

CY. 2014
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City of Brea

March 26, 2015

Dept. of Housing and Community Development
Division of Housing Policy Development
PO BOX 952053
Sacramento, CA 94252-2053

Re: City of Brea 2014 General Plan Annual Progress Report

To Whom It May Concern:

The City of Brea is pleased to provide HCD with its annual progress report of the City's General Plan. In 2014, the City continued to implement the Goals and Policies that were laid out in the comprehensive update to the General Plan adopted in August 2003. As required by Section 65400 of the California Government Code, the following is an annual report on the status of the plan and a report on Brea's progress in meeting our share of the Regional Housing Needs Assessment established through the Southern California Association of Governments. In addition, the City held a public comment opportunity for the annual report at the Council meeting of March 17, 2015.

Feel free to contact Star Haro, Assistant Planner via email at starh@cityofbrea.net or by telephone at (714) 990-7674 to discuss any comments or questions.

Sincerely,

David Crabtree
Community Development Director

Housing Policy Department
Received on:

APR - 3 2015

Enclosure

City Council

Marty Simonoff
Mayor

Christine Marick
Mayor Pro Tem

Cecilia Hupp
Council Member

Glenn Parker
Council Member

Steven Vargas
Council Member

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City of Brea

Agenda Item: 17

COUNCIL COMMUNICATION

Date: March 17, 2015

To: Honorable Mayor and City Council

From: City Manager

Subject: GENERAL PLAN ANNUAL REPORT FOR 2014

RECOMMENDATION

Receive report and public comment. Direct staff to transmit a copy of the report to the State Office of Planning and Research and Department of Housing and Community Development.

BACKGROUND

In 2003, Brea comprehensively updated its General Plan. Included with its adoption was an implementation program that identifies the community vision for the future and establishes the fundamental framework to guide future decision-making about development, resource management, public safety, public services, and general community well-being. State Government Code Section 65400 requires that an annual report be given to the legislative body on the status of implementing the goals of the General Plan. This report shall also cover the efforts made during the last year in implementing the programs of the Housing Element as well as actual building permit activity to show the progress made towards achieving our Regional Housing Needs Assessment (RHNA) allocation. Additionally, this information needs to be presented with a public comment opportunity before City Council. Staff has completed

this report and provides it for your consideration.

DISCUSSION

The City continues to move forward in the implementation of the overarching Goals and Policies of the General Plan in 2014. Some of the key achievements include:

1. The total number of new residential units released for occupancy in Brea 2014 was 274 units. For comparison, Brea added 333 units in 2013, 93 units in 2012, 26 units in 2011, and 22 in 2010. Nearly all of the new 274 units (a mix of single-family dwellings, townhomes, and apartments) came from the final releases for dwelling units in two projects: Blackstone and La Floresta.
2. A long time goal for the City to improve a narrow strip of former County land along Imperial Highway was completed in 2014. The City acquired this site in 2010 and its enhancement has made for a great entry statement into the City of Brea. The Imperial Highway Greenbelt Project, located on the south side of Imperial Highway, 700 feet east of Valencia Avenue to the easterly City limit (about 1.9 acres), involved the construction of landscape improvements with landscape, irrigation, a 4-foot wide meandering trail, installation of bollards, lighting, and a City entry monument sign.
3. Tracks at Brea trail construction continues to be a priority of the City which has worked extensively with State and Federal agencies to integrate planning and funding of recreation and trail facilities and to implement related General Plan Goals and Policies. In addition to completing acquisition for The Tracks at

Brea in 2014, the City has received grants totaling nearly \$14,000,000 for the entire trail project. In 2014, Segment 3 – Phase 1 commenced construction and is anticipated to be completed in April 2015. This segment is located between Birch Street and Lambert Road from Brea Boulevard to State College Boulevard. This phase of the project consisted of soil remediation and rough grading and encompasses approximately 13 acres.

Further, our ongoing housing efforts, La Floresta and Blackstone development continue with building construction and occupancy for 2014 and served as a solid achievement following the 2012-2013 difficult economic years for housing.

For additional information on the specific progress made during the last year, please review the attached 2014 Annual Report.

FISCAL IMPACT

The project has no impact on the General Fund.

SUMMARY

The Brea General Plan continues to serve as an effective guide for the orderly growth and development of our community. City efforts to provide housing opportunities at all income levels are key to our future success. The 2014 Annual Report on the General Plan demonstrates the City's commitment to implement the goals and policies of this vision document.

