

1. Executive Summary

1.1 Introduction

The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An Environmental Impact Report (EIR) is a public disclosure document designed to provide local and state governmental agency decision makers with an objective analysis of potential environmental consequences to support informed decision-making. This EIR (State of California Clearinghouse #2005121093) has been prepared by the City of Brea in accordance with CEQA Guidelines §15120 through §15131 and §15161 regulating EIRs to evaluate the environmental consequences of the proposed La Floresta Development Proposal, to discuss alternatives to the proposed project, and to propose mitigation measures that will offset, minimize or avoid identified significant environmental impacts.

This document focuses on issues determined to be potentially significant as discussed in the Initial Study and the public scoping process completed for this project, as well as comments received on the Notice of Preparation (NOP) circulated by the City of Brea in December 2005. Section 2.2 – Notice of Preparation and Initial Study, describes this process. See appendix A for these documents.

1.2 Project Description

La Floresta LLC has submitted applications to the City of Brea to permit development on two non-contiguous sites. Those sites are referred to in this Environmental Impact Report as the La Floresta Village Site, which is 119.0 acres in size, and the Birch Hills Site, which is 91.3 acres in size. The La Floresta Village Site is bounded by Imperial Highway (State Route 90) on the south, Valencia Avenue (State Route 142) on the west, and Rose Drive on the north and east. The La Floresta site is the former location of the UNOCAL Hartley Research Center. The Birch Hills Site is located on the south side of Birch Street at the intersection of Kraemer Boulevard. It is currently occupied by the Birch Hills Golf Course, which contains 18 holes on rolling topography and is operated by Birch/Kraemer LLC which is leased to Imperial Golf Course. Exhibit 3.2-1 (page 3-3) Exhibit 3.3-1 (page 3-5) in Section 3.0 – Environmental Setting, illustrate the project location.

Proposed development on the La Floresta Village site totals 1,088 residential units, including portions devoted to senior housing and live/work housing over commercial use; 156,800 square feet of mixed-use commercial; and 53.27 acres devoted to an active adult recreation center for project residents. The Birch Hills Site is proposed for 75.60 acres

of open space, a community facility with a clubhouse located in the open space portion of the site and 247 high-density residential dwellings, including a portion devoted exclusively to “workforce” housing. The proposed project also includes construction of regional recreational trails on both sites. Section 4.0 – Project Description, provides an expanded discussion of the proposed project characteristics, statistical information, and graphic illustrations of all aspects of the development proposals.

1.3 Project Objectives

1.3.1 Objectives of the Project Applicant

The following objectives have been proposed by the project developer, as presented in the “Project Overview” booklet dated November 22, 2005.

- To build a community where residents can live, work, shop, play and relax within an intimate, “small town” setting that is rich in architectural and landscape forms reflective of Brea's heritage and to provide a community-wide amenity for all residents of the City to enjoy.
- To provide further housing opportunities in the central portion of the City near employment and retail centers.
- To redevelop the former Unocal Research and Development site and transform it into an aesthetically pleasing multi-generational living, working, and shopping environment.
- To intensify the Birch Hills Golf Course site by introducing multi-unit residential uses and a community facility to create a unique recreational and living environment.
- To create a community that embraces aspects of good urban design, including considerations for functionality, social needs, economic viability, respect for the environment, and aesthetic qualities.
- To provide for a range of housing opportunities responsive to local needs, including the increasing demand for high-quality, active adult and senior residential products.
- To provide a planning framework that responds to the physical and market-driven aspects of future development opportunities.
- To implement a cohesive landscape and architectural design program unique to each site.
- To establish a sensitive pedestrian and bikeway system that provides public access to regional and community trail connections, together with other on-site recreational amenities.

- To establish a compatible interface and harmonious relationships with surrounding uses through sound planning principles and attention to sensitive design choices.

1.3.2 Objectives of the City of Brea

The primary objective of the City of Brea is implementation of a development project that is not only consistent with all policies, plans and regulations but that also benefits the community at large and enhances the quality of life by providing well planned and designed housing that meets the needs of broad segments of the community along with convenient and appropriate supportive commercial uses and recreational amenities, while minimizing impacts to the physical environment.

Relevant policies and objectives pertinent to the proposed project have been extracted from all Elements of the General Plan, the recently approved Mixed Use II Zone (MU-II), and the Birch Hills Specific Plan. These are highlighted in each corresponding topical section of the environmental analysis (Section 5.0).

1.4 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance after Mitigation

Table 1-1 summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant or less than significant and for all significant impacts mitigation measures are identified. The level of significance after imposition of the mitigation measures is also presented.

1.5 Significant Unavoidable Impacts

The following impact areas would have unavoidable and significant effects with full implementation of the La Floresta Development Proposal: Project-specific construction related and long-term air pollutant emissions from mobile sources as well as cumulatively significant air quality impacts from the same activities.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 Aesthetics			
Project Specific Impacts			
Consistency with Applicable Plans and Regulations			
La Floresta Village Site City of Brea General Plan - Community Development Element, Urban Design Policies Birch Hills Site	Less than significant.	Adherence to the relevant planning policies and development standards would ensure that no significant urban design policy conflicts occur.	Not applicable
City of Brea General Plan - Community Development Element, Urban Design Policies	No Urban Design policies applicable to the Birch Hills site	Not applicable	Not applicable
Damage to a Scenic Resource			
La Floresta Village Site Birch Hills Site	Less than significant. Less than significant.	None are required. None are required.	Not applicable. Not applicable.
Degradation of the Existing Visual Character or Quality of the Site and Its Surroundings			
La Floresta Village Site Birch Hills Site	Less than significant. Less than significant.	None are required. None are required.	Not applicable. Not applicable.
Creation of a New Source of Light and Glare			
La Floresta Village Site Birch Hills Site	Less than significant. Less than significant.	None are required. None are required.	Not applicable. Not applicable.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Construction-Related Aesthetics Both Sites</p>	<p>Potentially significant.</p>	<p>AES-1 Construction Lighting Construction contractors shall use non-glare, directional lighting to minimize potential light and glare impacts when lights are necessary for nighttime safety and security in the construction area.</p> <p>AES-2 Construction Screening Temporary perimeter screening shall be utilized throughout the construction period in all areas where a solid visual barrier does not exist between adjacent uses or roadways on both the La Floresta Village and Birch Hills sites.</p>	<p>Less than significant.</p>
<p>Cumulative Impacts</p>			
<p>Consistency with Applicable Plans and Regulations: City of Brea General Plan, Community Development Element – Urban Design Both Sites</p>	<p>Less than significant.</p>	<p>None are required.</p>	<p>Not applicable.</p>
<p>Damage to a Scenic Resource Both Sites</p>	<p>Less than significant.</p>	<p>None are required.</p>	<p>Not applicable.</p>
<p>Degradation of the Existing Visual Character or Quality of the Site and Its Surroundings Both Sites</p>	<p>Less than significant.</p>	<p>None are required.</p>	<p>Not applicable.</p>
<p>Creation of a New Source of Light and Glare Both Sites</p>	<p>Less than significant.</p>	<p>None are required.</p>	<p>Not applicable.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.2 Agricultural Resources			
Project Specific Impacts			
Consistency with Applicable Plans and Regulations Both Sites	Less than significant.	None are required.	Not applicable.
Loss of Unique Farmland Both Sites	Less than significant.	None are required.	Not applicable.
Cumulative Impacts			
Consistency with Applicable Plans and Regulations Both Sites	Less than significant.	None are required.	Not applicable.
Loss of Unique Farmland Both Sites	Less than significant.	None are required.	Not applicable.
5.3 Air Quality			
Project Specific Impacts			
Consistency with Applicable Plans and Regulations Both Sites Federal Clean Air Act City of Brea General Plan, Community Resources Element	Less than significant. Less than significant.	None are required. None are required.	Not applicable. Not applicable.
Construction Air Quality Impacts Both Sites	Potentially significant	AQ-1 Construction Air Pollution Control a. Prior to the issuance of any grading permits, the Applicant shall prepare and submit for the approval of the Director of	Even with the mitigation, construction related impacts would remain

