

Appendix K: Mitigation Monitoring and Reporting Program

Appendices

This page intentionally left blank.

December 2024 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2024071235

GREENBRIAR RESIDENTIAL DEVELOPMENT PROJECT

for City of Brea

Prepared for:

City of Brea

Contact: Joanne Hwang, AICP, City Planner
1 Civic Center Circle
Brea, California 92821
714.990.7674

Prepared by:

PlaceWorks

Contact: Nicole Vermilion, Principal
Jasmine Osman, Associate
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com



Table of Contents

Section	Page
1. INTRODUCTION.....	1
1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM.....	1
1.2 PROJECT LOCATION	2
1.3 PROJECT DESCRIPTION.....	2
1.4 ENVIRONMENTAL IMPACTS	3
2. MITIGATION MONITORING REQUIREMENTS.....	5
2.1 CATEGORIZED MITIGATION MEASURES/MATRIX	5
3. REPORT PREPARATION	25
3.1 LIST OF PREPARERS.....	25

List of Tables

Table	Page
Table 1 Greenbriar Residential Development Project Land Use Summary	3
Table 2 Mitigation Monitoring Requirements	7

Table of Contents

This page intentionally left

1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (DEIR) for the Greenbriar Residential Development Project (proposed Project), State Clearinghouse No. 2024071235. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and Insert City Monitoring Requirements. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- (b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- (c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead

1. Introduction

agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

The MMRP will serve to document compliance with adopted/certified mitigation measures that are formulated to minimize impacts associated with the proposed Project.

1.2 PROJECT LOCATION

The Project site is developed with an existing 164,908-square-foot office building, a three-story parking structure and surface parking lot at 1698 through 1700 Greenbriar Lane, City of Brea (Assessor's Parcel Number [APN] 319-102-34), and encompasses 9.7 acres in the northeast Orange County. The Project site is surrounded by commercial and residential uses and is bounded by State Route 57 (SR-57) to the west, residential uses along Greenbriar Lane to the north, residential uses separated by Fullerton Creek drainage channel and South Associated Road to the east, and the Brea Plaza Shopping Center to the south. The City of Brea is in the northeast portion of Orange County, California, and bordered by La Habra to the northwest; Fullerton to the southwest and south; Placentia to the south; Yorba Linda to the southeast and east; unincorporated Orange County to the east, northeast, and north; Chino Hills in San Bernardino County to the northeast; and unincorporated Los Angeles County to the northwest

1.3 PROJECT DESCRIPTION

The proposed Project would require the demolition of the existing office building, parking structure, and parking lot prior to construction and operation of the residential community. The proposed Project would provide for up to 179 residential units on 6.87 acres of the approximately 9.7-acre site, and would result in approximately 505 new residents. The remainder of the site (2.82 acres) would include internal access roads and public utilities. The proposed Project would include 104,785 square feet of common landscape area (planting improvements), 7,569 square feet of private open space landscape area, and 35,423 square feet of common hardscape area. In addition, a passive park would be provided on the interior of the site, and ornamental landscaping throughout the site. The proposed Project would include 67 buildings consisting of three different architectural styles. Table 1, *Greenbriar Residential Development Project Land Use Summary*, provides a breakdown of the product summary and mix.

1. Introduction

Table 1 Greenbriar Residential Development Project Land Use Summary

Product Summary and Mix	Number of Buildings	Number of Units
The Court	16	80
The Villas	37	73
The Yards	14	26
Residential Subtotal	67	179

Additionally, the Project site includes improvements to the fencing and walls, site access and parking, and infrastructure. Improvements to fencing and walls for the proposed Project includes installation of a 10-foot-tall, 12-inch-wide masonry wall along the entire western boundary adjacent to SR-57; installation of a 8-foot tall, 8 inch wide, masonry wall between the Brea Plaza Commercial area; a barrier from the Brea Plaza docking doors and commercial equipment; and includes interior accent walls, interior privacy walls, and a patio wall along Greenbriar Lane. Site access and parking improvements specifically include new pedestrian paths and crossings within the Project site; reconfiguring Greenbriar Lane and two new driveways would connect at “t-intersections;” and 51 new parking spaces and 6 electric vehicle parking stalls are provided as exterior parking stalls (in addition to 358 spaces provided by the garage parking) for a total of 413 parking stalls for the Project site. Infrastructure improvements would involve extending and connecting to utilities (sewer, water, storm drain, electricity, and gas) to accommodate the uses onsite; as well as, off-site utility connections would occur within Greenbriar Lane and the Brea Plaza Shopping Center site.