GENERAL PLAN ANNUAL REPORT FOR 2014

Respectfully submitted,



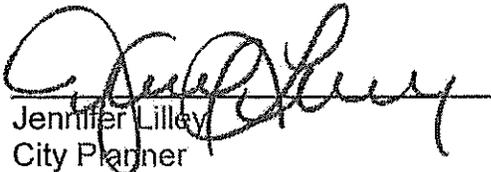
Tim O'Donnell, City Manager

Prepared by:

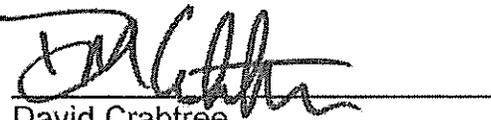


Star Haro
Assistant Planner

Concurrence:



Jennifer Lilley
City Planner



David Crabtree
Community Development Director

ATTACHMENTS

1. General Plan Annual Report for 2014



CITY OF BREA
Community Development
Building & Safety
Economic Development
Planning
MEMORANDUM

TO: City Council

FROM: Tim O'Donnell, City Manager

BY: David Crabtree, Community Development Director

DATE: March 17, 2015

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT FOR 2014

In 2014, the City continued to implement the Goals and Policies that were identified in the comprehensive update to the General Plan adopted in August 2003. As required by Section 65400 of the California Government Code, the following is an annual report on the status of the plan and a report on Brea's progress in meeting our share of the Regional Housing Needs Assessment (RHNA) established through the Southern California Association of Governments (SCAG).

The Brea General Plan is organized into six sections identified as "chapters," each of which includes one of the state mandated elements of a General Plan, consistent with, and pursuant to, Section 65300 of the California Government Code. The following report is organized into the chapters from the General Plan. The first appendix of the General Plan, Appendix A: Implementation Guide (Attachment A) provides the overall direction and the specific Policies that are to be carried out to fulfill the City Council adopted Goals intended to be reached as a result of the General Plan Update. This appendix should be referenced for any specific information regarding Goals and Policies cited in this report.

Community Development

Land Use – The City of Brea updated their Housing Element and received certification of compliance with state law for the 2014-2021 time period. Brea remains committed to addressing its regional housing needs for all income levels and adopted several new policies and programs. New policies and programs include: to streamline the development process for affordable housing; incentives to encourage and facilitate housing affordable to lower income households; efforts to promote and explore multi-family development within mixed use and residential zones; as well as efforts to develop and adopt design guidelines for second units and multi-family development. Additional programs were added to encourage and prioritize sustainable housing projects, promote healthy communities, green building and energy conservation. Several of the programs have timeframe goals to achieve implementation during the first few years of the 2014-2021 housing cycle (see Attachment B – Housing Implementation Program Summary).

One item identified in the Housing Element is the increase in the senior population. As a result, Housing Program HE-22 has been included to address this growing population locally and regionally. The on-going effort to support a range of senior housing needs include:

- Senior Rental Subsidy program providing monthly rental subsidies for 60 “very low” income seniors;
- Engaging seniors via case managers and liaisons to better understand and plan for senior housing opportunities
- Providing resources for seniors (e.g. legal aid, mediators) which help with housing issues such as rent control and legal contracts.

Housing Program HE-2 calls rehabilitation and refinancing loans for rental properties. In 2014, the City assisted in the rehabilitation of 20 homes owned by low income residents through the Community Development Block Grant funding. The City also provided six loans to “moderate” homes through the Homebuyer’s Assistance Program (two of which were for “low income” families). This was a goal we achieved from the previous Housing Implementation Summary for the period 2008-2014.

In 2014, 274 new residential units were released for occupancy. In comparison, Brea added 333 units in 2013, 93 units in 2012, 26 units in 2011, and 22 in 2010. Nearly all of the new 274 units came from the final releases for dwelling units in two projects: Blackstone and La Floresta. The units are a mix of single-family dwellings, townhomes, and apartments. New permit activity includes the permitting of 156 units (see Attachment C – Annual Element Progress Report). This activity was related to La Floresta, Blackstone, Central Park Village (mixed-use project for 452 residential living units), and Ash Homes (infill multifamily project of 4 units). These residential projects are consistent with the General Plan elements and objectives by providing site opportunities for development of housing that responds to diverse community needs in terms of housing type, costs, and location, emphasizing locations near services and transit that promote walkability (Policy Goal HE 3.1). Housing Program HE-9 identified a goal to review and accommodate high density/mixed opportunity sites which could be considered for high density projects. The City is currently working with Hines Residential on two of these opportunity sites for a high density, multi-family project. Staff expects this project to move forward for entitlement in 2015.

Circulation – Goal CD-11 calls for the City to provide a safe and efficient circulation system that meets the needs of the community. This year, the City completed or began a number of Capital Improvement Projects (CIP) to implement this goal. Further, Goal CR-3.4 calls to create strategies to convert abandoned segments of the Union Pacific railroad right-of-way to additional recreational uses, including trail and/or greenways. The Tracks at Brea is a multi-year CIP project consisting of a four-mile, two-way, dual-tread trail along the former railroad right-of-way. A bikeway and a separate pedestrian footpath is intended to provide a future connector between Brea’s east and west sides. The Tracks specifically accomplishes and implements three goals/policies and implements the City’s goal under Policy CD-13 that the City is to provide for an extensive, integrated, and safe bicycle, hiking, and pedestrian network throughout the community, and make Brea a pedestrian-friendly community. The first completed segment of this project starts in Arovista Park on the south side of town and continues along the west edge of Downtown, behind the east parking structure, and is currently open for use. Construction began in 2014 for Segment 3, Phase 1, located in the former railroad property between Birch Street and Lambert Road from Brea Boulevard to State College Boulevard. This phase of the project consisted of soil remediation and rough grading and encompasses approximately 13 acres for this segment of trail construction. This portion makes up 0.8 miles of the trail and completion of construction is expected April 2015.