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Development Services (or his designee) a Fugitive Dust Emission Control Plan in compliance with SCAQMD Rule 403. The Plan shall identify methods to control fugitive dust through implementation of reasonable available control measures in sufficient frequencies and quantities to prevent visible emissions from crossing the property line of the proposed facility. Provisions of the plan shall include the stipulation that all areas of active grading shall be watered at least twice daily. The plan shall also stipulate that disturbed areas at the construction site shall be treated with dust suppressants when activities have ceased for 30 days as well as control techniques listed below as determined appropriate.</p> <p>The Building Official shall ensure that the applicant adheres to the following requirements during construction activities, which shall also be placed as conditions on any grading or building permit.</p> <ol style="list-style-type: none"> (1) Application of chemical stabilizers to unpaved roads and vehicle parking areas; (2) Application of sufficient water prior to initiating any earth movement; (3) Sweeping and/or cleaning streets where vehicles exit construction sites; (4) Installation of wheel washers where vehicles exit disturbed surface areas onto paved roads; (5) Paving of construction access roads; (6) Paving of all roads on a construction site once final elevations have been reached or at the earliest feasible time; (7) All stockpiles for material export shall be watered twice daily. Stockpiles that may be used for long-term on-site soil storage shall be planted and watered twice daily until such plants take root. (8) Any other measures as approved by the Planning Department. <p>b. All heavy equipment shall be maintained in a proper state</p>	<p>significant.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>of tune as per the manufacturer's specifications.</p> <ul style="list-style-type: none"> c. Heavy equipment shall not be allowed to remain idling for more than five minutes duration. d. Trucks equipment shall not be allowed to remain idling for more than two minutes duration. e. Electric power shall be used to the exclusion of gasoline or diesel generators whenever feasible. f. The Applicant shall specify that the contractor use only paints and coatings low in Reactive Organic Gas (ROG) content in order to minimize such emissions and vapors. g. All paints and coatings shall be applied either using high volume, low pressure (HVLV) spray equipment or by hand application in order to minimize dispersion of vapors and spray. h. All known and observed hazardous materials shall be remediated in accordance with the recommendations included in Section 5.6 of this document. If locations where spillage of fluids from prior activities or hazardous materials are discovered during construction activities, these construction activities shall be curtailed until the area is evaluated and remediated as determined appropriate by all regulatory agencies. Removal of petroleum contamination will also alleviate the generation of hydrogen sulfide and its attendant odor. These activities would fall under the direction of both local and State agencies that would "sign off" on the remediation effort upon completion. 	
<p>Fill Hauling Impacts Both Sites</p>	<p>Less than significant</p>	<p>None are required.</p>	<p>Not applicable.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Regional Mobile Source Emissions after Project Completion Both Sites	Potentially significant.	AQ-2 Trip Reduction Measures The applicant shall incorporate the following trip reduction measures into the final design of the non-residential portions of the Project to reduce vehicular traffic, energy consumption, and air emissions. <ul style="list-style-type: none"> ▪ Preferential carpool and vanpool parking ▪ Bicycle storage facilities ▪ Electric vehicle charging stations AQ-3 Transit Coordination The applicant shall coordinate with the Orange County Transportation Authority and the City Engineering Department to provide bus turnouts and shelters where appropriate.	Even with the mitigation, regional mobile source air quality impacts would remain significant.
Microscale Air Quality Impacts Both Sites	Less than significant	None are required.	Not applicable.
Cumulative Impacts Both Sites	Potentially significant.	See Mitigation Measures AQ-1 through AQ-3.	Even with the mitigation, impacts would remain significant.
5.4 Cultural Resources			
Project Specific Impacts			
Consistency with Applicable Plans and Regulations La Floresta Village Site City of Brea General Plan- Community Resources Element, Historical Resources	Not applicable to site because no structures remain.	Not applicable.	Not applicable.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Birch Hills Site</p> <p>City of Brea General Plan-Community Resources Element, Historical Resources</p> <ul style="list-style-type: none"> • Remaining remnants of the former Pacific Electric Railway. 	<p>Potentially significant</p>	<p>CR-1 Design Plans Final design plans shall maintain the former Pacific Electric Railroad roadbed as a straight sightline axis through the Birch Hills development project unless determined physically infeasible by the City of Brea.</p> <p>CR-2 Retention of Historical Age Features Portions of rails embedded in the existing golf cart path and other historic age features such as the roadbed profile and drainage pipes shall be retained in final Birch Hills project design to the extent feasible and consistent with any new drainage or other essential improvements that may be required for physical safety purposes by the City of Brea or other public agencies.</p> <p>CR-3 Public Viewing Facilities Appropriate facilities for public viewing with identifying plaques shall be incorporated into final Birch Hills project design at locations to be determined by the City of Brea Development Services Department.</p>	<p>Less than significant.</p>
<p>Substantial Adverse Change in the Significance of a Historical Resource</p> <p>La Floresta Village Site</p> <p>Birch Hills Site</p> <p>Remaining remnants of the former Pacific Electric Railway.</p>	<p>Not applicable to site because no structures remain.</p> <p>Potentially significant</p>	<p>Not applicable.</p> <p>See Mitigation Measures CR-1 through CR-3.</p>	<p>Not applicable.</p> <p>Less than significant.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Substantial Adverse Change in the Significance of an Archaeological Resource</p> <p>Both Sites</p>	<p>Potentially significant.</p>	<p>CR-4 Archaeological Monitor An Orange County certified archaeologist monitor shall be present during all ground-disturbing construction activities occurring in native sediments/ soils. In the event that cultural resources are exposed during construction, the monitor shall be empowered to temporarily halt activities in the immediate vicinity of the discovery while it is evaluated for significance. If the archeologist determines that they are unique archeological resources as defined by §21083.2 of CEQA, then the archeologist shall conduct additional excavations to avoid impacts to these resources by the development. If they are not "unique," then no further mitigation would be required. Unique cultural resources shall be determined based on the criteria set forth in §21083.2 of CEQA.</p> <p>CR-5 Disposition of Any Human Remains If previous human remains are uncovered during site preparation, grading, or excavation, the archeologist monitor shall have the authority to temporarily halt or divert grading in the immediate area of the discovery, and shall notify the County Coroner within 24 hours of the discovery. If the Coroner determines that the remains are not recent, the Coroner shall notify the Native American Heritage Commission. The project applicant shall comply with the procedures set forth in §5097.98 of the California Public Resources Code and shall consult with the most likely descendant designated by the Native American Heritage Commission to obtain recommendations on the treatment and disposition with appropriate dignity of the human remains and associated grave goods.</p>	<p>Less than significant.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Directly or Indirectly Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature</p> <p>Both Sites</p>	<p>Potentially significant.</p>	<p>CR-6 Paleontological Monitor All construction-related ground disturbance related to the Hartley Center-La Floresta Village development project that could potentially impact the paleontologically sensitive Quaternary Older Alluvium will be monitored by a qualified paleontological monitor on a full-time basis. Ground disturbances in Holocene-age alluvium will be monitored on a part-time basis to ensure that underlying paleontologically sensitive sediments are not impacted.</p> <p>CR-7 Paleontological Mitigation Plan An Orange County Certified Paleontologist will be retained to supervise monitoring of construction excavations and to produce a mitigation plan for the proposed La Floresta Village development project. Paleontological monitoring will include inspection of exposed rock units during active excavations. The monitor will have authority to temporarily divert grading away from exposed fossils in order to professionally and efficiently recover the fossil specimens and collect associated data.</p> <p>CR-8 Progress Reports The Certified Paleontologist will prepare monthly progress reports to be filed with the client and the lead agency.</p> <p>CR-9 Recordation of Fossil Localities At each fossil locality, pertinent geologic data will be recorded on field data forms, stratigraphic sections will be measured, and appropriate sediment samples will be collected and submitted for analysis.</p> <p>CR-10 Recovery of Fossils Recovered fossils will be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate</p>	