1.4 ENVIRONMENTAL IMPACTS

1.4.1 Impacts Considered No Impact or Less Than Significant

The EIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacts by the proposed Project in Chapter 5, *Environmental Analysis*, and Chapter 8, *Impacts Found Not to Be Significant*, and therefore, did not require mitigation. Impacts to the following environmental resources were found to be less than significant or no impact:

- Aesthetics
- Noise
- Agriculture and Forestry Resources
- Population and Housing
- Biological Resources
- Public Services
- Energy
- Recreation
- Geology and Soils
- Transportation
- Hydrology and Water Quality
- Utilities and Service Systems
- Land Use and Planning
- Wildlife
- Mineral Resources

1. Introduction

1.4.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

The EIR concluded that the proposed Project could result in one or more potentially significant impacts in the following topic areas:

- Air Quality
- Cultural and Paleontological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Tribal Cultural Resources

However, the EIR also found that these impacts would be reduced, avoided, or substantially lessened through the implementation of mitigation measures, which are listed in Table 2, *Mitigation Monitoring Requirements*.

1.4.3 Unavoidable Significant Adverse Impacts

The EIR concluded that the proposed Project would not result in significant and unavoidable impacts to any topic areas, as identified in the EIR.

2. Mitigation Monitoring Requirements

2.1 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures, and plans, programs, and policies (PPPs) have been categorized in matrix format, as shown in Table 2. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures. To the extent permitted by law, if the Applicant cannot complete any PDF or mitigation measure and timing thereof, the City may specify another substituted measure, which (i) will have the same or superior result, (ii) will have the same or superior effect on the environment, and (iii) has a nexus to the Project. The Planning Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed “environmental equivalent/timing” based on substantial evidence and, if determined necessary, may refer said determination to the Planning Commission. Any costs associated with information required to make a determination of environmental equivalency/timing shall be borne by the Applicant.

2. Mitigation Monitoring Requirements

This page intentionally left blank.

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.1 AESTHETICS					
PPP AE-1	The proposed Project is required to provide a minimum landscaped coverage of 15 percent of the net site area in accordance with Brea City Code Section 20.258.020, General Development Standards for the Mixed-Use Zoning Districts.	Project Applicant	Prior to issuance of building permits	City of Brea Planning Division and/or City of Brea Building and Safety Division	
PPP AE-2	All lighting, interior and exterior, shall be designed and located so as to confine all direct rays to the premises, per Brea City Code Section 20.220.040(L), Property Development Standards.	Project Applicant	Prior to issuance of building permits	City of Brea Planning Division and/or City of Brea Engineering Division	
PPP AE-3	In accordance with Section 20.258.030(D)(2), Specific Development Standards for all Mixed-Use Projects, of the Brea City Code, the architectural style and use of quality materials shall be consistent throughout the entire Project site.	Project Applicant	Prior to issuance of building permits	City of Brea Planning Division	
PPP AE-4	In accordance with Section 20.258.030(D)(3.g), Specific Development Standards for all Mixed-Use Projects, of the Brea City Code, multiple structures on a single site shall be designed to create a strong visual relationship between and among the structures, and architectural treatments of structures shall be consistent on all sides.	Project Applicant	Prior to issuance of building permits	City of Brea Planning Division	
PPP AE-5	Art in Public Places Sculpture. Pursuant to the City of Brea Art in Public Places Policy Manual, the applicant must submit a letter to City staff explaining efforts to be taken during construction to protect the existing art piece.	Project Applicant	Prior to issuance of building permits	City of Brea Planning Division	
5.2 AIR QUALITY					
PPP AIR-1	New buildings are required to achieve the current California Building Energy and Efficiency Standards (24 CCR Part 6) and California Green Building Standards Code (CALGreen) (24 CCR Part 11). The 2022 Building Energy Efficiency Standards were effective starting on January 1, 2023. The 2025 Building Energy Efficiency Standards were adopted in September 2024 and will become effective on January 1, 2026. The Building Energy and Efficiency Standards and CALGreen undergo a triennial updated with a goal to achieve zero net energy for residential buildings by 2020 and nonresidential buildings by 2030.	Project Applicant	Prior to issuance of building permits	City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

	Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PPP AIR-2	Construction activities will be conducted in compliance with California Code of Regulations Title 13, Section 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.	Construction Contractor	During construction activities	City of Brea Building and Safety Division	
PPP AIR-3	Construction activities will be conducted in compliance with any applicable South Coast Air Quality Management District rules and regulations, including but not limited to the following: <ul style="list-style-type: none"> • Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance. • Rule 402, Nuisance, which states that a project shall not “discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.” • Rule 1113, which limits the volatile organic compound content of architectural coatings. • Rule 1403, which governs requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials. 	Construction Contractor	During construction activities	City of Brea Building and Safety Division	
MM AQ-1	During construction, the construction contractor shall only use interior and exterior paints with a low VOC (volatile organic compound) content with a maximum concentration of 10 grams per liter (g/L) for building architectural coating to reduce VOC emissions. Prior to building permit issuance, all building and site plans shall note use of paints with a maximum VOC concentration of 10 g/L, and, the construction contractor(s) shall ensure that all construction plans submitted to the City of Brea Community Development Department clearly show this requirement.	Construction Contractor	Prior to and during construction activities	City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>MM AQ-2 During construction the construction contractor shall, at minimum, use equipment that meets the United States Environmental Protection Agency's (EPA) Tier 4 (Final) emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, except for the Telebelts anticipated for use. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by Tier 4 Final emissions standards for a similarly sized engine, as defined by the California Air Resources Board's regulations. Prior to issuance of building permit, the Project engineer shall ensure that all plans clearly show the requirement for EPA Tier 4 Final emissions standards for construction equipment over 50 horsepower except for the Telebelts used for Project construction, Tier 4 Final models of which could not be verified as commercially available for purposes of this measure. During construction, the construction contractor shall maintain a list of all operating equipment associated with building demolition in use on the site for verification by the City. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations.</p>	<p>Construction Contractor</p>	<p>Prior to and during construction activities</p>	<p>City of Brea Building and Safety Division</p>	
<p>5.3 CULTURAL RESOURCES AND PALEONTOLOGICAL RESOURCES</p>				
<p>PPP CUL-1 Native American historical and cultural resources and sacred sites are protected under PRC Sections 5097.9 to 5097.991, which require that descendants be notified when Native American human remains are discovered and provide for treatment and disposition of human remains and associated grave goods.</p>	<p>Qualified Archaeologist and Construction Contractor</p>	<p>During construction activities</p>	<p>City of Brea Building and Safety Division</p>	
<p>PPP CUL-2 The removal, without permission, of any paleontological site or feature is prohibited from lands under the jurisdiction of the state or any city, county, district, authority, or public corporation or any agency thereof (PRC Section 5097.5). This applies to agencies' own activities, including construction and maintenance, and permit actions by others.</p>	<p>Qualified Archaeologist and Construction Contractor</p>	<p>During construction activities</p>	<p>City of Brea Building and Safety Division</p>	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

	Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PPP CUL-3	Adverse impacts to paleontological resources from developments on public lands (state, county, city, and district) require reasonable mitigation. (PRC Section 5097.5)	Qualified Archaeologist and Construction Contractor	During construction activities	City of Brea Building and Safety Division	
PPP CUL-4	If human remains are discovered within a project site, disturbance of the site must stop until the coroner has investigated and made recommendations for the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative. If the coroner has reason to believe the human remains are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. (California Health and Safety Code Section 7050.5)	Tribal Monitor, Qualified Archaeologist, and Project Applicant	During construction activities	City of Brea Building and Safety Division	
MM CUL-1	If cultural resources are encountered during ground disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service) [NPS] 1983 shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant as determined by the site archeologist, additional work such as data recovery excavation may be warranted and will be reported to the City.	Qualified Archaeologist and Project Applicant	Prior to issuance of grading permits and during ground disturbing activities	City of Brea Building and Safety Division	
MM CUL-2	During ground-disturbing activities, a qualified paleontologist shall monitor all excavations below five feet. If unique paleontological resources are discovered during excavation and/or construction activities, construction shall stop within 50 feet of the find, and the qualified paleontologist shall be consulted to determine whether the resource requires further study. The paleontologist shall make recommendations to the City of Brea to protect the discovered resources. Any paleontological resources recovered shall be provided for curation at a local curation facility such as the Los Angeles County Natural History Museum, the John D. Cooper Center in Fullerton, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.	Qualified Paleontologist and Project Applicant	During ground disturbing activities	City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.4 ENERGY				
PPP E-1 New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2022 Building Energy Efficiency Standards were effective starting on January 1, 2023. The 2025 Building Energy Efficiency Standards were adopted in September 2024 and will become effective on January 1, 2026. The Building Energy and Efficiency Standards and CALGreen undergo a triennial update with a goal to achieve zero net energy for residential buildings by 2020 and nonresidential buildings by 2030.	Project Applicant	Prior to issuance of building permits	City of Brea Building and Safety Division	
PPP E-2 New single-family residential construction is required to comply with the California Building Energy and Efficiency Standard by either the performance or prescriptive pathway. The prescriptive pathway requires installation of photovoltaic (PV) systems for new single-family residential construction, along with other energy efficiency and renewable energy design requirements. Should a new single-family residential construction project use the performance pathway for compliance instead, solar may be included in the project design but does not have to meet the system sizing requirements prescribed in the prescriptive pathway but must incorporate additional energy efficiency or renewable energy generation in the project design to offset the omission or reduced size of a PV system.	Project Applicant	Prior to issuance of building permits	City of Brea Building and Safety Division	
PPP E-3 Construction activities are required to adhere to Title 13 California Code of Regulations Section 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.	Project Applicant and the Construction Contractor	Prior to issuance of building permits	City of Brea Building and Safety Division	
PPP E-4 New buildings are required to adhere to the California Green Building Standards Code and Water Efficient Landscape Ordinance requirements to increase water efficiency and reduce urban per capita water demand.	Project Applicant	Prior to issuance of building permits	City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.5 GREENHOUSE GAS EMISSIONS					
PPP GHG-1	New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2022 Building Energy Efficiency Standards were effective starting on January 1, 2023. The 2025 Building Energy Efficiency Standards were adopted in September 2024 and will become effective on January 1, 2026. The Building Energy and Efficiency Standards and CALGreen undergo a triennial update with a goal to achieve zero net energy for residential buildings by 2020 and nonresidential buildings by 2030.	Project Applicant	Prior to issuance of building permits	City of Brea Building and Safety Division	
PPP GHG-2	California's Green Building Standards Code (CALGreen) requires the recycling and/or salvaging for reuse at minimum of 65 percent of the nonhazardous construction and demolition waste generated during most "new construction" projects (CALGreen Sections 4.408 and 5.408). Construction contractors are required to submit a construction waste management plan that identifies the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project, or salvaged for future use or sale and the amount (by weight or volume).	Project Applicant and the Construction Contractor	Prior to issuance of building permits and during construction	City of Brea Public Works Division and/or City of Brea Building and Safety Division	
PPP GHG-3	New buildings are required to adhere to the California Green Building Standards Code and Water Efficient Landscape Ordinance requirements to increase water efficiency and reduce urban per capita water demand.	Project Applicant	Prior to issuance of building permits	City of Brea Building and Safety Division	
PPP GHG-4	New single-family residential construction is required to comply with the California Building Energy and Efficiency Standard by either the performance or prescriptive pathway. The prescriptive pathway requires installation of photovoltaic (PV) systems for new single-family residential construction, along with other energy efficiency and renewable energy design requirements. Should a new single-family residential construction project use the performance pathway for compliance instead, solar may be included in the project design but does not have to meet the system sizing requirements prescribed in the prescriptive pathway but must incorporate additional energy	Project Applicant	Prior to issuance of building permits	City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
efficiency or renewable energy generation in the project design to offset the omission or reduced size of a PV system.				
<p>MM GHG-1 The project Applicant shall design and build all residential homes to be electric, meaning that electricity is the primary permanent source of energy for water heating; mechanical; heating, ventilation, and air conditioning (HVAC) (i.e., space-heating and space cooling); cooking; and clothes-drying. All major appliances (e.g., dishwashers, refrigerators, clothes washers and dryers, and water heaters) provided/installed shall be electric-powered EnergyStar-certified or of equivalent energy efficiency, where applicable. Prior to the issuance of building permits for new development projects within the Project site, the Project Applicant shall show provide documentation (e.g., building plans) to the City of Brea Building Division official or his/her designee, to verify implementation of this requirement. Prior to the issuance of the certificate of occupancy, the City of Brea shall verify implementation of the building electrification design requirement.</p>	Project Applicant	Prior to issuance of building permits and during construction	City of Brea Building and Safety Division	
5.6 HAZARDS AND HAZARDOUS MATERIALS				
<p>PPP HAZ-1 Project-related hazardous materials and hazardous wastes will be transported to and/or from the Project site in compliance with any applicable state and federal requirements, including the U.S. Department of Transportation regulations listed in the Code of Federal Regulations (Title 49, Hazardous Materials Transportation Act); California Department of Transportation standards; and the California Occupational Safety and Health Administration standards.</p>	Project Applicant	During construction activities and operational activities.	City of Brea Building and Safety Division and/or other regulatory agencies as necessary	
<p>PPP HAZ-2 Project-related hazardous waste generation, transportation, treatment, storage, and disposal will be conducted in compliance with the Subtitle C of the Resource Conservation and Recovery Act (Code of Federal Regulations, Title 40, Part 263), including the management of nonhazardous solid wastes and underground tanks storing petroleum and other hazardous substances. The proposed Project will be designed and constructed in accordance with the regulations of the Orange County Environmental Health Division, which serves as the designated Certified Unified Program Agency and which implements State and federal regulations for the following programs: (1)</p>	Project Applicant	Prior to issuance of building permits and during construction	Orange County Environmental Health Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Hazardous Waste Generator Program, (2) Hazardous Materials Release Response Plans and Inventory Program, (3) California Accidental Release Prevention, (4) Above Storage Tank Program, and (5) Underground Storage Tank Program.				
PPP HAZ-3 Project-related underground storage tank (UST) repairs and/or removals will be conducted in accordance with the California UST Regulations (Title 23, Chapter 16 of the California Code of Regulations). Unauthorized release of hazardous materials will require release reporting, initial abatement, and corrective actions that will be completed with oversight from the Regional Water Quality Control Board, Department of Toxic Substances Control, Brea Fire Department, South Coast Air Quality Management District, and/or other regulatory agencies as necessary. Project-related use of existing USTs will also have to be conducted (i.e., used, maintained, and monitored) in accordance with the California UST Regulations (Title 23, Chapter 16 of the California Code of Regulations).	Project Applicant	Prior to issuance of building permits, during construction, and operational activities	Regional Water Quality Control Board, Department of Toxic Substances Control, Brea Fire Department, South Coast Air Quality Management District, City of Brea Building and Safety Division, and/or other regulatory agencies as necessary	
PPP HAZ-4 Project-related demolition activities that have the potential to expose construction workers and/or the public to asbestos-containing materials or lead-based paint will be conducted in accordance with applicable regulations, including, but not limited to: <ul style="list-style-type: none"> • South Coast Air Quality Management District's Rule 1403 • California Health and Safety Code (Section 39650 et seq.) • California Code of Regulations (Title 8, Section 1529) • California Occupational Safety and Health Administration Regulations (California Code of Regulations, Title 8, Section 1529 [Asbestos] and Section 1532.1 [Lead]) • Code of Federal Regulations (Title 40, Part 61 [asbestos], Title 40, Part 763 [asbestos], and Title 29, Part 1926 [asbestos and lead]) 	Project Applicant	During construction activities	City of Brea Building and Safety Division and/or other regulatory agencies as necessary	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

	Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
MM HAZ-1	<p>Lead-Based Paint and Asbestos-Containing Materials. Prior to issuance of demolition permits, the Project applicant shall conduct asbestos-containing material (ACM) and Lead Based Paint (LBP) surveys. The ACM and LBP surveys shall be conducted in accordance with EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) and South Coast Air Quality Management District (South Coast AQMD) rules. The results of the survey shall be submitted to the City prior to issuance of a demolition permit. If ACMs or LBPs are identified during the field surveys, an Operations and Maintenance (O&M) plan shall be implemented during the construction phase.</p> <ul style="list-style-type: none"> • The ACM O&M plan shall be prepared by the Project applicant in line with the California Code of Regulations Title 8, Section 1529. • The LPB O&M plan shall be prepared by the Project applicant in line with the California Code of Regulations Title 8, Section 1532.1. 	Project Applicant	Prior to issuance of demolition permits	City of Brea Building and Safety Division and/or other regulatory agencies as necessary	

5.7 LAND USE AND PLANNING

No Mitigation Measures or Plans, Programs, and Policies are applicable.

5.8 NOISE

PPP NOI-1	Project-related construction activity will be limited to the hours of 7:00 am to 7:00 pm on weekdays and Saturdays. Construction is prohibited on Sundays. Project-related construction activity outside these hours would require City approval.	Project Applicant, Construction Contractor	During construction activities	City of Brea Building and Safety Division	
PPP NOI-2	The Project will comply with the City of Brea's stationary exterior noise standards, summarized in Section 8.20.050, Exterior Noise Standards, of the Brea City Code.	Project Applicant	During operational activities	City of Brea Building and Safety Division	
PPP NOI-3	The Project will comply with the City of Brea's vibration standards of 70 VdB at the property line of the sensitive receptor, as identified in Section 20.20.04, Vibration, of the Brea Zoning Code.	Construction Contractor	During construction	City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

	Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PPP NOI-4	The residential development will comply with the California Building Code, Part 2, Volume 1, Chapter 12, Section 1207.11.2, Allowable Interior Noise Levels.	Project Applicant	Prior to issuance of a building permit	City of Brea Building and Safety Division	
PPP NOI-5	Residential exterior areas shall be designed to be sound attenuated against present and future transportation noise. New residential projects shall provide an acoustical analysis report by an acoustical engineer verifying proposed wall heights adjacent to SR-57 and commercial loading and unloading areas to satisfy the City General Plan's conditionally acceptable exterior noise standard of 65 dBA CNEL for land use compatibility and Section 8.20.050, Exterior Noise Standards, of the Brea City Code.	Project Applicant	Prior to issuance of a building permit	City of Brea Planning Division	
PPP NOI-6	The Project's covenants, conditions, and restrictions shall include a disclosure that the loading and unloading of goods may occur at adjacent commercial uses. The commercial use is subject to Section 20.258.030 (H)(3), Loading and Unloading Activities, of the Brea City Code, which states that in no event shall loading or unloading take place after 10:00 pm or before 7:00 am on any day of the week.	Project Applicant	During operational activities	City of Brea Planning Division	
PPP NOI-7	Residents of the Project shall be notified in writing before taking up residence adjacent to SR-57 that they will be living in an urban type of environment and that the noise levels may be higher than a typical residential area. The covenants, conditions, and restrictions of a residential project shall require that the residents acknowledge their receipt of the written noise notification. Their signatures shall confirm receipt and understanding of this information in accordance with Section 20.258.030 (H)(4), Noise Notification, of the Brea City Code.	Project Applicant	Prior to issuance of an occupancy permit. During leasing.	City of Brea Planning Division, Project Applicant	
PPP NOI-8	Noise-generating equipment (air conditioning units) shall be reviewed during plan check for location and screening, to the extent feasible, to avoid creating a nuisance in accordance with Section 20.258.030 (K)(3), Noise Generating Equipment, of Brea City Code.	Project Applicant	Prior to issuance of a building permit	City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.9 POPULATION AND HOUSING				
No Mitigation Measures or Plans, Programs, and Policies are applicable.				
5.10 PUBLIC SERVICES				
PPP PS-1	New buildings are required to meet the fire regulations outlined in California Health and Safety Code (Sections 13000 et seq.).	Project Applicant	Prior to issuance of a building permit.	City of Brea Engineering Division, City of Brea Building and Safety Division, and/or City of Brea Fire Department
PPP PS-2	The Project applicant is required to pay development impact fees (dispatch impact fees, fire impact fees, fire service fees).	Project Applicant	Prior to issuance of an occupancy permit	City of Brea Building and Safety Division, and/or City of Brea Planning Division
PPP PS-3	As part of the Project review process, the City of Brea Fire Department will require approval of Building Plan Check for Site Plan and Emergency Access. Additional design features to address the City of Brea Fire Department's requirements will be incorporated as conditions of approval for the Project.	Project Applicant	Prior to issuance of a building permit	City of Brea Fire Department
PPP PS-4	Development associated with the proposed project will be designed, built, and operated in accordance with the City of Brea's City Code Chapter 15.08, Building Code, and Chapter 16.04, Brea Fire Code.	Project Applicant	Prior to issuance of a building permit	City of Brea Building and Safety Division, City of Brea Fire Department and/or City of Brea Engineering Division
PPP PS-5	The Project applicant is required to pay dispatch impact fees and all other development impact and/or special assessment fees as deemed applicable by the City of Brea.	Project Applicant	Prior to issuance of an occupancy permit	City of Brea Building and Safety Division, and/or City of Brea Planning Division
PPP PS-6	The Project applicant will provide strategically placed cameras at the Project site that will integrate with the Brea Police Department's Integrated Crime Center (ICC) cameras. The placement of the cameras will be coordinated with the Brea Police Department.	Project Applicant	Prior to issuance of an occupancy permit	City of Brea Engineering Division, City of Brea Planning Division and/or City of Brea Police Department
PPP PS-7	Pursuant to AB 2926, new development is required to pay development impact fees to assist in providing school facilities to serve students generated by new development.	Project Applicant	Prior to issuance of an occupancy permit	City of Brea Building and Safety Division, and/or City of Brea Planning Division