Brea's goal of linking a series of land segments into a unified public trail has remained focused and clear.

A long time goal for the City to improve a narrow strip of former County land along Imperial Highway was completed in 2014. The City acquired this site in 2010. The Imperial Highway Greenbelt Project, located on the south side of Imperial Highway from 700 feet east of Valencia Avenue to the easterly City limit (about 1.9 acres), involved the installation of landscape improvements with landscape, irrigation, a 4-foot wide meandering trail, bollards, lighting, and a City entry monument sign. Additional improvement CIP infrastructure related projects included the Valencia Avenue Landscaped Median Improvement Project. This project constructed the landscaped median on Valencia Avenue from Birch Street to Sandpiper Avenue.

Infrastructure – Policy CD-14.2 calls for the implementation of the City's Sewer Master Plan for replacement, maintenance, and improvement of sewer services. Three primary Sewer and Alley Projects 7307, 7622, 7623 commenced construction in 2014 and are on-going. One of the three projects was the alley and sewer improvement for the alley located on the east side of Brea Boulevard between Imperial Highway and Elm Street. This project replaced the sewer main with construction of new asphalt pavement for this alley. The second project was the sewer improvement in the alley located on the west side of Brea Boulevard between Imperial Highway and Date Street. Once completed, this project will replace the sewer line using the pipe bursting method to minimize impacts to residents. The third project will consist of drain line connection from the trash compactor in Parking Structure I off Walnut Avenue to the sewer main.

As specified in Policies CD-14.1, CD-14.2, and CD-14.4, new development proposals reviewed during 2014 included checking for consistency with water, power, and waste infrastructure. In addition, impact fees continued to be applied to new development to pay for needed infrastructure improvements. The City continued to participate in, and meet all requirements of, the Orange County Storm Water Management Plan (OCSWMP). Furthermore, storm water quality outreach and public education remains a priority, with a focused integration into staff's discussion with proposed development representatives.

Growth Management – Staff continued toward Growth Management Goals by cooperating in the annual Congestion Management Plan update and being active in OCCOG, SCAG and other regional bodies, as prescribed by in Policies G-27.1 and G-28.1. Applications for infill housing and second units also help to carry out the vision expressed for Growth Management through Policies CD-27.4 and CD-27.5.

In keeping with Policies CD-26.3, 27.1, 27.4 and 27.5, 28.1, 28.2 and 28.3, Brea continued to actively participate in regional land use and transportation planning through the Southern California Association of Governments, Orange County Transportation Authority, Four Corners Group, Fourth District Bikeways Collaborative and Orange County Council of Governments. Additionally, staff is active on the Hillside Open Space Education Coalition and Orange County Senior Housing Council.

Economic Development – As called for in Goals CD-23, CD-24, and CD-25, staff is active in maintaining and facilitating the Business Retention and Attraction Program, through active participation in the Chamber of Commerce's Economic Development Committee, the North Orange County Partnership, and Business Outreach. Personalized information is provided to prospective and existing businesses. The Business-to-Business Directory (B2B) was upgraded and continues to allow Brea companies to share business opportunities. In 2014, the City of Brea experienced an increase in new infill industrial development. This included continuation of a 17-acre site with three new industrial buildings totaling 359,358 square feet on the east

side of the City off Nasa, Orbiter and Saturn Street. This was a remnant piece of large vacant industrial land formerly owned by Suzuki Corporation. On the west side of the City, demolition and construction of a new 367,000 square foot industrial building located was completed at 1225 E. Imperial Highway.

Further efforts to fulfill Economic Development include on-going coordination with the Chamber of Commerce to address the needs of existing and future businesses in the community. The loss of redevelopment funding decreases the financial tools available for economic efforts, but staff continues to utilize new means to continue to be a business supportive community.

As the City continues to work its way through the myriad of steps created by the State to wind down its former redevelopment agency, we will explore new resources to be proactive in fostering economic development and affordable housing for our community. As required by state law, Attachment D details the City of Brea's (Housing Successor) fiscal activities during the 2013-2014 time period.

The Policies contained in Goals CD-1, CD-4, CD-6 and CD-23 call for the use of redevelopment set-aside funds and other funding mechanisms to assist with the development of workforce housing. With the passage of Assembly Bills 26 and 1484, redevelopment agencies in California and Brea were dissolved and are now in a wind down mode. However, prior to this legislation there was significant progress in achieving workforce housing in Brea. The City, as Housing Successor to the redevelopment agency maintains waiting lists for both rental and ownership affordable housing. Currently, over 700 rental units are covered by affordable covenants. In addition, as a result of the City's Inclusionary Housing Ordinance, six homes in the Taylor Morrison development, Summerwind, were sold to low and moderate income households. The City also sold a 16-unit apartment complex, Acacia Apartments, to Innovative Housing Opportunities (IHO) which is a non-profit housing corporation specializing in residential housing for rent to very low income households.

