughout various residential and non-residential zones.

Ordinance Section #s	Redline Section #s (Exhibit A of PC Resolution No. 2024-01)	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 19, 21, 22, 23, 24, 26, 27, 28, 29, 30, 32, 33, 34, 35, 44	2, 3, 4, 5, 6, 7, 8, 9, 11	18.32 (Tentative Parcel and Tentative Tract Maps) 20.00 (Definitions) 20.08 (Development Standards) 20.11 (Permitted Land Uses) 20.28 (Signs) 20.52 (Accessory Dwelling Units) 20.56 (Two-unit Developments and Urban Lot Splits) 20.208 (R-1 Single-Family Zone)	<p>Grammatical Errors, Incorrect References and Internal Consistency: These amendments correct grammatical errors, update incorrect references and create internal consistency throughout the Zoning Code related to the following items:</p> <ul style="list-style-type: none"> • Replace the term “Development Services Director” with “Community Development Director”. • Include new “Automotive, Rental” and “Reception Hall” land uses and revisions for internal code consistency. This amendment also provides a new definition for “Reception Hall” and an update to “Structure” and “Personal Services, Limited” definitions. • Remove a 10-day review of tentative maps or immediate approval. The review of tentative maps would instead be consistent with the subdivision map act, permit streamlining act, and the City’s development processing schedule. • Add the required compliance with newly adopted electric vehicle charging standards in Title 14 (Sustainable Provisions). • Remove request for a hardcopy plan submittal. • Provide consistency throughout the Code for flags, streamers, pennants, or banners; non-residential sign standards, and removes outdated lighting requirements. • Identify an attached ADU as a permissible unit type on properties with a proposed or existing single-family dwelling. • Eliminate dual applicability requirements for two-unit developments and urban lot splits. • Includes missing word to “building permit” for a two-unit development deed restriction. • Correct title of Urban Lot Split Standard Table. • Clarify that one dwelling unit is permitted on any lot in the R-1 Zone with the potential for ADUs and/or two-unit development.

CITY OF BREA

CITY COUNCIL NOTICE OF PUBLIC HEARING FOR ZONING ORDINANCE TEXT AMENDMENT NO. 2023-04.

NOTICE IS HEREBY GIVEN by the City of Brea that a public hearing will be held at a City Council Meeting on **Tuesday, March 5, 2024 at 7:00 P.M.**, or as soon thereafter as the matter can be heard, in the Council Chambers of the City of Brea Civic & Cultural Center, 1 Civic Center Circle, Brea, California 92821, in accordance with State Law and the Brea City Code, to consider the following application:

REQUEST: The City of Brea requests approval of the following entitlements: Zoning Ordinance Text Amendment (ZOTA) No. 2023-04 to amend the Chapters 12.04, 18.32, 20.00, 20.08, 20.11, 20.28, 20.52, 20.56, 20.68, 20.208, 20.212, 20.216, 20.220, 20.224, 20.228, and 20.232. The purpose of this zoning ordinance text amendments is to: 1) provide internal consistency and updates to sign standards; 2) update the accessory dwelling unit (ADU) standards to comply with State law; 3) provide clarification for wireless communication facility standards and modifications; 4) update fence height standards in residential and commercial zones and for wireless communication facility security fencing; and 5) clarify certain Zoning ordinance provisions and address existing grammatical errors, incorrect references, incorrect process times, and internal inconsistency.

LOCATION: Citywide

ENVIRONMENTAL: The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The proposed zoning code text amendments are exempt from the requirements of the CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND SAID HEARING AND EXPRESS OPINIONS ON THE MATTERS OUTLINED ABOVE. FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAIL AT PLANNER@CITYOFBREA.NET

IF YOU CHALLENGE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARING.

Lillian Harris-Neal
City Clerk
Date: 02/12/2024 Publish: 02/22/2024

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

January 23, 2024, 6:00 PM

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

1. CALL TO ORDER/ROLL CALL - COMMISSION

Madden, Covey, Donini, Perez, Schlotterbeck

2. INVOCATION

Pastor Dan Crane from Formation Church provided the Invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Perez led the Pledge of Allegiance.

4. COMMISSION REORGANIZATION

City Planner Joanne Hwang went over the commission reorganization procedure.

Chair Madden made a motion to nominate Vice Chair Covey for the Chair, and Commissioner XX seconded the motion. The motion was approved 5-0.

Ayes: Madden, Perez, Schlotterbeck, Covey, Donini.

Newly appointed Chair Covey assumed the role of the Chair and opened the floor up for the Vice Chair nomination.

Commissioner Madden made a motion to nominate Commissioner Schlotterbeck for the Vice Chair, and hearing no second, Commissioner Covey made a subsequent motion to nominate Commissioner Donini for the Vice Chair. Commissioner Schlotterbeck seconded the first motion made by Commissioner Madden and the first motion was approved by a 3-2 vote and as such, the subsequent motion became null and void.

AYES: Madden, Perez, Schlotterbeck

NOES: Covey, Donini.

5. MATTERS FROM THE AUDIENCE

None.

6. CONSENT CALENDAR

Commissioner Donini made a motion to approve, which was seconded by Commissioner Perez. The motion passed 4-0-1. (Commissioner Madden abstained.)

6A. Approval of December 12, 2023 Planning Commission Minutes

6B. Receive and File the Quarterly Traffic Monitoring Report for Tentative Parcel Map No. 2016-178 located at the Northwest Corner of Birch Street and State College Boulevard

6C. 2023 Administrative Remedies Summary Memorandum

7. PUBLIC HEARINGS

7A. Zoning Ordinance Text Amendment No. 2023.04

Senior Planner Jessica Newton provided a presentation of the code update.

Commissioner Donini asked for a clarification regarding political signs.

Chair Covey opened the Public Hearing and hearing no testimony, he closed it. Commissioner Perez suggested single-family residences be allowed to have two flags and one flag pole.

Commissioner Perez made a motion to approve with a modification of the maximum number of flags in single-family zones to two with the maximum number of flagpoles in a single-family zone as one. The motion was seconded by Vice Chair Schlotterbeck and the motion passed 5-0.

8. ADMINISTRATIVE ITEMS

8A. Committee Reports

None.

8B. Informational/Project Updates

None.

9. ADJOURNMENT

Chair Covey adjourned the meeting at 6:28 pm.



City Council Regular Meeting Communication

Waive full reading and introduce Ordinance No. 1248, an Ordinance of the City Council of the City of Brea establishing procedures for setting sewer connection fees, and approving a CEQA exemption determination

Table with 2 columns: Meeting (Tuesday, March 5, 2024, 7:00 PM) and Agenda Group (ADMINISTRATIVE ITEMS, Item: 3A). Second table with 2 columns: TO (Honorable Mayor and City Council Members) and FROM (Bill Gallardo, City Manager).

RECOMMENDATION

Waive full reading and introduce Ordinance No. 1248 by title only, and approve a CEQA exemption determination.

BACKGROUND/DISCUSSION

The City of Brea currently charges a Sewer Connection Fee for all new connections to the City's sewer system. This fee is charged when a new building is being constructed and payment is required prior to connection. The connection fee is based on the number and type of fixtures being installed (i.e. sinks, toilets, faucets, etc.). The fixture type fee ranges from \$5-\$90 and the revenue generated by this fee is used for repairs and maintenance of the City's sewer system. The current fees have not been adjusted since their adoption in 1975.

At the February 6, 2024 Study Session, staff reviewed these connection fees with City Council. It was clarified that staff was recommending to repeal the ordinance and these same Sewer Connection Fees should be established by resolution. Utilizing a resolution to establish the connection fee will allow future adjustments of these fees to be processed more efficiently. City Council instructed staff to move forward with the repeal process and begin the required Public Hearing notifications for an adjustment to Sewer Connection Fees as well as for the Fire, Dispatch, Water, and Sewer Impact Fees.

The second reading of this Ordinance will be held until the established sewer connections fees by resolution are determined. The change to the ordinance will take place 30 days after the second reading. It is the intent that the newly adopted fees by resolution will take effect immediately after the repeal is finalized to avoid any loss in revenue.

FISCAL IMPACT/SUMMARY

There is no General Fund Impact (110). Sewer Connection Fees are accounted for in the Sewer Utility Fund (430). Over the past three (3) fiscal years, the City has received an average of \$10,250 annually in sewer connection fees. All future Sewer Connection Fees will be adopted by resolution and any adjustment to the fee will determine the impact of revenue collected.

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager
Prepared by: Faith Madrazo, Financial Services Manager - Revenue
Concurrence: Kristin Griffith, Director of Administrative Services and
Monica Lo, Deputy Director of Administrative Services

Attachments

Brea-ordinance-sewer connection fees-2-23-24.pdf

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BREA
ESTABLISHING PROCEDURES FOR SETTING SEWER CONNECTION
FEES, AND APPROVING A CEQA EXEMPTION DETERMINATION**

The City Council of the City of Brea hereby ordains as follows:

Section 1. Section 13.00.430 of Chapter 13.00 of Title 13 of the Brea City Code is hereby repealed provided, however, that such repeal shall not affect or excuse non-payment of any sewer connection fee accruing prior to the effective date of this Ordinance.

Section 2. A new Section 13.00.430 is hereby added to Chapter 13.00 of Title 13 of the Brea City Code to read as follows:

“§ 13.00.430 SEWER CONNECTION FEES.

Sewer connection fees shall be in such amounts as established by resolution of the City Council. Sewer connection fees shall be charged and paid as provided in Chapter 13.00 of this Code.”

Section 3. CEQA. The City Council finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance may have a significant effect on the environment because the adoption of this Ordinance will provide for the continued establishment, adjustment and collection of fees for property owners to connect to the City’s sewer system. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3), of the California Code of Regulations.

Section 4. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

Section 5. The City Clerk shall certify to the adoption of this Ordinance.

PASSED AND ADOPTED this _____ day of _____, 2024.

Mayor

I, Lillian Harris-Neal, City Clerk of the City of Brea, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Brea, held on the _____ day of _____, 2024, and was finally passed at a regular meeting of the City Council of the City of Brea on the _____ day of _____, 2024, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Brea



City of Brea
City Council Regular Meeting Communication

February 20 Regular City Council Meeting Minutes

Meeting	Agenda Group
Tuesday, March 5, 2024, 7:00 PM	CONSENT CALENDAR Item: 4A
FROM	
Bill Gallardo, City Manager	

RECOMMENDATION

Approve.

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager

Prepared by: Victoria Popescu, Deputy City Clerk/Records Supervisor

Concurrence: Lillian Harris-Neal, City Clerk

Attachments

02-20-2024 - Draft Minutes.pdf

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

Minutes for the City Council Regular Meeting

1 Civic Center Circle, Brea, California 92821

Tuesday, February 20, 2024

Roll Call: *(The following members were in attendance)*

- **Christine Marick**, Mayor
- **Blair Stewart**, Mayor Pro Tem
- **Cecilia Hupp**, Council Member
- **Marty Simonoff**, Council Member
- **Steve Vargas**, Council Member

1. CLOSED SESSION - EXECUTIVE CONFERENCE ROOM 3RD FLOOR - 5:45 P.M.

1A. CALL TO ORDER/ROLL CALL-

Mayor Pro Tem Stewart called the meeting to order at 5:45 p.m. with Councilmember Vargas absent. Mayor Marick arrived at 5:50 p.m.

1B. PUBLIC COMMENT-

None.

1C. Conference with City's Labor Negotiator Pursuant to Government Code §54957.6 Regarding the Brea Fire Association (BFA) – Bill Gallardo, Negotiator-

Mayor Marick adjourned the Closed Session at 6:14 p.m.

2. STUDY SESSION - EXECUTIVE CONFERENCE ROOM 3RD FLOOR - 6:15 P.M.

2A. Call to Order/Roll Call-

Mayor Marick called the Study Session to order at 6:16 p.m., all members were present.

2B. Public Comment-

None.

2C. Clarify Regular Meeting Topics -

None.

2D. Council Member Reports/Requests-

None.

2E. Affordable Housing Over-Income Tenant Discussion-

Senior Management Analyst Dao provided a PowerPoint presentation and provided a recap of previous discussions, existing affordable housing agreement language, scenarios for existing low-income households of four (4), potential affordable housing agreement language, and other scenarios with potential affordable housing language.

Council discussed adding income and limit language for all affordable housing complexes, the number of strictly affordable housing complexes in the City of Brea, adjusting language to encourage over-income tenants to find market rate housing, income threshold calculations, and affordable housing covenants.

Council directed staff to bring back suggested draft language for future affordable housing agreements to a future meeting.

2F. Tracks at Brea Western Extension Project Concept Plan Update-

Deputy Director of Community Services Matlock provided a PowerPoint presentation and spoke about the background of the Tracks at Brea project, the Rivers and Mountains Conservancy (RMC) grant, scope of the grant, community engagement feedback and concept plans.

Public Works Director Ho spoke about the next steps of the project, Union Pacific's interest in selling the entire width of the segment, the partnership with the City of La Habra and project funding.

Council discussed the encampments located on the segment, clean up and remediation of the area, the previous land appraisal and community feedback regarding security cameras.

Taishiro Goto, LAUD Project Manager, Mark Thomas & Company, Inc., spoke about the community feedback that was received concerning lighting, and indicated that the plans

show a conduit for lighting in future project phases.

Council also discussed direct access to the tracks from adjacent businesses, and noted that they are not interested in subsidizing the entry gates, but are open to the accommodating the requests if the businesses go through the proper process to gain the encroachment permits.

The City Council received and filed the report.

2G. Cultural Arts Commission Unscheduled Vacancy Recruitment-

Council Member Vargas spoke about the process for approving appointments.

Mayor Marick indicated that Council Member Simonoff will make the nomination for the appointment.

Council appointed Mayor Marick and Council Member Simonoff to the Interview Committee and directed staff to schedule applicant interviews accordingly.

Mayor Marick adjourned the Study Session at 6:44 p.m.

3. GENERAL SESSION - COUNCIL CHAMBERS PLAZA LEVEL - 7:00 P.M.

3A. Call to Order/Roll Call

Mayor Marick called the General Session to order at 7:00 p.m., all members were present.

3B. Pledge of Allegiance: Girl Scout Troop 2003

Girl Scout Troop 2003 led the Pledge of Allegiance.

3C. Invocation: Pastor Tyler Lemen, Birch Street Friends Church

City Clerk Specialist Sung delivered the Invocation.

3D. Report - Prior Study Session

City Manager Gallardo provided the report on the Prior Study session.

3E. Community Announcements

Council Member Vargas announced that the City of Brea and Republic Services are hosting a free compost giveaway on Saturday, February 24 from 8:00 to 10:00 a.m. at Tri-City Park. He

indicated that there is a 60-gallon limit on compost per household and residents must provide proof of residency and their own containers. He also directed residents to contact Republic Services at (714) 238-2444 for more information.

Council Member Hupp stated that the cold and rain in February means less mosquito activity, but it does not mean there is no mosquito activity. She encouraged the community to modify landscape sprinklers to reduce water usage and inspect their property after rainfall to dump out containers with water to help eliminate mosquito activity. She directed the community to visit www.OCVector.org for resources and additional information.

Mayor Pro Tem Stewart announced that the City of Brea presents, Engage Brea, Understanding Your City, a community engagement program. He announced that the program is a great way to connect with local City government and better understand how it functions, and stated that participants will receive a general overview of City operations, departments, and external agencies. He indicated the eight-week program will meet on Thursday evenings, beginning March 21 through May 2 and announced that registration is now open for anyone who is interested in the program.

Mayor Pro Tem Stewart announced that in-person voting for the 2024 Presidential Primary Election begins Saturday, February 24 and ends Tuesday, March 5. He also indicated that Vote Centers in Brea can be found at the Brea Civic and Cultural Center in Community Rooms A & B starting Saturday, February 24; and at the Brea Community Center starting on March 2. He directed the community to visit the City's website for more information on how to drop off ballots at the City's ballot drop boxes.

Council Member Simonoff announced that Love Brea will take place on Saturday, April 27 and is a great opportunity to serve and donate time to the community through service projects. He noted that in order to make Love Brea a success, sponsorships, donations, project submissions, and volunteers are needed. He announced that project submission open Friday, February 23 and that the community is invited to submit projects for consideration. He encouraged the community to visit LoveBrea.org to submit projects or make a donation.

3F. Matters from the Audience

Trudi DesRoches provided an update on the Yorba Linda Water District and spoke about activities currently underway.

Sean Thomas urged the community to pick up their trash at the Tracks at Brea, suggested placing more trash cans along the Tracks, and encouraged patrons to clean up after their pets. He also encouraged the community to register to vote and vote in the upcoming 2024 Primary Election.

3G. Response to Public Inquiries

None.

4. PUBLIC HEARING

There were no Public Hearing items.

5. ADMINISTRATIVE ITEMS

There were no Administrative Items.

6. CONSENT CALENDAR

A motion was made by Council Member Simonoff and seconded by Council Member Vargas to approve City Council Consent Items 6A - 6F.

6A. February 6, 2024 Regular City Council Meeting Minutes

The City Council approved the February 6, 2024 Regular City Council Meeting Minutes as written.

6B. Second Reading of Ordinance Approving an Inflationary Adjustment of City Council Salaries

The City Council waived full reading of and adopted Ordinance No. 1246, an Ordinance of the City Council of the City of Brea approving an inflationary adjustment of City Council Member salaries.

6C. Tracks at Brea Western Extension Project Concept Plan

The City Council received and filed the Tracks at Brea Western Extension Project Concept Plan.

6D. Audit RFP - Selection of New Auditors

The City Council approved the award of contract for auditing services to Lance, Soll & Lunghard in the amount of \$85,210 for Fiscal Year 2023-24 with annual CPI increases through

Fiscal Year 2027-28.

6E. Monthly Report of Investments for the City of Brea for Period Ended January 31, 2024

The City Council received and filed the Monthly Report of Investments for the City of Brea for Period Ended January 31, 2024.

6F. February 2 and 9, 2024 City Disbursement Registers

The City Council received and filed the February 2 and 9, 2024 City Disbursement Registers.

7. CITY/SUCCESSOR AGENCY - CONSENT

A motion was made by Council Member Simonoff and seconded by Mayor Pro Tem Stewart to approve City/Successor Agency Consent Item 7A.

7A. Monthly Report of Investments for the Successor Agency to the Brea Redevelopment Agency for Period Ended January 31, 2024

The City Council, as the Successor Agency, received and filed the Monthly Report of Investments for the Successor Agency to the Brea Redevelopment Agency for Period Ended January 31, 2024.

8. ADMINISTRATIVE ANNOUNCEMENTS

8A. City Manager

None.

8B. City Attorney

None.

8C. Council Requests

None.

9. COUNCIL ANNOUNCEMENTS

9A. Council Announcements

None.

10. ADJOURNMENT

10A. Meeting Adjournment-

Mayor Marick adjourned the General Session at 7:16 p.m.



City of Brea

City Council Regular Meeting Communication

February 23 Special City Council Meeting Minutes

Meeting	Agenda Group
Tuesday, March 5, 2024, 7:00 PM	CONSENT CALENDAR Item: 4B
FROM	
Bill Gallardo, City Manager	

RECOMMENDATION

Approve.

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager

Prepared by: Victoria Popescu, Deputy City Clerk/Records Supervisor

Concurrence: Lillian Harris-Neal, City Clerk

Attachments

02-23-2024 - Draft Minutes.pdf

02-23-2024 - Amended Draft Minutes.pdf

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

Minutes for the City Council Special Meeting

695 Madison Way, Brea, California 92821

Friday, February 23, 2024

Roll Call: *(The following members were in attendance)*

- **Christine Marick**, Mayor
- **Blair Stewart**, Mayor Pro Tem
- **Cecilia Hupp**, Council Member
- **Marty Simonoff**, Council Member
- **Steve Vargas**, Council Member

1. CALL TO ORDER/ROLL CALL - COUNCIL

Mayor Marick called the meeting to order at 9:00 a.m., all members were present.

1A. Matters from the Audience

None.

2. DISCUSSION ITEM

2A. Council-Executive Staff Workshop

Council and staff discussed: Citywide Mission Statements and Operational Goals; Fiscal Year 2023-2024 City Council Priorities and Projects Status Update; and Fiscal Year 2024-2025 City Council Priorities.

3. ADJOURNMENT

Mayor Marick adjourned the meeting at 11:40 a.m.

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

Minutes for the City Council Special Meeting

695 Madison Way, Brea, California 92821

Friday, February 23, 2024

Roll Call: *(The following members were in attendance)*

- **Christine Marick**, Mayor
- **Blair Stewart**, Mayor Pro Tem
- **Cecilia Hupp**, Council Member
- **Marty Simonoff**, Council Member

1. CALL TO ORDER/ROLL CALL - COUNCIL

Mayor Marick called the meeting to order at 9:00 a.m., all members were present, with Council Member Vargas absent.

1A. Matters from the Audience

None.

2. DISCUSSION ITEM

2A. Council-Executive Staff Workshop

Council and staff discussed: Citywide Mission Statements and Operational Goals; Fiscal Year 2023-2024 City Council Priorities and Projects Status Update; and Fiscal Year 2024-2025 City Council Priorities.

3. ADJOURNMENT

Mayor Marick adjourned the meeting at 11:40 a.m.



City Council Regular Meeting Communication

Acceptance of Public Improvements and Release of Improvement Bonds for the AvalonBay Communities Site

Table with 2 columns: Meeting, Agenda Group. Meeting: Tuesday, March 5, 2024, 7:00 PM. Agenda Group: CONSENT CALENDAR, Item: 4C. TO: Honorable Mayor and City Council Members. FROM: Albert Espinoza, City Engineer.

RECOMMENDATION

- 1. Accept Public Improvements and Authorize City Clerk to Release Performance, Payment, and Monument Bonds; and
2. Accept Warranty Bond to guarantee the work from Defective Work, Labor, or Material Performed.

BACKGROUND/DISCUSSION

On June 27, 2017, the Planning Commission conditionally approved the Brea Place Acquisition Partners (BPAP) Northwest Land LLC, BPAP Southwest Land LLC, and BPAP West 135 and 145 LLC, each a Delaware limited liability company (Owners) for the Tentative Parcel Map (TPM) 2016-178 under Resolution No. PC 2017-05, the hotel development under Resolution No. PC 2017-06, and the mixed-use development under Resolution No. PC 2017-07. As part of the TPM 2016-178 approval, it conditioned the Owners to construct off-site improvements which included:

- A new right-turn lane on southbound State College Boulevard at Birch Street and traffic signal modifications at the intersection.
• Signal modifications and improvements at State College Boulevard and Brea Place North.
• The relocation of an existing 60-inch storm drain line.
• Pavement and striping work adjacent to the project along State College Boulevard.
• The improvement of eleven (11) signalized intersections within the Birch Street and State College Boulevard corridors with an adaptive traffic control system.
• The planting of additional trees and construction of a pedestrian path to The Tracks at Brea.

In November of 2017, BPAP applied to process the Final Parcel Map 2016-178 (Map). In order to process the Map for approval, the owner/subdivider was required to enter into a Subdivision Improvement Agreement (SIA) and post a Performance, Payment, and Monument Bonds pursuant to the Conditions of Approval (COA) under Resolution PC 2017-05. In early 2018, BPAP was in the process of a sales/recapitalization property transaction with a new entity, AvalonBay Communities, Inc., which was formed in January 2018.

BPAP requested the City's approval and the Assignment and Novation (ANA) of the SIA and bonds to AvalonBay Communities, Inc., upon recordation of the Map. The City and AvalonBay Communities, Inc. also executed a Maintenance and Reimbursement Agreement (MRA) for the costs incurred by the City to administer, maintain, repair, and replace the trees located along The Tracks at Brea Trail, specifically adjacent to the new development. There is no sunset clause associated with the MRA. On March 20, 2018, the members of the City Council:

- Accepted the Final Parcel Map;
• Approved the ANA between BPAP and AvalonBay Communities, Inc.;
• Approved the SIA and accepted the Bonds from AvalonBay Communities, Inc.; and
• Approved the MRA between the City and AvalonBay Communities, Inc.

AvalonBay Communities, Inc. complied with the Council action and submitted a signed SIA along with the associated bonds listed below (Attachment A – Existing Bonds):

- Performance and Payment Bonds both in the amount of One million four hundred two thousand and twenty-two dollars (\$1,402,022) for the construction of the off-site improvements.

- Monument Bond in the amount of Nine thousand five hundred dollars (\$9,500) to guarantee construction of monuments associated with the Map.
- Performance Bond for Traffic Monitoring and Reporting in the amount of One hundred and seventy-four thousand seven hundred dollars (\$174,700).

On June 23, 2022, the project received Final Certificate of Occupancy from the Community Development Department, Building and Safety. All applicable impact fees were paid at the time of building permit issuance and all the COA have been met to the satisfaction of Public Works and Community Development Departments.

COMMISSION/COMMITTEE RECOMMENDATION

The Finance Committee reviewed staff's recommendation at their February 27, 2024 meeting and the item was recommended for City Council approval.