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PPP PS-8	Pursuant to SB 50, new development is required to offset the costs associated with increasing school capacity, where the funds collected go to acquiring school sites, constructing new school facilities, and modernizing existing school facilities.	Project Applicant	Prior to issuance of a building permit	City of Brea Planning Division	
5.11 RECREATION					
PPP RES-1	The proposed Project is required to comply with Brea City Code Section 18.64.080 that establishes the subdivision regulations for the provision of park and recreational facilities through land dedication, installation of improvements, payment of in-lieu fee thereof, or a combination. New development is required to fund park and recreational development and improvements through the payment of park development fees.	Project Applicant	Prior to issuance of an occupancy permit	City of Brea Community Services Division, and/or City of Brea Planning Division	
5.12 TRANSPORTATION					
PPP TRAF-1	Development Impact Fees. The proposed Project is required to pay development impact fees to the City of Brea pursuant to the City's AB 1600 Transportation Improvement Nexus Program (Ordinance 996). Based on a transportation improvement nexus program study conducted in 2011, the City Council adopted Resolution 2011-096, which updated the impact fees, effective February 4, 2012. Fair-share fees offset or mitigate the cumulative traffic impacts caused by new development. The program ensures all future development in the City of Brea contributes on a fair-share basis.	Project Applicant	Prior to issuance of an occupancy permit	City of Brea Engineering Division, City of Brea Building and Safety Division, and/or City of Brea Planning Division	
PPP TRAF-2	Right-of-Way Improvements. Modifications to the roadway network, including driveways, curbs, and sidewalks, are subject to approval of the City of Brea. Construction work within the right-of-way of a public roadway requires the issuance of a permit by the City of Brea.	Project Applicant	Prior to issuance of occupancy permit	City of Brea Engineering Division	
PPP TRAF-3	Sight Distance Improvements. The proposed Project is required to implement the following traffic improvements as a condition of approval at Brea Glenbrook Club Driveway/Project Driveway No. 1 at Greenbriar Lane (Intersection No. 8) and Project Driveway No. 2 and Greenbriar Lane (Intersection No. 9) to maintain clear line of sight for driver's exiting the Project site:	Applicant	Prior to issuance of an occupancy permit	City of Brea Engineering Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> Trim and maintain foliage continuously within the corner sight distance limited use area up to 2.5 feet in height to remain consistent with Caltrans Highway Design Manual. Landscaping and/or hardscapes (i.e. monument signs) are required to be designed such that a driver's clear line of sight is not obstructed. 				
5.13 TRIBAL CULTURAL RESOURCES				
PPP TCR-1 Pursuant to California Health and Safety Code Section 7050.5, if human remains are discovered in the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation. If the coroner determines that the remains are not subject to his or her authority and has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC.	Tribal Monitor, Qualified Archaeologist, and Project Applicant	During site-grading activities	City of Brea Building and Safety Division	
MM TCR-1 Prior to the commencement of any ground disturbing activity at the Project site, the Project Applicant shall retain a total of two Native American Monitors, each approved by the tribes that consulted on this Project pursuant to Assembly Bill AB52 (the "Tribe" or the "Consulting Tribe"), and in concurrence with the City of Brea as the CEQA lead agency. The Applicant shall coordinate with each of the Consulting Tribes to develop an executed contract to pay for tribal monitors to be present during ground-disturbing activities. Prior to the issuance of any permit necessary to commence a ground-disturbing activity, a copy of the executed contract shall be submitted to the City of Brea Community Development Department. <ul style="list-style-type: none"> The Tribal monitors will only be present during on-site and off-site portions of the area included as part of the Project grading or improvement permits during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribes as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, 	Tribal Monitor and Project Applicant	Prior to issuance of grading permit and during ground-disturbing activities	City of Brea Planning Division and/or City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>within the Project area. The Tribal Monitors will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitors have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.</p> <ul style="list-style-type: none"> • Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by Project activities shall be evaluated by the qualified archaeologist and Tribal monitors approved by the Consulting Tribes. If the resources are Native American in origin, the Consulting Tribes will retain it/them in the form and/or manner the Tribes deems appropriate, for educational, cultural and/or historic purposes. • If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease within 100 feet of discovery, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). • Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). • If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for 				