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Disturb any Human Remains, including those Interred Outside Formal Cemeteries Both Sites</p>		<p>analysis, and repositied in a designated paleontological curation facility. Potential repositories include the Natural History Museum of Los Angeles County and the San Bernardino County Museum. CR-11 Final Monitoring and Mitigation Report The Certified Paleontologist will prepare a final monitoring and mitigation report to be filed with the client, the lead agency, and the repository.</p>	
<p>Cumulative Impacts</p>	Potentially significant.	See Mitigation Measures CR-4 and CR-5.	Less than significant.
<p>Consistency with Applicable Plans and Regulations La Floresta Village Site City of Brea General Plan-Community Resources Element, Historical Resources Birch Hills Site City of Brea General Plan-Community Resources Element, Historical Resources <ul style="list-style-type: none"> Remaining remnants of the former Pacific Electric Railway. </p>	<p>Not applicable to site because no structures remain. Potentially significant.</p>	<p>Not applicable. See Mitigation Measures CR-1 through CR-3.</p>	<p>Not applicable Less than significant.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Substantial Adverse Change in the Significance of a Historical Resource			
La Floresta Village Site City of Brea General Plan-Community Resources Element, Historical Resources Birch Hills Site City of Brea General Plan-Community Resources Element, Historical Resources <ul style="list-style-type: none"> • Remaining remnants of the former Pacific Electric Railway. 	Not applicable to site because no structures remain. Potentially significant.	Not applicable. See Mitigation Measures CR-1 through CR-3.	Not applicable Less than significant.
Substantial Adverse Change in the Significance of an Archaeological Resource			
Both Sites	Potentially significant.	See Mitigation Measures CR-4 and CR-5.	Less than significant.
Directly or Indirectly Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature			
Both Sites	Potentially significant.	See Mitigation Measures CR-6 through CR-11.	Less than significant.
Disturb any Human Remains, including those Interred Outside Formal Cemeteries			
Both Sites	Potentially significant.	See Mitigation Measures CR-4 and CR-5.	Less than significant.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.5 Geology and Soils			
Project Specific Impacts			
<p>Consistency with Applicable Plans and Regulations</p> <p>Both Sites</p> <p>City of Brea General Plan- Public Safety Element</p>	<p>Potentially significant.</p>	<p>GEO-1 Geotechnical Investigation</p> <p>Prior to approval of a final subdivision map or issuance of a grading permit the applicant shall submit a site-specific geotechnical investigation report prepared by a licensed engineering geologist in conformance with the City Grading and Excavation Code and meeting the approval of the City Engineer. All recommendations of the report shall be based on surface and subsurface mapping, laboratory testing, and analysis, and shall be incorporated into the final grading plans. The report shall address the following issues:</p> <ul style="list-style-type: none"> ▪ Site clearing and preparation ▪ Identification of faults and traces ▪ Full characterization of on-site soils ▪ Mitigation options for removal of in-ground improvement (or structure design mitigation) of uncompacted fill, compressible soils, expansive soils, corrosive soils, and liquefiable soils ▪ Foundation design ▪ Slope stability ▪ Subdrains <p>None are required.</p>	<p>Less than significant.</p>
<p>Alquist-Priolo Earthquake Fault Zoning Act</p>	<p>Less than significant.</p>		<p>Not applicable.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impacts related to Seismic Activity, Slope Stability, Soils and Groundwater Conditions Both Sites Ground Rupture Groundshaking Landsliding Slope Stability Settlement Groundwater Liquefaction Soil Expansion and Foundations	Potentially significant. Potentially significant. Potentially significant. Potentially significant. Potentially significant. Potentially significant. Potentially significant. Potentially significant.	See Mitigation Measure GEO-1. See GEO-1. See GEO-1. See GEO-1. See GEO-1. See GEO-1. See GEO-1. See GEO-1.	Less than significant. Less than significant. Less than significant. Less than significant. Less than significant. Less than significant. Less than significant. Less than significant.
Cumulative Impacts			
Both Sites	Less than significant.	None are required.	Not applicable.
5.6 Hazards and Hazardous Materials			
Project Specific Impacts			
Consistency with Applicable Regulations and Plans			
Both Sites City of Brea General Plan: Public Safety Element	Potentially significant.	Specific requirements and mitigation measures related to each issue area are discussed separately under each topic in the following sections.	Less than significant.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Other Applicable Regulations</p> <p>La Floresta Village Site California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (CDOGGR)</p>	Potentially significant.	See discussion under Oil Wells.	Less than significant.
Impacts Related to Previous Oil Production and Industrial Use			
<p>La Floresta Village Site</p> <p>Underground Storage Tanks (USTs)</p>	Potentially significant.	<p>HAZ-1 Underground Storage Tanks Prior to final certification of grading or issuance of a building permit (whichever occurs first) for any structure within 300 feet of a former UST location, the applicant shall provide evidence acceptable to the City Building Official and the Fire Marshall that site remediation has been completed and approved by OCHCA.</p>	Less than significant.
<p>Above-Ground Storage Tanks (ASTs)</p>	Potentially significant.	<p>HAZ-2 Above-Ground Storage Tanks Prior to final certification of grading or issuance of any building permit (whichever occurs first) for areas affected by ASTs, the applicant shall provide evidence acceptable to the City Building Official and the Fire Marshall that site remediation has been completed and approved by OCHCA.</p>	Less than significant.
<p>Drum Storage Areas</p> <p>Acid Treatment Area</p>	Potentially significant. Less than significant.	<p>HAZ-3 Drum Storage Areas Prior to final certification of grading or issuance of any building permit (whichever occurs first) for areas affected by former drum storage areas, the applicant shall provide evidence acceptable to the City Building Official and the Fire Marshall that site remediation has been completed and approved by OCHCA.</p> <p>None are required.</p>	Less than significant. Not applicable.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Wastewater Sump	Potentially significant.	<p>HAZ-4 Wastewater Sump Area Prior to final certification of grading or issuance of any building permit (whichever occurs first) for areas affected by the former wastewater sump, the applicant shall provide evidence acceptable to the City Building Official and the Fire Marshall that site remediation has been completed and approved by OCHCA and the RWQCB.</p>	Less than significant.
Pesticides	Less than significant.	None are required.	Not applicable.
Oil Wells and Methane Gas	Potentially significant.	<p>HAZ-5 Oil Wells and Methane Gas</p> <p>a. <u>Oil Well Abandonment</u>. Prior to final certification of grading or issuance of any building permit, the applicant shall submit evidence acceptable to the Brea Fire Chief demonstrating that the locations of all known wells on site have been reviewed by the California Division of Oil, Gas and Geothermal Resources (DOGGR) and that all well abandonment requirements, including gas leakage testing, have been completed according to DOGGR specifications. All abandoned wells shall be vented according to Brea Fire Department guidelines.</p> <p>b. <u>Soil Gas Survey</u>. Prior to final certification of grading or issuance of any building permit, a soil gas survey shall be conducted in accordance with the Brea Fire Department guidelines to determine whether or not there is methane and/or other combustible soil gases at concentrations of concern at the site. The survey shall evaluate the areas around the old, abandoned wells as well as any and all locations identified by the City's combustible soil gas consultant.</p> <p>Samples shall also be collected at depth below final design grades as determined by a registered professional engineer with experience in the field of combustible soil gas control and mitigation systems. Said survey is subject to third party review by the City's combustible soil gas consultant. A workplan and appropriate mitigation measures will be required if methane gas at concentrations</p>	Not applicable.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>over 5,000 parts per million is detected at the site, in accordance with the guidelines established by the City of Brea Fire Department, as appropriate.</p> <p>c. Soil Gas Mitigation. Prior to issuance of a grading permit, site development plans must comply with the Brea Fire Department's requirements for the investigation, mitigation, and remediation of combustible soil gases. These requirements are outlined in the City of Brea Fire Department "Combustible Soil Gas Mitigation System Installation and Inspection Requirements." In addition, if hydrocarbon concentrations in excess of 20,000 parts per million are left in place below 10 feet below grade surface, the City Fire Department will require documentation that shows that the contamination will not create a methane gas problem.</p> <p>Mitigation measures regarding combustible soil gases shall be provided in accordance with City of Brea Fire Department's requirements. They may include but may not be limited to: sub-slab passive venting systems, sub-slab membranes, bottoms mitigation measures and venting of abandoned wells. This program shall be submitted to the Director or designee, Development Services Department within 60 days of completion of grading for review/approval.</p> <p>d. Grading Protocol. Prior to issuance of a grading permit, the applicant shall submit a description of the oil well protocols to be followed during grading operations. The protocols shall describe the methods for searching for unknown oil wells and the procedures to be followed in the event that a well is discovered, in compliance with Fire Department and DOGGR regulations. The Grading Protocol shall be subject to review and approval by the Fire Marshall and the Building Official.</p> <p>e. Grading Monitor. Prior to issuance of a grading permit, the applicant shall retain a grading monitor to observe all grading operations to ensure that the approved Grading Protocol is implemented. The monitor shall be selected by</p>	