FISCAL IMPACT/SUMMARY

Staff is recommending the acceptance of the Public Improvements and the authorization to release the Performance, Payment, and Monument Bonds for Parcel Map 2016-178, see Attachment A – Existing Bonds. All off-site Improvements have been completed and accepted to the satisfaction of the Public Works Department. AvalonBay Communities, Inc. provided a one (1) year Warranty Bond in the amount of \$140,202, No. 106840299-M, should anything negative be discovered. See Attachment B – Warranty Bond for reference.

The Performance Bond specifically for the Traffic Monitoring and Reporting, is tentatively scheduled to be released after June 24, 2024, when the monitoring and reporting of the traffic signal synchronization has taken place for a period of two years after final certificate of occupancy. Staff will return at a future date for the release of this specific bond and a warranty bond replacement, and to accept the adaptive traffic control system improvements.

There is minimal impact or increase to the maintenance budget since these costs are offset by property tax revenue collected from this development. The City and AvalonBay Communities, Inc. also have the executed MRA for the costs incurred by the City to administer, maintain, repair and replace the trees located along The Tracks at Brea Trail, specifically adjacent to the development.

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager

Prepared by: Alberto Espinoza, MPA, PE, TE, City Engineer

Concurrence: Michael Ho, PE, Public Works Director

Attachments

Attachment A - Existing Bonds.pdf

Attachment B - Warranty Bond.pdf

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Brea ("Public Agency"), State of California, and AvalonBay Communities, Inc. ("Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public and private improvements, which said Agreement, dated February 6, 2018, and identified as Parcel Map No. 2016-178, is hereby referred to and made a part hereof; and

WHEREAS, Principal is required under the terms of the Agreement to furnish a Bond for the faithful performance of the Agreement.

NOW, THEREFORE, we, the undersigned Principal, and Travelers Casualty and Surety Company of America ("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Public Agency in the penal sum of One Million Four Hundred Two Thousand Twenty Two Dollars (\$1,402,022.00), this amount being not less than the total Construction Cost, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Agreement and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Public Agency, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Public Agency in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or of the Work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement or to the Work or to the specifications. Surety hereby waives the provisions of California Civil Code §§ 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety,

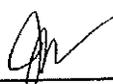
on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: February 6, 2018

"Principal"

AvalonBay Communities, Inc.

By: _____

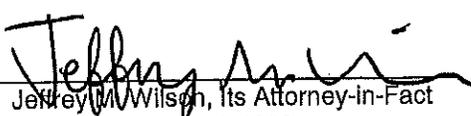

Joanne M. Lockridge, Senior Vice
President

By: _____

"Surety"

Travelers Casualty and Surety Company of
America

By: _____


Jeffrey M. Wilson, Its Attorney-in-Fact
CA License No. 0F41393

By: _____

(Seal)

(Seal)

Note: *This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. IF CONTRACTOR IS A PARTNERSHIP, ALL PARTNERS MUST EXECUTE BOND. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.*



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 232566

Certificate No. 007342622

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Robert Read Davis of Atlanta, Georgia; Robert M. Verdin of Metairie, Louisiana; Christopher C. Gardner of Union, Mississippi; Mark W. Edwards, II, Ronald B. Giadrosich, Jeffrey M. Wilson, William M. Smith, Robert R. Freel, Alisa B. Ferris, Richard H. Mitchell, and Anna Childress

of the City of Birmingham, State of Alabama, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 25th day of August, 2017.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Rancey, Senior Vice President

On this the 25th day of August, 2017, before me personally appeared Robert L. Rancey, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2021.



[Signature: Marie C. Tetreault]
Marie C. Tetreault, Notary Public

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 6th day of February, 2018.

Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

CERTIFICATE OF ACKNOWLEDGMENT

State of Connecticut

ss.

County of Fairfield

On the date written below, before me, the undersigned Notary Public, personally appeared Joanne M. Lockridge, signing above for AvalonBay Communities, Inc., personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Dated: 2/9/18

Notary Public: C Smith

My commission expires: 07/31/21

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of Alabama
County of Jefferson }

On February 6, 2018 before me, Katherine Leigh McClamma
Date Name and Title of Notary

personally appeared Jeffrey M. Wilson
Name and or Names of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Katherine McClamma
Notary Public Signature



Place Notary Public Seal Above

My Commission Expires: 1/24/2021 OPTIONAL

Though the information below is not required by law, it may prove valuable to the persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document _____

Document Date _____ Number of Pages: _____

Signer's Name: _____

Individual
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Guardian or Conservator
 Attorney-in-Fact
 Trustee
 Other: _____
Signer is representing _____
Travelers Casualty and Surety Company of America

RIGHT THUMBPRINT OF SIGNER Top of thumb

Individual
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Guardian or Conservator
 Attorney-in-Fact
 Trustee
 Other: _____
Signer is representing _____

RIGHT THUMBPRINT OF SIGNER Top of thumb



**PAYMENT BOND
(LABOR AND MATERIALS)**

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Brea ("Public Agency"), State of California, and AvalonBay Communities, Inc. ("Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public and/or private improvements, which said Agreement, dated February 6, 2018, and identified as Parcel Map No. 2016-178, is hereby referred to and made a part hereof; and

WHEREAS, under the terms of the Agreement, the Principal is required before entering upon the performance of the Work, to file a good and sufficient payment Bond with the Public Agency to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and Travelers Casualty and Surety Company of America ("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Public Agency and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the Agreement and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of One Million Four Hundred Two Thousand Twenty Two Dollars (\$1,402,022.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Public Agency in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Agreement or the Specifications accompanying the same shall in any manner

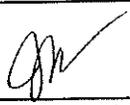
affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: February 6, 2018

"Principal"

AvalonBay Communities, Inc.

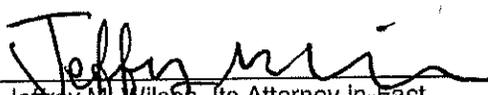
By: 

Joanne M. Lockridge, Senior Vice
President

By: _____

"Surety"

Travelers Casualty and Surety Company of
America

By: 

Jeffrey M. Wilson, Its Attorney-in-Fact
CA License No. 0F41393

By: _____

(Seal)

(Seal)

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. IF CONTRACTOR IS A PARTNERSHIP, ALL PARTNERS MUST EXECUTE BOND. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 232566

Certificate No. 007342624

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Robert Read Davis of Atlanta, Georgia; Robert M. Verdin of Metairie, Louisiana; Christopher C. Gardner of Union, Mississippi; Mark W. Edwards, II, Ronald B. Giadrosich, Jeffrey M. Wilson, William M. Smith, Robert R. Freel, Alisa B. Ferris, Richard H. Mitchell, and Anna Childress

of the City of Birmingham, State of Alabama, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 25th day of August, 2017.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Raney, Senior Vice President

On this the 25th day of August, 2017, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2021.



[Signature: Marie C. Tetreault]
Marie C. Tetreault, Notary Public

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies; which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 6th day of February, 20 18.

Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

CERTIFICATE OF ACKNOWLEDGMENT

State of Connecticut

ss.

County of Fairfield

On the date written below, before me, the undersigned Notary Public, personally appeared Joanne M. Lockridge, signing above for AvalonBay Communities, Inc., personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Dated: 2/9/18

Notary Public: C Smith

My commission expires: 07/31/21

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of Alabama
County of Jefferson }

On February 6, 2018 before me, Katherine Leigh McClamma
Date Name and Title of Notary

personally appeared Jeffrey M. Wilson
Name and or Names of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Katherine McClamma
Notary Public Signature



Place Notary Public Seal Above

My Commission Expires: 1/24/2021 OPTIONAL

Though the information below is not required by law, it may prove valuable to the persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document _____

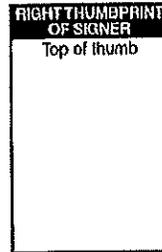
Document Date _____ Number of Pages: _____

Signer's Name: _____

- Individual
 - Corporate Officer – Title(s): _____
 - Partner - Limited General
 - Guardian or Conservator
 - Attorney-in-Fact
 - Trustee
 - Other: _____
- Signer is representing _____
Travelers Casualty and Surety Company of America



- Individual
 - Corporate Officer – Title(s): _____
 - Partner - Limited General
 - Guardian or Conservator
 - Attorney-in-Fact
 - Trustee
 - Other: _____
- Signer is representing _____



**Subdivision Bond
Setting of Final Monuments (California)**

**Bond No. 106840300
Initial Premium \$100.00**

WHEREAS, The City Council of the CITY OF BREA, State of California, and **AvalonBay Communities, Inc.** ("Principal" hereinafter) have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which said agreement, dated February 6, 2018, and identified as **Parcel Map No. 2016-178** is hereby referred to and made a part hereof; and

WHEREAS, we the Principal and **Travelers Casualty and Surety Company of America** as surety, are held and firmly bound unto the CITY OF BREA ("City" hereinafter), in the penal sum of **Nine Thousand Five Hundred Dollars (\$ 9,500.00)** lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that pursuant to the California Government Code Section 66496, the Principal's engineer or surveyor submitted a certificate stating the following work would be complete:

Setting of Final Monuments in CITY OF BREA, California.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

NOW, THEREFORE, if the Principal shall pay said engineer or surveyor or any substitute engineer or surveyor specified in said Section 66496 for said work of setting final monuments, then this obligation shall be null and void; otherwise to remain in full force and effect.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

This bond is executed pursuant to the provisions of the California Subdivision Map Act, and liability hereunder is governed by the provisions of said Act and the provisions of any successor act or acts amendatory thereof.

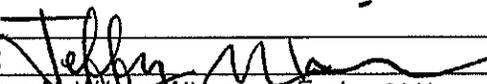
IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and surety above named, on February 6, 2018.

AvalonBay Communities, Inc.

By: 
Joanne M. Lockridge, Senior Vice President

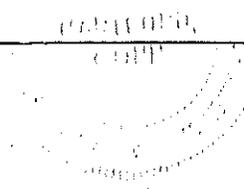
By: _____
Principal

Travelers Casualty and Surety Company of America

By: 
Jeffrey M. Wilson, Attorney-in-Fact CA License No. 0F41393

One Tower Square, Hartford, CT 06183
Address Surety

Phone: 860-277-0111





POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 232566

Certificate No. 007342620

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Robert Read Davis of Atlanta, Georgia; Robert M. Verdin of Metairie, Louisiana; Christopher C. Gardner of Union, Mississippi; Mark W. Edwards, II, Ronald B. Giadrosich, Jeffrey M. Wilson, William M. Smith, Robert R. Freel, Alisa B. Ferris, Richard H. Mitchell, and Anna Childress

of the City of Birmingham, State of Alabama, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 25th day of August, 2017.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Rancy, Senior Vice President

On this the 25th day of August, 2017, before me personally appeared Robert L. Rancy, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal. My Commission expires the 30th day of June, 2021.



[Signature]
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 6th day of February, 2018.

Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-in-Fact number, the above-named individuals and the details of the bond to which the power is attached.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of Alabama

County of Jefferson }

On February 6, 2018 before me, Katherine Leigh McClamma
Date Name and Title of Notary

personally appeared Jeffrey M. Wilson
Name and or Names of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Katherine McClamma
Notary Public Signature

Place Notary Public Seal Above

My Commission Expires: 1/24/2021 OPTIONAL

Though the information below is not required by law, it may prove valuable to the persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document _____

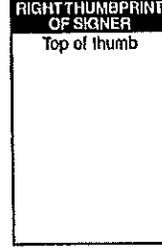
Document Date _____ Number of Pages: _____

Signer's Name: _____

Individual
 Corporate Officer – Title(s): _____
 Partner - Limited General
 Guardian or Conservator
 Attorney-in-Fact
 Trustee
 Other: _____
Signer is representing _____
Travelers Casualty and Surety Company of America



Individual
 Corporate Officer – Title(s): _____
 Partner - Limited General
 Guardian or Conservator
 Attorney-in-Fact
 Trustee
 Other: _____
Signer is representing _____



CERTIFICATE OF ACKNOWLEDGMENT

State of Connecticut

SS.

County of Fairfield

On the date written below, before me, the undersigned Notary Public, personally appeared Joanne M. Lockridge, signing above for AvalonBay Communities, Inc., personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Dated: 2/9/18

Notary Public: C Smith

My commission expires: 07/31/21

RECEIVED

APR 09 2018

Bond No. 106878986

AvalonBay Communities

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Brea ("Public Agency"), State of California, and AvalonBay Communities, Inc. ("Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public and private improvements, which said Agreement, dated February 6, 2018, and identified as Parcel Map No. 2016-178 – Traffic Monitoring and Reporting, is hereby referred to and made a part hereof; and

WHEREAS, Principal is required under the terms of the Agreement to furnish a Bond for the faithful performance of the Agreement.

NOW, THEREFORE, we, the undersigned Principal, and Travelers Casualty and Surety Company of America ("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Public Agency in the penal sum of One Hundred Seventy Four Thousand Seven Hundred Dollars (\$174,700.00), this amount being not less than the total Construction Cost, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Agreement and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Public Agency, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Public Agency in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statute of limitations as it applies to an action on this Bond.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or of the Work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement or to the Work or to the specifications. Surety hereby waives the provisions of California Civil Code §§ 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety,

on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: April 5, 2018

"Principal"

"Surety"

AvalonBay Communities, Inc.

Travelers Casualty and Surety Company of America

By: _____

Its Senior Vice President, Joanne M. Lockridge

By: _____

Its, Attorney-in-Fact, Mark W. Edwards, II

By: _____

Its Witness, Andrea Bogdanyi

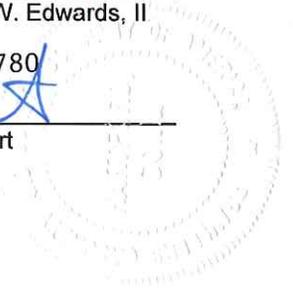
By: _____

CA License No. 0C90780

Its, Witness, Meagan Calvert



(Seal)



(Seal)

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. IF CONTRACTOR IS A PARTNERSHIP, ALL PARTNERS MUST EXECUTE BOND. DATE OF BOND MUST NOT BE BEFORE DATE OF CONTRACT. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Mark W. Edwards, II** of **Birmingham, Alabama** their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February**, 2017.

State of Connecticut

City of Hartford ss.



By:
 Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, 2017, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2021



Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 5th day of April, 2018



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.

CERTIFICATE OF ACKNOWLEDGMENT

State of Connecticut

SS.

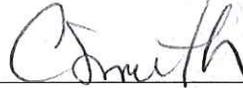
County of Fairfield

On the date written below, before me, the undersigned Notary Public, personally appeared Joanne M. Lockridge, signing above for AvalonBay Communities, Inc., personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Dated: April 6, 2018

Notary Public:



My commission expires: 07/31/21

CARMEN J. SMITH
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of Alabama

County of Jefferson

On April 5, 2018 before me, Katherine Leigh McClamma, Notary Public

personally appeared Mark W. Edwards, II, Attorney-in-Fact

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Katherine Leigh McClamma

My commission expires January 24, 2021

Place Notary Public Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to the persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

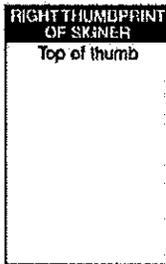
Title or Type of Document

Document Date Number of Pages:

Signer's Name:

- Individual
Corporate Officer - Title(s):
Partner - Limited General
Guardian or Conservator
Attorney-in-Fact
Trustee
Other:

Signer is representing Travelers Casualty and Surety Company of America



- Individual
Corporate Officer - Title(s):
Partner - Limited General
Guardian or Conservator
Attorney-in-Fact
Trustee
Other:

Signer is representing



ONE YEAR WARRANTY BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS, The City Council of the CITY OF BREA, State of California, and **AvalonBay Communities, Inc.** ("Principal" hereinafter) have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which said agreement, dated February 6, 2018, and identified as project **Avalon Brea Place, Parcel Map No. 2016-178** is hereby referred to and made a part hereof: and

WHEREAS, said Principal is required under the terms of said agreement to furnish a bond to guarantee and warranty the work for a one (1) year period following acceptance thereof against any defective work or labor done or defective material furnished.

NOW, THEREFORE, we the Principal and **Travelers Casualty and Surety Company of America**, as surety are held and firmly bound unto the CITY OF BREA ("City" hereinafter), in the penal sum of **ONE HUNDRED AND FORTY THOUSAND, TWO HUNDRED AND TWO DOLLARS AND 20 CENTS (\$ 140,202.20)** lawful money of the United States, for the payment of which sum well and truly to be made, we bond ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT if the above bound Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respect according to their true intent and meaning, and shall indemnify and save harmless City, its officers, agents and employees, as therein stipulated then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified thereof, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed, and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: January 24, 2024

“Principal”

“Surety”

AvalonBay Communities, Inc.

Travelers Casualty and Surety
Company of America

By: 
Joanne M. Lockridge, ~~General~~ Vice President
Executive

By: 
Jeffrey M. Wilson, Attorney-in-Fact
CA License No. 0F41393

By: _____

By: _____

(Seal)

(Seal)

Note: This Bond must be executed and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

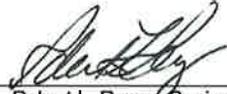
KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Jeffrey M Wilson** of **BIRMINGHAM**, **Alabama**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.



State of Connecticut

City of Hartford ss.

By: 
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **24th** day of **January**, **2024**




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**

CERTIFICATE OF ACKNOWLEDGMENT

State of Connecticut

ss.

County of Fairfield

On the date written below, before me, Carmen J. Smith, Notary Public, personally appeared Joanne M. Lockridge, signing above for AvalonBay Communities, Inc., personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Dated: February 1, 2024

Notary Public: C. Smith

My commission expires: 07/31/26

CARMEN J. SMITH
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/31/26

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama
County of Jefferson }

On January 24, 2024 before me, Meagan Calvert Carter, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jeffrey M. Wilson, Attorney-in-Fact
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

My Commission Expires: August 4, 2024
Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney In Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____
Travelers Casualty and Surety Company of America

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney In Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____



City Council Regular Meeting Communication

General Plan Annual Progress Report 2023

Meeting	Agenda Group
Tuesday, March 5, 2024, 7:00 PM	CONSENT CALENDAR Item: 4D
TO	FROM
Honorable Mayor and City Council Members	Bill Gallardo, City Manager

RECOMMENDATION

Staff recommends that City Council take the following actions:

- Receive and file the 2023 General Plan and Housing Element Annual Report; and
- Direct staff to submit the Housing Element Annual Report to the California Department of Housing and Community Development (HCD) and Office of Planning and Research (OPR).

BACKGROUND/DISCUSSION

Background

In 2003, the City of Brea completed a comprehensive update of the General Plan and included with this adoption was an Implementation Guide. The Implementation Guide is intended for use as the basis for preparing the Annual Report to the City Council on the status of the City’s progress in implementing the General Plan goals and policies. State Government Code Section 65400 requires an annual report be given to the legislative body on the status of implementing the goals of the General Plan.

Discussion

The City continued to implement the goals and policies of the General Plan in 2023, as outlined in Attachment 1 of this report. The annual report covers the period from January 1, 2023 to December 31, 2023. A few key achievements have been summarized below:

- In 2023, the City approved two Zoning Ordinance Text Amendments, 14 Conditional Use Permits, two General Plan Amendments, two Zone Changes, one Development Agreement, three Precise Developments, and 12 Plan Reviews. The City Council also certified two Environmental Impact Reports. These projects included improvements to existing properties as well as new development, including residential.
- In 2023, the City issued building permits for a total of 15 Accessory Dwelling Units added to the City’s housing stock. The City of Brea has issued building permits for 25 residential units so far in the 2021-2029 housing cycle.
- Two grants and one loan were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
- On May 16, 2023, the Brea City Council approved Brea Mall Mixed-Use Project. Building permits for this project have been submitted and are currently under review by City staff. This project is anticipated to provide 380 residential units towards the City’s 6th Cycle Housing Element RHNA allocation.
- On August 15, 2023, the Brea City Council approved ZOTA No. 2023-02 for the Housing Element Program Implementation Code Update. The main goal of this code amendment was to implement the Housing Element programs of the recently adopted 6th Cycle Housing Element.

FISCAL IMPACT

There is no impact on the General Fund.

RESPECTFULLY SUBMITTED

William Gallardo, City Manager

Prepared by: Graham Bultema, Assistant Planner

Concurrence: Jason Killebrew, Community Development Director

Joanne Hwang, AICP, City Planner

Attachments:

2023 General Plan Annual Report Memorandum

Attachments

Attachment 1 - 2023 General Plan Annual Report Memorandum.pdf



Memorandum

Community Development Department

To: Mayor Marick and City Council
From: William Gallardo, City Manager
By: Jason Killebrew, Community Development Director
Date: March 5, 2024
Re: General Plan Annual Progress Report for 2023

EXECUTIVE SUMMARY

In 2023, the City continued to implement the goals and policies identified in the General Plan adopted in August 2003. As required by Section 65400 of the California Government Code, the following is the annual report on the status of the General Plan implementation and on the progress in meeting the City's share of the Regional Housing Needs Assessment (RHNA) established through the Southern California Association of Governments (SCAG). The annual report covers the period from January 1, 2023 to December 31, 2023. Once accepted by the City Council, the report will be submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This report is due to HCD by April 1, 2024.

GENERAL PLAN IMPLEMENTATION

Under California law, each city and county must adopt a comprehensive, long-term General Plan with eight mandated elements, which includes land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. The City of Brea's General Plan was adopted in 2003 and is organized into five chapters addressing all eight required elements: Community Development, Housing, Community Resources, Community Services and Public Safety. Periodic amendments and updates are adopted to ensure the General Plan remains current. The most recent updates include amendment to the Public Safety Element in 2021 and the final adoption of the 6th Cycle Housing Element in 2022.

Attachment A to this memorandum provides summary tables that provide the implementation status of the City's General Plan during the 2023 calendar year, organized by the five chapters of the General Plan. The Appendix A of the General Plan and Table HE-50 of the 6th Cycle Housing Element with Affirmatively Furthering Fair Housing Program Summary, which are Attachments B and C of this memorandum, provides the overall direction and specific policies to be carried out to fulfill the City Council adopted goals. These documents should be referenced for specific information regarding Goals and Policies cited in the summary tables found in Attachment A.

HOUSING ELEMENT IMPLEMENTATION

The Housing Element is a State-mandated chapter of the Brea General Plan that addresses the City's identified housing needs, and the only element in the General Plan that is required to be updated every eight years ("Planning Period"). The Housing Element describes, identifies, and analyzes the City's housing needs and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live or may live in Brea in a Planning Period.

The City's 2021-2029 Housing Element was re-adopted on August 16, 2022 and was certified by the California State Housing and Community Development Department (HCD) on September 8, 2022. The State requires cities to prepare the Housing Element annual report, separate from the General Plan annual report, which must be prepared on forms provided by HCD. The completed Housing Element Annual Progress Report is Attachment D.

Regional Housing Needs Assessment (RHNA)

The City's RHNA allocation represents the number of housing units that the SCAG estimates will be necessary to accommodate the City's projected population growth for the 2021-2029 Planning Period. The City's RHNA allocation for the 2021-2029 Planning Period is 2,365 units which is divided into four income categories as indicated in Table 1 below:

Table 1: 2021-2029 RHNA by Income Categories		
Income Category	Income Range for a Household of Four**	2021-2029 RHNA
Very Low-Income (< 50% of AMI*)	< \$71,751	669
Low-Income (51% to 80% of AMI)	\$71,751 – \$114,800	393
Moderate-Income (81% to 120% of AMI)	\$114,801 – \$153,350	403
Above Moderate-Income (>120% of AMI)	> \$153,350	900
Total RHNA Allocation		2,365 units

*Orange County's 2023 Area Median Income (AMI) for a family of four is \$127,800

**Updated to reflect 2023 income ranges

In 2023, the City issued fifteen (15) building permits for new housing units. The permits issued were all for Accessory Dwelling Units, which were categorized as Above Moderate-Income for the City's RHNA allocation. Table 2 below provides the RHNA income categories, respective RHNA allocation, permits issued, and remaining RHNA allocation.

Table 2: Building Permits Issued				
Income Category	RHNA Allocation for 2021-2029 Planning Period	Permits Issued 2023 (current reporting year)	Permits Issued 2021-2029 Planning Period	Remaining RHNA Allocation
Very Low- Income	669	0	0	669
Low-Income	393	0	0	393
Moderate-Income	403	0	0	403
Above Moderate-Income	900	15	25	875
TOTAL	2,365 units	15	25	2,340

Affordable Housing Funds

The City has two funds that account for revenues received and expenditures made for affordable housing – The Affordable Housing Trust Fund and the Housing Successor Fund. The Housing Successor Annual Report for the year 2022-2023 is included as Attachment E.