The Neighborhood Enhancement Program continued as called for in Policy 1.12 with the administration of CDBG grants and loans for the improvement of low-income owned single family homes including mobile homes. Approximately 20 properties are improved each year with this federal funding source. In 2014, the City assisted in the complete rehabilitation of 21 homes.

Community Resources

The Parks, Recreation and Human Services Commission and Community Services staff ensured current needs and services of the Community in 2014. Policies CR-1.1 – CR-1.7 call for the creation of new park space with development proposals to increase the overall availability of parks for our growing community. A project worth noting is Central Park Village which began construction in 2014 and will have a 1.5 acre privately owned public park designated with fountain plaza, splash pad and other park elements.

Another demonstration of staff working with developers to integrate park space within new developments is the new industrial project located at Nasa, Orbiter and Saturn Streets. During the building development, this new project will result in 108 feet of trail area located immediately adjacent to the property for The Tracks At Brea. Trailview is another notable project which is currently constructing a passive green space located adjacent to The Tracks at Brea Trail. This landscape area will have canopy trees and a sitting bench for trail-users. The developer is working with the Community Development Department, Economic Development and Public Works on this development fulfilling this Policy.

Trails continue to be a priority to the City, as called for in the Policies and Goals of CR-7 and CR-8. The City has worked extensively with state and federal agencies to integrate planning and funding of recreation and trail facilities and to implement related General Plan Goals and Policies. In addition to completing acquisition for The Tracks at Brea around 2012, the City has received grants totaling over \$14,000,000 for the entire trail project.

Further, Goal CR-4 encourages the aggressive preservation of open space. The City accepted the 449 acres from the annexed Blackstone development project as a natural habitat and open space preservation area.

Policies CR-6.1-3, 6.6, 7.4 CR-7.1-2 require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, decorated accent paving materials, and other pedestrian improvements. The trail must ensure easy linkages to schools, commercial areas, cultural and social centers and other high pedestrian activity areas. In 2014, initial physical improvements and rehabilitation occurred to an infill site for a future multi-family project, Trailview, to be developed directly adjacent to The Tracks at Brea Trail. This project will serve as the first neighborhood trailhead connection via Orange Avenue to The Tracks at Brea Trail which will provide the public direct pedestrian access and bicycle connection to this community facility and the broader active transportation network of Brea. Additionally, the project will provide a strong sense of place, pedestrian and bicycle connections. The linkage from the adjoining residential neighborhoods south of the project site and to the residents and visitors of Downtown, as well as access across the city via The Tracks at Brea. The Trailview project will be constructed to promote healthy, energy and resource efficient buildings in the City based upon the green building practices (e.g. Green Point Rated Multi-Unit Family rating manual) as prescribed in Policies CR-11.1, 11.4, 11.5 and 13.2.

Ongoing efforts for the National Pollution Discharge Elimination System (NPDES) and a variety of storm water control system improvements were continued, as directed in Goals CR-11 and CR-12. A total of 940 catch basin storm drains and 110 miles of main sewer were cleaned. Water conservation was also enhanced by requiring the use of drought tolerant plant materials for private development and using drought tolerant materials for public projects. The City inspected 10,000 square feet of turf removal which resulted in residents and businesses using less water. Further, 246 leak surveys were performed to assist residents and businesses to use less water which in return assists the City in reducing its overall water consumption and target to meet the 20 percent water reduction goal by 2020.

Policy CR-9.3 calls for the City to preserve and restore the habitat value of creek corridors. In 2014 the City participated in Brea's 12th Inner Coastal Cleanup, generating more than 250 volunteers and removing over 2,000 pounds of trash from the Coyote Creek Watershed which discharges at Seal Breach. For context purposes, in 2013, this same event had 197 volunteers remove 1,700 pounds debris.

Policies CR-13.1 through CR 13.8 calls for the City to promote energy conservation and improve air and water quality impacts. The City continues to lead the way regionally through implementation of sustainability initiatives aimed at improving the quality of life in Brea. Major efforts include implementation of the City's Sustainability Plan and Energy Action Plan and implementing online permitting for energy efficiency projects. The Sustainability Plan addresses energy conservation, encourages alternative modes of transportation to reduce emissions, cooperate with other public agencies, and encourages recycling. Sustainability promotions and financial programs offered jointly by the City and Western Council of Government include Home Property Assessed Clean Energy (PACE) designed to assist property owners with many types of clean energy upgrades such as solar panels, cool roofs, window and door replacements, or

irrigation and lighting control systems. In 2014, 51 residents utilized this program furthering the City's goals of sustainability. The City also posted web links to incentivize and educate the public on how to reduce greenhouse gas emissions and manage energy consumption. To encourage alternative modes of transportation and reduce emissions associated with automobile use, the City continued to implement Tracks at Brea as highlighted in the *Circulation* discussion. To further encourage sustainability, the City implemented a new paperless system by initiating online permitting for energy efficiency projects.

