

ATTACHMENT TO SUMMARY FORM SCH# 2018121035

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-Air Quality: Use of Tier 4 construction equipment.

-Biological Resources: Provide minimum of 52.86 acres of open space offsite; prepare of a Habitat Conservation Plan pursuant to Section 10(a)(1)(B) for impacts to California gnatcatcher and least Bell's vireo habitats; obtain a 404 Nationwide Permit (USACE), 401 Certification (RWQCB), & 1602 SAA for impacts to jurisdictional resources.

-Cultural Resources: Preparation and implementation of a cultural resources mitigation and monitoring plan (CRMMP).

-Geology and Soils: Implementation of a Paleontological Resource Impact Mitigation Program.

-Greenhouse Gas Emissions: Build homes to meet Tier 2 Requirements for Division A4.1-A4.3, no wood-burning/gas fireplaces, install home battery storage unit, all buildings to be electric; design public-use parking lots to provide EV charging stations and parking for fuel-efficient/carpool vehicles.

-Hazards and Hazardous Materials: Perform additional Phase II ESA, all cleaning/dismantling/removal of oil field production tanks shall be conducted in compliance with regulatory oversight agencies, remediation for areas with contaminant concentrations above acceptable health-based screening (based on Phase II ESA), verification of soil sampling, retain petroleum consultant for remediation, consult with CalGEM to ensure onsite oilwells have been plugged/abandoned in accordance with CalGEM regulations, no habitable building shall be closer than 10 ft to abandoned wellbore, relocate crude oil pipelines at least 100 ft from buildings and bury beneath ground surface, relocate existing 30-inch SoCal Gas gas line within a minimum of 10 ft easement not located within private residential lot, mitigate soils adjacent to abandoned oil wells to meet residential cleanup requirements, mitigate to City of Brea Fire Department guidelines any abandoned well within 300 ft of planned habitable structure, prepare a combustible gas/methane assessment and submit to City of Brea Fire Department for review/approval for any building permit in areas of existing oil and gas production operations.

- Hydrology and Water Quality: Prepare a Hydrology and Hydraulic report in compliance with City of Brea's Master Plan of Drainage 2013 requirements, submit emergency response plan that meets approval of Brea Fire Department which shall also demonstrate compliance with the dam failure inundation buyer notification provisions of state law.

- Noise: Note on construction plans shall be provided to reduce construction noise to a performance standard of 80 dBA L_{eq} , a noise and vibration analysis shall be prepared for projects requiring pile driving within 135 ft of fragile structures, 100 ft within nonengineered timber/masonry buildings, 75 ft within engineered concrete/masonry, or vibratory roller within 25 ft of any structure.

- Public Services: Demonstrate compliance with Crime Prevention Through Environmental Design principles and pay library impact fees.

- Tribal Cultural Resources: Retain a Native American monitor for ground disturbing activities, and procedures for treatment and disposition shall be carried out if tribal cultural resources are inadvertently discovered.

- Utilities and Service Systems: Provide or make payments to fund offsite water systems and wastewater capital improvements.

Wildfire: Submit emergency response plan that meets approval of Brea Fire Department which shall also demonstrate compliance with the dam failure inundation buyer notification provisions of state law.