Attachments:

- A. Summary Tables of General Plan Implementation Status
- B. Appendix A of the General Plan - Implementation Guide
- C. Housing Implementation Program Summary & Affirmatively Furthering Fair Housing Program Summary
- D. 2023 Housing Element Annual Progress Report
- E. Housing Successor Annual Report FY 2022-2023

**ATTACHMENT A
SUMMARY TABLES OF GENERAL PLAN IMPLEMENTATION STATUS FOR 2023**

TABLE 1 General Plan Community Development Chapter		
Element	Goal/Policy	Achievement
Community Development		
Circulation, Infrastructure	CD-1.9 CD-2.3 CD-2.5 CD-3.1 CD-4.4 CD-6.4 CD-10.1 CD-10.4 CD-10.5 CD-11.1 CD-11.2 CD-11.3 CD-11.11 CD-12.5 CD-12.6 CD-13.1 CD-13.2 CD-13.3 CD-14.1 CD-15.3 CD-18 CD-19 CD-26.3 CD-27.1 CD-27.4 CD-27.5 CD-28.1 CD-28.2 CD-28.3	<p>Throughout 2023, the City completed or initiated a number of Capital Improvement Projects (CIP) to implement a safe and efficient circulation system that offers a variety of mobility choices throughout the Community. Below are highlights from the 2023 calendar year:</p> <ul style="list-style-type: none"> • The State Route 57 Freeway & Lambert Road Interchange Project continued to move forward in 2023. This project will provide much needed traffic congestion relief by reconfiguring the on and off ramps at Lambert Road. • The City continued to seek out grant opportunities to extend the Tracks at Brea to the western City limits and ultimately the larger regional trail system. The trail system provides an integrated and safe bicycle and pedestrian network. • The City continued to participate in the Regional Transportation Signal Synchronization Program (TSSP). The TSSP provides grant funds for cities to make traffic signal timing adjustments to improve safety and efficiency on key arterial highways in the County. The Lambert Road Traffic Signal Synchronization Project is currently in the design phase that is focused on achieving these goals. • The City also continued annual traffic compliance and routine maintenance of the street network per the CIP program and the Pavement Management Plan. A number of areas of the City were rehabilitated through the CIP program including portions of the Country Hills Subdivision, various locations within South Brea, as well as multiple locations as part of the Citywide slurry seal and concrete programs. • Efforts to improve facilities and infrastructure components were facilitated through the City’s CIP program. During 2023, Public Works Department coordinated and completed several infrastructure and facilities projects including the replacement of the water supply lines for Country Hills Subdivision; completion of water, sanitary sewer, and paving improvements within South Brea; slope stabilization at the Berry Street Reservoir and installation of a backup generator at the Brea Senior Center.

**TABLE 1
General Plan Community Development Chapter**

Element	Goal/Policy	Achievement
Community Development		
Land Use	CD-1 CD-2.1 CD-2.2 CD-3 CD-3.1 CD-4.2 CD-4.5 CD-4.6 CD-4.8 CD-9.3 CD-9.5 CD-5.1	<p>The Zoning Code is a tool used to implement the goals and policies of the General Plan. Development projects consistent with the General Plan continued to be approved in 2023. The City approved two Zoning Ordinance Text Amendments (ZOTA), 14 Conditional Use Permits (CUP), two General Plan Amendments (GPA), two Zone Changes (ZC), one Development Agreement (DA), three Precise Developments (PD), and 12 Plan Reviews (PR). City Council also certified two Environmental Impact Report. The projects included improvements to existing commercial, industrial and residential sites and new commercial, industrial, and residential construction.</p> <p>In addition, the City Council recently approved a professional services agreement with a consultant to begin preparation for the focused General Plan Update. This work program is expected to be completed at the end of 2025.</p>
Economic Development	CD-1.3 CD-1.6 CD-1.11 CD-23.1 CD-23.2 CD-23.4 CD-24.1 CD-24.2 CD-24.3 CD-24.4 CD-24.5 CD-25.1 CD 26 CD-26.3	<p>The City continued to maintain and facilitate the Business Retention and Attraction Program. Brea is an active participant in the Orange County Economic Development Working Group, the Orange County Planning Collaborative, the International Council of Shopping Centers, and the California Association of Local Economic Development (CALED).</p> <p>The City continued to promote the Shop Brea Program, a community marketing effort to encourage Breans to shop locally. The program educates the community on how shopping in Brea benefits residents directly.</p> <p>The City continued to build connections with the Brea Chamber of Commerce. The City participated in events including Brea Young Professionals and Lead lunch. In addition, the City participates in the International Council of Shopping Centers (ICSC) to meet with property owners and businesses looking to locate in Brea.</p>
Growth Management	CD-27.1 CD-27.2 CD-28.1	<p>The City continued to partner with other agencies in order to accomplish inter-jurisdictional projects that plan for future growth. The City of Brea has partnered with the City of La Habra, Caltrans, and OCTA on the Lambert Road Traffic Signal Synchronization Project that plans to synchronize 25 signals along Lambert. This project is currently in the design phase, and has the goal of achieving signal synchronization across a major corridor within Orange County.</p>

TABLE 2
General Plan Community Resources Chapter

Program	Goal/Policy	Achievement
Community Resources		
Parks and Open Space	CR-1.1 CR-1.2 CR-1.3 CR-1.4 CR-3.6 CR-2.2 CR-3.2	<p>The City Council and the Parks, Recreation, and Human Services Commission approved concept plans for the re-design of Arovista Park following months of community engagement, outreach, and strategic design. The initial improvements will focus on the east side of the park and will include the expansion of the playground to add all-accessible play amenities, improvements to the Tracks at Brea trail system, restroom facility, amphitheater, parking lots, sports courts, and four new pickleball courts.</p> <p>The City's CIP program includes the Arovista Park Modernization Project and the Tamarack Parking Lot Asphalt Rehabilitation Project, which will provide enhancements to existing public park facilities. Both of these projects progressed in design in 2023, moving these projects closer to implementation of the infrastructure improvements.</p> <p>Following a 20-year partnership, the State of California opted out of continuing oversight of the Olinda Oil Museum and its volunteer docents. The City assumed operational oversight of this historic amenity on November 1, 2023, and will continue monitoring and adapting based on the needs of the facility and the community.</p> <p>The City Council amended Ordinance No. 1240 to update park, trail, and recreational facility regulations based on current laws and requirements to provide a better community experience, establish expectation for park visitors, and provide clarification for those enforcing regulations.</p> <p>The Parks, Recreation, and Human Services Commission amended the Facility Use and Allocation Policy which outlines allowable use of parks space and sports fields/courts for organized sport use which was updated to better serve the Brea community.</p>
Trails	CR-6 CR-6.3 CR-6.4 CR-6.5 CR-6.6 CR-7.1 CR-7.2 CR 7.3	<p>The City continues to seek partnering and funding opportunities to extend the Tracks at Brea to connect to the larger regional trail systems. The trail system provides an integrated and safe bicycle and pedestrian network.</p> <p>The City continued design and community outreach efforts with consultant Mark Thomas for a portion of the Western Extension (end of Segment 2/Brea Canyon Flood Control Channel to Berry Street) funded by a San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) grant.</p>

TABLE 2		
General Plan Community Resources Chapter		
Program	Goal/Policy	Achievement
Community Resources		
Wildlife Habitat	CR-8.2 CR-9.2 CR-9.3 CR-9.4	The City continued to assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations, and require appropriate mitigation for all significant impacts if impact avoidance is not possible.
Scenic Resources	CR-10.3 CR-10.4 CR-10.5	The City continued to assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA).
Water Conservation, Air Quality	CR-9.3 CR-11 CR-11.4 CR-11.5 CR-11.6 CR-12 CR-12.1 CR-12.2	Approximately 969 catch basins and storm drains and 50 miles of main sewer lines were cleaned to maintain compliance with the National Pollution Discharge Elimination System (NPDES). Where appropriate, the City will seek funding to continue to modernize the system to accommodate growth in the City.
Historic Resources	CR-14 CR-15	Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. The City Council approved two new Mills Act contracts in 2023. With that, there are a total of 20 properties in Brea that participate in the Mills Act program. Currently, there are 59 historic resources on the Historic Resource Register.

TABLE 3		
General Plan Community Services Chapter		
Program	Goal/Policy	Achievement
Community Services		
Human Services, Recreational Services, Education Services, Library Services	CS-1 CS-1.2 CS-1.3 CS-1.4 CS-1.5 CS-1.6 CS-1.7 CS-2.3 CS-2.5 CS-3.4 CS-3.5	<p>The Brea Community Center (BCC) offered a variety of programs in 2023. All programs within the BCC have resumed after the pandemic. This includes the After-School Program, Day Camp, Teen Zone, facility rentals, Brea Fitness Center, youth and adult sports, Tiny Tots preschool program, Kid Watch babysitting, and contract classes.</p> <p>In addition to providing a variety of extensive programming meant to meet the needs of the community, the Brea Resource Center had some additional and unique achievements in 2023:</p> <ul style="list-style-type: none"> • The Brea Resource Center relocated from the Brea Community Center to the Brea Civic and Cultural Center. The relocation offered the Center additional space to increase counseling services and minimize waitlists for this growing need. It also brought the Center closer to the Police Department which is a vital and collaborative partner in ongoing Homeless Outreach efforts. • The Brea Resource Center began their partnership with the HOPE Center which provides County-wide deployment of specialized homeless outreach liaisons to offer support and resources to unhoused individuals throughout Brea. • City Council approved the use of National Opioid Settlement (NOS) Funds to off-set a full-time staff position in the Brea Resource Center. With these funds, the Resource Center will begin developing programs centered on prevention of opioid use, treatment and support for opioid users and their families, and implementing strategies to abate the opioid epidemic. <p>The Brea Senior Center continues to offer a variety of programs and services, including presentations, nutritional programs, transportation services, daily programming, travel excursions, and fitness classes. In addition, with the use of Community Development Block Grant (CDBG) funding, the City completed a Feasibility Study aimed at understanding the most appropriate way to maximize programs and services at the current Senior Center.</p> <p>The City continues to offer community-favorite events, such as the Nutcracker and Spring Craft Boutiques, the 4th of July Country Fair, Movies Under the Stars, Brea Fest, Veterans Day Ceremony and Annual Tree Lighting Ceremony. These events continue to contribute to Brea’s “small town” charm.</p>

<p>Cultural Arts</p>	<p>CS-5.1 CS-5.2 CS-5.3 CS-5.4 CS-5.6 CS-5.10 CS-5.11 CS-5.12 CS-6.1 CS-6.3</p>	<p>The City completed its first-ever Cultural Arts Master Plan with guidance from consultant Arts Orange County and a community-based Steering Committee. The Master Plan aimed to create a strategic vision for the art in Brea over the next five-to-ten years.</p> <p>The City updated its Art in Public Places interactive map on the City’s website to improve the user’s experience in learning about the outdoor collection.</p> <p>One art piece was added to Brea’s Art in Public Places (APP) Collection, totaling 189 sculptures throughout the City.</p> <p>In 2023, the Curtis Theatre hosted a youth theatre program which attracted approximately 350 youth participants. The Theatre also produced six summer concerts which were attended by hundreds of people over six weeks.</p> <p>The Brea Gallery hosted four exhibitions in 2023. In conjunction with these exhibits, the Gallery operated a gift shop made up of products from local artists/makers, as well as hosted art workshops for the public.</p>
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**TABLE 4
General Plan Public Safety Chapter**

Program	Goal/Policy	Achievement
Public Safety		
Emergency Services and Safety	PS-1.1 PS-1.2 PS-1.3 PS-1.4 PS-1.5 PS-1.6 PS-1.7 PS-1.8 PS-1.10 PS-1.11 PS-1.12 PS-2.1 PS-2.3 PS-3.1 PS-3.2 PS-3.3	<p>The Police Department and Fire Department continued to meet with City Staff to identify impacts on new development and are involved with the plan check process providing input and conditions related to public safety concerns.</p> <p>The Police Department continued to provide support and expertise to the Traffic Committee.</p> <p>The City is a partner in the Hope Center based out of Fullerton, which is a collaborative multi-city and government agency homeless outreach program focused on North Orange County. In October 2023, the City of Brea was fully onboarded as a partner city to the HOPE Center. The Police Department's Homeless Liaison Officer dedicates half of his work week at the Center to respond to regional homeless-related issues. Through funding from the North Orange County Public Safety Collaborative hired a Homeless Outreach Coordinator to work at the HOPE Center under the supervision of the Brea Resource Center staff to respond to homeless-related calls.</p> <p>The Police Department has completed implementation of the recommendations from the staffing needs assessment. In 2024, the Police Department is preparing to commence a follow up to the initial report focused on the needs of the Support Services Division.</p> <p>The Police Department continued to utilize in-vehicle cameras and body-worn camera systems in 2023. The Department is utilizing a tablet-based computing system, which has increased effectiveness for field officers through the use of report writing and citation issuance. All sworn officers have access to Department-issued cell phones to increase communication with other agencies, citizens, and to document evidence in the field.</p> <p>To facilitate increased traffic safety, the Police Department purchased an additional radar trailer, acquired through a grant from the California Office of Traffic Safety. The Police Department aims to purchase a new Leica RTC360 which will be a vital asset to the department in the investigation and prosecution of fatal and injury traffic collisions.</p>
Emergency Services and Safety, continued	PS-1.1 PS-1.2 PS-1.3 PS-1.4 PS-1.5 PS-1.6	<p>The Police Department's full-time Crime Analyst continued preparing weekly statistical analysis with the Patrol Area Commanders to identify strategies for intervention and apprehension. Bi-monthly, the Department's commanders and supervisors met to discuss effectiveness and problem solve in a collaborative environment.</p>

**TABLE 4
General Plan Public Safety Chapter**

Program	Goal/Policy	Achievement
Public Safety		
	PS-1.7 PS-1.8 PS-1.10 PS-1.11 PS-1.12 PS-2.1 PS-2.3 PS-3.1 PS-3.2 PS-3.3	<p>The Police Department continued to seek innovative ways to reach and inform the public including the use of technology and a growing social media platform. The Police Department has a Community Outreach Coordinator to seek new and innovative ways to engage with the community. A mobile application was launched in 2019, providing community members a mobile tool for accessing Police Department data and services. Alongside the app, the Police Department has revamped their website to enhance communication with the public and increase transparency.</p> <p>Volunteer services remained very strong in 2023. The Brea Police Explorers and Volunteers in Police Service (VIPS) continued to provide thousands of hours of service to the City. Post-pandemic, the Department brought back its popular Citizen Academy.</p> <p>The Police and Fire Departments continued to participate in public events around the City in 2023. The Police Department hosted Coffee with a Cop, National Night Out, neighborhood watch meetings, and continued presence at other City-sponsored events.</p> <p>The Police Department competed for and was successfully awarded a \$6 million Organized Retail Theft Prevention Grant from the Board of State and Community Corrections (BSCC) to fully fund its proposed Integrated Crime Center (ICC). The ICC will bring together a variety of disparate systems including video cameras, license plate readers, and drone technology into one single-view, enhanced with analytic technology to manage real-time crime incidents, and generate investigative leads.</p> <p>Fire Department highlights from 2023 included hosting a town hall meeting in Olinda Village, starting two new CERT classes, participating in the Police and Fire Games at Brea Canyon High School, hosting the Annual Fire Services Day, and attending numerous public education events.</p> <p>The Fire Department also continued to lead community outreach events and collected approximately 5,000 toys for the Brea Fire Department Holiday Toy Drive in 2023 in partnership with the Boys and Girls Club.</p> <p>The Fire Department responded to 4,589 calls for emergency fire or medical services in 2023. The Fire Department also continued to coordinate CPR/AED training for city staff in 2023.</p>

**TABLE 4
General Plan Public Safety Chapter**

Program	Goal/Policy	Achievement
Public Safety		
Hazards Management	PS-4.1 PS-4.4	The Fire Department, in conjunction with OC Environmental Health, continued to ensure that hazardous materials used in businesses and industries are properly held and provide education and information to the community for commonly used hazardous material.
Wildland Fires	PS-6.2 PS-6.3 PS-6.4	<p>Fire Department personnel were deployed on three separate single-resource deployments out of the area, and one strike team deployment in Orange County.</p> <p>The Fire Department distributed over 3,000 Wildland pamphlets to high fire and severe fire zones. This mailer reminds and educates homeowners to be diligent in their weed abatement and clearance of hazards on their property.</p>
Geologic and Seismic Considerations	PS-8.3 PS-8.4 PS-8.6	<p>The City promoted earthquake preparedness in the community with periodic earthquake awareness programs (such as “The Great Shake Out”).</p> <p>The City continued to require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers where appropriate to minimize damage from earthquakes and other geologic activity.</p>
Noise	PS-9.1 PS-9.2 PS-9.4 PS-11.3	<p>Through the review of development proposals, the City ensured that new development is exposed to acceptable noise levels.</p> <p>The City continued to enforce noise regulations to protect neighbors from excessive noise levels from stationary sources.</p>

**TABLE 5
General Plan Housing Element Chapter**

Program	Goal/Policy	Achievement
Housing		
Single-family Rehabilitation Program	HE-1.2 HE-1.3	Two grants and one loan were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
Multi-Family Acquisition and Rehabilitation	HE-2.0	In accordance with the City's 2021-2029 Housing Element, the City is in the process of identifying apartments in need of rehabilitation, especially for long-term affordable rental housing.
Preservation of Assisted Housing	HE-1.5	The City continues to make efforts to preserve the existing affordable rental stock at-risk of conversion to market rents.
Section 8 Rental Assistance Program	HE-4.0	The City continues to partner with the County of Orange to share information about the Section 8 Rental Assistance wait list re-opening.
Affordable Housing Ordinance	HE-2.2 HE-3.1 HE-3.4	The City evaluated and updated the existing affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability requirements.
Density Bonus Incentives	HE-6.0	<p>In accordance with the City's 2021-2029 Housing Element, the City adopted an updated Affordable Housing Ordinance on August 15, 2023 (Ordinance No. 1242) updating the Zoning Code to support the production of affordable housing, including State Density Bonus provisions.</p> <p>The City has developed a Density Bonus application and is in the process of developing an informational brochure highlighting density bonus provisions for housing developers.</p>
Affordable Housing Development Assistance and Implementation Guide	HE-7.0	The City has an Affordable Housing Implementation Guide available on the City website for the development community to serve as a directory for developers interested in creating affordable housing. The benefits of housing incentives are outlined, as well as the City's development flow chart.
Land Use Element and Sites Inventory	HE-8.0	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code for by-right development on rezone sites addressing a lower income RHNA shortfall and reuse sites from the 5 th Cycle (Focused Development Sites 1, 2, & 3) that include a minimum of 20 percent lower income units.

TABLE 5		
General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Lot Consolidation Program	HE-8.0a	In accordance with the City's 2021-2029 Housing Element, the City is in the process of conducting research for a future Lot Consolidation Ordinance to codify incentives for Housing Element sites.
Replacement Housing Program	HE-8.0b	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code to specify that any residential that results in the displacement of existing affordable units shall be required to replace each displaced affordable unit at the same or greater level of affordability of the existing unit, in addition to providing the number of affordable units required by the Affordable Housing Ordinance.
Brea Core Plan	HE-9.0	In accordance with the City's 2021-2029 Housing Element, the City plans to initiate the process of developing the Brea Core Specific Plan. The City Council recently approved a professional services agreement with a consultant to begin preparation for the focused General Plan Update, inclusive of a new Brea Core Specific Plan. This work program is expected to be completed at the end of 2025.
Accessory Dwelling Units	HE-1.1 HE-2.4 HE-3.5	<p>The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multi-generational and affordable housing. In 2023, 15 building permits were issued for ADUs in the City.</p> <p>On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea approving Zone Change No. 2023-02 to create a new Accessory Dwelling Unit Code chapter to revise development standards and clarify occupancy requirements to align with State law.</p>
Publicly-Owned Land for Affordable Housing	HE-11.0	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea approving Zone Change No. 2023-02 to modify the City's zoning regulations to conditionally allow residential uses in the P-F zone.
Annexation of Sphere of Influence	HE-12.0	On August 16, 2022, Brea City Council adopted Ordinance No. 1229, an Ordinance of the City of Brea approving Zone Change No. 2022-01 for the Brea 265 Specific Plan identified in the City's 6 th Cycle Housing Element. The annexation of the subject property was recorded November 10, 2022.

TABLE 5		
General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Objective Development Standards and Administrative Approval Process	HE-13.0	<p>On February 1, 2022, Brea City Council adopted Ordinance No. 1223, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-02, to amend Title 20, Chapter 20.260 of Brea City Code regulating the PD (Precise Development) Zone within the City of Brea to facilitate housing by replacing the Precise Development Review with an Administrative Plan Review process for permitted by-right code compliant housing development.</p> <p>This ZOTA was funded by the SB 2 PGP, with the purpose of facilitating housing development and streamlining the review process for by-right, code compliant, housing development.</p>
Updated Parking Standards	HE-14.0	<p>On November 2, 2021, Brea City Council adopted Ordinance No. 1222, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-01, to amend Title 20, Chapter 20.08 of Brea City Code regulation exceptions and modifications to the minimum off-street parking requirements for multi-family residential development within the City of Brea.</p> <p>This ZOTA was funded by the SB 2 PGP, with the purpose of updating parking standards to meet the contemporary needs of multi-family development and remove the public hearing review requirements for multi-family residential projects seeking an off-street parking modification.</p>
Zoning Text Amendments for Special Needs Housing	HE-15.0	<p>In accordance with the City's 2021-2029 Housing Element, the City is in the process of updating Brea City Code to facilitate a range of housing types to address the diverse needs of residents.</p> <p>On August 15, 2023, Brea City Council adopted Ordinance Nos. 1241 and 1242, approving Zone Change Nos. 2023-01 and 2023-02 to create a permitted land use table allowing small state licensed RCF as permitted by right in MU zones, small employee housing as permitted by right in R zones, and specific incentives for projects with ELI units.</p> <p>Zone Change No. 2023-01 also revised standards for emergency shelters to align with State law.</p>
CEQA Exemptions for Infill Projects	HE-4.0 HE-4.4	The City continues to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.

**TABLE 5
General Plan Housing Element Chapter**

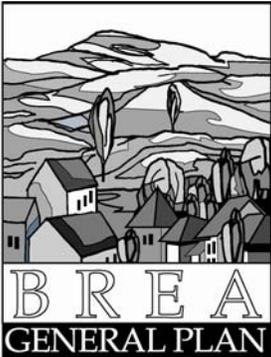
Program	Goal/Policy	Achievement
Housing		
Fair Housing Program	HE-2.6 HE-5.1 HE-5.5	The City continues to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments and on the website.
Housing Accessibility	HE-3.1 HE-5.0 HE-5.4	The City continued to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.
Senior Housing Opportunities	HE-2.5 HE-5.3 HE-5.4	The City supports a range of housing options to address the diverse needs of Brea’s growing senior population. The City continues to conduct outreach with the senior population to ensure their voices are heard.
Housing Opportunities for Persons Living with Developmental Disabilities	HE-20.0	The City continues to support a range of housing options for persons with developmental disabilities by working in cooperation with the OCRC to publicize information on available resources for housing and services.
Veteran and Homeless Assistance	HE-21.0	The City continues to support housing and supportive services for veterans and persons experiencing homelessness by promoting housing and supportive services for veterans by partnering with housing and service agencies through the Family Resources Center, supporting North County Navigation Centers in providing shelter and services to the homeless; and providing street outreach through the Homeless Liaison Officer and volunteers.
Prioritization of Sustainable Housing Projects	HE-22.0	The City continues to prioritize projects competing for funds and grants that are within a quarter to half mile radius of transit stops, have a large number of amenities within a half mile radius, and/or have a higher walk score.
Green Building	HE-6.1 HE-6.3 HE-6.4	The City continues to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
Energy Conservation	HE-24.0	The City continues to evaluate and implement activities to support clean energy and energy efficiency solutions in Brea’s Housing.

TABLE 5		
General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Healthy Communities	HE-1.1 HE-1.4 HE-5.5 HE-6.4 HE-6.5 HE-6.6	The City completed the Active Transportation Plan in 2020 to further augment Phase One of the Brea Core Plan, promoting healthy living and physical activity and is making progress to move towards Phase Two. Phase Two will include land use planning efforts with full community engagement (Brea Core Specific Plan). The City Council recently approved a professional services agreement with a consultant to begin preparation for the focused General Plan Update. This work program is expected to be completed at the end of 2025.