The commitment to maximize use of available recreation programs and cooperative efforts with Brea Olinda Unified School District called for under Policies CR-3.1, and CR-3.2 continues. Policies of Goals CD-1, CD-3 call for annual assessments of park resources and amenities. Staff continues to encourage eligible property owners to utilize Mills Act loans and to place their property on the Historic Registry Listing, as called for in Policies CR-14.4 and CR-14.5. The Brea Historical Register currently has a total of 58 designations.

Community Services

As expressed through Policy CS-1.1, the Brea Community Center (BCC) remains the focal point for ongoing community services supporting Brea residents of all ages. The annual attendance of the BCC is now approximately 440,000 people. Classes and programs offered at the BCC this past year included fitness, wellness, group exercise for all ages, English as a Second Language (ESL), preventative medical screenings, a newly branded "Hands on Brea" Volunteer Program, to name a few. As called for in Policies CS-1.1 and CS-1.4, special emphasis is placed on Brea's after school program for grade school ages, as well as a teen center for the teen population. The Student Advisory Board (SAB), housed at the Teen Zone, explores, designs, and implements a variety of activities including a Teen Summit where they focus on leadership skills and community involvement. The City's after school programs continue to operate with transportation for Brea's youth to the BCC. The Family Resource Center (also located within the BCC), as emphasized in Policy CS-1, provides extensive family support programs such as individual, couples and family counseling, support groups, case management, financial counseling, self-assistance tax prep, Medi-Cal and Food Stamp application assistance, and holiday programs. The BCC is also home to early childhood education programs.

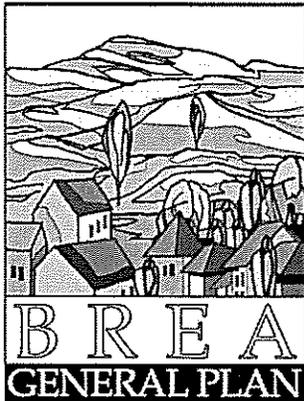
The Brea Senior Center provides home delivered meals to approximately 50 home-bound seniors. This program is operated by volunteers. The Senior Center itself continued to offer a variety of programs and services to the local senior community, including art classes, games, computer tutoring, health screening, informative presentations, physical fitness classes, and the travel group. The senior nutrition program offers hot meals to seniors at the Center. Transportation services are available to and from the Center along with weekly shopping trips. Case management services and resources are also available to residents.

General Plan Goal CS-8 indicates the creation of National recognition for Brea as an arts community. In 2014, *Monk*, by sculptor Roger Berry was added to Brea's Art in Public Places Collection, which now includes over 160 sculptures and is one of the largest collections of outdoor sculpture in the nation. Seniors continue to enjoy a trolley tour of sculptures in Brea's Art in Public Places Highlight Tour. Two special tours were conducted for students from the local high school, and a classroom presentation with a question and answer session were provided to a third grade classroom as well as the Brea Ministerial Association. Installation of new sculptures and tours of Brea's Art in Public Places Collection will continue to be provided in order to increase the exposure to the arts.

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.

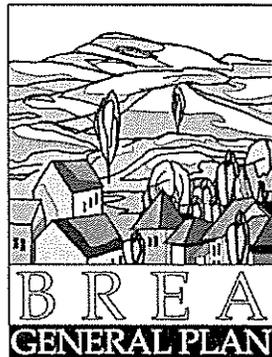
The Implementation Guide is organized into five subsections that correspond to the General Plan Chapters. Each of the subsections is comprised of programs that directly relate to the policies and plans of the corresponding General Plan element.

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

Appendix A
**IMPLEMENTATION
GUIDE**

THE CITY OF
BRE A
GENERAL PLAN



Hazard Severity Zone in accordance with our "Ready, Set, Go!" program. Further, all new homes are required to be equipped with automatic fire sprinklers – permits, plan check, and inspections have increased accordingly.

Goal PS-6 calls to protect the community from wild land fires and PS 1.4 calls to fund appropriate levels of fire personnel, staff, and equipment to maintain a four to six minute response time. To be better prepared for time of necessity, the Fire Department conducted Urban Search and Rescue (USAR) training and SWAT Medic Training. In 2014, the Fire Department responded to nearly 4,000 calls for emergency fire or medical service. Policy PS-1.4 calls for the Fire Department to determine and meet community needs for fire protection and emergency services. In 2014, the Fire Administration Department completed year three in the Command Sharing program with the Fullerton Fire Department to reduce these costs and exceeded program goals.

For Goals PS-4 and PS-5 calls for Hazards Management with the continual and ongoing operations and efforts of the Public Works, Fire, and Community Development departments. Response times and safety enforcement continue to be top priorities of the Fire and Police Department.