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Nursery Area	Potentially significant.	<p>the City Fire Marshall and shall have the authority to halt grading operations and immediately notify the Fire Marshall if an oil well is discovered.</p> <p>f. Residential Structure Setbacks. Prior to issuance of any building permit for residential structures, the applicant shall provide evidence acceptable to the Building Official that a setback of at least 10 feet from an abandoned well or 100 feet from an operating well shall be maintained.</p> <p>HAZ-6 Nursery Area Arsenic Prior to final certification of grading or issuance of any building permit (whichever occurs first) for areas affected by the former nursery area, the applicant shall provide evidence acceptable to the City Building Official and the Fire Marshall that site remediation has been completed and approved by OCHCA and the RWQCCB.</p>	Less than significant.
Electrical Transformer Area	Potentially significant.	<p>HAZ-7 Electrical Transformer Area Prior to final certification of grading or issuance of any building permit (whichever occurs first) for areas affected by the former electrical transformer area, the applicant shall provide evidence acceptable to the City Building Official and the Fire Marshall that site remediation has been completed and approved by OCHCA.</p>	Less than significant.
Asbestos	Potentially significant.	<p>HAZ-8 Asbestos Pipe Prior to final certification of grading or issuance of any building permit (whichever occurs first), the applicant shall provide evidence acceptable to the City Building Official and Fire Marshall that asbestos remediation has been completed in accordance with EPA and SCAQMD protocols.</p>	Less than significant.
Lead-Based Paint	Less than significant.	None are required.	Not applicable.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Hydrogen Sulfide	Potentially significant.	<p>HAZ-9 Hydrogen Sulfide Prior to final certification of grading or issuance of any building permit (whichever occurs first), the applicant shall provide evidence acceptable to the City Building Official and Fire Marshall that site remediation for H2S has been completed and approved by OCHCA.</p> <p>See Mitigation Measures HAZ-1 through 9, above</p>	Less than significant.
Hazardous Materials within One-Quarter Mile of a School Birch Hills Site	Potentially significant.		Less than significant.
Soil and Groundwater Nitrate	Potentially significant.	<p>HAZ-10 Groundwater Remediation a. <u>Groundwater Monitoring Reports.</u> All groundwater monitoring reports for the Birch Hills property shall be submitted to the City Fire Marshall at the same time they are submitted to the RWQCB. b. <u>Groundwater Remediation.</u> Prior to issuance of a building permit, the applicant shall provide evidence acceptable to the City Building Official and the Fire Marshall demonstrating that neither groundwater contamination nor remediation activities present any significant health risk to construction workers or project occupants.</p> <p>None are required. None are required.</p>	Less than significant.
Fuel ASTs/USTs Pesticides, Herbicides, Paints and Motor Oils	Less than significant. Less than significant.		Not applicable. Not applicable.
Union Pacific Railroad Right-of-Way	Potentially significant.	<p>HAZ-11 Railroad Right-of-Way Prior to final certification of grading or issuance of any building permit (whichever occurs first) for areas containing railroad ROW, the applicant shall provide evidence acceptable to the City Building Official and Fire Marshall that site remediation (if necessary) has been completed and approved by OCHCA.</p>	Less than significant.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impacts			
Both Sites			
City of Brea General Plan: Public Safety Element	Less than significant.	None are required.	Not applicable.
Impacts Related to Previous Oil Production and Industrial Use of the Sites	Less than significant.	None are required.	Not applicable.
La Floresta Site			
California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (CDOGGR)	Less than significant.	None are required.	Not applicable.
5.7 Hydrology & Water Quality			
Project Specific Impacts			
Consistency with Applicable Regulations and Plans			
Both Sites			
City of Brea General Plan: Community Resources Element	Potentially significant.	Please see HYD-1 and HYD-2, discussed below. These mitigation measures would ensure compliance with General Plan policies and reduce potential impacts to a level that is less than significant.	Less than significant.
City of Brea General Plan: Safety Element	Potentially significant.	Mitigation measures HYD-3 through HYD-8, discussed below, would ensure compliance with applicable General Plan policies and reduce potential impacts to a level that is less than significant.	Less than significant.
Other Applicable Regulations			
Both Sites			
Clean Water Act/NPDES	Potentially significant.	See Mitigation Measures HYD-1 and HYD-2.	Less than significant.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>FEMA – National Flood Insurance Program</p> <p>Violation of Water Quality Standards</p>	<p>Potentially significant.</p> <p>Potentially significant.</p>	<p>See Mitigation Measures HYD-3 through HYD-8.</p> <p>HYD-1 NPDES Compliance Prior to issuance of a grading permit for each site, the project proponent shall apply for coverage for discharge under the General Construction Permit by submitting a Notice of Intent (NOI) for coverage, developing a Storm water Pollution Prevention Plan (SWPPP) and implementing Best Management Practices (BMPs) to address construction site pollutants. Separate coverage shall be obtained for each site. The Storm Water Pollution Prevention Plan (SWPPP) shall: 1) require implementation of BMPs so as to prevent a net increase in sediment load in storm water discharges relative to preconstruction levels; 2) prohibit discharges of storm water or non-storm water at levels that would cause or contribute to an exceedance of any applicable water quality standard contained in the regional basin plan; 3) discuss in detail the BMPs for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges; 4) describe post-construction BMPs for the project; 5) explain the monitoring and maintenance program for the project BMPs; 6) require reporting of violations to the RWQCB; and 7) list the parties responsible for SWPPP implementation and BMP maintenance both during and after construction. Upon acceptance of the NOI by the State Board, the project proponent shall implement the SWPPP and will modify the SWPPP as directed by the Storm Water Permit.</p> <p>HYD-2 Water Quality Management Plan Prior to issuance of building permits for each site, the project proponent shall prepare a Water Quality Management Plan (WQMP) meeting the approval of the City Engineer. The WQMP shall: 1) describe the routine and special post-construction BMPs to be used at the proposed development site (including both structural and non-structural measures); 2) describe responsibility of the initial implementation and long-</p>	<p>Less than significant.</p> <p>Less than significant.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Alteration of Drainage Patterns in a Manner that Would Result in Substantial Erosion or Siltation On-Site or Off-Site La Floresta Village Site</p>	<p>Potentially significant.</p>	<p>term maintenance of the BMPs; 3) provide narrative with the graphic materials as necessary to specify the locations of the structural BMPs; and 4) describe effective means to ensure that the WQMP is carried out by all future successors or assigns to the property. See HYD-1 and HYD-2, above.</p>	<p>Less than significant.</p>
<p>Potential Flooding-Dam Inundation Act</p>	<p>Potentially significant.</p>	<p>See Mitigation Measure HYD-9.</p>	<p>Less than significant.</p>
<p>Alteration of Drainage Patterns in a Manner that Would Exceed Drainage Capacity or Result in Flooding On-Site or Off-Site</p>	<p>Potentially significant.</p>	<p>HYD-3 Hydrology Study and Drainage Improvements a. Prior to approval of any final subdivision map or issuance of a building permit for the La Floresta Village development, the project proponent shall submit a detailed hydrology study for review and approval by the City Engineer. The study shall demonstrate that the backbone mainline drainage system shall be designed to convey the 100-year design flow. The on-site non-mainline drainage system shall be designed to pick up and convey the 25-year storm flow. b. Prior to issuance of any occupancy permit, all drainage improvements shall be completed in a manner meeting the approval of the City Engineer. HYD-4 Runoff Management Plan a. Prior to approval of any final subdivision map for the La Floresta Village development (except for financial purposes) a detailed Runoff Management Plan (RMP) shall be developed and submitted for the review and approval of the City Engineer. The RMP shall include comprehensive runoff management and water quantity/quality control measures in order to address the multiple objectives of the development consistent with the project EIR mitigation</p>	

Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Birch Hills Site</p> <p>Alteration of Drainage Patterns in a Manner that Would Exceed Drainage Capacity or Result in Flooding On-Site or Off-Site</p>	<p>Potentially significant.</p>	<p>measures.</p> <p>b. Prior to the issuance of any grading permits for phased improvements, applicant shall submit drainage calculations indicating the proposed drainage improvements are adequate to mitigate for project impacts as stated in the Runoff Management Plan to the City Engineer for review and approval.</p> <p>HYD-5 Drainage System Maintenance The City shall maintain the underground mainline storm drain. Prior to recordation of any subdivision map for the La Floresta Village development the applicant shall, in a manner meeting the approval of the City Engineer, form a Community Service Area covering the same area as the Master Homeowners Association for the purpose of maintaining the detention basins and non-mainline storm drain facilities.</p> <p>HYD-6 Hydrology Study and Drainage Improvements a. Prior to any grading permit issuance or final map approval in the Birch Hills development, whichever occurs first, the final hydrology and hydraulic study and the final hydraulic analysis of the Loftus Diversion Channel shall be submitted to the City and County of Orange for review and comment, and the detailed drainage studies shall confirm that the project runoff is adequately accommodated. Drainage systems shall be engineered and designed so that post-development site runoff is conveyed to pre-development surface water conveyance features. Design and engineering must ensure that post-development peak flows from the site will not exceed peak flow currently exiting the site, or otherwise negatively impact the Loftus Channel. The studies shall demonstrate that the project shall be protected from the Q100 High Confidence Storm Event. b. Project plans shall incorporate detention basin(s) and storm drain facilities sufficient to maintain project flows to the channel at or below existing conditions to the satisfaction of</p>	

