
5.8 Land Use and Planning

5.8.1 Methodology

The following section identifies applicable land use and housing policies and zoning regulations, and evaluates the consistency of the La Floresta Development Proposal at a broad policy level. Development plans on each site will require the subsequent approval of Precise Development Plans by the City of Brea, which involves detailed review to establish specific code compliance. Evaluation of the La Floresta Development Proposal relative to other Elements of the General Plan is addressed in the pertinent topical sections of this EIR.

In addition to land use and housing policy compliance, this section generally evaluates potential land use impacts that may be associated with traffic mitigation measures outlined in Section 5.12 of this EIR. Briefly, traffic analysis concluded that additional rights-of-way could be needed at two intersections – one in the City of Brea and one in the City of Placentia. Discussion of specific intersections affected, adjacent land uses, and a preliminary assessment of potential impacts is contained in the following sections. A final determination of right-of-way needs would be made when specific roadway design studies are carried out. In order to construct intersection improvements, additional review under CEQA would also be required when accurate design information is available.

5.8.2 Setting

PROJECT SITE CONDITIONS

La Floresta Village Site

The proposed La Floresta Village site is approximately 119 acres in size and 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, and is the former location of the UNOCAL Hartley Research Center, as illustrated in Exhibit 3.3-1 – Local Vicinity Map (page 3-5). The structures and improvements on the La Floresta Village site were removed under a ministerial permit issued by the City of Brea in March 2005.

Single-family residential areas, commercial, agricultural land and industrial uses adjoin the La Floresta Village site as illustrated in Exhibit 3.4-1 – La Floresta Village: Existing On-site and Surrounding Land Uses (page 3-9). Commercial, industrial, and office uses are located along the westerly boundary across Valencia Avenue; agricultural uses are located to the north across Rose Drive; single-family residential and the City of Yorba Linda are located to the east; and commercial and single-family residential are located to the south across Imperial Highway. The La Floresta Village site is situated approximately one mile downstream of the Carbon Canyon Dam and the Carbon Canyon Regional Park, which links to the Chino Hills State Park. The Brea-Olinda Landfill is located approximately 1.8 miles to the north of the site. A 40-acre site planned for a new K-6

school and active sports park is located immediately to the northwest of the La Floresta Village site at the intersection of Valencia Avenue and Birch Street.

The northern portion of the La Floresta Village site has been undeveloped and is characterized by rolling topography. It contains two easements of the Metropolitan Water District (40 feet and 50 feet in size) as well as the Southern California Gas Company (16.5 feet and 50 feet in size) and Southern California Edison easements (10 feet and 15 feet in size). Three regional trail connections are located on the site, two on Valencia Avenue, and one on Rose Drive, as illustrated in Exhibit 3.4-2 – La Floresta Village: Existing On-Site Planning Considerations (page 3-11). The southern portion of the La Floresta Village site has been previously developed as noted, and has relatively flat topography. A 21.4-acre strawberry field also remains on the eastern portion of the La Floresta Village site, and is considered an interim use. Exhibits 5.1-1a through 5.1-1d provide photographs of typical existing conditions on the La Floresta Village site.

Birch Hills Site

The Birch Hills site is approximately 91.3 acres in size and is located south of Birch Street at the southwest intersection of Kraemer Boulevard, as illustrated in Exhibit 3.3-1 –Local Vicinity Map (page 3-5). It is currently occupied by the Birch Hills Golf Course, which contains 18 holes on rolling topography and is owned by the Birch/Kraemer LLC and leased to the Imperial Golf Course. Single-family and multi-family residential neighborhoods abut the Birch Hills site to the west and north, as illustrated on Exhibit 3.4-3 – Birch Hills: Existing On-Site and Surrounding Land Uses (page 3-13). A 40-acre retail commercial center (Brea Union Plaza) abuts the Birch Hills site to the south, and light industrial uses are located east of the site.

The southern portion of the Birch Hills site was a part of the former Collier Chemical Plant site, which operated for 37 years between 1954 and 1991. The Loftus Flood Control Channel (varies in width up to 110 feet), owned and operated by the Orange County Flood Control District, traverses the site in a east to west direction. Two Southern California Gas Company easements (5 to 16.5 feet and 25 feet in width) are also located on the Birch Hills site. A 50-foot-wide recreational trail easement runs along the western site boundary with a regional trail connection located at the northwest corner of the site on Birch Street, as illustrated in Exhibit 3.4-4 – Birch Hills: On-Site Planning Considerations (page 3-15). Exhibits 5.1-3a through 5.1-3c provide photographs of typical existing conditions on the Birch Hills site.

LAND USE CONDITIONS AT INTERSECTIONS AFFECTED BY TRAFFIC MITIGATION

The recommended traffic mitigation measures outlined in Section 5.12 would require improvements at a total of five intersections – three in the City of Brea and two in the City of Placentia. Two of these locations would also require additional street right-of way to implement. These affected intersections are Imperial Highway/Kraemer Boulevard (Brea) and Bastanchury Road/Placentia Road (Placentia). Exhibit 5.12-11 (page 5.12-43) illustrates the location of these affected intersections, and existing land uses surrounding

these intersections is described below. A preliminary assessment of potential right-of-way takes is contained in Section 5.8.4, which follows.