ATTACHMENT B

Appendix A
**IMPLEMENTATION
GUIDE**

THE CITY OF
BRE A
GENERAL PLAN



Appendix A

IMPLEMENTATION

GUIDE



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

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

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

Use of the General Plan Implementation Guide

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

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

Community Development
Brea General Plan Implementation Guide

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

Community Development
Brea General Plan Implementation Guide

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

Community Development
Breia General Plan Implementation Guide

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

Community Development
Brea General Plan Implementation Guide

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

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

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

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

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SECTION IV: ECONOMIC DEVELOPMENT

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

Diversity

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

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

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

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

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies														
					Community Development	Housing	Community Resources	Community Services	Public Safety										
SECTION VI: PARKS AND OPEN SPACE SECTION																			
Parks																			
CR-1.1 CR-1.2 CR-1.4 CR-1.5 CR-1.6 CR-1.7 CR-3.3 CR-3.6	Assess the existing park and recreation system according to the standards established in the Parks and Open Space Section. Require dedication of park facilities, a fee in lieu thereof, or a combination of both, as a condition of new development pursuant to the Quimby Act. Also encourage the development of parks and recreational facilities by the private sector, but available for use by the public. Annually review park facility dedication and development fee requirements to ensure they reflect changing needs of the community, population growth, and current land and construction costs. Properly maintain and operate the grounds and facilities of existing parks to minimize vandalism and crime, affirm safe and pleasant environments, and maximize public use and enjoyment.	Community Services, Development Services	Development fees, General fund, Park dedication funds	Annually	CD-1.7 CD-1.8 CD-8.3 CD-8.6		CR-6.2 CR-6.3 CR-6.4 CR-6.6 CR-6.7	CS-2.1 CS-2.2 CS-2.3 CS-2.4	PS-2.3 PS-3.1 PS-3.2 PS-3.3										
CR-1.3	Create new park standards of park development as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type of Park</th> <th style="text-align: left;">Size and Service Area</th> </tr> </thead> <tbody> <tr> <td>Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)</td> <td>0.5 to 5 acres, with a 1/4 mile service area radius in residential setting</td> </tr> <tr> <td>Neighborhood Park</td> <td>5-10 acres, with a 1/4- to 1/2-mile service area radius</td> </tr> <tr> <td>Community or Sports Park</td> <td>20-50+ acres, with a 1/2- to three- mile service area radius</td> </tr> <tr> <td>Regional Park</td> <td>50 acres or larger</td> </tr> </tbody> </table>	Type of Park	Size and Service Area	Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)	0.5 to 5 acres, with a 1/4 mile service area radius in residential setting	Neighborhood Park	5-10 acres, with a 1/4- to 1/2-mile service area radius	Community or Sports Park	20-50+ acres, with a 1/2- to three- mile service area radius	Regional Park	50 acres or larger	Community Services, Development Services	Development fees, General fund, Park dedication funds	Establish new standards by end of 2004;	CD-8.3				
Type of Park	Size and Service Area																		
Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)	0.5 to 5 acres, with a 1/4 mile service area radius in residential setting																		
Neighborhood Park	5-10 acres, with a 1/4- to 1/2-mile service area radius																		
Community or Sports Park	20-50+ acres, with a 1/2- to three- mile service area radius																		
Regional Park	50 acres or larger																		
CR-2.1 CR-2.2 CR-3.7	Review development proposals for potential impacts to existing public parks and open space from non-recreational uses. Ensure that new uses or facilities, including new recreation facilities, do not displace existing casual use facilities and parks.	Development Services, Community Services	Development fees	Ongoing	CD-5.4														
CR-3.1	Create a scheduling program that maximizes use of available recreational programs and facilities.	Community Services	General fund	Establish program by end of 2004;				CS-2.2 CS-2.3 CS-2.4											
CR-3.2	Continue to engage in joint use agreements with the Brea-Olinda School District to further expand recreational facilities.	Community Services, Development Services, Brea-Olinda School District	General fund	Ongoing				CS-3.1 CS-3.2 CS-3.3 CS-6.2											
CR-3.4	Research "Rails to Trails" program and related resources for potential funding sources. Create strategy and proposal to convert abandoned segments of the Union Pacific railroad right-of-way to an additional recreational use, trail, and/or greenway.	Development Services, Community Services	General fund	Complete analysis by 2006			CR-6.4 CR-7.3												
CR-3.5	Collaborate with Federal, state, regional, and local agencies regarding the integration with existing and potential trail systems, recreational facilities, and recreation programs.	Development Services	Development fees, General fund	Ongoing			CR-4.3 CR-5.3 CR-6.1 CR-6.2 CR-6.3												
Open Space																			
CR-4.1 CR-5.1	Investigate creative methods or programs aimed at acquiring and/or purchasing open space lands such as: <ul style="list-style-type: none"> ▪ Conservation easements; ▪ Purchase of development rights; ▪ Transfer of development rights; ▪ Mitigation and Land banking; ▪ Development rights agreement; and ▪ Open space preservation fund; 	Development Services	Development fees, Bonds, Special assessment districts, Grants, Open space conservation funds,	By the end of 2004;	CD-1.7 CD-1.9 CD-1.10 CD-6.2 CD-6.7 CD-7.1 CD-7.5 CD-8.6		CR-8.1 CR-8.3 CR-9.1 CR-9.2 CR-9.3 CR-9.5 CR-10.6												

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Safety
Brea General Plan Implementation Guide

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

Public Safety
Brea General Plan Implementation Guide

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

Public Safety

Brea General Plan Implementation Guide

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

ATTACHMENT C

**Table HE-50
Housing Implementation Program Summary**

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Maintaining Existing Housing Quality and Affordability				
1. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Issue an average of 12-15 loans and grants on an annual basis, with a goal to assist 96 households over the planning period.	CDBG	Community Development Department
2. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide long-term affordable rental housing.	Identify deteriorated apartments, and reach out to non-profits at least twice during the planning period to identify opportunities and to secure funds to acquire & rehabilitate units. Support Jamboree Housing in the acquisition and rehabilitation of the 47-unit Walnut Village Apts; seek to begin construction in 2023.	Housing Asset Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department
3. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	Contact property owners of at-risk projects 3 years prior to expiration. Provide preservation incentives; work with priority purchasers; coordinate tenant education.	Housing Asset Fund; HOME; Housing Trust Fund; other State and Federal funds	Community Development Department
4. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	Maintain current levels of assistance and direct eligible households to the program. Conduct outreach to landlords to encourage them to register units with the County (2022 & 2025).	HUD Section 8	Community Development Department; Orange County Housing Authority
Provision of New Affordable Housing				
5. Affordable Housing Ordinance	Integrate affordable housing within market rate developments.	Review and update the Ordinance by 2022 to enhance effectiveness in producing affordable units, including units affordable to lower income households.	LEAP grant	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
6. Density Bonus Incentives	Provide density and other incentives and concessions to support production of affordable housing.	Update the density bonus provisions in the Zoning Code by 2022 to align with State law and the updated Affordable Housing Ordinance.	LEAP grant	Community Development Department
7. Affordable Housing Development Assistance and Implementation Guide	Provide financial and regulatory incentives to facilitate affordable housing development and preserve the existing housing stock.	Outreach to the development community at least every other year to discuss affordable housing opportunities and available financial and regulatory incentives. Develop an Affordable Housing Implementation Guide by 2022 to reduce processing times and est. specific timeframes for tenant notification.	SB 2 Planning Grant; Housing Trust Fund; Housing Asset Fund; Co. of Orange RFPs; Low Income Housing Tax Credits	Community Development Department

Provision of Adequate Housing Sites

8. Land Use Element and Sites Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	Maintain a current inventory of residential and mixed-use sites and provide to developers along with information on available development incentives. Maintain inventory on City's website. Amend Code for by-right approval of projects with min. 20% lower income units on rezone and 5th cycle sites within 1 year of Housing Element adoption (2022).	General Fund	Community Development Department
8a. Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	Conduct outreach to property owners of Housing Element sites and adopt a Lot Consolidation Ordinance to codify available incentives (2022). Conduct a mid-cycle review in 2025 and make modifications as necessary to promote housing on small sites.	General	Community Development Department
8b. Replacement Housing Program	Ensure no net loss of units affordable to	Update Code in 2022 to specify replacement housing requirements	General	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
	lower income households	consistent with Government Code 65583.2(g)(3).		
9. Brea Core Plan	Provide expanded opportunities for mixed use and high-density residential development.	Develop and adopt the Brea Core Specific Plan by 2023, incorporating an Overlay to focus higher densities in the Core. Incorporate modified standards to support office-to-residential conversions. Conduct a mid-cycle review in 2025 and make modifications to the Plan as necessary by 2026 to facilitate higher density development.	General Fund	Community Development Department
10. Accessory Dwelling Units	Promote accessory dwelling units in new and existing housing as a form of affordable, multi-generational housing.	Adopt ADU Design Guidelines by 2022 and seek to permit an average of 16 ADUs annually. Research program for funding assistance for deed restricted ADUs (2022), and est. pilot program as appropriate (2024). Conduct reviews in 2024, 2026 and 2028 and if production falling short, ensure adequate sites to meet lower income RHNA or commit to rezoning within one year. Work with HCDs ADU Ordinance Team to make any adjustments to the Ordinance consistent with state law (2022).	SB 2 Planning Grant	Community Development Department
11. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	Contact property owners in Sites #1 and #14 to discuss opportunities for lot consolidation (2023), and issue an RFP for development on identified City-owned parcels (2024). Modify the P-F zone to conditionally allow residential uses (2024).	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
12. Annexation of Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	Adopt the Brea 265 Specific Plan and EIR, and complete annexation by September 29, 2022. Should the annexation not be completed by this date, rezone additional sites as necessary to address the City's RHNA.	General Fund	Community Development Department

Removal of Governmental Constraints

13. Objective Development Standards and Administrative Approval Process	Facilitate quality development that can be approved ministerially.	Establish objective standards and ministerial processing procedures by 2022, including for SB 35 applications, to streamline the review process.	SB 2 Planning Grant	Community Development Department
14. Updated Parking Standards	Implement parking standards that address the contemporary needs of a variety of housing types.	Update and streamline parking standards by 2022 to enhance development feasibility.	SB 2 Planning Grant	Community Development Department
15. Zoning Text Amendments for Special Needs Housing	Facilitate a range of housing types to address the diverse needs of residents.	Amend the Zoning Code by 2022 to facilitate housing for Brea's special needs and ELI populations. Assist Jamboree Housing in securing funds for Walnut Village and incorporate ELI units (2022).	General Fund	Community Development Department
16. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	General Fund	Community Development Department

Equal Housing Opportunities and Special Needs

17. Fair Housing Program	Further fair housing practices in the community.	Promote fair housing practices and refer fair housing complaints to the OCFHC.	General Fund	Community Development Department; OC Fair Housing Council
18. Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Provide "priority points" in Brea's housing programs; develop written procedures for reasonable accommodation (2022); encourage Universal	General Fund; CDBG	Community Development Department; Community Services Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
		Design in new development; provide rehabilitation grants for accessibility improvements.		
19. Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Pursue opportunities to expand housing choice for seniors in the community.	General Fund; HOME; Housing Trust Fund; Housing Asset Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department; Community Services Department
20. Housing Opportunities for Persons Living with Developmental Disabilities	Support a range of housing options for persons with developmental disabilities.	Work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects, beginning with Walnut Village (2022).	General Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; Mental Health Services Act (MHSA) funds; other outside sources	Community Development Department; Community Services Department
21. Veteran and Homeless Assistance	Promote housing and supportive services for veterans and persons experiencing homelessness.	Partner with housing and service agencies through the Family Resource Center; Support North County Navigation Centers in providing shelter and services to the homeless; provide street outreach through the Homeless Liaison Officer and volunteers.	General Fund; Veterans Housing and Homeless Prevention Act (AB 639) funds	Community Development Department; Community Services Department
Sustainability, Energy Efficiency and Healthy Community				
22. Prioritization of Sustainable Housing Projects	Prioritize sustainable housing developments in sustainable locations for their numerous benefits.	Prioritize projects in sustainable locations competing for funds and grants.	General Fund; State and Federal Grants; other potential affordable housing resources	Community Development Department
23. Green Building	Promote green building practices for more sustainable housing.	Encourage developers to exceed the CALGREEN code to provide solar, bike amenities and EV charging stations.	General Fund	Community Development Department
24. Energy Conservation	Evaluate and implement activities to support clean	Implement actions for clean energy and energy efficiency.	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
	energy and energy efficiency solutions in Brea's housing.			
25. Healthy Community	Foster community health through land use planning and support for initiatives that promote a more active lifestyle.	Support a built environment that encourages physical activity and reduces automobile travel.	General Fund	Community Development Department; Community Services Department

Fair Housing Issue	Contributing Factors	Priority Level	Actions
<p>A. Fair Housing Outreach <i>(Housing Mobility)</i></p>	<p>1. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall.</p> <p>2. Outreach needed in a variety of formats.</p> <p>3. Additional resources to be made available to the public.</p>	<p>Medium</p>	<p>City Action: By the end of 2022, have additional fair housing information posted at the Brea Family Resource and Senior Centers and on their digital platforms. Starting in 2022, hold an informational workshop at these locations once every two years.</p> <p>City Action: In 2023, conduct a fair housing information session for the City Council. Invite local nonprofits (including the Orange County Human Relations Commission, the Kennedy Commission, and People for Housing O.C.) to attend.</p> <p>City Action: Publish Fair Housing information, including any community meetings in Brea Line (City Newsletter) as well as non- traditional media, such as Instagram and Facebook, and conduct targeted outreach to tenants, mobile home park residents and other lower income populations.</p> <p>Action Outcomes: Increase the distribution of fair housing materials by at least 25 percent to increase awareness of fair housing options among residents, including special needs groups and low income residents. Seek to increase the number of Brea residents counseled through the Fair Housing Council of Orange County from an average of 70 to 75 annually.</p>

<p>B. Protected groups in the western portion of Brea (west of the Orange Freeway) face greater opportunity and resource challenges</p> <p>(Place based strategies, Displacement, Housing mobility)</p>	<ol style="list-style-type: none"> 1. Need for community revitalization strategies 2. Need for public investments in specific neighborhoods, including services and amenities 3. Cost of housing rehabilitation and repairs 4. High levels of overpayment create displacement risk 	<p>High</p>	<p>City Action: Include info about rehabilitation resources in City newsletters and website, including the availability of funds for accessibility improvements and including translated information when feasible. Seek to assist 12-15 households annually. Starting in 2023, conduct targeted outreach in identified Low and Moderate Resource Census Tracts, utilizing the Housing Conditions Survey and Code Enforcement information to further target assistance.</p> <p>City Action: Identify apartments in need of rehab, and cooperate with non-profit providers to acquire and rehabilitate units and provide as long-term affordable housing. Seek to complete at least two projects, including the 47 unit Walnut Village in partnership with Jamboree Housing.</p> <p>City Action: Continue to improve access to persons with disabilities through ADA improvements. Dedicate or seek funding, including annual CDBG allocations, to prioritize infrastructure and accessibility improvements in low and moderate resource areas.</p> <p>City Action: Starting in 2023, work with the FHCOC to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance. Outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated and should include multi-lingual materials.</p> <p>City Action: Continue anti-displacement programs including: limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; relocation assistance where public funds are utilized; and</p>
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			<p>replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)).</p>
			<p>City Action: Assist mobile home park resident organizations interested in purchasing their parks to access funds through the state HCD Mobile Home Park Resident Ownership Program (MPROP). Provide available local funds for leverage and assist with the subdivision map waiver process consistent with the Subdivision Map Act.</p> <p>Action Outcomes: Increased public and private investment in Low and Moderate Resource census tracts, including \$2,000,000 allocated for a variety of ADA, park facilities, transportation, water and sewer line improvements in these census tracts during 2021-2029. Through landlord outreach in coordination with the FHCOC and housing mobility programs through the Orange County Housing Authority (OCHA), the City's goal will be to increase Housing Choice Vouchers by 10% from 114 to 125 vouchers, and to work with the OCHA to achieve a 10% increase in vouchers high resource neighborhoods. Implement the mobile home park preservation ordinance to maintain Brea's five mobile home parks as an important form of lower cost housing.</p>

<p>C. Affordable Housing throughout Brea, including High and Highest Resource areas, to promote housing mobility</p> <p>(Housing Mobility, New Opportunities)</p>	<ol style="list-style-type: none"> 1. High levels of overpayment 2. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive 3. Community concern about housing densities 	<p>High</p>	<p>City Action: In 2022, adopt the Housing Element and associated rezoning to provide geographically dispersed sites for over 1,100 lower income units, fostering a more inclusive community.</p> <p>City Action: Provide significant new housing opportunities in Highest Resource eastern Brea through development of a diverse mix of 1,100 new units in the Brea 265 project, including an estimated 76 deed restricted affordable units. Pursue the introduction of workforce housing on Amazon’s 31-acre warehouse site in eastern Brea.</p> <p>City Action: Update Brea’s Affordable Housing Ordinance in 2022 to integrate low as well as moderate income units in market rate projects throughout the community.</p> <p>City Action: Coordinate with the Orange County Housing Authority (OCHA) in 2023 about utilizing the mobility counseling program. This OCHA program informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic support to voucher holders seeking to move to higher opportunity areas.</p> <p>City Action: Initiate a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development (2022) through the City’s Newsletter and posting of the ADU application checklist on the City website, thereby expanding housing opportunities in areas that have traditionally only had single-family ownership housing. Seek to issue permits for 16 units annually throughout Brea.</p> <p>City Action: Adopt an Ordinance by 2022 to expand the housing supply in</p>
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		<p>High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at the State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2023, 2025).</p> <p>City Action: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.</p> <p>Action Outcomes: An increased variety of housing options available to Brea residents throughout the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for over 1,300 lower income households, over 500 moderate income households, and over 1,600 above moderate income households, exceeding the City's RHNA requirements. Seek to achieve at least two affordable housing projects during the planning period, with an aspirational goal of 10% of new units produced in high resource areas as affordable to very low, low or moderate income households.</p>
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ATTACHMENT D

Please Start Here

General Information	
Jurisdiction Name	Brea
Reporting Calendar Year	2023
Contact Information	
First Name	Jason
Last Name	Killebrew
Title	Community Development Director
Email	jasonk@cityofbrea.net
Phone	7149907758
Mailing Address	
Street Address	1 Civic Center Circle
City	Brea
Zipcode	92821

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

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Jurisdiction	Brea	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		15
Total Units		15

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	380	0	0
Accessory Dwelling Unit	0	15	19
Mobile/Manufactured Home	0	0	0
Total	380	15	19

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	15	15
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	16
Number of Proposed Units in All Applications Received:	16
Total Housing Units Approved:	4
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	16	16
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	27
Sites Rezoned to Accommodate the RHNA	0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy							11	12
Current APN	Street Address	Project Name*	10							Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			0	0	0	0	0	0	19		19
319-101-037	100 Brea Mall	Brea Mall Mixed-Use Project									0
319-283-24	111 S Flower Ave, #12A										0
319-292-28	212 S Orange Ave, #115										0
319-292-28	212 S Orange Ave, #216										0
284-234-17	327 S Flower Ave, #B										0
284-321-33	109 E Fir St, #B								1	12/8/2023	1
304-122-04	927 Carlson Dr, #C								1	8/14/2023	1
284-203-07	705 E Elm St								1	3/29/2023	1
304-122-04	927 Carlson Dr								1	9/15/2023	1
296-441-07	206 W Ash St, #B								1	8/3/2023	1
293-423-50	914 Pear St, #B								1	12/4/2023	1
319-321-09	288 Pine Ave, #B								1	7/14/2023	1
284-191-11	440 Maple Ave, #B								1	6/19/2023	1
284-203-12	700 E Date St								1	11/2/2023	1
284-322-01	209 E Fir St								1	12/11/2023	1
319-292-28	212 S Orange Ave, #215								1	8/4/2023	1
296-332-06	214 N Madrona Ave, #1/2								1	2/3/2023	1
319-152-10	840 Willow Dr, #B								1	3/10/2023	1
303-134-24	1310 San Juan Dr								1	3/16/2023	1
308-151-15	466 Orange Grove Ln								1	4/11/2023	1
319-283-24	111 S Flower Ave								1	6/20/2023	1
284-332-09	320 E Elm St								1	6/21/2023	1
336-213-07	3200 E Elm St								1	9/8/2023	1
284-312-10	217 Locust St, #A								1	11/6/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction
			13	14	15	16	17	18	19
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*
			0						
319-101-037	100 Brea Mall	Brea Mall Mixed-Use Project		NONE	Y				
319-283-24	111 S Flower Ave, #12A			NONE	Y				
319-292-28	212 S Orange Ave, #115			NONE	Y				
319-292-28	212 S Orange Ave, #216			NONE	Y				
284-234-17	327 S Flower Ave, #B			NONE	Y				
284-321-33	109 E Fir St, #B			NONE	Y				
304-122-04	927 Carlson Dr, #C			NONE	Y				
284-203-07	705 E Elm St			NONE	Y				
304-122-04	927 Carlson Dr			NONE	Y				
296-441-07	206 W Ash St, #B			NONE	Y				
293-423-50	914 Pear St, #B			NONE	Y				
319-321-09	288 Pine Ave, #B			NONE	Y				
284-191-11	440 Maple Ave, #B			NONE	Y				
284-203-12	700 E Date St			NONE	Y				
284-322-01	209 E Fir St			NONE	Y				
319-292-28	212 S Orange Ave, #215			NONE	Y				
296-332-06	214 N Madrona Ave, #1/2			NONE	Y				
319-152-10	840 Willow Dr, #B			NONE	Y				
303-134-24	1310 San Juan Dr			NONE	Y				
308-151-15	466 Orange Grove Ln			NONE	Y				
319-283-24	111 S Flower Ave			NONE	Y				
284-332-09	320 E Elm St			NONE	Y				
336-213-07	3200 E Elm St			NONE	Y				
284-312-10	217 Locust St, #A			NONE	Y				

Jurisdiction	Brea	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	669	-	-	-	-	-	-	-	-	-	-	-	669
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	393	-	-	-	-	-	-	-	-	-	-	-	393
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	403	-	-	-	-	-	-	-	-	-	-	-	403
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		900	2	1	7	15	-	-	-	-	-	-	25	875
Total RHNA		2,365												
Total Units			2	1	7	15	-	-	-	-	-	-	25	2,340
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely Low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		335		-	-	-	-	-	-	-	-	-	-	335

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle,

Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Brea	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Ongoing	Two grants and one loan were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
2. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide long-term affordable rental housing.	Ongoing	In accordance with the City's 2021-2029 Housing Element, the City is in the process of identifying apartments in need of rehabilitation, especially for long-term affordable rental housing.
3. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	2029	The City continues to make efforts to preserve the existing affordable rental stock at-risk of conversion to market rents.
4. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	2025	The City continues to partner with the County of Orange to share information about the Section 8 Rental Assistance wait list re-opening.
5. Affordable Housing Ordinance	Integrate affordable housing within market rate developments.	2022	The City evaluated and updated the existing affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability requirements.
6. Density Bonus Incentives	Provide density and other incentives and concessions to support production of affordable housing.	2023	In accordance with the City's 2021-2029 Housing Element, the City adopted an updated Affordable Housing Ordinance on August 15, 2023 (Ordinance No. 1242) updating the Zoning Code to support the production of affordable housing, including State Density Bonus provisions. The City has developed a Density Bonus application and is in the process of developing an informational brochure highlighting density bonus provisions for housing developers.
7. Affordable Housing Development Assistance and Implementation Guide	Provide financial and regulatory incentives to facilitate affordable housing development and preserve the existing housing stock.	2029	The City has an Affordable Housing Implementation Guide available on the City website for the development community to serve as a directory for developers interested in creating affordable housing. The benefits of housing incentives are outlined, as well as the City's development flow chart.
8. Land Use Element and Site Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	2022	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code for by-right development on rezone sites addressing a lower income RHNA shortfall and reuse sites from the 5th Cycle (Focused Development Sites 1, 2, & 3) that include a minimum of 20 percent lower income units.
8a. Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	2022	In accordance with the City's 2021-2029 Housing Element, the City is in the process of conducting research for a future Lot Consolidation Ordinance to codify incentives for Housing Element sites.
8b. Replacement Housing Program	Ensure no net loss of units affordable to lower income households	2023	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code to specify that any residential that results in the displacement of existing affordable units shall be required to replace each displaced affordable unit at the same or greater level of affordability of the existing unit, in addition to providing the number of affordable units required by the Affordable Housing Ordinance.
9. Brea Core Plan	Provide expanded opportunities for mixed use and high-density residential development.	2026	In accordance with the City's 2021-2029 Housing Element, the City plans to initiate the process of developing Brea Core Specific Plan. The City has released a request for proposals seeking a consultant to assist with preparation of the new plan.
10. Accessory Dwelling Units	Promote accessory dwelling units in new and existing housing as a form of affordable, multi-generational housing.	2029	The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multigenerational and affordable housing. In 2023, fifteen (15) building permits were issued for ADUs in the City. On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea approving Zone Change No. 2023-02 to create a new Accessory Dwelling Unit Code chapter to revise development standards and clarify occupancy requirements to align with State law.
11. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	2024	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea approving Zone Change No. 2023-02 to modify the City's zoning regulations to conditionally allow residential uses in the P-F zone.
12. Annexation of Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	2022	On August 16, 2022, Brea City Council adopted Ordinance No. 1229, an Ordinance of the City of Brea approving Zone Change No. 2022-01 for the Brea 265 Specific Plan identified in the City's 6th Cycle Housing Element. The annexation of the subject property was recorded November 10, 2022.
13. Objective Development Standards and Administrative Approval Process	Facilitate quality development that can be approved ministerially.	2022	On February 1, 2022, Brea City Council adopted Ordinance No. 1223, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-02, to amend Title 20, Chapter 20.260 of Brea City Code regulating the PD (Precise Development) Zone within the City of Brea to facilitate housing by replacing the Precise Development Review with an Administrative Plan Review process for permitted by-right code compliant housing development.