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>the City Engineer, prior to issuance of grading permits for the Birch Hills development.</p> <p>c. Prior to any final map approval for the Birch Hills development, the applicant/owner shall consult with the Orange County Flood Control District (OCFCD) to identify requirements for any facility or property improvements planned for construction within the OCFCD channel easement to ensure that such improvements shall be constructed to the satisfaction of the OCFCD and the City Engineer.</p> <p>d. Prior to issuance of any occupancy permit, all drainage improvements required to serve the completed structures shall be installed in a manner meeting the approval of the City Engineer.</p> <p>HYD-7 Runoff Management Plan</p> <p>a. Prior to approval of any final subdivision map in the Birch Hills development (except for financial purposes) a detailed Runoff Management Plan (RMP) shall be developed and submitted for the review and approval of the City Engineer. The RMP shall include comprehensive runoff management and water quantity/quality control measures in order to address the multiple objectives of the development consistent with the project EIR mitigation measures.</p> <p>b. Prior to the issuance of any grading permits for phased improvements, applicant shall submit drainage calculations indicating the proposed drainage improvements are adequate to mitigate for project impacts as stated in the Runoff Management Plan to the City Engineer for review and approval.</p> <p>HYD-8 Drainage System Maintenance</p> <p>The City shall maintain the underground storm drain and detention basin within the golf course. The Developer shall be responsible for maintaining all other on-site drainage infrastructure.</p>	