- Attachment A – Appendix A: Implementation Guide
- Attachment B – Housing Implementation Program Summary
- Attachment C – Annual Element Progress Report
- Attachment D – Housing Successor Annual Report

In keeping with Policy CS-6.1, The Curtis Theatre Performing Arts Facility entertained approximately 60,000 guests in 2014, and is considered a major contributor to the City's entertainment and restaurant business economy. The Theatre hosts a curated season of performing arts and entertainment, oversees a Youth Theatre Program with an annual registration of 515 children, and is home to a variety of businesses and non-profit organizations through its rental program. The City also continued to provide live concerts and presentations in the City Parks in 2014.

Public Safety

The Brea Police and Fire Departments continue to enhance their services to our community through strategic deployment of personnel and utilization of resources. In keeping with Policy Goal PS-1.1, 2-1, and 2-3 directs City staff to meet regularly with the Police Department to identify impacts that new development will have upon police services and to ensure safety in public areas. In 2014, the Police Department was regularly involved in the ongoing planning for the Rails to Trails project. The department participated in discussions regarding safety and emergency response along the proposed trail route. Through participation with the Traffic Commission, members of the department assisted in plans for mitigation of traffic concerns in the Blackstone/Olinda Ranch development areas.

Modern technology and equipment are vital to effective police services, as recognized in PS-1.2. In 2014 the department implemented several new tools to enhance services. These included PredPol, an analytical system for predictive policing, and other pieces of upgraded or new equipment, including expanded Automatic License Plate Readers (ALPR) and forensic mapping equipment for the scenes of major traffic collisions and other large crime scenes. In addition, the department coordinated the expansion of the City's Automated External Defibrillator (AED) program, which placed devices in key areas within City facilities, and the expansion of the Civic and Cultural Center surveillance camera system.

In accordance with Policy Goal PS-1.7, 1.9 and PS-1.11, the department remained active in community outreach efforts and maximized the use of volunteers. Community Watch programs continue to grow, and the department significantly expanded its use of social media to reach residents, utilizing Facebook, Twitter, and a department blog to share information about the department, its services, and provide important information on crime. The department published its first Annual Report, providing residents, business people, and visitors to Brea information about the Police Department's organization and activities in 2014. The Brea Police Explorers and Volunteers in Police Service (VIPS) provided nearly 4,500 hours of volunteer service to the City. Brea's Community Emergency Response Team (CERT) continued to expand, adding a new CERT neighborhood and an additional 50 CERT-trained Brea residents. And to ensure disaster preparedness for City employees (PS-1.9), Emergency Preparedness Coordinator Anna Cave coordinated two disaster drills at the Civic and Cultural Center and hosted three training sessions for City staff on Emergency Operations Center (EOC) procedures.

The Fire Department has also continued to implement Policies PS-1.2, PS-6.1, through its Weed Abatement Enforcement Program and compliance with the Very High Fire Hazard Areas code requirements for new residential construction. The Very High Fire Hazard Severity Zone guidelines were updated to be more consistent with currently adopted fire and building codes. Examples of the Very High Fire Hazard Areas are Olinda Village and Blackstone. In keeping with Policies 6.2 and 6.3 the Fire Department worked in conjunction with local fire jurisdictions to standardize fuel modification requirements to be consistent throughout Orange County and distributed educational materials and offered inspections to homeowners in the Very High Fire

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					

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

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-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-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: 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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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, lot lots, and/or pocket parks)</td> <td>0.5 to 5 acres, with a ¼ mile service area radius in residential setting</td> </tr> <tr> <td>Neighborhood Park</td> <td>5-10 acres, with a ¼- to ½-mile service area radius</td> </tr> <tr> <td>Community or Sports Park</td> <td>20-50+ acres, with a ½- to three- mile service area radius</td> </tr> <tr> <td>Regional Park</td> <td>50 acres or larger</td> </tr> </tbody> </table>	Type of Park	Size and Service Area	Smaller green spaces in urban areas (mini, lot lots, and/or pocket parks)	0.5 to 5 acres, with a ¼ mile service area radius in residential setting	Neighborhood Park	5-10 acres, with a ¼- to ½-mile service area radius	Community or Sports Park	20-50+ acres, with a ½- to three- mile service area radius	Regional Park	50 acres or larger	Community Services, Development Services	Development fees, General fund, Park dedication funds	Establish new standards by end of 2004;	CD-8.3				
Type of Park	Size and Service Area																		
Smaller green spaces in urban areas (mini, lot lots, and/or pocket parks)	0.5 to 5 acres, with a ¼ mile service area radius in residential setting																		
Neighborhood Park	5-10 acres, with a ¼- to ½-mile service area radius																		
Community or Sports Park	20-50+ acres, with a ½- to three- mile service area radius																		
Regional Park	50 acres or larger																		
CR-2.1 CR-2.2 CR-3.7	Review development proposals for potential impacts to existing public parks and open space from non-recreational uses. Ensure that new uses or facilities, including new recreation facilities, do not displace existing casual use facilities and parks.	Development Services, Community Services	Development fees	Ongoing	CD-5.4														
CR-3.1	Create a scheduling program that maximizes use of available recreational programs and facilities.	Community Services	General fund	Establish program by end of 2004;				CS-2.2 CS-2.3 CS-2.4											
CR-3.2	Continue to engage in joint use agreements with the Brea-Olinda School District to further expand recreational facilities.	Community Services, Development Services, Brea-Olinda School District	General fund	Ongoing				CS-3.1 CS-3.2 CS-3.3 CS-6.2											
CR-3.4	Research "Rails to Trails" program and related resources for potential funding sources. Create strategy and proposal to convert abandoned segments of the Union Pacific railroad right-of-way to an additional recreational use, trail, and/or greenway.	Development Services, Community Services	General fund	Complete analysis by 2006			CR-6.4 CR-7.3												
CR-3.5	Collaborate with Federal, state, regional, and local agencies regarding the integration with existing and potential trail systems, recreational facilities, and recreation programs.	Development Services	Development fees, General fund	Ongoing			CR-4.3 CR-5.3 CR-6.1 CR-6.2 CR-6.3												
Open Space																			
CR-4.1 CR-5.1	Investigate creative methods or programs aimed at acquiring and/or purchasing open space lands such as: <ul style="list-style-type: none"> ▪ Conservation easements; ▪ Purchase of development rights; ▪ Transfer of development rights; ▪ Mitigation and Land banking; ▪ Development rights agreement; and ▪ Open space preservation fund; 	Development Services	Development fees, Bonds, Special assessment districts, Grants, Open space conservation funds,	By the end of 2004;	CD-1.7 CD-1.9 CD-1.10 CD-6.2 CD-6.7 CD-7.1 CD-7.5 CD-8.6		CR-8.1 CR-8.3 CR-9.1 CR-9.2 CR-9.3 CR-9.5 CR-10.6												