Jurisdiction	Brea	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table F

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

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Brea	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Brea	
Reporting Year	2023	(Jan. 1 - Dec. 31)

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

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

Total Award Amount	\$ 150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update and Outreach	\$50,000.00	\$50,900.00	Completed	Other	Housing Element was adopted & certified by HCD on September 8, 2022. Other funding includes \$35,000 from the SB-2 PGP Grant. The first and final reimbursement request has been submitted to HCD in September 2023 and is pending a response.
Improve Development Review Process Tools	\$50,000.00	\$49,100.00	Completed	None	Project completed on January 15, 2023. The first and final reimbursement request has been submitted to HCD in September 2023 and is pending a response.
Review and Update Affordable Housing Ordinance	\$50,000.00	\$50,000.00	Completed	None	Affordable Housing Ordinance was adopted on August 15, 2023. The first and final reimbursement request has been submitted to HCD in September 2023 and is pending a response.

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		380
Total Units		380

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		15
Total Units		15

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		19
Total Units		19

ATTACHMENT E

HOUSING SUCCESSOR ANNUAL REPORT REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2022-23 PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f) FOR THE CITY OF BREA

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the CITY OF BREA (Housing Successor) activities during Fiscal Year 2022-23. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund of the CITY OF BREA for Fiscal Year 2022-23 as prepared by Eide Bailly, LLP, which audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. **Amount received by the City pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4:** This section provides the amount of funds received from the repayment of Loan Agreements between the City and the former redevelopment agency.

- II. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4 or amounts deposited for other items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

- III. **Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

- IV. **Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- V. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- VI. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, a status update is provided.
- IX. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- X. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met.
- XI. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous

10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2013 to December 31, 2022.

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

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

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

No amounts have been received by the City during FY 2022-23 pursuant to Section 34191.4(b)(3)(A)

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$233,149 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, no funds were held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$20,107,217 and is as follows, with no funds held for items listed on the ROPS:

Non-spendable:

Land	\$ 800,000
Loans	14,843,802
Spendable	<u>4,463,415</u>
Total	\$20,107,217

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

	Fiscal Year
Monitoring & Administration Expenditures	\$245,558
Homeless Prevention and Rapid Rehousing Services Expenditures	\$10,255
Housing Development Expenditures*	
➤ Expenditures on Low Income Units	N/A
➤ Expenditures on Very-Low Income Units	N/A
➤ Expenditures on Extremely-Low Income Units	N/A
➤ Total Housing Development Expenditures	N/A
Other***	
Total LMIHAF Expenditures in Fiscal Year	\$255,813

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

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

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

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor	\$800,000
Value of Loans and Grants Receivable*	14,843,802
Total Value of Housing Successor Assets	\$15,643,802

VI. DESCRIPTION OF TRANSFERS

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

VII. PROJECT DESCRIPTIONS

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

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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

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

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

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

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

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

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

X. EXTREMELY-LOW INCOME TEST

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

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

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

The following provides the Housing Successor's Extremely-Low Income Test for the five (5) year period of July 1, 2018 through June 30, 2023:

Housing Development Expenditures from the LMIHAF by Income Level Last Five Years				
	Low Income Units (80% or less of AMI)	Very Low Income Units (60% or less of AMI)	Extremely Low Income Units (30% or less of AMI)	Total
FY 2018-19	0	0	0	0
FY 2019-20	0	0	0	0
FY 2020-21	0	0	0	0
FY 2021-22	0	0	0	0
FY 2022-23	0	0	0	0
Total	0	0	0	0
% Spent by income level	0%	0%	0%	0%
Compliance Met?	N/A	N/A	N/A	

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a

number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the Housing Successor's Senior Housing Test for the 10-year period of January 1, 2013 to December 31, 2022.

Senior Housing Test	1/1/2013 – 12/31/2022
# of Assisted Senior Rental Units	1,683
# of Total Assisted Rental Units	6,915
Senior Housing Percentage	24%

XII. EXCESS SURPLUS TEST

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

CITY OF BREA HOUSING SUCCESSOR

COMPUTATION OF HOUSING SUCCESSOR
EXCESS/SURPLUS (HSC 34176.1)

	Low and Moderate Housing Funds All Project Areas July 1, 2022	Low and Moderate Housing Funds All Project Areas July 1, 2023
Opening Fund Balance	\$ 20,677,238	\$ 20,107,217
Less Unavailable Amounts:		
Land	\$ (800,000)	\$ (800,000)
Loans receivable	(14,094,483)	(14,843,802)
Housing bonds	(1,846,275)	(1,868,458)
	(16,740,758)	(17,512,260)
Available Housing Successor Funds	\$ 3,936,480	\$ 2,594,957
Limitation (greater of \$1,000,000 or four years deposits) Aggregate amount deposited for last four years:		
2022-2023	-	1,103,083
2021-2022	39,203	39,203
2020-2021	234,261	234,261
2019-2020	404,866	404,866
2018-2019	800,667	800,667
	800,667	800,667
Total	\$ 1,478,997	\$ 2,582,080
Base Limitation	\$ 1,000,000	\$ 1,000,000
Greater amount	\$ 1,478,997	\$ 2,582,080
Computed Excess/Surplus	\$ 2,457,483	\$ 12,877



City Council Regular Meeting Communication

Prohousing Incentive Program Grant Application Submission to the California Department of Housing and Community Development

Table with meeting details: Meeting (Tuesday, March 5, 2024, 7:00 PM), Agenda Group (CONSENT CALENDAR, Item: 4E), TO (Honorable Mayor and City Council Members), FROM (Bill Gallardo, City Manager)

RECOMMENDATION

Staff recommends that the City Council take the following actions:

- 1. Adopt a Resolution (Attachment A) authorizing the submission of a Prohousing Incentive Program (Notice of Funding Availability Round 2) grant application to the California State Department of Housing and Community Development; and
2. Authorize the City Manager, or his designee, to execute all documents and agreements necessary to participate in the Prohousing Incentive Program.

BACKGROUND/DISCUSSION

On August 16, 2022, the City Council adopted Resolution No. 2022-061, approving the 6th Cycle Housing Element, which committed City staff to seek funding to facilitate the development of affordable housing in the City, among other programs.

On November 7, 2023, the City Council adopted Resolution No. 2023-062, authorizing that the City participate in the Prohousing Incentive Program (PIP). The PIP was established by the California State Department of Housing and Community Development (HCD) to encourage cities and counties to establish and maintain local measures, programs, and incentives that facilitate the development of housing.

On January 23, 2024, HCD released a Notice of Funding Availability (NOFA) for the second round of the PIP, for a total funding amount of approximately \$9.4 million. As a continuation of prior efforts, Community Development Department staff has identified the PIP NOFA Round 2 as an opportunity to secure additional funding that could be allocated toward the development of affordable housing in the City.

HCD has confirmed that the City meets all of the eligibility requirements to apply, including having an adopted housing element, an annual housing progress report, an application for the prohousing designation, and being in compliance with all applicable State housing laws. Despite the City's application for the prohousing designation currently being under review by HCD, cities are able to apply for this NOFA in the interim while a decision is reached.

Adoption of the attached Resolution (Attachment A) is one of the required documents for the PIP application submittal. Following the City Council's action on the Resolution, staff will submit the PIP application and Resolution for HCD to review. HCD anticipates to notify the Community Development Department if the City has been awarded funding in May 2024.

FISCAL IMPACT/SUMMARY

Submission of the PIP grant application has no fiscal impact. If the City is awarded funding, the funding would be appropriated to the City's Affordable Housing Trust Fund (270).

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager

Prepared by: Joselyn Magaña, Management Analyst

Concurrence: Melissa Davis, Community Development Manager and Jason Killebrew, Community Development Director

Attachments

Attachment A - PIP Resolution.pdf

Attachment B - Prohousing Designation Staff Report.pdf

RESOLUTION NO. 20XX-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA AUTHORIZING APPLICATION FOR, AND RECEIPT OF, PROHOUSING INCENTIVE PROGRAM FUNDS

A. RECITALS:

(i) Pursuant to Health and Safety Code 50470 et. Seq, the California Department of Housing and Community Development (Department) is authorized to issue Guidelines as part of an incentive program (herein after referred to by the Department as the Prohousing Incentive Pilot Program or “PIP”); and

(ii) The Council of the City of Brea desires to submit a PIP grant application package (“Application”) on the forms provided by the Department, for approval of grant funding for eligible activities toward planning and implementation activities related to housing and community development as a result of meeting eligibility criteria including but not limited to Prohousing Designation; and

(iii) The Department has issued Guidelines and Application on January 23, 2024 in the amount of \$9,483,402.17 for PIP.

B. RESOLUTION:

NOW, THEREFORE, the Council of the City of Brea resolves as follows:

1. The City Manager is hereby authorized and directed to submit an application to the Department in response to the NOFA, and to apply for the PIP grant funds in a total amount not to exceed \$750,000.
2. In connection with the PIP grant, if the Application is approved by the Department, the City Manager of the City of Brea is authorized and directed to enter into,

execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount of up to \$750,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PIP grant, the Applicant's obligations related thereto, and all amendments thereto; and

3. The Applicant shall be subject to the terms and conditions as specified in the Guidelines, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the Guidelines and in conjunction with the terms of the Standard Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

APPROVED AND ADOPTED by the Council of the City of Brea, California, this 5th day of March 2024.

Christine Marick, Mayor

ATTEST: _____
Lillian Harris-Neal, City Clerk

I, Lillian Harris-Neal, City Clerk of the City of Brea, California, do hereby certify that the foregoing resolution was adopted by the City Council of the City of Brea, California, at its regular meeting held on the 5th day of March 2024, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAINED: COUNCIL MEMBERS:

DATED: March 5, 2024

Lillian Harris-Neal, City Clerk



City Council Regular Meeting COUNCIL COMMUNICATION

Prepared By: Lillian Harris-Neal

Prohousing Designation Program Application Submission to the California Department of Housing and Community Development

Table with 2 columns: Meeting (Tuesday, November 7, 2023, 5:30 PM) and Agenda Group (CONSENT CALENDAR, Item: J). Second table with 2 columns: TO (Honorable Mayor and City Council Members) and FROM (Bill Gallardo, City Manager).

EXECUTIVE SUMMARY

The Community Development Department is requesting the City Council authorization to submit a Prohousing Designation Program (Program) application to the California State Department of Housing and Community Development (HCD). This Program is intended to incentivize local jurisdictions with existing/proposed policies and programs that encourage and facilitate development of housing. Inclusion in the program provides the jurisdictions with a scoring advantage and/or preference in emerging and competitive applications for critical affordable housing and infrastructure grant programs, as well as potential future advantages involving both housing and non-housing funding sources. The goals of the Program align with the City's 6th Cycle Housing Element (Housing Element) that was adopted by the City Council and certified by HCD in 2022, which demonstrates the City's commitment of accelerating unit production of various forms of housing in the City. Approval of the proposed Resolution would authorize the City Manager or his designed to submit the Program application to HCD.

RECOMMENDATION

Staff recommends that the City Council take the following actions:

- Adopt a Resolution (Attachment A) authorizing the submission of a Prohousing Designation Application to the California State Department of Housing and Community Development; and
Authorize the City Manager, or his designee, to execute all documents and agreements necessary to participate in the Prohousing Designation Program.

BACKGROUND/DISCUSSION

Prohousing Designation Program

In 2019, Assembly Bill (AB) 101 established the Program, which is administered by HCD. The Program is intended to incentivize local jurisdictions with local measures, programs and incentives that encourages and facilitates development of housing. Cities and counties that receive a prohousing designation are provided with competitive advantages in State's housing, community development, and infrastructure grant programs.

To be eligible for a prohousing designation, cities must have a certified Housing Element, be current on submission of the Annual Progress Report, and be in compliance with all applicable State housing laws. In addition, cities are required to submit a complete Program application for HCD's review, which must be accompanied by the governing body's formal Resolution that authorizes submission of said application. Once submitted, each application is reviewed based on a total of 39 scoring categories, which are divided into one of the following four main topic areas: 1) Favorable zoning and land use; 2) Acceleration of housing production timeframes; 3) Reduction of construction and development costs; and 4) provision of financial subsidies. Application criteria requires applicants to demonstrate that they have at least one existing or proposed policy in each of the main topic area, and a cumulative minimum score of 30 to qualify for a prohousing designation.

Once HCD approves the application, the prohousing designation remains permanent as long as the designated jurisdiction continues to comply with all applicable state housing laws and principles of prohousing, and successfully implements proposed prohousing programs within the timeframe specified in its application (typically two years from the date of the application). However, HCD has an authority to review and revoke a prohousing designation upon discovery of a jurisdiction's violation of the terms of designation mentioned above.

Additional details of the prohousing designation program can be found here: <https://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Application Submission

Earlier this year, the Orange County Council of Governments (OCCOG) has contracted with a planning consultant, WSP, to provide its member cities with technical support in preparing the Program application. With WSP's assistance, staff prepared a draft Program application that details the City's qualifying policies and programs in each of the scoring categories. The Draft application package is provided as Attachment B to this report. Based on the "self-score" analysis, it appears that the City may be eligible to receive a score of up to 49 points in 24 of the scoring categories, which is well in excess of the minimum scoring threshold. It is important to note that based on staff's analysis, the City would be able to meet the minimum qualifying scoring threshold mainly through existing housing related programs and policies, such as Affordable Housing Ordinance, various Zoning Code standards (e.g. Accessory Dwelling Units, two-unit developments, etc.), permit center operation modification, and Housing Element policies and programs. Only one of the scoring categories is proposed to be met through a future program (adoption of Brea Core Specific Plan); however, this is a program that has already been identified as the future implementation tool of recently adopted Active Transportation Plan, Brea Connecting the Core.

Adoption of attached Resolution (Attachment A), which is a form resolution prepared by HCD, is one of the required submittal documents for the Program application submittal. Following the City Council's action on the Resolution, staff will submit the Program application and the Resolution to HCD for review. Upon submission, HCD has 60 days to either approve, deny, or provide feedback.

FISCAL IMPACT/SUMMARY

Submission of the Program application has no fiscal impact. If awarded a prohousing designation, the City would be given competitive advantages in competing for grant funding related to housing production.

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager

Prepared by: Joanne Hwang, AICP, City Planner

Concurrence: Jason Killebrew, Community Development Director

Attachments

Attachment A - Resolution Pre App Acknowledgment.pdf

Attachment B - Draft Application Package.pdf



City of Brea
City Council Regular Meeting Communication

January Outgoing Payment Log and February 16 & 23, 2024 City Disbursement Registers

Meeting	Agenda Group
Tuesday, March 5, 2024, 7:00 PM	CONSENT CALENDAR Item: 4F
TO	FROM
Honorable Mayor and City Council Members	Bill Gallardo, City Manager

RECOMMENDATION

Receive and file.

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager

Prepared by: Ana Conrique, Senior Accountant

Concurrence: Kristin Griffith, Director of Administrative Services and
Monica Lo, Deputy Director of Administrative Services

Attachments

City Outgoing Payment Log-Jan 24.pdf

City Disbursement Register 02.16.24.pdf

City Disbursement Register 02.23.24.pdf

City of Brea
Outgoing Payment Log
January 2024

Effective Date	Vendor	Description	Amount
<u>General Account Electronic payments</u>			
1/5/2024	CALPERS	Member retirement	274,425.82
1/3/2024	Golfnow	Golf credit card processing fees	6,918.56
1/3/2024	Citizens Business Bank	COMDEV, FIN, PD credit card processing fees	2,501.04
1/3/2024	Paypal	Paypal processing fees	94.35
1/5/2024	CALPERS	Medical payment	390,722.38
1/5/2024	ADP	ILJAOB Payroll service fee	140.12
1/12/2024	Brea Payroll	Brea staff payroll	987,599.34
1/12/2024	Brea Payroll	Employee deductions	89,752.69
1/12/2024	EDD	Payroll State taxes	53,145.13
1/12/2024	CA SDU	Child support payments	549.23
1/12/2024	IRS	Payroll Federal taxes	174,016.50
1/16/2024	CALPERS	Member retirement	278,141.53
1/16/2024	Telecheck	Telecheck processing fees	622.03
1/19/2024	ICMA	Retiree medical benefit	39,769.38
1/23/2024	Paymentus	Monthly service fee	7,626.15
1/24/2024	Citizens Business Bank	Monthly banking service fee	2,993.16
1/26/2024	Brea Payroll	Brea staff payroll	1,085,495.46
1/26/2024	Brea Payroll	Employee deductions	91,620.92
1/26/2024	EDD	Payroll State taxes	66,581.09
1/26/2024	CA SDU	Child support payments	549.23
1/26/2024	IRS	Payroll Federal taxes	214,591.50
1/29/2024	CALPERS	Member retirement	292,142.23
1/30/2024	ILJAOB Payroll	ILJAOB staff salary & payroll taxes	13,119.23
1/31/2024	ADP	ILJAOB Payroll service fee	84.90
		Subtotal	\$ 4,073,201.97
<u>Imprest Accounts</u>			
	Various	Workers Compensation Claims	95,955.39
	Various	General Liability Claims	422,346.51
		Subtotal	\$ 518,301.90
		Total	\$ 4,591,503.87

City Disbursement Register

Between Feb 12, 2024 12:00 AM and Feb 16, 2024 11:59 PM

Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
194671	MARICRUZ G. AMBROCIO	02/16/2024	32791	840000000	DEVELOPER FEE REFUND	\$194.00
		02/16/2024	32791	110000000	DEVELOPER FEE ADJ	\$0.09
		02/16/2024	32791	84051517P	DEVELOPER FEE ADJ	(\$0.09)
MARICRUZ G. AMBROCIO					Total Check Amount:	\$194.00
194672	AMPOWER	02/16/2024	32540	490515151	PLUNGE CHEM DOOR REPL	\$5,765.00
AMPOWER					Total Check Amount:	\$5,765.00
194673	AT&T CALNET	02/16/2024	20391	360515145	CALNET JAN 2024	\$57.19
		02/16/2024	20391	360515147	CALNET JAN 2024	\$30.48
		02/16/2024	20391	420515131	CALNET JAN 2024	\$280.44
		02/16/2024	20391	475141471	CALNET JAN 2024	\$7,401.26
AT&T CALNET					Total Check Amount:	\$7,769.37
194674	CALIF BUILDING STANDARDS COMMISSION	02/16/2024	20578	110	GRN BLDG FEE 23/24 Q2	\$686.00
		02/16/2024	20578	110000000	GBF 10% 23/24 Q2	(\$68.60)
CALIF BUILDING STANDARDS COMMISSION					Total Check Amount:	\$617.40
194675	CINTAS	02/16/2024	24347	110404211	FIRST AID RESTOCK BCC	\$76.96
CINTAS					Total Check Amount:	\$76.96
194676	ALEX M. CONWAY	02/16/2024	32782	110404542	ONCE24 SET PAINTING	\$1,000.00
ALEX M. CONWAY					Total Check Amount:	\$1,000.00
194677	COUNTY OF ORANGE	02/16/2024	4799	110212122	PRKNG CITATIONS JAN24	\$1,825.00
COUNTY OF ORANGE					Total Check Amount:	\$1,825.00
194678	COUNTY OF ORANGE	02/16/2024	4799	110212122	OCATS FEES JAN 2024	\$1,104.51
COUNTY OF ORANGE					Total Check Amount:	\$1,104.51
194679	COUNTY OF ORANGE	02/16/2024	4799	110212133	RADIO PROG BR1 OCT23	\$50.00
COUNTY OF ORANGE					Total Check Amount:	\$50.00
194680	CRASH CHAMPIONS-BREA	02/16/2024	31635	480515161	ACCIDENT RPR #1619	\$3,643.45
		02/16/2024	31635	480515161	ACCIDENT RPR #1332	\$1,169.14
		02/16/2024	31635	480515161	ACCIDENT RPR #1813	\$2,807.71
CRASH CHAMPIONS-BREA					Total Check Amount:	\$7,620.30
194681	KIM CREELMAN	02/16/2024	32790	110000000	DEVELOPER FEE ADJ	\$0.03
		02/16/2024	32790	84032323P	DEVELOPER FEE ADJ	(\$0.03)
		02/16/2024	32790	840000000	DEVELOPER FEE REFUND	\$228.50
KIM CREELMAN					Total Check Amount:	\$228.50
194682	DENNIS GRUBB & ASSOCIATES	02/16/2024	32461	110000000	PLAN CHECK SVCS JAN24	(\$2,404.25)
		02/16/2024	32461	84022223P	PLAN CHECK SVCS JAN24	\$14,596.75
DENNIS GRUBB & ASSOCIATES					Total Check Amount:	\$12,192.50
194683	DEPARTMENT OF CONSERVATION	02/16/2024	2278	110000000	SM FEES 5% 23/24 Q2	(\$139.13)
		02/16/2024	2278	110	STRNGMTN FEE 23/24 Q2	\$2,782.57
DEPARTMENT OF CONSERVATION					Total Check Amount:	\$2,643.44

City Disbursement Register

Between Feb 12, 2024 12:00 AM and Feb 16, 2024 11:59 PM

Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
194684	TODD DIXON	02/16/2024	32789	840000000	DEVELOPER FEE REFUND	\$151.00
		02/16/2024	32789	110000000	DEVELOPER FEE ADJ	(\$0.02)
		02/16/2024	32789	84032323E	DEVELOPER FEE ADJ	\$0.02
TODD DIXON					Total Check Amount:	\$151.00
194685	SOUTHERN CALIFORNIA EDISON	02/16/2024	3343	420515131	ELECTRICITY JAN 2024	\$4,597.79
		02/16/2024	3343	110515143	ELECTRICITY JAN 2024	\$8.03
		02/16/2024	3343	110515121	ELECTRICITY JAN 2024	\$3,116.41
		02/16/2024	3343	361515148	ELECTRICITY JAN 2024	\$26.23
SOUTHERN CALIFORNIA EDISON					Total Check Amount:	\$7,748.46
194686	EMPLOYMENT DEVELOPMENT DEPT	02/16/2024	7464	470141483	BENEFIT CHGS 2023 Q4	\$24,618.00
EMPLOYMENT DEVELOPMENT DEPT					Total Check Amount:	\$24,618.00
194687	FAST START SAFETY, INC.	02/16/2024	32452	430515123	TFC CTL/FLGRSFTY TRNG	\$600.00
		02/16/2024	32452	110515141	TFC CTL/FLGRSFTY TRNG	\$1,350.00
		02/16/2024	32452	480515161	TFC CTL/FLGRSFTY TRNG	\$450.00
		02/16/2024	32452	110515121	TFC CTL/FLGRSFTY TRNG	\$1,050.00
		02/16/2024	32452	420515131	TFC CTL/FLGRSFTY TRNG	\$1,350.00
FAST START SAFETY, INC.					Total Check Amount:	\$4,800.00
194688	RAFAEL FERNANDEZ	02/16/2024	32786	110000000	CITATION REFUND	\$289.00
RAFAEL FERNANDEZ					Total Check Amount:	\$289.00
194689	FT SHADEWORKS	02/16/2024	31522	181404250	SHADE/BANDS-TN RM/PLZ	\$6,700.00
FT SHADEWORKS					Total Check Amount:	\$6,700.00
194690	FORENSIC NURSE SPECIALISTS, INC.	02/16/2024	23336	110212121	SART EXAM 1/23/24	\$1,200.00
FORENSIC NURSE SPECIALISTS, INC.					Total Check Amount:	\$1,200.00
194691	G & G TROPHY CO.	02/16/2024	1709	110404424	YTH BASKETBALL MEDALS	\$448.35
G & G TROPHY CO.					Total Check Amount:	\$448.35
194692	GAIL MATERIALS	02/16/2024	20339	110515144	PRO GOLD INFIELD MIX	\$1,465.35
GAIL MATERIALS					Total Check Amount:	\$1,465.35
194693	HF&H CONSULTANTS, LLC	02/16/2024	27542	440515122	SB1383 SVCS DEC 2023	\$11,718.75
HF&H CONSULTANTS, LLC					Total Check Amount:	\$11,718.75
194694	HORNE LLP DBA CA LIHWAP	02/16/2024	32432	440000000	REFUND-LIHWAP OVERPMT	\$98.32
		02/16/2024	32432	420000000	REFUND-LIHWAP OVERPMT	\$184.48
HORNE LLP DBA CA LIHWAP					Total Check Amount:	\$282.80
194695	HYDROPRO SOLUTIONS	02/16/2024	31845	420515131	WATER METERS+ENCODERS	\$13,126.98
HYDROPRO SOLUTIONS					Total Check Amount:	\$13,126.98
194696	INLAND LIGHTING SUPPLIES, INC.	02/16/2024	32700	490515152	LED LIGHTING	\$955.55
INLAND LIGHTING SUPPLIES, INC.					Total Check Amount:	\$955.55
194697	INTIME SOLUTIONS INC.	02/16/2024	20876	950000000	ILJAO ISE TEXT DEC23	\$3,586.48
		02/16/2024	20876	950000000	ILJAO ISE TEXT JAN24	\$4,008.00