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Significant Risk Due to Failure of a Levee or Dam La Floresta Village Site – Carbon Canyon Dam Inundation</p>	Potentially significant.	<p>HYD-9 Potential Dam Failure Emergency Response Plan Prior to approval of any final subdivision map or issuance of a building permit for the La Floresta Village development, the project proponent shall submit an Emergency Response Plan meeting the approval of the Brea Fire Department. The Plan shall provide emergency response protocols and shall also demonstrate compliance with the dam failure inundation buyer notification provisions of state law.</p>	Less than significant.
Cumulative Impacts			
<p>Consistency with Applicable Regulations and Plans Both Sites</p>	Less than significant.	None are required.	Not applicable.
<p>Cumulative Impacts to Water Quality Both Sites</p>	No significant project-specific impacts relative to water quality have been identified. The Project's contribution to cumulative impacts is less than considerable and, therefore, not cumulatively significant.	None are required.	Not applicable.
<p>Cumulative Impacts to Flood Hazards Both Sites</p>	No significant project-specific impacts relative to potential flooding have been identified. The Project's contribution to cumulative impacts is less than considerable and, therefore, not cumulatively significant.	None are required.	Not applicable.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
La Floresta Village Site – Carbon Canyon Dam Inundation	Less than significant.	None are required.	Not applicable.
5.8 Land Use and Planning			
Project Specific Impacts			
Consistency with Applicable Plans and Regulations			
Both Sites			
City of Brea General Plan-Community Development Element: Land Use Housing Element	Less than significant.	None are required.	Not applicable.
Birch Hills Site	Less than significant.	None are required.	Not applicable.
Birch Hills Specific Plan	Less than significant.	None are required.	Not applicable.
Both Sites			
Zoning	Less than significant.	None are required.	Not applicable.
Cumulative Impacts			
Both Sites			
City of Brea General Plan-Community Development Element: Land Use Housing Element	Less than significant.	None are required.	Not applicable.
Birch Hills Site	Less than significant.	None are required.	Not applicable.
Birch Hills Specific Plan	Less than significant.	None are required.	Not applicable.
Both Sites			
Zoning	Less than significant.	None are required.	Not applicable.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Both Sites Land Use Impacts at Intersections affected by Traffic Mitigation <ul style="list-style-type: none"> ▪ Bastanchury Road/ Placentia Avenue ▪ Imperial Highway/ Kraemer Blvd. 	Less than significant. Less than significant.	None are required. None are required.	Not applicable. Not applicable.
5.9 Noise			
Project Specific Impacts			
Consistency with Applicable Plans and Regulations			
Both Sites City of Brea General Plan - Public Safety Element	Less than significant	None are required.	Not applicable.
Construction Noise Impacts			
Both Sites	Potentially significant.	N-1 Construction Noise Mitigation In addition to compliance with the limits on construction hours set forth in the Municipal Code, the applicant shall adhere to the following requirements, which shall also be placed as conditions on any grading or building permit: <ul style="list-style-type: none"> a. All construction staging areas shall be located as far as feasible from existing residences or other noise-sensitive uses. b. All construction equipment shall be fitted with properly operating mufflers. 	Less than significant.
Fill Hauling Noise Impacts	Less than significant.	None are required.	Not applicable.
Long-term Project-Generated Noise Impacts on Surrounding Areas	Less than significant.	None are required.	Not applicable.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Long-term Vehicular Noise Impacts on the Project Sites</p> <p>Both Sites</p> <p>Exterior Noise Levels</p>	<p>Potentially significant</p>	<p>N-2 Exterior Noise Mitigation Prior to approval of any final map for property adjacent to a perimeter arterial roadway (except maps for financing purposes only) the applicant shall submit an acoustical analysis demonstrating that noise levels in all outdoor living areas will conform to the City standard of 65 dBA CNEL. If sound attenuation walls are required to satisfy this requirement, the location and design of the walls shall be shown on the map and a note shall be placed on the map stating that an interior acoustical analysis will be required prior to issuance of a building permit for dwellings adjacent to perimeter walls. The analysis shall be prepared by a qualified noise consultant in a manner meeting the approval of the Building Official.</p>	<p>Less than significant.</p>
<p>Interior Noise Levels</p>	<p>Potentially significant</p>	<p>N-3 Interior Noise Mitigation</p> <p>a. Prior to issuance of a building permit for any residential structure adjacent to a perimeter roadway, the applicant shall submit an acoustical analysis demonstrating that interior noise levels will conform to the standard of 45 dBA CNEL. The analysis shall describe the structural measures necessary to meet the standard and shall be prepared by a qualified noise consultant in a manner meeting the approval of the Building Official. All required structural noise reduction measures shall be incorporated into building plans and permits in a manner meeting the approval of the Building Official.</p> <p>b. If determined necessary by the Building Official, prior to issuance of a certificate of occupancy for any structure for which an acoustical analysis was required, field testing shall be conducted by a qualified acoustical consultant to confirm that the required level of noise attenuation has</p>	<p>Less than significant.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>On-site Noise Generation Impacts</p> <p>Both Sites</p>	<p>Potentially significant.</p>	<p>been achieved. If the testing finds that noise levels exceed allowable standards, additional mitigation shall be required prior to issuance of the occupancy certificate, in a manner meeting the approval of the Building Official.</p> <p>N-4 On-Site Noise Mitigation</p> <p>a. Prior to approval of any final tract map, conditional use permit or site plan in La Floresta Village that includes non-residential use, the City shall retain an acoustical consultant at the applicant's expense to review the proposed final map or site plan and identify any potential noise conflicts, and provide recommendations for mitigating those conflicts. The analysis and recommendations shall be reviewed and approved by the Building Official and the City Planner, and shall be adopted as conditions of approval. A note shall be placed on the final map or site plan listing all noise mitigation conditions that will be required, as determined by the Building Official and City Planner.</p> <p>b. Prior to issuance of any building permit for a non-residential structure in La Floresta Village that is adjacent to an existing or planned residential use, the Building Official and the City Planner shall ensure that all feasible noise mitigation measures that were adopted as conditions of approval on the tentative map or site plan have been incorporated into the building plans.</p>	<p>Less than significant</p>
<p>Cumulative Impacts</p>			
<p>Consistency with Applicable Plans and Regulations</p> <p>Both Sites</p> <p>City of Brea General Plan - Public Safety Element</p>	<p>Less than significant.</p>	<p>None are required.</p>	<p>Not applicable.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Construction Noise Impacts Both Sites	Less than significant.	None are required.	Not applicable.
Fill Hauling Noise Impacts	Less than significant.	None are required.	Not applicable.
Long-term Project-Generated Noise Impacts on Surrounding Areas	Less than significant.	None are required.	Not applicable.
Long-term Vehicular Noise Impacts on the Project Sites Both Sites Exterior and Interior Noise Levels			
On-site Noise Generation Impacts Both Sites	Potentially significant.	See Mitigation Measures N-2 and N-3.	Less than significant.
5.10 Population & Housing	Potentially significant.	See Mitigation Measure N-4	Less than significant.
Project Specific Impacts			
Consistency with Applicable Plans and Regulations Both Sites City of Brea General Plan – Community Development Element	Less than significant.	None are required.	Not applicable.
Growth Inducement Both Sites	Less than significant.	None are required.	Not applicable.
Cumulative Impacts Both Sites	Less than significant.	None are required.	Not applicable.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.11 Public Services and Utilities			
Project Specific Impacts			
<p>Consistency with Applicable Plans and Regulations</p> <p>Both Sites</p> <p>City of Brea General Plan- Public Safety Element</p> <p>Community Services Element</p> <p>Community Development Element</p>	Potentially significant.	See Mitigation Measures PS –1 through PS-8.	Less than significant.
<p>Fire Protection</p> <p>Both Sites</p>	Potentially significant.	<p>PS-1 Fire Protection</p> <p>Prior to issuance of each Certificate of Occupancy, the applicant shall pay fees to offset its fair-share of the cost of additional Fire Department equipment and personnel needed to ensure adequate service levels. A community facilities district (CFD) may be established for this purpose.</p>	Less than significant.
<p>Police Protection</p> <p>Both Sites</p>	Potentially significant.	<p>PS-2 Police Protection</p> <p>Prior to issuance of each Certificate of Occupancy, the applicant shall pay fees to offset its fair-share of the cost of additional Police Department equipment and personnel needed to ensure adequate service levels. A community facilities district (CFD) may be established for this purpose.</p>	Less than significant.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>School Services Both Sites Brea Olinda Unified School District</p>	<p>Potentially significant.</p>	<p>PS-3 School Fees Prior to issuance of each Certificate of Occupancy, the applicant shall pay school impact fees as negotiated with the Brea Olinda Unified School District to offset its fair share of the cost of additional school facilities determined necessary to serve the portion of the La Floresta Development Proposal located within BOUSD boundaries.</p>	<p>Less than significant.</p>
<p>La Floresta Village Site Placentia Yorba Linda Unified School District</p>	<p>Potentially significant.</p>	<p>PS-4 School Fees Prior to issuance of each Certificate of Occupancy, the applicant shall pay school impact fees as negotiated with the Placentia Yorba Linda School District to offset its fair share of the cost of additional school facilities determined necessary to serve the portion of the La Floresta Village Development located within the PYLUSD boundaries.</p>	<p>Less than significant.</p>
<p>Park Facilities and Recreation Services Both sites</p>	<p>Less than significant.</p>	<p>None are required.</p>	<p>Not applicable.</p>
<p>Library Services Both Sites</p>	<p>Potentially significant.</p>	<p>PS-5 Library Fees Prior to issuance of each Certificate of Occupancy, the applicant shall pay library impact fees to offset its fair-share of the City's cost of providing additional resources to Project residents.</p>	<p>Less than significant.</p>