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

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

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-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					

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
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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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

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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
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					

URBAN DESIGN IMPLEMENTATION STRATEGIES

Public Realm Strategies

1. **Urban Design Principles:** Adopt the Urban Design Principles, and require that all public improvements and development projects conform to its principles and guidelines. Subsequent planning documents, including specific plans, public improvement plans and design guidelines, shall also be consistent with the Urban Design Principles.
2. **Public Realm Urban Design Palette:** Adopt the Public Realm Urban Design Palette, and require that all subsequent planning documents and public improvement projects are consistent with its recommendations. Allow deviations where they are shown to fulfill the palette's intent.
3. **Public Improvement Plans:** Prepare and adopt the following public improvement plans. The development of these plans shall include appropriate City staff and officials, community residents and key stakeholders; plans shall exhibit sensitivity to the quality and character of districts and neighborhoods. Coordinate proposed funding sources and phasing strategies with the City's Capital Improvement Program.
 - **Citywide Parks & Trails Master Plan:** Study and identify opportunities for new parks and trails throughout the community, as well as the improvement of existing parks and open spaces. Establish policies, development standards and guidelines, funding sources and priorities, as well as a phased improvement program. Conceptual studies for the design and improvement of particular parks and trails may be included.
 - **Citywide Streetscape Standards & Guidelines:** Develop objectives, and detailed standards and guidelines for the treatment of public streetscapes; as appropriate conceptual design studies for the design and improvement of particular streets may be included. 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.
 - **Citywide Environmental Graphics Program:** Prepare program objectives, detailed design standards and guidelines, and identify funding opportunities for a coordinated system of public signage; as appropriate, specific design studies may be included. Recommendations should address community and district identification signs and gateways, directional signage, pedestrian-oriented directories, street banners, etc. This program should supplement the Streetscape Standards & Guidelines.

- **Citywide Public Art Program:** 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.
 - **Cultural Resources Inventory & Conservation Plan:** Maintain a current inventory of the City's historic and cultural resources. Include significant building and landscape resources, and provide for periodic review and update. Develop objectives and strategies for the conservation of these resources.
4. **Public Improvement Programs:** Implement public improvement plans through a coordinated program of public works. Improvements should cover parks, trails and streetscapes, and funding should encompass a variety of public and private sources.
- **Parks & Trails Expansion:** Pursue funding and undertake expansion of the community's parks and trail systems, based on the priorities and recommendations of the Parks & Trails Master Plan.
 - **Parks Improvements:** Pursue funding and undertake improvements to existing parks in accordance with the priorities and recommendations of the Parks & Trails Master Plan.
 - **Streetscape Improvements:** Pursue funding and undertake streetscape improvements in accordance with the priorities and recommendations of the Citywide Streetscape Standards and Guidelines, as well as the Citywide Environmental Graphics Program.
 - **Neighborhood Street Trees Program:** Develop a program that involves residents and neighborhood groups in the funding, planting, replacement, and maintenance of street trees within residential neighborhoods. Organizational and technical assistance will be provided by City staff, and to ensure compliance with overall urban design goals and objectives.
5. **Maintenance Programs:** Ensure that plans and program provide for the funding of on-going maintenance of public improvements, including parks, trails, streetscapes, and other components of the open space network. Funding and maintenance activities may encompass a variety of public and private sources.