City Disbursement Register

Between Feb 12, 2024 12:00 AM and Feb 16, 2024 11:59 PM

Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
INTIME SOLUTIONS INC.						Total Check Amount:
						\$7,594.48
194698	KEENAN & ASSOCIATES	02/16/2024	22439	470141483	2023 WORKERS COMP #10	\$10,951.25
		02/16/2024	22439	470141483	2023 WORKERS COMP #12	\$10,951.25
KEENAN & ASSOCIATES						Total Check Amount:
						\$21,902.50
194699	KM HAZMAT SERVICES	02/16/2024	25331	480515161	COUNTY REPORTS	\$500.00
KM HAZMAT SERVICES						Total Check Amount:
						\$500.00
194700	RICHARD LAWHORN	02/16/2024	32781	110404542	ONCE24 SET CONSTRUCTN	\$1,000.00
RICHARD LAWHORN						Total Check Amount:
						\$1,000.00
194701	NATIONAL LEAGUE OF CITIES	02/16/2024	3972	110111145	24/25 MEMB #3470	\$4,356.00
NATIONAL LEAGUE OF CITIES						Total Check Amount:
						\$4,356.00
194702	NATIONWIDE	02/16/2024	20975	110	4436 PET INS JAN 2024	\$1,496.94
NATIONWIDE						Total Check Amount:
						\$1,496.94
194703	NEON ONE - ARTS PEOPLE	02/16/2024	31922	110404542	TICKET FEES JAN 2024	\$772.18
NEON ONE - ARTS PEOPLE						Total Check Amount:
						\$772.18
194704	NEWGEN STRATEGIES & SOLUTIONS, LLC	02/16/2024	31442	440515122	S/W COS STUDY 1/15	\$870.00
NEWGEN STRATEGIES & SOLUTIONS, LLC						Total Check Amount:
						\$870.00
194705	OCCPSA	02/16/2024	25337	110212111	2024 TRI-CTY WORKSHOP	\$200.00
OCCPSA						Total Check Amount:
						\$200.00
194706	ODP BUSINESS SOLUTIONS, LLC	02/16/2024	31709	110212111	OFFICE SUPPLIES	\$38.55
ODP BUSINESS SOLUTIONS, LLC						Total Check Amount:
						\$38.55
194707	ORANGE COUNTY STRIPING SERVICE	02/16/2024	10223	510707219	BERRY/NORTHWD RNDABT	\$49,353.00
		02/16/2024	10223	510707219	PUENTE PAVEMNT MARKNG	\$43,976.00
		02/16/2024	10223	110515121	SPEC STENCIL-TFC CIRC	\$1,245.86
ORANGE COUNTY STRIPING SERVICE						Total Check Amount:
						\$94,574.86
194708	ORIGINAL EQUIPMENT AUTO SUPPLY	02/16/2024	32413	480515161	BRAKE PADS	\$234.30
		02/16/2024	32413	480515161	COIL PACK	\$147.44
		02/16/2024	32413	480515161	FUEL INJECTORS	\$340.14
		02/16/2024	32413	480515161	WASHER PUMP	\$53.45
ORIGINAL EQUIPMENT AUTO SUPPLY						Total Check Amount:
						\$775.33
194709	PTS MARKETING GROUP	02/16/2024	31560	110111151	BREA LINE SPRING 2024	\$14,797.43
		02/16/2024	31560	110111151	BREALINE POSTGE SPR24	\$1,181.56
PTS MARKETING GROUP						Total Check Amount:
						\$15,978.99
194710	PUENTE HILLS FORD	02/16/2024	25742	480515161	HOUSING BRACKETS	\$587.19
		02/16/2024	25742	480515161	MIRROR	\$187.53
		02/16/2024	25742	480515161	MOTOR MOUNTS	\$495.49
		02/16/2024	25742	480515161	HOSE	\$90.34
		02/16/2024	25742	480515161	OVERFLOW TANK	\$111.60

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194710	PUENTE HILLS FORD	02/16/2024	25742	480515161	WEATHER STRIPING	\$144.85
		02/16/2024	25742	480515161	RADIATOR CAP	\$8.65
		02/16/2024	25742	480515161	HEAD LAMPS	\$2,146.62
PUENTE HILLS FORD					Total Check Amount:	\$3,772.27
194711	ALI REHMAN	02/16/2024	32375	420	WATER ACCOUNT REFUND	\$1,066.61
ALI REHMAN					Total Check Amount:	\$1,066.61
194712	ALEC REUSCH	02/16/2024	32754	110404542	ONCE24 ACTOR/MUSICIAM	\$1,200.00
ALEC REUSCH					Total Check Amount:	\$1,200.00
194713	OMAR ELIAS HERNANDEZ RICO	02/16/2024	32286	110	BOOKING FEE REFUND	\$310.00
OMAR ELIAS HERNANDEZ RICO					Total Check Amount:	\$310.00
194714	RIO HONDO COLLEGE	02/16/2024	6124	110212111	SUPERVISORY CLASS	\$228.00
RIO HONDO COLLEGE					Total Check Amount:	\$228.00
194715	SADDLEBACK COLLEGE	02/16/2024	26047	174222222	PM240 FIELD INTERNSHP	\$1,216.00
SADDLEBACK COLLEGE					Total Check Amount:	\$1,216.00
194716	RACHEL SCHRICK	02/16/2024	32509	420	WATER ACCT REFUND	\$87.78
RACHEL SCHRICK					Total Check Amount:	\$87.78
194717	SKYFIRE CONSULTING	02/16/2024	29988	110222221	DRONESVCS/COA RENEWAL	\$1,500.00
SKYFIRE CONSULTING					Total Check Amount:	\$1,500.00
194718	ALISA TAGGART	02/16/2024	32784	840000000	DEVELOPER FEE REFUND	\$199.50
ALISA TAGGART					Total Check Amount:	\$199.50
194719	T-MOBILE	02/16/2024	24748	110212121	PHONE INV 12/31-1/6	\$25.00
T-MOBILE					Total Check Amount:	\$25.00
194720	TS GOVERNMENT SOLUTIONS, LLC	02/16/2024	28596	110404215	FTNSS EQPT PM 2024 Q1	\$1,295.00
		02/16/2024	28596	490515151	FTNSS EQPT PM 1/29/24	\$349.00
TS GOVERNMENT SOLUTIONS, LLC					Total Check Amount:	\$1,644.00
194721	UNITED PARCEL SERVICE	02/16/2024	3174	110141441	SHIPPING CHGS JAN/FEB	\$498.51
UNITED PARCEL SERVICE					Total Check Amount:	\$498.51
194722	TAMMY VINCENT	02/16/2024	32785	110000000	DEV FEE REFUND ADJ	(\$0.01)
		02/16/2024	32785	840000000	DEVELOPER FEE REFUND	\$51.00
		02/16/2024	32785	84032323E	DEV FEE REFUND ADJ	\$0.01
TAMMY VINCENT					Total Check Amount:	\$51.00
194723	WAYNE ELECTRIC CO.	02/16/2024	15062	480515161	ALTERNATOR	\$986.74
WAYNE ELECTRIC CO.					Total Check Amount:	\$986.74
194724	XEROX CORPORATION	02/16/2024	3349	110141441	BLK CPR/PR JAN-NOV23	\$3,165.33
		02/16/2024	3349	110141441	PRNTCHGS DEC22-SEPT23	\$11,098.11
XEROX CORPORATION					Total Check Amount:	\$14,263.44
Check Subtotal						\$291,699.90

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V54369	ADMINISTRATIVE & PROF	02/16/2024	3344	110	4010 APEA MEMB 020924	\$564.00
					ADMINISTRATIVE & PROF	Total Check Amount:
						\$564.00
V54370	THE ADVANTAGE GROUP	02/16/2024	24539	110	808B FSADEPCAR 020924	\$2,252.26
		02/16/2024	24539	110	808C FSA URMED 020924	\$5,808.32
					THE ADVANTAGE GROUP	Total Check Amount:
						\$8,060.58
V54371	AFLAC-ACCOUNT #EZA73	02/16/2024	22923	110	ACC/CANCER INS JAN24	\$1,051.66
					AFLAC-ACCOUNT #EZA73	Total Check Amount:
						\$1,051.66
V54372	ANNA CHAVEZ AGUSTIN	02/16/2024	31862	110404215	ZUMBA	\$450.00
					ANNA CHAVEZ AGUSTIN	Total Check Amount:
						\$450.00
V54373	JUDY ALLEN	02/16/2024	20447	110404215	BODYPUMP/PILATES/SS	\$420.00
		02/16/2024	20447	110404215	PERSONAL TRAINER	\$580.80
					JUDY ALLEN	Total Check Amount:
						\$1,000.80
V54374	ALTA LANGUAGE SERVICES, INC	02/16/2024	25953	110141481	BILINGUAL TESTS JAN24	\$275.00
					ALTA LANGUAGE SERVICES, INC	Total Check Amount:
						\$275.00
V54375	ARC IMAGING RESOURCES	02/16/2024	23273	110141441	PLOTTER SUPPLIES	\$429.92
		02/16/2024	23273	110404211	CREDIT: INV#940042	(\$59.78)
		02/16/2024	23273	110404211	FREIGHT-PLOTTER SUPP	\$59.78
					ARC IMAGING RESOURCES	Total Check Amount:
						\$429.92
V54376	ASBURY ENVIRONMENTAL SERVICES	02/16/2024	9144	480515161	OIL DISPOSAL	\$100.00
					ASBURY ENVIRONMENTAL SERVICES	Total Check Amount:
						\$100.00
V54377	B & S GRAPHICS INC.	02/16/2024	24357	480515161	DECALS	\$48.49
					B & S GRAPHICS INC.	Total Check Amount:
						\$48.49
V54378	BAB STEERING HYDRAULICS INC.	02/16/2024	18365	480515161	CYLINDER REPAIR	\$652.59
					BAB STEERING HYDRAULICS INC.	Total Check Amount:
						\$652.59
V54379	BEST LAWN MOWER SERVICE	02/16/2024	16230	480515161	POLE/SHAFT	\$226.19
					BEST LAWN MOWER SERVICE	Total Check Amount:
						\$226.19
V54380	BPSEA MEMORIAL FOUNDATION	02/16/2024	14990	110	4050 MEMORIAL 020924	\$128.00
					BPSEA MEMORIAL FOUNDATION	Total Check Amount:
						\$128.00
V54381	BREA CITY EMPLOYEES ASSOCIATION	02/16/2024	3236	110	4005 BCEA MEMB 020924	\$708.00
					BREA CITY EMPLOYEES ASSOCIATION	Total Check Amount:
						\$708.00
V54382	BREA FIREFIGHTERS ASSOCIATION	02/16/2024	3237	110	4016 ASSOCMEMB 020924	\$3,679.00
					BREA FIREFIGHTERS ASSOCIATION	Total Check Amount:
						\$3,679.00
V54383	BREA POLICE ASSOCIATION	02/16/2024	3769	110	4030 BPA REG 020924	\$3,600.00
					BREA POLICE ASSOCIATION	Total Check Amount:
						\$3,600.00
V54384	BREA POLICE ATHLETIC LEAGUE	02/16/2024	1068	110	5010 B.P.A.L. 020924	\$137.50
					BREA POLICE ATHLETIC LEAGUE	Total Check Amount:
						\$137.50
V54385	BREA POLICE MANAGEMENT ASSOCIATION	02/16/2024	21189	110	4020 PMA MEMB 020924	\$195.00
		02/16/2024	21189	110	4019 LDF MEMB 020924	\$66.50

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BREA POLICE MANAGEMENT ASSOCIATION						Total Check Amount:	\$261.50
V54386	BREA TOWING	02/16/2024	16399	110212132	IMPOUND (TFC) JAN24	\$1,904.17	
		02/16/2024	16399	110212121	IMPOUND (INV) JAN24	\$1,636.95	
BREA TOWING						Total Check Amount:	\$3,541.12
V54387	BYRNE SOFTWARE TECHNOLOGIES, INC.	02/16/2024	27471	110323241	ACCELA SUPPORT AUG23	\$140.00	
		02/16/2024	27471	110323241	ACCELA SUPPORT JUN23	\$630.00	
BYRNE SOFTWARE TECHNOLOGIES, INC.						Total Check Amount:	\$770.00
V54388	C. WELLS PIPELINE MATERIALS INC	02/16/2024	13055	420515131	PLUMBING SUPPLIES	\$4,544.64	
C. WELLS PIPELINE MATERIALS INC						Total Check Amount:	\$4,544.64
V54389	CANNINGS ACE HARDWARE	02/16/2024	15828	480515161	SHOP SUPPLIES	\$79.81	
CANNINGS ACE HARDWARE						Total Check Amount:	\$79.81
V54390	CANON SOLUTIONS AMERICA, INC	02/16/2024	15260	110141441	COPIER LEASE JAN 2024	\$1,072.12	
		02/16/2024	15260	110141441	PRINT CHGS DEC 2023	\$478.60	
CANON SOLUTIONS AMERICA, INC						Total Check Amount:	\$1,550.72
V54391	CHANDLER ASSET MANAGEMENT, INC.	02/16/2024	4375	875141424	INV MGMT SVCS JAN24	\$42.60	
		02/16/2024	4375	902009100	INV MGMT SVCS JAN24	\$401.14	
		02/16/2024	4375	930141424	INV MGMT SVCS JAN24	\$5,762.37	
CHANDLER ASSET MANAGEMENT, INC.						Total Check Amount:	\$6,206.11
V54392	CLINICAL LABORATORY OF	02/16/2024	3390	420515131	WATER QUALITY DEC23	\$1,221.30	
CLINICAL LABORATORY OF						Total Check Amount:	\$1,221.30
V54393	COMLOCK SECURITY-GROUP	02/16/2024	13625	490515151	DISPATCH DOOR REPAIR	\$641.07	
COMLOCK SECURITY-GROUP						Total Check Amount:	\$641.07
V54394	COMMUNICATIONS LAB	02/16/2024	32590	902009100	PROF SVCS JUL 2023	\$10,000.00	
		02/16/2024	32590	902009100	PROF SVCS NOV 2023	\$4,000.00	
		02/16/2024	32590	902009100	PROF SVCS OCT 2023	\$6,000.00	
COMMUNICATIONS LAB						Total Check Amount:	\$20,000.00
V54395	CORONA CLAY COMPANY	02/16/2024	3707	110515141	INFIELD MIX	\$2,545.63	
CORONA CLAY COMPANY						Total Check Amount:	\$2,545.63
V54396	DANIELS TIRE SERVICE	02/16/2024	3133	480515161	TIRES	\$6,304.43	
DANIELS TIRE SERVICE						Total Check Amount:	\$6,304.43
V54397	DENALYN DAVID	02/16/2024	31642	110404215	YOGA	\$270.00	
DENALYN DAVID						Total Check Amount:	\$270.00
V54398	KENNELYN MARAIANA DELOACH	02/16/2024	32788	110404541	MILEAGE OCT23-FEB24	\$12.60	
KENNELYN MARAIANA DELOACH						Total Check Amount:	\$12.60
V54399	DELTA DENTAL INSURANCE COMPANY	02/16/2024	26074	110	79395 DNTL HMO FEB24	\$2,067.28	
DELTA DENTAL INSURANCE COMPANY						Total Check Amount:	\$2,067.28
V54400	DOOLEY ENTERPRISES INC	02/16/2024	5421	110212131	RANGE AMMUNITION	\$2,693.75	
DOOLEY ENTERPRISES INC						Total Check Amount:	\$2,693.75

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V54401	MYRA DUVALL	02/16/2024	18083	110404215	YOGA	\$150.00
MYRA DUVALL						Total Check Amount:
						\$150.00
V54402	ECONOLITE SYSTEMS, INC.	02/16/2024	27147	110515121	EO MNT-LTPOLE KNCKDWN	\$5,456.44
ECONOLITE SYSTEMS, INC.						Total Check Amount:
						\$5,456.44
V54403	ENTENMANN ROVIN COMPANY	02/16/2024	3457	110212111	BADGE REPAIR/REFINISH	\$239.85
ENTENMANN ROVIN COMPANY						Total Check Amount:
						\$239.85
V54404	ENTERPRISE SECURITY, INC.	02/16/2024	18042	475141471	VEHICLE ID TAG	\$926.23
ENTERPRISE SECURITY, INC.						Total Check Amount:
						\$926.23
V54405	EQUIPMENT DIRECT INC	02/16/2024	4522	420515131	SAFETY GEAR	\$37.34
EQUIPMENT DIRECT INC						Total Check Amount:
						\$37.34
V54406	KATHLEEN R FENSTERMAKER	02/16/2024	32787	110404541	MILEAGE JAN/FEB 2024	\$6.37
KATHLEEN R FENSTERMAKER						Total Check Amount:
						\$6.37
V54407	FIDELITY SECURITY LIFE INSURANCE	02/16/2024	23035	110	9827288 VISION FEB24	\$2,876.57
FIDELITY SECURITY LIFE INSURANCE						Total Check Amount:
						\$2,876.57
V54408	GALLS/QUARTERMASTER	02/16/2024	16493	110212111	UNIFORMS	\$1,361.38
GALLS/QUARTERMASTER						Total Check Amount:
						\$1,361.38
V54409	MELISSA GIFFORD	02/16/2024	10645	110404215	TRX	\$196.32
MELISSA GIFFORD						Total Check Amount:
						\$196.32
V54410	GLASBY MAINTENANCE SUPPLY CO	02/16/2024	6802	490515151	BUCKETS FOR WIPES	\$40.41
		02/16/2024	6802	490515151	CHEMREADY WIPINGROLLS	\$310.32
GLASBY MAINTENANCE SUPPLY CO						Total Check Amount:
						\$350.73
V54411	MARY M. GRAHAM	02/16/2024	31478	110404215	YOGA	\$120.00
MARY M. GRAHAM						Total Check Amount:
						\$120.00
V54412	GRAINGER	02/16/2024	13634	480515161	WHEEL CHOCKS	\$511.31
GRAINGER						Total Check Amount:
						\$511.31
V54413	HAAKER EQUIPMENT CO.	02/16/2024	4297	480515161	PRESSURE PUMP REPAIR	\$6,839.06
HAAKER EQUIPMENT CO.						Total Check Amount:
						\$6,839.06
V54414	MONA HERNANDEZ	02/16/2024	23114	110404215	MASSAGE THERAPY	\$1,024.70
MONA HERNANDEZ						Total Check Amount:
						\$1,024.70
V54415	HI SIGN	02/16/2024	4693	110515125	DT PS1/PS2 SIGNAGE	\$560.30
		02/16/2024	4693	490515151	MOTRCYCLE PRKG DECALS	\$94.28
HI SIGN						Total Check Amount:
						\$654.58
V54416	INLAND ROUNDBALL OFFICIALS INC.	02/16/2024	31906	110404424	REFEREE FEE 2/1-2/5	\$1,240.00
INLAND ROUNDBALL OFFICIALS INC.						Total Check Amount:
						\$1,240.00
V54417	IPARQ	02/16/2024	21583	110323241	PERMIT SYST FEE FEB24	\$100.00
IPARQ						Total Check Amount:
						\$100.00
V54418	SARA JACKSON	02/16/2024	31840	110404215	BODY PUMP	\$180.00
SARA JACKSON						Total Check Amount:
						\$180.00

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V54419	JACKSON'S AUTO SUPPLY/NAPA	02/16/2024	32626	480515161	AUTO SUPPLIES JAN24	\$6,991.14
					JACKSON'S AUTO SUPPLY/NAPA	Total Check Amount:
						\$6,991.14
V54420	PAMELA JOHNSTON	02/16/2024	28025	110404215	ZUMBA	\$450.00
					PAMELA JOHNSTON	Total Check Amount:
						\$450.00
V54421	KRISTI L KANEL	02/16/2024	22868	110404215	CYCLE/LOWIMP/SS/ZUMBA	\$510.00
					KRISTI L KANEL	Total Check Amount:
						\$510.00
V54422	KUSSMAUL ELECTRONICS	02/16/2024	16760	480515161	CHARGER REPAIR	\$588.51
					KUSSMAUL ELECTRONICS	Total Check Amount:
						\$588.51
V54423	DOLLY LAI	02/16/2024	18084	110404215	YOGA	\$240.00
					DOLLY LAI	Total Check Amount:
						\$240.00
V54424	LEHR	02/16/2024	26035	480515161	BALLISTIC DOORS	\$4,881.88
		02/16/2024	26035	480515161	POLICE CAR CHG OVER	\$3,150.00
					LEHR	Total Check Amount:
						\$8,031.88
V54425	LEIGHTON CONSULTING, INC	02/16/2024	22203	510707631	POTHOLING 9/1-10/27	\$3,487.90
					LEIGHTON CONSULTING, INC	Total Check Amount:
						\$3,487.90
V54426	BERRY LIANG	02/16/2024	25640	110404215	CYCLE/TRX	\$240.00
		02/16/2024	25640	110404215	PERSONAL TRAINER	\$516.30
					BERRY LIANG	Total Check Amount:
						\$756.30
V54427	LIFE-ASSIST, INC.	02/16/2024	10530	174222222	PM SUPPLIES FS#1	\$1,070.31
		02/16/2024	10530	174222222	PM SUPPLIES FS#3	\$219.49
					LIFE-ASSIST, INC.	Total Check Amount:
						\$1,289.80
V54428	LINCOLN AQUATICS	02/16/2024	17902	490515151	WATER SENSOR KIT	\$89.52
		02/16/2024	17902	490515151	PADDLE WHEEL PIN	\$618.11
		02/16/2024	17902	490515151	WTR SENSOR/CHEM KITS	\$68.94
					LINCOLN AQUATICS	Total Check Amount:
						\$776.57
V54429	TANYA LOSCUTOFF	02/16/2024	22092	110404215	PERSONAL TRAINER	\$1,186.10
		02/16/2024	22092	110404215	SUPER SCULPT	\$150.00
					TANYA LOSCUTOFF	Total Check Amount:
						\$1,336.10
V54430	LORI MAIER	02/16/2024	31187	110404215	ZUMBA	\$210.00
					LORI MAIER	Total Check Amount:
						\$210.00
V54431	MARK THOMAS & COMPANY, INC	02/16/2024	30436	510707946	PROF SVCS-TRACKS 1/28	\$35,384.88
					MARK THOMAS & COMPANY, INC	Total Check Amount:
						\$35,384.88
V54432	ANDREA MCGRANAHAN	02/16/2024	26046	110404215	BR/BP/CY/FS/HT/TRX/ZM	\$1,590.00
		02/16/2024	26046	110404215	PERSONAL TRAINER	\$179.10
					ANDREA MCGRANAHAN	Total Check Amount:
						\$1,769.10
V54433	MINNESOTA LIFE INSURANCE COMPANY	02/16/2024	30640	110	34730 LIFE INS FEB24	\$6,410.65
					MINNESOTA LIFE INSURANCE COMPANY	Total Check Amount:
						\$6,410.65
V54434	JENNIFER MONZON-SCROFINI	02/16/2024	20158	110404215	F.STRENGTH/HIIT/TRX	\$420.00

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JENNIFER MONZON-SCROFINI						Total Check Amount:
						\$420.00
V54435	NATASHA MOORE	02/16/2024	10711	110404215	BODY PUMP	\$270.00
NATASHA MOORE						Total Check Amount:
						\$270.00
V54436	MUNICIPAL DENTAL POOL	02/16/2024	30638	110	DELTA DENTAL FEB 2024	\$16,862.39
MUNICIPAL DENTAL POOL						Total Check Amount:
						\$16,862.39
V54437	ADRIANA MUNOZ	02/16/2024	27997	110404215	ZUMBA	\$28.00
ADRIANA MUNOZ						Total Check Amount:
						\$28.00
V54438	NIEVES LANDSCAPE, INC.	02/16/2024	31375	360515145	WC PARK LNDSCEPE FEB24	\$5,170.48
		02/16/2024	31375	110515141	PARKS MOWING FEB24	\$10,543.18
		02/16/2024	31375	110515143	MED/GREENBELTS FEB24	\$12,971.57
		02/16/2024	31375	343515112	MD#3 LANDSCAPE FEB24	\$2,487.24
		02/16/2024	31375	346515112	MD#6 LANDSCAPE FEB24	\$6,242.14
		02/16/2024	31375	341515112	MD#1 LANDSCAPE FEB24	\$1,467.36
		02/16/2024	31375	347515112	MD#7 LANDSCAPE FEB24	\$993.45
NIEVES LANDSCAPE, INC.						Total Check Amount:
						\$39,875.42
V54439	ORANGE COAST PETROLEUM EQPT INC.	02/16/2024	28719	480515161	FUEL NOZZLES	\$2,930.80
ORANGE COAST PETROLEUM EQPT INC.						Total Check Amount:
						\$2,930.80
V54440	IRACEMA PERDOMO	02/16/2024	14135	110404215	CYCLE	\$240.00
IRACEMA PERDOMO						Total Check Amount:
						\$240.00
V54441	PLUMBERS DEPOT INC.	02/16/2024	14542	430515123	CAMERA PARTS	\$947.08
PLUMBERS DEPOT INC.						Total Check Amount:
						\$947.08
V54442	PLUMBING WHOLESALE OUTLET, INC.	02/16/2024	18392	110515141	PLUMBING SUPPLIES-BJH	\$213.73
		02/16/2024	18392	490515151	SINK PLUMBING PARTS	\$53.40
		02/16/2024	18392	490515151	SLOAN PARTS	\$22.12
PLUMBING WHOLESALE OUTLET, INC.						Total Check Amount:
						\$289.25
V54443	KAYLA RABJOHNS	02/16/2024	28472	110404215	CIRCUIT/KINSTRETCH	\$180.00
KAYLA RABJOHNS						Total Check Amount:
						\$180.00
V54444	RICHARDS, WATSON & GERSHON	02/16/2024	8978	280323215	0116 REIMB WORK DEC23	\$3,366.00
		02/16/2024	8978	280323215	0116 REIMB WORK NOV23	\$7,740.00
		02/16/2024	8978	110212111	197 PITCHSS MTN DEC23	\$2,081.28
		02/16/2024	8978	410515132	162 STA ANA MS4 DEC23	\$369.25
		02/16/2024	8978	840141412	0116 REIMB WORK DEC23	\$432.00
		02/16/2024	8978	840141412	0116 REIMB WORK NOV23	\$1,170.00
RICHARDS, WATSON & GERSHON						Total Check Amount:
						\$15,158.53
V54445	SC FUELS	02/16/2024	16654	480515161	UNL ETH 3980.5 GALS	\$14,456.21
		02/16/2024	16654	480515161	UNL ETH 4014 GALS	\$15,684.48
SC FUELS						Total Check Amount:
						\$30,140.69