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Wastewater Treatment La Floresta Village Site</p>	<p>Potentially significant.</p>	<p>PS-6 Sewer Facilities a. Prior to approval of the first final subdivision map for La Floresta Village (except maps for financing purposes only, the applicant shall submit a sewer system improvement phasing plan for the La Floresta Village development project meeting the approval of the City Engineer and the Orange County Sanitation District. b. Prior to issuance of a certificate of occupancy, sewer system improvements shall be installed in a manner meeting the approval of the City Engineer and the Orange County Sanitation District.</p>	<p>Less than significant.</p>
<p>Birch Hills Site</p>	<p>Potentially significant.</p>	<p>PS-7 Sewer Facilities a. Prior to approval of the first final subdivision map for Birch Hills (except maps for financing purposes only, the applicant shall submit a sewer system improvement phasing plan for the Birch Hills development project meeting the approval of the City Engineer and the Orange County Sanitation District. b. Prior to issuance of a certificate of occupancy, sewer system improvements shall be installed in a manner meeting the approval of the City Engineer and the Orange County Sanitation District.</p>	<p>Less than significant.</p>
<p>Water Supply Both Sites</p>	<p>Potentially significant.</p>	<p>PS-8 Water Facilities a. Prior to approval of the first final subdivision map for either the La Floresta Village or Birch Hills site (except maps for financing purposes only) the applicant shall submit a water system improvement phasing plan for the development involved meeting the approval of the City Engineer. b. Prior to issuance of a certificate of occupancy, water system improvements shall be installed in a manner meeting the approval of the City Engineer.</p>	

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Solid Waste Disposal Both Sites	Less than significant.	None are required.	Not applicable.
Cumulative Impacts Both Sites	Less than significant.	None are required.	Not applicable.
5.12 Traffic and Circulation			
Project Specific Impacts			
Consistency with Applicable Plans and Regulations Both Sites City of Brea General Plan - Circulation Element	Less than significant.	None are required.	Not applicable.
Access and On-Site Circulation Both Sites	Less than significant	None are required.	Not applicable.
Parking Both Sites	Less than significant.	None are required.	Not applicable.
Traffic Generation Both Sites Interim Year 2012	Potentially Significant Impact- Kraemer Blvd/Bastanchury Road (Placentia) in the PM Peak Hour.	The La Floresta Development Proposal will be responsible for the payment to the City of Placentia of a fair share of costs of improvements to add a second eastbound left turn lane and a second northbound left-turn lane at the intersection of Placentia Ave./Bastanchury Rd.	Less than significant.

**Table 1-1
Summary of Impacts and Mitigation Measures -
La Floresta Development Proposal**

Statement of Impacts	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Cumulative Impacts</p> <p>Both Sites</p> <p>Year 2025</p>	<p>Potentially Significant Impacts-</p> <ul style="list-style-type: none"> ▪ Associated Road & Lambert Road (Brea)- AM Peak Hour ▪ Valencia Avenue & Birch St/Rose Ave (Brea) – PM Peak Hour. ▪ Kraemer Avenue & Imperial Hwy (Brea) – PM Peak Hour ▪ Placentia Ave & Bastanchury Road (Placentia) – PM Peak Hour ▪ Kraemer Avenue & Bastanchury Road (Placentia) – PM Peak Hour 	<p>For Intersections in the City of Brea, the La Floresta Development Proposal will be responsible for the payment of NEXUS fees to address a fair share of costs for improvements to impacted intersections listed.</p> <p>For intersections in the City of Placentia, the La Floresta Development Proposal will be responsible for the payment to the City of Placentia of a fair share of costs for improvements to impacted intersections listed.</p> <p>Please see Table 1.5-2 - Traffic Mitigation Improvements for specific street improvements determined necessary.</p>	<p>Less than significant.</p>
<p>Carbon Canyon Road Impacts</p> <p>Both Sites</p>	<p>Less than significant</p>	<p>None are required.</p>	<p>Not applicable.</p>

Table 1-2 outlines specific street improvements that have been determined necessary to mitigate Year 2025 cumulative traffic impacts and indicates the project responsibility of the La Floresta Development Proposal.

**Table 1-2
Proposed Traffic Mitigation – Year 2025
(Intersections with Significant Project Impacts) -
La Floresta Development Proposal**

Intersection	With Birch Hills	With La Floresta Village	With Full Project	Project Responsibility
City of Brea				
Associated Road & Lambert Road	None required.	None required.	Add westbound de facto right turn lane.	Nexus Fees
Valencia Avenue & Birch St/Rose Ave	Provide westbound right-turn overlap with southbound left turn movement.	Provide westbound right-turn overlap with southbound left turn movement.	Provide westbound right-turn overlap with southbound left turn movement.	Nexus Fees
Kraemer Blvd. & Imperial Hwy	Add northbound de facto right turn lane. Add separate eastbound right turn lane.	Add northbound de facto right turn lane. Add separate eastbound right turn lane.	Add northbound de facto right turn lane. Add separate eastbound right turn lane.	Nexus Fees
City of Placentia				
Placentia Avenue & Bastanchury Road	None required	Add separate northbound right turn lane.	Add separate northbound right turn lane.	Share
Kraemer Blvd. & Bastanchury Road	None required	Add third southbound through lane. Add third westbound through lane. Add second eastbound left turn lane. Add second northbound left turn lane.	Add third southbound through lane. Add third westbound through lane. Add second eastbound left turn lane. Add second northbound left turn lane.	Share
Note: A de facto right turn lane is an unstriped right-turn (typically with a width of 19 feet from curb to outside of through lane) that is wide enough to separately serve both through and right-turn traffic. Source: Austin-Foust Associates, November 2006				

1.6 Project Alternatives

Three alternative scenarios to the proposed project have been considered. These include:

1.6.1 Alternative “A” – No Project/No Development

This alternative would leave both sites involved in the proposed project in their current state. No new development and no new environmental impacts would occur. Consideration of this alternative is required by CEQA.

1.6.2 Alternative “B” — No Project/Development According to the General Plan

This alternative assumes build-out under existing land use designations on each site. The La Floresta Village Site is designated Mixed Use II, and the Birch Hills Site is designated under the land use policies of the Birch Hills Specific Plan. This EIR utilizes the same development assumptions considered in the EIR for the General Plan update completed in February 2003 for this Alternative.

1.6.3 Alternative “C” – Reduced Development

This Alternative would change 16 acres (Planning Area 5) of the La Floresta Village Site located at the corner of Valencia Avenue and Imperial Highway from Mixed Use Commercial/Live-Work Residential to Open Space/Park. In addition, the Birch Hills Site would not contain any “workforce” housing and a portion of the proposed high-density housing is assumed to be built as single- family dwellings.

1.7 Issues to be Resolved

No specific unresolved issues that could generate significant impacts are known to remain at this time. Table 1-1 illustrates that all potential project impacts have been found to either be less than significant, and therefore not requiring mitigation, or capable of mitigation to less than significant levels of impact, with the exception significant unavoidable air quality impacts that would occur with any development of similar scale.

1.8 Areas of Controversy

There are no specific areas of known controversy concerning the proposed project at this time. This Draft EIR has taken into consideration the comments received from the public, various agencies and jurisdictions received in response to the Notice of Preparation. The City held a public scoping meeting in December 2005. No adverse written comments were received at the scoping meeting or during the public review period. Written comments received during the NOP and scoping period are contained in Appendix A.