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
<p>the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.</p> <ul style="list-style-type: none"> • Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any qualifying historic archaeological resource deemed significant by a qualified archaeologist as a "historical resource" or "unique archaeological resource", shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. 					
5.14 UTILITIES AND SERVICE SYSTEMS					
PPP USS-1	The Project will pay the Sanitary Sewer Connection Fees and Impact Fees collected by the City of Brea, which contribute to maintenance and installation of sewer improvements in the OCSD in accordance with Section 3.32.040, Sewer Service Fees and Charges, of the Brea City Code. Additionally, the Project will pay capital facilities fees to OCSD.	Project Applicant	Prior to issuance of an occupancy permit	City of Brea Public Works Division, City of Brea Building and Safety Division, and/or City of Brea Planning Division	
PPP USS-2	The Project will pay the water impact fees, water connection fees, and fire service connection fees collected by the City of Brea, which covers costs to purchase water supplies and to operate and maintain the water distribution system in accordance with Ordinance 967.	Project Applicant	Prior to issuance of an occupancy permit	City of Brea Engineering Division, City of Brea Building and Safety Division, and/or City of Brea Planning Division	
PPP USS-3	Landscaping installed on-site shall conform to the California Green Building Standards Code and Water Efficient Landscape Ordinance requirements to increase landscape water efficiency.	Project Applicant	Prior to issuance of a building permit	City of Brea Building and Safety and/or City of Brea Planning Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

Plans, programs, and policies (PPP) Mitigation Measure (MM)		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PPP USS-4	Plumbing fixtures installed on-site shall conform to California Green Building Standards Code requirements to increase water efficiency and reduce urban per capita water demand.	Project Applicant	Prior to issuance of a building permit	City of Brea Building and Safety	
PPP USS-5	The Project would comply with the City's water conservation program during a drought or emergency situation, in accordance with Chapter 13.20, Water Management Program, of the Brea City Code.	Project Applicant	Prior to issuance of a building permit	City of Brea Engineering Division and/or City of Brea Building and Safety Division	
PPP USS-6	The Project will be constructed and operated in accordance with the Santa Ana Regional Water Quality Control Board Municipal Stormwater (MS4) Permit for Orange County. The MS4 Permit requires the proposed Project to prepare and implement a water quality management plan to: <ul style="list-style-type: none"> • Control release of contaminants into storm drain systems. • Educate the public about stormwater impacts. • Detect and eliminate illicit discharges. • Control runoff from construction sites. • Implement BMPs and site-specific runoff controls and treatments. 	Project Applicant	Prior to issuance of a building permit and during construction	City of Brea Engineering Division and/or City of Brea Building and Safety Division	
PPP USS-7	California's Green Building Standards Code (CALGreen) requires the recycling and/or salvaging for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste generated during most "new construction" projects (CALGreen Sections 4.408 and 5.408). Construction contractors are required to submit a construction waste management plan that identifies the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the Project, or salvage for future use or sale and the amount (by weight or volume).	Project Applicant	Prior to issuance of a building permit and during construction	City of Brea Engineering Division and/or City of Brea Building and Safety Division	
PPP USS-8	The Project will abide by AB 341 and AB 1826. The Project will store and collect recyclable materials in compliance with AB 341. Green waste will be handled in accordance with AB 1826.	Project Applicant	Prior to issuance of a building permit and during construction	City of Brea Public Works Division, City of Brea Planning Division and/or City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

Table 2 Mitigation Monitoring Requirements

	Plans, programs, and policies (PPP) Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
PPP USS-9	New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2022 Building Energy Efficiency Standards were effective starting on January 1, 2023. The 2025 Building Energy Efficiency Standards were adopted in September 2024 and will become effective on January 1, 2026. The Building Energy and Efficiency Standards and CALGreen undergo a triennial update with a goal to achieve zero net energy for residential buildings by 2020 and nonresidential buildings by 2030.	Project Applicant	Prior to issuance of a building permit	City of Brea Building and Safety Division	
8.2 Biological Resources					
PPP BIO-1	In compliance with the California Fish and Game Code, Migratory Bird Treaty Act (US Code, Title 16, Sections 703–712), birds and their active nests are protected; therefore, the trees on-site would be removed outside of the nesting season, either prior to February 15 or after August 15. If construction or other Project activities are scheduled to occur during the nesting bird and raptor season, a preconstruction nesting bird and raptor survey shall be conducted by a qualified avian biologist to ensure that active bird nests will not be disturbed or destroyed. If an active nest is identified, a qualified avian biologist shall establish an appropriately sized non-disturbance buffer around the nest using flagging or staking. Construction activities shall not occur within any non-disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist.	Project Applicant, and a Qualified Avian Biologist	Once an active nest is identified	City of Brea Building and Safety Division	

2. Mitigation Monitoring Requirements

This page intentionally left blank.

3. Report Preparation

3.1 LIST OF PREPARERS

City of Brea

Rebecca Pennington, Senior Planner

Joanne Hwang, AICP, City Planner

PlaceWorks

Nicole Vermilion, Principal

Jasmine Osman, Associate II

Angel Castro, Project Planner

3. Report Preparation

This page intentionally left blank.