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Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
V54446	LAURENE SCHULZE	02/16/2024	18034	110404215	YOGA	\$28.00
LAURENE SCHULZE						Total Check Amount:
						\$28.00
V54447	ISMAEL O SILVA	02/16/2024	24370	110404215	ZUMBA	\$60.00
ISMAEL O SILVA						Total Check Amount:
						\$60.00
V54448	SOOTHING ESCAPE MASSAGE LLC	02/16/2024	31650	110404215	KINSTRETCH/SOUNDBATH	\$362.00
		02/16/2024	31650	110404215	MASSAGE THERAPY	\$248.30
SOOTHING ESCAPE MASSAGE LLC						Total Check Amount:
						\$610.30
V54449	SOUTHERN CALIFORNIA NEWS GROUP	02/16/2024	32570	110404421	ADS - BREA FEST	\$2,440.00
		02/16/2024	32570	110404421	ADS-VETS/NUTCR/TREELT	\$3,527.20
SOUTHERN CALIFORNIA NEWS GROUP						Total Check Amount:
						\$5,967.20
V54450	STATE INDUSTRIAL PRODUCTS	02/16/2024	8572	420515131	CHEMICALS	\$231.57
STATE INDUSTRIAL PRODUCTS						Total Check Amount:
						\$231.57
V54451	STERICYCLE, INC.	02/16/2024	11925	110111161	DOC SHRED DEC23/JAN24	\$10.66
		02/16/2024	11925	110212122	DOC SHRED DEC23/JAN24	\$197.38
		02/16/2024	11925	470141483	DOC SHRED DEC23/JAN24	\$10.66
STERICYCLE, INC.						Total Check Amount:
						\$218.70
V54452	STOTZ EQUIPMENT	02/16/2024	24388	480515161	BELTS	\$854.92
		02/16/2024	24388	480515161	CREDIT - INV #P80340	(\$92.50)
STOTZ EQUIPMENT						Total Check Amount:
						\$762.42
V54453	THOMSON REUTERS - WEST	02/16/2024	22020	110212121	CLR LAW ENF+ENT JAN24	\$562.74
THOMSON REUTERS - WEST						Total Check Amount:
						\$562.74
V54454	LETICIA TRUJILLO	02/16/2024	22054	110404521	ZUMBA GOLD JAN 2024	\$120.00
LETICIA TRUJILLO						Total Check Amount:
						\$120.00
V54455	TURBO DATA SYSTEMS, INC.	02/16/2024	1472	110212122	HHTPM LEASE JAN 2024	\$312.48
TURBO DATA SYSTEMS, INC.						Total Check Amount:
						\$312.48
V54456	EDEN TURNER	02/16/2024	21951	110404215	BODY PUMP	\$270.00
EDEN TURNER						Total Check Amount:
						\$270.00
V54457	UKG KRONOS SYSTEMS LLC	02/16/2024	22688	110222223	IVR TELESTAFF DEC23	\$9.93
UKG KRONOS SYSTEMS LLC						Total Check Amount:
						\$9.93
V54458	NATASHA UMRIGAR-MOLLA	02/16/2024	32097	110404215	YOGA	\$240.00
NATASHA UMRIGAR-MOLLA						Total Check Amount:
						\$240.00
V54459	UNITED ROTARY BRUSH CORPORATION	02/16/2024	16649	480515161	SWEEPER BROOMS	\$355.92
UNITED ROTARY BRUSH CORPORATION						Total Check Amount:
						\$355.92
V54460	US BANK XX0338 CITY MGR	02/16/2024	24704	480515161	CALCARDS 012224 CM	\$151.25
		02/16/2024	24704	110111143	CALCARDS 012224 CM	\$947.97
		02/16/2024	24704	902009100	CALCARDS 012224 CM	\$139.00
US BANK XX0338 CITY MGR						Total Check Amount:
						\$1,238.22
V54461	US BANK XX0312 HR	02/16/2024	24776	470141483	CAL CARDS HR 012224	\$993.77

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V54461	US BANK XX0312 HR	02/16/2024	24776	110141481	CAL CARDS HR 012224	\$44.12
US BANK XX0312 HR					Total Check Amount:	\$1,037.89
V54463	US BANK XX0593 COMM SVC	02/16/2024	24777	110404154	CALCARD-AU-012224	\$496.59
		02/16/2024	24777	110404215	CALCARD-AC-012224	\$1,306.89
		02/16/2024	24777	110404311	CALCARD-HE-012224	\$903.59
		02/16/2024	24777	110404424	CALCARD-TV-012224	\$101.67
		02/16/2024	24777	110404425	CALCARD-AU-012224	\$8.13
		02/16/2024	24777	110404521	CALCARD-FL-012224	\$2,233.65
		02/16/2024	24777	110404523	CALCARD-VU-012224	\$28.96
		02/16/2024	24777	110404541	CALCARD-KF-012224	\$512.51
		02/16/2024	24777	110404542	CALCARD-KH-012224	\$281.88
		02/16/2024	24777	110	CALCARD-012224	\$150.84
		02/16/2024	24777	110404154	CALCARD-RH-012224	\$72.30
		02/16/2024	24777	110404215	CALCARD-AU-012224	\$313.75
		02/16/2024	24777	110404311	CALCARD-KS-012224	\$3,260.12
		02/16/2024	24777	110404311	CALCARD-LT-012224	\$14.00
		02/16/2024	24777	110404311	CALCARD-SS-012224	\$58.14
		02/16/2024	24777	110404425	CALCARD-MM-012224	\$236.88
		02/16/2024	24777	110404429	CALCARD-MM-012224	\$806.87
		02/16/2024	24777	110404542	CALCARD-HH-012224	\$534.28
		02/16/2024	24777	110404542	CALCARD-KK-012224	\$1,500.58
		02/16/2024	24777	110	CALCARD-AC-012224	(\$28.52)
		02/16/2024	24777	110404211	CALCARD-HE-012224	\$95.88
		02/16/2024	24777	110404217	CALCARD-MM-012224	\$503.32
		02/16/2024	24777	110404311	CALCARD-AR-012224	\$32.10
		02/16/2024	24777	110404425	CALCARD-SS-012224	\$365.30
		02/16/2024	24777	110404429	CALCARD-VU-012224	\$111.68
		02/16/2024	24777	110404541	CALCARD-KC-012224	\$2,719.10
		02/16/2024	24777	110404542	CALCARD-EF-012224	\$669.17
		02/16/2024	24777	110404215	CALCARD-DA-012224	\$468.63
		02/16/2024	24777	110404521	CALCARD-AM-012224	\$7.98
		02/16/2024	24777	110404521	CALCARD-TT-012224	\$222.77
US BANK XX0593 COMM SVC					Total Check Amount:	\$17,989.04
V54464	US BANK XX0502 COMM & MKTG	02/16/2024	24778	110111143	CALCARDS-0124AEM	\$182.07
		02/16/2024	24778	110111152	CALCARDS-0124RS	\$746.49
		02/16/2024	24778	110111153	CALCARDS-0124DF	\$465.94
		02/16/2024	24778	110	CALCARDS-0124DF	\$87.94

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Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
V54464	US BANK XX0502 COMM & MKTG	02/16/2024	24778	110111152	CALCARDS-0124DF	\$22.99
		02/16/2024	24778	110111151	CALCARDS-0124LP	\$14.00
		02/16/2024	24778	110111152	CALCARDS-0124AEM	\$1,237.50
		02/16/2024	24778	110111153	CALCARDS 0124DF	\$73.06
US BANK XX0502 COMM & MKTG					Total Check Amount:	\$2,829.99
V54465	US BANK XX0353 COMM DEV	02/16/2024	24779	110323231	CALCARD CD/PL/BS 1/22	\$3,155.42
		02/16/2024	24779	110323212	CALCARD CD/PL/BS 1/22	\$1,571.96
US BANK XX0353 COMM DEV					Total Check Amount:	\$4,727.38
V54466	US BANK XX0270 ADMIN SVCS	02/16/2024	24781	110141411	CALCARDS 012224	\$51.49
		02/16/2024	24781	110	CALCARDS 012224	\$16.15
		02/16/2024	24781	110141414	CALCARDS 012224	\$18.99
		02/16/2024	24781	110111161	CALCARDS CCLERK012224	\$520.02
		02/16/2024	24781	110141441	CALCARDS 012224	\$348.00
		02/16/2024	24781	420141421	CALCARDS 012224	\$124.91
US BANK XX0270 ADMIN SVCS					Total Check Amount:	\$1,079.56
V54467	US BANK XX0650 FIRE	02/16/2024	24782	110222211		\$323.68
		02/16/2024	24782	110222213	CALCARDS 012224	\$48.25
		02/16/2024	24782	110222223	CALCARDS 012224	\$416.79
		02/16/2024	24782	110222211	CALCARDS 012224	\$539.34
		02/16/2024	24782	110	CALCARDS 012224	(\$19.96)
		02/16/2024	24782	110222221	CALCARDS 012224	\$347.57
		02/16/2024	24782	110222231	CALCARDS 012224	\$263.00
		02/16/2024	24782	174222222	CALCARDS 012224	\$1,143.17
US BANK XX0650 FIRE					Total Check Amount:	\$3,061.84
V54468	US BANK XX0346 IT	02/16/2024	24783	110222223	CALCARDS IT 012224	\$29.98
		02/16/2024	24783	110111152	CALCARDS IT 012224	\$1,191.10
		02/16/2024	24783	110515125	CALCARDS IT 012224	\$201.54
		02/16/2024	24783	460141474	CALCARDS IT 012224	\$171.94
		02/16/2024	24783	280323215	CALCARDS IT 012224	\$25.00
		02/16/2024	24783	475141471	CALCARDS IT 012224	\$1,206.76
		02/16/2024	24783	865111143	CALCARDS IT 012224	\$29.98
US BANK XX0346 IT					Total Check Amount:	\$2,856.30
V54470	US BANK XX0221 PW	02/16/2024	24784	110212121	CALCARDS 012224 PW	\$80.74
		02/16/2024	24784	110515111	CALCARDS 012224 PW	\$35.75
		02/16/2024	24784	110515143	CALCARDS 012224 PW	\$295.57
		02/16/2024	24784	420515131	CALCARDS 012224 PW	\$470.07
		02/16/2024	24784	490515151	CALCARDS 012224 PW	\$890.50

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Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
V54470	US BANK XX0221 PW	02/16/2024	24784	110222221	CALCARDS 012224 PW	\$8.46
		02/16/2024	24784	110515121	CALCARDS 012224 PW	\$284.76
		02/16/2024	24784	110515141	CALCARDS 012224 PW	\$507.41
		02/16/2024	24784	490515152	CALCARDS 012224 PW	\$251.70
		02/16/2024	24784	110141481	CALCARDS 012224 PW	\$87.43
		02/16/2024	24784	430515123	CALCARDS 012224 PW	\$150.00
		02/16/2024	24784	510707328	CALCARDS 012224 PW	\$2,325.23
		02/16/2024	24784	110515125	CALCARDS 012224 PW	\$1,869.54
		02/16/2024	24784	360515145	CALCARDS 012224 PW	\$206.07
		02/16/2024	24784	410515124	CALCARDS 012224 PW	\$635.68
		02/16/2024	24784	480515161	CALCARDS 012224 PW	\$1,291.18
US BANK XX0221 PW					Total Check Amount:	\$9,390.09
V54472	US BANK XX0544 POLICE	02/16/2024	24785	110212121	CAL CARDS 1-22-24 POLICE	\$1,206.44
		02/16/2024	24785	480515161	CAL CARDS 1-22-24 POLICE	\$473.58
		02/16/2024	24785	110212111	CAL CARDS 1-22-24 POLICE	\$4,776.86
		02/16/2024	24785	110212133	CAL CARDS 1-22-24 POLICE	\$488.57
		02/16/2024	24785	172212133	CAL CARDS 1-22-24 POLICE	\$2,083.39
		02/16/2024	24785	110	CAL CARDS 1-22-24 POL	(\$9.64)
		02/16/2024	24785	110212112	CAL CARDS 1-22-24 POLICE	\$60.42
		02/16/2024	24785	110212131	CAL CARDS 1-22-24 POLICE	\$1,458.89
		02/16/2024	24785	110	CAL CARDS 1-22-24 POLICE	\$29.33
		02/16/2024	24785	110212122	CAL CARDS 1-22-24 POLICE	\$1,278.76
		02/16/2024	24785	110212132	CAL CARDS 1-22-24 POLICE	\$3,050.84
		02/16/2024	24785	110212134	CAL CARDS 1-22-24 POLICE	\$132.04
US BANK XX0544 POLICE					Total Check Amount:	\$15,029.48
V54473	US BANK XX3401 PW- ADMIN	02/16/2024	24786	110515171	CALCARDS 012224 PWADM	\$100.00
		02/16/2024	24786	410515132	CALCARDS 012224 PWADM	\$189.95
		02/16/2024	24786	110515111	CALCARDS 012224 PWADM	\$278.50
US BANK XX3401 PW- ADMIN					Total Check Amount:	\$568.45
V54474	WAXIE SANITARY SUPPLY	02/16/2024	3332	490515151	JANITORIAL SUPPLIES	\$8,007.87
		02/16/2024	3332	110515125	JANITORIAL SUPPLIES	\$1,316.54
WAXIE SANITARY SUPPLY					Total Check Amount:	\$9,324.41
V54475	WESTERN GOLF PROPERTIES, LLC	02/16/2024	29071	465000000	BIRCH HLLS S/TX JAN24	\$2,980.69
		02/16/2024	29071	465000000	BREA CREEK S/TX JAN24	\$581.33
		02/16/2024	29071	465515149	BIRCH HLLS CGS JAN24	\$15,882.62
		02/16/2024	29071	465515149	BREA CREEK MGMT JAN24	\$62,222.23
		02/16/2024	29071	465000000	BIRCH HLLS TIPS JAN24	\$4,458.77

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V54475	WESTERN GOLF PROPERTIES, LLC	02/16/2024	29071	465515149	BIRCH HLLS MGMT JAN24	\$151,210.43
		02/16/2024	29071	465515149	BREA CREEK CGS JAN24	\$4,393.54
WESTERN GOLF PROPERTIES, LLC					Total Check Amount:	\$241,729.61
V54476	WILLDAN FINANCIAL SERVICES	02/16/2024	23058	110404311	22/23 SB1029 CDIAC	\$1,950.00
		02/16/2024	23058	420141431	22/23 SB1029 CDIAC	\$1,200.00
		02/16/2024	23058	630141432	22/23 SB1029 CDIAC	\$500.00
WILLDAN FINANCIAL SERVICES					Total Check Amount:	\$3,650.00
V54477	SARA L. WOODWARD	02/16/2024	26083	110212122	MILEAGE JAN 2024	\$93.40
SARA L. WOODWARD					Total Check Amount:	\$93.40
V54478	REBECCA YOUNT	02/16/2024	31473	110404215	SILVER SNEAKERS	\$150.00
REBECCA YOUNT					Total Check Amount:	\$150.00
Voucher Subtotal						\$596,172.48
W24013	THE BANK OF NEW YORK MELLON	02/12/2024	16062	890	OLINDA HGTS 1997-1 DEBTPY	\$37,531.05
THE BANK OF NEW YORK MELLON					Total Check Amount:	\$37,531.05
W24014	THE BANK OF NEW YORK MELLON	02/12/2024	16062	875	BREA PLAZA 2008-2 DEBTPMT	\$135,996.35
THE BANK OF NEW YORK MELLON					Total Check Amount:	\$135,996.35
W24015	THE BANK OF NEW YORK MELLON	02/12/2024	16062	110	2021 REFUNDING LEASE DEBT	\$44,400.00
THE BANK OF NEW YORK MELLON					Total Check Amount:	\$44,400.00
Wire Subtotal						\$217,927.40
TOTAL						\$1,105,799.78

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194725	AMPCO CONTRACTING INC.	02/23/2024	27554	420	WATER ACCOUNT REFUND	\$514.53
AMPCO CONTRACTING INC.					Total Check Amount:	\$514.53
194726	ARDURRA GROUP, INC.	02/23/2024	29147	510707329	PROJ MGMT SVCS DEC23	\$546.60
		02/23/2024	29147	510707631	PROJ MGMT SVCS DEC23	\$546.60
		02/23/2024	29147	510707633	PROF ENGG SVCS DEC23	\$31,411.50
		02/23/2024	29147	510707626	PROJ MGMT SVCS DEC23	\$546.60
		02/23/2024	29147	510707466	PROJ MGMT SVCS DEC23	\$546.60
		02/23/2024	29147	510707479	PROJ MGMT SVCS DEC23	\$546.60
		02/23/2024	29147	510707609	PROJ MGMT SVCS DEC23	\$546.60
		02/23/2024	29147	510707633	PROJ MGMT SVCS DEC23	\$546.55
ARDURRA GROUP, INC.					Total Check Amount:	\$35,237.65
194727	BOYS & GIRLS CLUBS	02/23/2024	32583	902009100	PROGRAM STAFF SEPT23	\$8,420.91
BOYS & GIRLS CLUBS					Total Check Amount:	\$8,420.91
194728	BREA EXPRESS CAR WASH	02/23/2024	32008	480515161	CARWASH JAN 2024	\$192.00
BREA EXPRESS CAR WASH					Total Check Amount:	\$192.00
194729	CHARTER COMMUNICATIONS	02/23/2024	31694	110212111	CABLE FEB-MAR 2024	\$385.57
		02/23/2024	31694	110111143	CABLE FEB-MAR 2024	\$34.57
		02/23/2024	31694	110404311	CABLE FEB-MAR 2024	\$17.82
		02/23/2024	31694	110404521	CABLE FEB-MAR 2024	\$38.67
		02/23/2024	31694	420515131	CABLE FEB-MAR 2024	\$272.07
		02/23/2024	31694	490515151	CABLE FEB-MAR 2024	\$17.82
		02/23/2024	31694	110111151	CABLE FEB-MAR 2024	\$69.14
		02/23/2024	31694	110111161	CABLE FEB-MAR 2024	\$17.82
		02/23/2024	31694	110141481	CABLE FEB-MAR 2024	\$17.82
		02/23/2024	31694	110222211	CABLE FEB-MAR 2024	\$71.28
		02/23/2024	31694	110323212	CABLE FEB-MAR 2024	\$86.96
		02/23/2024	31694	110404211	CABLE FEB-MAR 2024	\$250.89
CHARTER COMMUNICATIONS					Total Check Amount:	\$1,280.43
194730	CHARTER COMMUNICATIONS	02/23/2024	31694	110111143	CABLE JAN/FEB 2024	\$95.13
CHARTER COMMUNICATIONS					Total Check Amount:	\$95.13
194731	KUO-HSIUNG CHEN	02/23/2024	32719	420	WATER ACCOUNT REFUND	\$78.49
KUO-HSIUNG CHEN					Total Check Amount:	\$78.49
194732	CITY OF LAGUNA HILLS	02/23/2024	32798	960000000	OCCMA ANNUAL DINNER	\$4,684.21
CITY OF LAGUNA HILLS					Total Check Amount:	\$4,684.21
194733	CIVILTEC ENGINEERING INC.	02/23/2024	2581	510707475	PP#4 CCYNBP2 REPL 2/2	\$15,141.25
		02/23/2024	2581	510707960	PROF SVCS THRU7/28/23	\$1,685.00
CIVILTEC ENGINEERING INC.					Total Check Amount:	\$16,826.25
194734	THE COUNSELING TEAM	02/23/2024	13933	110222221	EMPL SUPP SVCS JAN24	\$440.00

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INTERNATIONAL						
THE COUNSELING TEAM INTERNATIONAL					Total Check Amount:	\$440.00
194735	COUNTY OF ORANGE	02/23/2024	23089	510707633	FE23-0272 JAN 2024	\$2,147.80
COUNTY OF ORANGE					Total Check Amount:	\$2,147.80
194736	CPSI - PROPERTY SPECIALISTS, INC.	02/23/2024	26951	510707251	CM/ACQ SVCS OCT 2023	\$637.50
		02/23/2024	26951	510707251	CM/INSP SVCS NOV23	\$1,435.00
CPSI - PROPERTY SPECIALISTS, INC.					Total Check Amount:	\$2,072.50
194737	CRASH CHAMPIONS-BREA	02/23/2024	31635	480515161	ACCIDENT RPR #1510	\$2,473.50
CRASH CHAMPIONS-BREA					Total Check Amount:	\$2,473.50
194738	CRIME STOPPERS USA	02/23/2024	32797	950000000	ILJAOC MEMB-PROG#1355	\$375.00
CRIME STOPPERS USA					Total Check Amount:	\$375.00
194739	CT&T CONCRETE PAVING, INC.	02/23/2024	28593	110515121	LAMBRT/BERRY WALL RPR	\$5,100.00
CT&T CONCRETE PAVING, INC.					Total Check Amount:	\$5,100.00
194740	D.S. CUSTOM LINENS, INC	02/23/2024	31417	110141441	FUEL SURCHARGE JAN24	\$24.00
		02/23/2024	31417	110141441	LINEN CLEANING 1/26	\$486.48
D.S. CUSTOM LINENS, INC					Total Check Amount:	\$510.48
194741	DEPARTMENT OF JUSTICE	02/23/2024	13406	110141481	FINGERPRNT APPS JAN24	\$1,106.00
DEPARTMENT OF JUSTICE					Total Check Amount:	\$1,106.00
194742	DEPARTMENT OF TRANSPORTATION	02/23/2024	13722	510707306	57/IMP 12-0852DEPOSIT	\$25,000.00
DEPARTMENT OF TRANSPORTATION					Total Check Amount:	\$25,000.00
194743	SOUTHERN CALIFORNIA EDISON	02/23/2024	3343	110515121	ELECTRICITY JAN/FEB	\$1,524.36
		02/23/2024	3343	490515151	ELECTRICITY JAN/FEB	\$34,918.64
		02/23/2024	3343	110515148	ELECTRICITY JAN/FEB	\$146.25
SOUTHERN CALIFORNIA EDISON					Total Check Amount:	\$36,589.25
194744	EL CAMINO ASPHALT	02/23/2024	32779	420	WATER ACCOUNT REFUND	\$2,311.11
EL CAMINO ASPHALT					Total Check Amount:	\$2,311.11
194745	EVERYTABLE PBC	02/23/2024	32203	110212111	SMARTFRIDGE NOV 2023	\$300.00
		02/23/2024	32203	110212111	SMARTFRIDGE FEB 2024	\$300.00
EVERYTABLE PBC					Total Check Amount:	\$600.00
194746	FEHR & PEERS	02/23/2024	18041	840141412	PROF SVCS THRU 12/29	\$7,130.00
FEHR & PEERS					Total Check Amount:	\$7,130.00
194747	FRONTIER COMMUNICATIONS	02/23/2024	26183	420515131	PHONE LINE 2/7-3/6/24	\$58.82
FRONTIER COMMUNICATIONS					Total Check Amount:	\$58.82
194748	THE GAS COMPANY	02/23/2024	3749	420515131	GAS JAN/FEB	\$14.30
		02/23/2024	3749	490515151	GAS JAN/FEB	\$8,339.09
THE GAS COMPANY					Total Check Amount:	\$8,353.39
194749	RENEE GONZALES	02/23/2024	32768	420	WATER ACCOUNT REFUND	\$128.14
RENEE GONZALES					Total Check Amount:	\$128.14