Private Realm Strategies

1. **Urban Design Principles:** Adopt the Urban Design Principles, and require that all private development projects conform to its principles and guidelines. Subsequent planning documents, including specific plans and design guidelines, shall also be consistent with the Urban Design Principles.
2. **Private Realm Design Palette:** Adopt the Private Realm Urban Design Palette, and require that all subsequent planning documents and private development projects are consistent with its recommendations. However, allow deviations where they are shown to fulfill the palette's intent.
3. **Development Standards:** Review existing development standards for consistency with the Urban Design Principles and Plan, and adopt new and/or revised standards as appropriate. Give particular attention to preparation and adoption of the following:
 - Standards that support mixed-use and urban village development types.
 - Standards that prevent inappropriate and excessive development on single family residential lots (i.e. anti-mansionization requirements).
 - Standards for large-lot residential development that supports environmental protection of hillside areas.
4. **Design Guidelines:** Use design guidelines to not only achieve minimum standards of design, but also promote high quality and creative design solutions. In addition, rely on design guidelines to establish criteria for the review of private development proposals.
 - **Citywide Design Guidelines:** Prepare and adopt a Citywide Design Guidelines document applicable to private sector development throughout the community. These Guidelines should build upon the Urban Design Principles and Private Realm Urban Design Palette.
 - **Design District Guidelines:** Prepare and adopt design guidelines applicable to particular districts and neighborhoods. Focus on those areas with a unique character and/or in need of special attention. This work should supplement the Citywide Design Guidelines. As appropriate, design guidelines applicable to a particular area may be incorporated within a Specific Plan.
 - **Downtown Architectural Control Criteria:** The existing document shall continue to apply to all development within the area designated by that plan.
5. **Public Assistance Programs:** Initiate programs whereby the City takes an active role in assisting private property owners to upgrade their properties, and achieve conformance with the community's urban design goals and policies.

- **Rehabilitation Assistance:** Develop a program and identify funding sources that will encourage and assist business and commercial property owners in the improvement, rehabilitation, and reuse of buildings and building facades. Give priority to historic buildings and buildings that otherwise contribute to the identity of the community and its districts.
 - **Design Assistance:** Develop a program that works in conjunction with the rehabilitation assistance program to aid business and property owners in preparing appropriate designs for buildings and signage. Assistance may be provided directly by assigned Staff and/or facilitate the hiring of recommended design consultants.
6. **Enforcement Programs:** Initiate programs that ensure adherence with adopted urban design policy, development standards and design guidelines, including design review and active code enforcement.
- **Design Review:** Require Staff level design review of all private development projects, including new buildings and building additions, rehabilitations and remodels, as well as signage. This may exclude minor additions to single-family residences that do not face or visually impact the public right-of-way.
 - **Code Enforcement:** Enforce the City's zoning, building, and property maintenance standards, with priority given to those residential neighborhoods where there is an especially strong interest in protecting and maintaining the established character.

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

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

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

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

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

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

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

ATTACHMENT C

Jurisdiction City of Brea
Reporting Period Jan 1 2014 - Dec 31 2014

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8		
			Affordability by Household Income:									Total Units per Project	Est. # Infill Units*
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R-Renter O-Owner	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income							
Sumnerwind													
(9) Total of Moderate and Above Moderate from Table A3			0	0	0	156	156	4					
(10) Total by income Table A/A3			0	0	0	156	156						
(11) Total Extremely Low-Income Units*			none										

* Note: These fields are voluntary

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

Jurisdiction City of Brea
Reporting Period Jan 1 2014 - Dec 31 2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	1	19	0	20	Housing Rehabilitation Program
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	1	19	0	20	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1.	2.	3.	4.	5.	6.	7.
	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill units*
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	114	40	0	2	0	156	4

* Note: This field is voluntary

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

ATTACHMENT C

Jurisdiction City of Brea
Reporting Period Jan 1 2014 - Dec 31 2014

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example:		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Year	1	2	3	4	5	6	7	8			
Extremely Low	Dead Restricted	213										213
	Non-dead restricted											
Very Low	Dead Restricted	213										213
	Non-dead restricted											
	Dead Restricted											
Low	Dead Restricted	305										305
	Non-dead restricted											
	Dead Restricted											
Moderate	Dead Restricted	335										335
	Non-dead restricted											
Above Moderate		785	156								156	629
Total RHNA by COS		1,851									156	
Enter allocation number			156									
Total Units												1,895
Remaining Need for RHNA Period												

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

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

Jurisdiction City of Brea
Reporting Period Jan 1 2014 - Dec 31 2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Timeframe in H.E.	Status of Program Implementation
Program #1 Single-Family Rehabilitation Program	Provide rehab loans to lower income homeowners	Year 1	2 loans and 18 grants provided
Program #3 Multi-Family Acquisition & Rehabilitation	Identify delinquent apartments, cooperate with non-profits to secure funds to acquire & rehab	Year 1	Sold 16 very-low income apartment units to Innovative Housing Opportunities a non-profit
Program #10 (from 2008-2014 implementation)	Provide silent second loans to homebuyers	Year 1	6 loans were provided
Program #20 Fair Housing Program	Provide educational information on fair housing	Year 1	Brochures provided in City Information racks