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194750	HERITAGE PLAZA	02/23/2024	29392	270323218	SENIOR SUBSIDY MAR24	\$254.00
HERITAGE PLAZA						Total Check Amount: \$254.00
194751	HOLLYDALE MOBILE ESTATES	02/23/2024	29393	270323218	SENIOR SUBSIDY MAR24	\$254.00
HOLLYDALE MOBILE ESTATES						Total Check Amount: \$254.00
194752	HYDROPRO SOLUTIONS	02/23/2024	31845	420515131	WATER METERS+ENCODERS	\$6,563.49
HYDROPRO SOLUTIONS						Total Check Amount: \$6,563.49
194753	IMPERIAL CAR WASH	02/23/2024	30976	480515161	CARWASH JAN 2024	\$1,192.46
IMPERIAL CAR WASH						Total Check Amount: \$1,192.46
194754	IPERMIT E RATERS	02/23/2024	29288	840000000	DEVELOPER FEE REFUND	\$250.00
IPERMIT E RATERS						Total Check Amount: \$250.00
194755	LECH KUZMICKI	02/23/2024	32772	420	WATER ACCOUNT REFUND	\$52.98
LECH KUZMICKI						Total Check Amount: \$52.98
194756	LAKE PARK BREA LP	02/23/2024	5289	270323218	SENIOR SUBSIDY MAR24	\$508.00
LAKE PARK BREA LP						Total Check Amount: \$508.00
194757	LAW OFFICES OF JONES & MAYER	02/23/2024	12144	110111112	LEGAL SVCS:PD JAN24	\$589.00
		02/23/2024	12144	110111112	LEGAL:CODE ENF JAN24	\$1,748.00
LAW OFFICES OF JONES & MAYER						Total Check Amount: \$2,337.00
194758	JOEUN LEE	02/23/2024	32777	420	WATER ACCOUNT REFUND	\$17.76
JOEUN LEE						Total Check Amount: \$17.76
194759	LINSCOTT, LAW & GREENSPAN ENGINEERS	02/23/2024	29408	510707251	TFC ENGG SVCS DEC23	\$3,534.00
		02/23/2024	29408	840141412	TFC ENGG SVCS NOV23	\$3,188.00
LINSCOTT, LAW & GREENSPAN ENGINEERS						Total Check Amount: \$6,722.00
194760	ROMEO LOARCA	02/23/2024	32771	420	WATER ACCOUNT REFUND	\$37.78
ROMEO LOARCA						Total Check Amount: \$37.78
194761	MCPEEK'S DODGE OF ANAHEIM	02/23/2024	22049	480515161	PUMP	\$268.38
MCPEEK'S DODGE OF ANAHEIM						Total Check Amount: \$268.38
194762	MY SAFE HARBOR, INC	02/23/2024	32618	902009101	PROGRAM STAFF NOV23	\$4,551.46
		02/23/2024	32618	902009101	PROGRAM STAFF OCT23	\$5,121.13
		02/23/2024	32618	902009101	PROGRAM STAFF SEPT23	\$5,288.72
		02/23/2024	32618	902009101	PROGRAM EXP OCT23	\$197.96
MY SAFE HARBOR, INC						Total Check Amount: \$15,159.27
194763	NATIONAL TRAINING CONCEPTS, INC.	02/23/2024	20016	110212111	LESS LETHAL INST CRSE	\$315.00
NATIONAL TRAINING CONCEPTS, INC.						Total Check Amount: \$315.00
194764	LYDIA NATTABI	02/23/2024	32774	420	WATER ACCOUNT REFUND	\$106.14
LYDIA NATTABI						Total Check Amount: \$106.14
194765	WADE OLIVER	02/23/2024	32765	420	WATER ACCOUNT REFUND	\$55.00
WADE OLIVER						Total Check Amount: \$55.00
194766	ORANGE VILLA SENIOR APARTMENTS	02/23/2024	29394	270323218	SENIOR SUBSIDY MAR24	\$254.00

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ORANGE VILLA SENIOR APARTMENTS						Total Check Amount:
						\$254.00
194767	ORIGINAL EQUIPMENT AUTO SUPPLY	02/23/2024	32413	480515161	BRAKE PARTS	\$429.75
		02/23/2024	32413	480515161	GASKETS	\$66.73
		02/23/2024	32413	480515161	STABILIZER LINKS	\$24.96
		02/23/2024	32413	480515161	OIL PUMP	\$85.65
ORIGINAL EQUIPMENT AUTO SUPPLY						Total Check Amount:
						\$607.09
194768	NATHAN PETERSON	02/23/2024	32773	420	WATER ACCOUNT REFUND	\$13.27
NATHAN PETERSON						Total Check Amount:
						\$13.27
194769	PREMIUM RV INC.	02/23/2024	11981	480515161	TRAILER CLIPS	\$34.60
PREMIUM RV INC.						Total Check Amount:
						\$34.60
194770	PUENTE HILLS FORD	02/23/2024	25742	480515161	SUPPORT LIFTS	\$63.97
		02/23/2024	25742	480515161	WHEELS #954	\$609.13
PUENTE HILLS FORD						Total Check Amount:
						\$673.10
194771	PHILLIP HARI RAM	02/23/2024	32387	420	WATER ACCOUNT REFUND	\$572.96
PHILLIP HARI RAM						Total Check Amount:
						\$572.96
194772	KIMBERLY RHODES	02/23/2024	32796	840000000	TEMPSIGNPERMIT REFUND	\$85.00
KIMBERLY RHODES						Total Check Amount:
						\$85.00
194773	KATHLEEN RODGERS	02/23/2024	32769	420	WATER ACCOUNT REFUND	\$350.65
KATHLEEN RODGERS						Total Check Amount:
						\$350.65
194774	RYELLA ZAR LINDER	02/23/2024	32559	110404542	ONCE24 PHOTOGRAPHY	\$300.00
RYELLA ZAR LINDER						Total Check Amount:
						\$300.00
194775	DARLENE SERNA	02/23/2024	32767	420	WATER ACCOUNT REFUND	\$64.15
DARLENE SERNA						Total Check Amount:
						\$64.15
194776	RICHARD SHEWFELT	02/23/2024	32766	420	WATER ACCOUNT REFUND	\$152.95
RICHARD SHEWFELT						Total Check Amount:
						\$152.95
194777	SLAY EVENTS	02/23/2024	32795	110212111	PD BANQUET 2/23/24	\$6,999.99
SLAY EVENTS						Total Check Amount:
						\$6,999.99
194778	ANGELIQUE STRAHAN	02/23/2024	27466	420	WATER ACCOUNT REFUND	\$7.45
ANGELIQUE STRAHAN						Total Check Amount:
						\$7.45
194779	TARGET STORE T-2482 C/O ENGIE	02/23/2024	32726	420	WATER ACCOUNT REFUND	\$1,208.02
TARGET STORE T-2482 C/O ENGIE						Total Check Amount:
						\$1,208.02
194780	UNIFIRST CORPORATION	02/23/2024	27988	490515151	UNIFORM SVCS 1/29/24	\$688.17
UNIFIRST CORPORATION						Total Check Amount:
						\$688.17
194781	VERITIV OPERATING COMPANY	02/23/2024	26806	110141441	FUEL SURCHARGE	\$11.31
		02/23/2024	26806	110141441	PAPER	\$3,050.10
VERITIV OPERATING COMPANY						Total Check Amount:
						\$3,061.41
194782	WAYNE ELECTRIC CO.	02/23/2024	15062	480515161	STARTER	\$214.99
WAYNE ELECTRIC CO.						Total Check Amount:
						\$214.99

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194783	DR. ROBERT L. WILKINSON	02/23/2024	19024	110141481	HR MED SVCS JAN 2024	\$350.00
DR. ROBERT L. WILKINSON					Total Check Amount:	\$350.00
					Check Subtotal	\$211,456.65
V54479	THE ADVANTAGE GROUP	02/23/2024	24539	110141481	FLEX ADM/PROC JAN24	\$415.80
THE ADVANTAGE GROUP					Total Check Amount:	\$415.80
V54480	LARRY ALANIS	02/23/2024	32661	110404424	UMPIRE FEE 2/12/24	\$102.00
LARRY ALANIS					Total Check Amount:	\$102.00
V54481	ALLSTAR FIRE EQUIPMENT	02/23/2024	8353	110222221	HELMETS	\$172.24
ALLSTAR FIRE EQUIPMENT					Total Check Amount:	\$172.24
V54482	AVCOGAS PROPANE SALES & SERVICES	02/23/2024	22047	480515161	PROPANE CREDIT 38GALS	(\$103.18)
		02/23/2024	22047	480515161	PROPANE 254.9 GALS	\$705.82
AVCOGAS PROPANE SALES & SERVICES					Total Check Amount:	\$602.64
V54483	BEN'S ASPHALT, INC..	02/23/2024	1808	110515121	SLURRY PATCHING	\$3,877.25
		02/23/2024	1808	510707312	SLURRY PATCHING	\$23,739.50
BEN'S ASPHALT, INC..					Total Check Amount:	\$27,616.75
V54484	BOYS & GIRLS CLUBS	02/23/2024	32583	902009107	PROGRAM EXP OCT 2023	\$920.77
		02/23/2024	32583	902009107	PROGRAM STAFF OCT23	\$8,469.97
BOYS & GIRLS CLUBS					Total Check Amount:	\$9,390.74
V54485	BREA DISPOSAL, INC	02/23/2024	3330	440515122	DEC 2023 RES TONNAGE	\$75,002.47
		02/23/2024	3330	440515122	REFUSE COLLECTN JAN24	\$194,050.72
BREA DISPOSAL, INC					Total Check Amount:	\$269,053.19
V54486	CHRYSALIS, CHRYSALIS ENTERPRISES	02/23/2024	32584	902009100	PROGRAM STAFF OCT23	\$1,690.17
		02/23/2024	32584	902009100	PROGRAM STAFF SEPT23	\$1,533.86
CHRYSALIS, CHRYSALIS ENTERPRISES					Total Check Amount:	\$3,224.03
V54487	COLONIAL LIFE PROCESSING CENTER	02/23/2024	26071	110	HOSPITAL INS JAN24	\$787.16
		02/23/2024	26071	110	CRIT ILLNS INS JAN24	\$1,731.94
		02/23/2024	26071	110	CANCER INS JAN24	\$3,449.72
		02/23/2024	26071	110	S/T DISAB INS JAN24	\$8,711.78
		02/23/2024	26071	110	ACCIDENT INS JAN24	\$4,780.82
COLONIAL LIFE PROCESSING CENTER					Total Check Amount:	\$19,461.42
V54488	CORELOGIC	02/23/2024	25542	280323215	REAL EST LISTNG JAN24	\$185.00
CORELOGIC					Total Check Amount:	\$185.00
V54489	CSG CONSULTANTS	02/23/2024	25540	110000000	INHSE BLDG SVCS DEC23	(\$787.50)
		02/23/2024	25540	110000000	INHSE BLDG SVCS OCT23	(\$987.00)
		02/23/2024	25540	110000000	INHSE BLDG SVCS NOV23	(\$1,312.50)
		02/23/2024	25540	110000000	INSP SVCS OCT 2023	(\$2,880.00)
		02/23/2024	25540	110000000	PLAN CHECK SVCS NOV23	\$900.00

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V54489	CSG CONSULTANTS	02/23/2024	25540	110323242	INSP SVCS OCT 2023	\$65.00
		02/23/2024	25540	84032324P	INHSE BLDG SVCS OCT23	\$5,452.00
		02/23/2024	25540	510707978	PLAN CHECK SVCS NOV23	\$3,000.00
		02/23/2024	25540	84032324I	INSP SVCS OCT 2023	\$6,955.00
		02/23/2024	25540	84032324P	INHSE BLDG SVCS DEC23	\$4,350.00
		02/23/2024	25540	84032324P	INHSE BLDG SVCS NOV23	\$7,250.00
		02/23/2024	25540	84032324P	PLAN CHECK SVCS NOV23	\$11,600.00
CSG CONSULTANTS					Total Check Amount:	\$33,605.00
V54490	ANSELMO RYAN ANGULO	02/23/2024	32314	110141481	POLYGRAPH JAN 2024	\$200.00
ANSELMO RYAN ANGULO					Total Check Amount:	\$200.00
V54491	DOOLEY ENTERPRISES INC	02/23/2024	5421	110212134	SWAT AMMUNITION	\$3,974.90
DOOLEY ENTERPRISES INC					Total Check Amount:	\$3,974.90
V54492	EBERHARD EQUIPMENT	02/23/2024	4532	480515161	SEAT ASSEMBLY	\$222.45
EBERHARD EQUIPMENT					Total Check Amount:	\$222.45
V54493	ENTENMANN ROVIN COMPANY	02/23/2024	3457	110212111	BADGES	\$2,604.38
ENTENMANN ROVIN COMPANY					Total Check Amount:	\$2,604.38
V54494	EQUIPMENT DIRECT INC	02/23/2024	4522	420515131	CONES FOR SEWER	\$1,357.65
		02/23/2024	4522	420515131	SAFETY GEAR	\$227.35
EQUIPMENT DIRECT INC					Total Check Amount:	\$1,585.00
V54495	FLEMING ENVIRONMENTAL, INC.	02/23/2024	18487	480515161	NOZZLE REPL	\$350.00
FLEMING ENVIRONMENTAL, INC.					Total Check Amount:	\$350.00
V54496	FUSCOE ENGINEERING, INC.	02/23/2024	18052	510707978	WQMP PLAN CHECK JAN24	\$352.50
		02/23/2024	18052	410515132	NPDES S/W SVCS JAN24	\$4,296.00
		02/23/2024	18052	840141412	WQMP PLAN CHECK DEC23	\$1,971.50
		02/23/2024	18052	840141412	WQMP PLAN CHECK NOV23	\$2,173.50
FUSCOE ENGINEERING, INC.					Total Check Amount:	\$8,793.50
V54497	GALLS/QUARTERMASTER	02/23/2024	16493	110212111	UNIFORMS	\$77.88
GALLS/QUARTERMASTER					Total Check Amount:	\$77.88
V54498	GABRIEL HANNAH	02/23/2024	17533	110404424	UMPIRE FEE 2/12/24	\$102.00
GABRIEL HANNAH					Total Check Amount:	\$102.00
V54499	THE HUB OC	02/23/2024	32579	902009109	PROGRAM STAFF DEC23	\$2,484.96
		02/23/2024	32579	902009109	PROGRAM STAFF JAN24	\$3,814.97
THE HUB OC					Total Check Amount:	\$6,299.93
V54500	INLAND ROUND BALL OFFICIALS INC.	02/23/2024	31906	110404424	REFEREE FEE 2/8-2/13	\$640.00
INLAND ROUND BALL OFFICIALS INC.					Total Check Amount:	\$640.00
V54501	INTERWEST CONSULTING GROUP, INC.	02/23/2024	28473	510707299	CM/INSP SVCS OCT 2023	\$1,353.75
		02/23/2024	28473	510707327	CIP MGMT SVCS OCT23	\$160.00
		02/23/2024	28473	510707717	CIP MGMT SVCS OCT23	\$1,851.25

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V54501	INTERWEST CONSULTING GROUP, INC.	02/23/2024	28473	110000000	INSP SVCS AUG 2023	(\$1,755.00)	
		02/23/2024	28473	110000000	INSP SVCS OCT 2023	(\$585.00)	
		02/23/2024	28473	510707251	CIP MGMT SVCS OCT23	\$5,310.00	
		02/23/2024	28473	510707454	INSP SVCS OCT 2023	\$750.00	
		02/23/2024	28473	840515171	INSP SVCS AUG 2023	\$5,850.00	
		02/23/2024	28473	840515171	INSP SVCS OCT 2023	\$1,950.00	
		02/23/2024	28473	110515171	INSP SVCS AUG 2023	\$105.00	
		02/23/2024	28473	510707329	INSP SVCS AUG 2023	\$420.00	
		02/23/2024	28473	510707442	CIP MGMT SVCS OCT23	\$97.50	
INTERWEST CONSULTING GROUP, INC.						Total Check Amount:	\$15,507.50
V54502	KRISTOFER KATAOKA	02/23/2024	18385	110404542	MILEAGE FEB 2024	\$26.13	
KRISTOFER KATAOKA						Total Check Amount:	\$26.13
V54503	KERNTEC INDUSTRIES, INC.	02/23/2024	17490	110222231	SOIL SURVEY	\$208.00	
		02/23/2024	17490	84022223P	SOIL SURVEY	\$532.00	
KERNTEC INDUSTRIES, INC.						Total Check Amount:	\$740.00
V54504	KREUZER CONSULTING GROUP	02/23/2024	22072	510707327	PROF SVCS JAN 2024	\$25,316.00	
KREUZER CONSULTING GROUP						Total Check Amount:	\$25,316.00
V54505	ALFONS KUNZE	02/23/2024	17789	110212111	SB SUPV LEADRSHP INST	\$80.00	
ALFONS KUNZE						Total Check Amount:	\$80.00
V54506	FRANCESCO LA TORRE	02/23/2024	24398	110404521	MILEAGE JAN 2024	\$103.85	
FRANCESCO LA TORRE						Total Check Amount:	\$103.85
V54507	LONG BEACH BMW	02/23/2024	18120	480515161	FOOT PEGS	\$191.47	
LONG BEACH BMW						Total Check Amount:	\$191.47
V54508	MATTHEW J MATLOCK	02/23/2024	24741	420515131	DIST EXAM PREP GR5	\$349.99	
		02/23/2024	24741	420515131	DIST/TR STUDY GUIDES	\$250.00	
MATTHEW J MATLOCK						Total Check Amount:	\$599.99
V54509	OC UNITED TOGETHER, INC.	02/23/2024	32617	902009100	PROGRAM STAFF JAN24	\$5,952.00	
OC UNITED TOGETHER, INC.						Total Check Amount:	\$5,952.00
V54510	RICHARDS, WATSON & GERSHON	02/23/2024	8978	280323215	9999 GEN LGL SVCS DEC	\$212.00	
		02/23/2024	8978	440515122	0001 GEN LGL SVCS DEC	\$1,235.00	
		02/23/2024	8978	110111112	9999 GEN LGL SVCS DEC	\$17,062.60	
		02/23/2024	8978	110111112	0001 GEN LGL SVCS DEC	\$10,154.04	
		02/23/2024	8978	280323215	0001 GEN LGL SVCS DEC	\$266.00	
		02/23/2024	8978	440515122	9999 GEN LGL SVCS DEC	\$161.00	
RICHARDS, WATSON & GERSHON						Total Check Amount:	\$29,090.64
V54511	RPW SERVICES, INC.	02/23/2024	3791	360515147	PEST CONTROL-WC PARK	\$180.00	
RPW SERVICES, INC.						Total Check Amount:	\$180.00
V54512	KATHRYN DENISE DE MESA SEBASTIAN	02/23/2024	29360	84032323E	TRUST ACCT ADJ	\$0.01	

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V54512	KATHRYN DENISE DE MESA SEBASTIAN	02/23/2024	29360	840000000	DEVELOPER FEE REFUND	\$213.50	
		02/23/2024	29360	110000000	TRUST ACCT ADJ	(\$0.01)	
					KATHRYN DENISE DE MESA SEBASTIAN	Total Check Amount:	\$213.50
V54513	SNAP-ON INDUSTRIAL	02/23/2024	17125	480515161	HAMMER	\$53.19	
					SNAP-ON INDUSTRIAL	Total Check Amount:	\$53.19
V54514	SOUND ADVICE LLC	02/23/2024	12876	110404542	ONCE24 - AUDIO RENTAL	\$4,300.00	
					SOUND ADVICE LLC	Total Check Amount:	\$4,300.00
V54515	SOUTHERN CALIFORNIA NEWS GROUP	02/23/2024	32570	110323231	LEGAL NOTICE JAN 2024	\$361.58	
					SOUTHERN CALIFORNIA NEWS GROUP	Total Check Amount:	\$361.58
V54516	SPECTRUM GAS PRODUCTS, INC.	02/23/2024	16060	174222222	OXYGEN	\$69.30	
					SPECTRUM GAS PRODUCTS, INC.	Total Check Amount:	\$69.30
V54517	STEVE A. FILARSKY, ATTORNEY-AT-LAW	02/23/2024	31186	110141481	PROF LEGAL SVCS JAN24	\$1,322.55	
					STEVE A. FILARSKY, ATTORNEY-AT-LAW	Total Check Amount:	\$1,322.55
V54518	TECHNICOLOR PRINTING	02/23/2024	24354	110404424	YTH BASKETBALL SHIRTS	\$1,536.78	
					TECHNICOLOR PRINTING	Total Check Amount:	\$1,536.78
V54519	TMK INDUSTRIAL FASTENERS	02/23/2024	20181	420515131	NUTS + BOLTS	\$2,719.34	
					TMK INDUSTRIAL FASTENERS	Total Check Amount:	\$2,719.34
V54520	TOWNSEND PUBLIC AFFAIRS, INC.	02/23/2024	18881	110111145	CONSULTING SVCS FEB24	\$1,375.00	
		02/23/2024	18881	410111145	CONSULTING SVCS FEB24	\$1,375.00	
		02/23/2024	18881	420111145	CONSULTING SVCS FEB24	\$1,375.00	
		02/23/2024	18881	430111145	CONSULTING SVCS FEB24	\$1,375.00	
					TOWNSEND PUBLIC AFFAIRS, INC.	Total Check Amount:	\$5,500.00
V54521	TROPICAL PLAZA NURSERY, INC	02/23/2024	2062	110515141	OLINDA PARK/MSM JAN24	\$2,490.00	
		02/23/2024	2062	110515144	IRRIGATION RPRS @SP	\$6,431.35	
					TROPICAL PLAZA NURSERY, INC	Total Check Amount:	\$8,921.35
V54522	TURBO DATA SYSTEMS, INC.	02/23/2024	1472	110212122	CITATION PROC JAN24	\$460.25	
					TURBO DATA SYSTEMS, INC.	Total Check Amount:	\$460.25
V54523	UNITED ROTARY BRUSH CORPORATION	02/23/2024	16649	480515161	SWEEPER BROOMS	\$355.92	
					UNITED ROTARY BRUSH CORPORATION	Total Check Amount:	\$355.92
V54524	VINTAGE CREEK SENIOR APARTMENTS LP	02/23/2024	29395	270323218	SENIOR SUBSIDY MAR24	\$508.00	
					VINTAGE CREEK SENIOR APARTMENTS LP	Total Check Amount:	\$508.00
V54525	VIRTUAL PROJECT MANAGER	02/23/2024	23508	510515171	CIP SW BCKUP/ST FEB24	\$500.00	
					VIRTUAL PROJECT MANAGER	Total Check Amount:	\$500.00
V54526	WEST COAST ARBORISTS, INC.	02/23/2024	1556	110515142	TREE MNT PRKS 1/18-23	\$13,034.66	
		02/23/2024	1556	110515142	TREE MNT 1/1-1/15	\$6,284.12	
		02/23/2024	1556	110515142	TREE MNT 1/16-1/31	\$5,230.50	

City Disbursement Register

Between Feb 23, 2024 12:00 AM and Feb 23, 2024 11:59 PM

Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
V54526	WEST COAST ARBORISTS, INC.	02/23/2024	1556	110515142	TREE MNT PARK 1/16-31	\$1,548.80
		02/23/2024	1556	345515112	TREE MNT MD5 1/1-1/15	\$495.90
WEST COAST ARBORISTS, INC.					Total Check Amount:	\$26,593.98
V54527	WESTCOAST SHIRTWORKS, INC.	02/23/2024	22572	420515131	DEPARTMENT APPAREL	\$159.30
WESTCOAST SHIRTWORKS, INC.					Total Check Amount:	\$159.30
V54528	WILLDAN ENGINEERING	02/23/2024	12445	110000000	INSP SVCS THRU 7/28	(\$5,223.00)
		02/23/2024	12445	110515171	INSP SVCS THRU 7/28	\$1,392.00
		02/23/2024	12445	510707251	INSP SVCS THRU 10/27	\$3,944.00
		02/23/2024	12445	510707717	INSP SVCS THRU 7/28	\$464.00
		02/23/2024	12445	510707251	INSP SVCS THRU 11/24	\$4,216.00
		02/23/2024	12445	510707476	CM/INSP SVCS THR11/24	\$4,011.00
		02/23/2024	12445	510707960	INSP SVCS THRU 7/28	\$522.00
		02/23/2024	12445	840515171	INSP SVCS THRU 7/28	\$26,625.00
		02/23/2024	12445	510707631	INSP SVCS THRU 7/28	\$232.00
WILLDAN ENGINEERING					Total Check Amount:	\$36,183.00
V54529	ZUMAR INDUSTRIES, INC.	02/23/2024	3802	110515121	STREET NAME SIGNS	\$421.32
ZUMAR INDUSTRIES, INC.					Total Check Amount:	\$421.32
Voucher Subtotal						\$556,645.79

TOTAL \$768,102.44



City of Brea
City Council Regular Meeting Communication

February 16, 2024 Successor Agency Disbursement Register

Meeting	Agenda Group
Tuesday, March 5, 2024, 7:00 PM	CITY/SUCCESSOR AGENCY - CONSENT Item: 5A
FROM	
Bill Gallardo, City Manager	

RECOMMENDATION

Receive and file.

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager

Prepared by: Ana Conrique, Senior Accountant and

Concurrence: Kristin Griffith, Director of Administrative Services and
Monica Lo, Deputy Director of Administrative Services

Attachments

Successor Agency Disbursement Register 2.16.24.pdf

Successor Agency Disbursement Register

Between Feb 12, 2024 12:00 AM and Feb 16, 2024 11:59 PM

Check #	Vendor Name	Check Date	Vendor #	Budget Unit	Description	Amount
SAW24004	U.S. BANK OF CALIFORNIA	02/13/2024	4629	931	LAIF CONTRIBUTION	\$350,000.00
U.S. BANK OF CALIFORNIA					Total Check Amount:	\$350,000.00

Overall - Total \$350,000.00