- Imperial Highway/Kraemer Boulevard (Brea)

This intersection is located just south of the Birch Hills project site and has commercial/office land use on all four corners.
- Bastanchury Road/ Kraemer Boulevard (Placentia)

This intersection is surrounded by residential land use to the northwest and northeast, commercial land use to the southeast, and an elementary school (Sierra Vista Elementary School) to the southwest.

REGULATORY SETTING

City of Brea General Plan: Community Development Element – Land Use

Both Sites

The Community Development Element, Land Use subsection contains the following policies that are applicable to the La Floresta Development Proposal:

Citywide Policies

- *Policy CD-1.1: Create neighborhoods that effectively integrate single-family and multi-family housing with convenience and neighborhood shopping centers, park and recreation areas, and other uses appropriate to the neighborhoods.*
- *Policy CD-1.5: Provide opportunities for development of housing that responds to diverse community needs in terms of density, size, location design, and cost.*
- *Policy CD-1.6: Accommodate a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.*
- *Policy CD-1.7: Create and maintain linked open spaces and pedestrian access that serves the entire community.*
- *Policy CD 1.9: Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.*
- *Policy CD-1.15: Strongly encourage the master planning of any large contiguous land holdings.*

La Floresta Village Site

The Community Development Element, Land Use subsection contains the following policies that are applicable to the La Floresta Site:

Focus Areas

Specific goals and policies have been adopted in the General Plan for six distinct areas in the City of Brea. The La Floresta Village site is located in the Southeast Brea Focus Area. The following Focus Area Community Development Policies apply to this area:

- *Policy CD-9.1: Ensure that new commercial uses complement rather than compete with businesses along Imperial Highway and in Downtown.*
- *Policy CD-9.2: Accommodate emerging housing trends, and encourage pedestrian linkage to surrounding neighborhoods and activity centers.*
- *Policy CD-9.3: Encourage the establishment of community recreation and park facilities in the area.*
- *Policy CD-9.4: Support efforts to establish quality community institutions in the area.*
- *Policy CD-9.5: Provide quality affordable housing that would accommodate young families, college students, and educators.*
- *Policy CD-9.6: Preserve open space within the area and provide outdoor recreation facilities.*
- *Policy CD-9.7: Strongly encourage the master planning of any large contiguous land holdings in this area.*

City of Brea General Plan: Housing Element

Both Sites

The Housing Element of the General Plan contains policies that are applicable to the La Floresta Development Proposal, as identified below.

- *Policy 2.1: Use financial and/or regulatory incentives where feasible to encourage the development of affordable housing.*
- *Policy 2.2: Maintain the Inclusionary Housing Ordinance to ensure that new housing development provides a percentage of units affordable to low and moderate-income households or pay an in-lieu fee to support the provision of affordable housing.*
- *Policy 2.3: Provide homeownership assistance to low and moderate-income households.*
- *Policy 2.4: Support the provision of rental housing to accommodate large families.*

- *Policy 2.5: Facilitate the development of senior housing with supportive services.*
- *Policy 2.6: Encourage the construction of apartment complexes with strong on-site management.*
- *Policy 2.9: Partner non-profit organizations and affordable housing builders with for-profit developers.*
- *Policy 3.2: Facilitate development of a range of housing types in the City's specific plan areas, including Birch Hills, Brea Towne Plaza, Carbon Canyon, and Olinda Heights.*
- *Policy 3.5: Explore reuse opportunities on obsolete commercial or industrial sites, especially obsolete strip retail centers.*
- *Policy 3.6: Promote mixed-use development where housing is located adjacent to jobs, shopping, services, schools, and leisure opportunities.*

Birch Hills Specific Plan

Birch Hills Site

The Birch Hills site is the subject of a Specific Plan adopted by the City in September 1995. The plan covers the golf course site as well as what has since become Brea Union Plaza and a parcel located to the southwest on Imperial Highway. The Specific Plan designated the majority of the golf course area for Low Density Residential use. It is estimated that approximately 335 to 385 single-family dwelling units could be permitted on the 91.3-acre golf course under the Birch Hills Specific Plan. The more recent General Plan update and the EIR, however, assumed 263 single-family dwelling units on the Birch Hills site. (The boundary of the Low Density area does not correspond completely with the existing golf course.) A 7.5-acre park site was also planned.

A General Plan Amendment to change the current designation on the Birch Hills site from the Birch Hills Specific Plan to the appropriate land use designations has been filed. A Specific Plan Amendment may also be necessary to amend the Birch Hills Specific Plan to remove the site from the document.

City of Brea - Zoning

La Floresta Village Site

The City recently adopted a new MU-II Zone District in order to direct implementation of land use policy in mixed-use areas such as the La Floresta Village site. The purpose of the MU-II Zone is described as follows:

This zoning district provides opportunities for the coordinated development of urban villages that offer a diverse range of complementary land uses in close proximity to each other. The MU-II residential density range within the MU-II Zone is 6.1 to 40.0 dwelling units per acre. The maximum floor area ratio (FAR) is 2.0. Either

vertical or horizontal integration of uses is allowed, with an emphasis on tying together the uses with appropriate pedestrian linkages. Residential densities at the higher end of the scale will be allowed for developments that clearly integrate uses.

Land uses specifically prohibited from the MU-II zone include regional-serving retail uses, the manufacturing and processing of goods and materials, and warehousing.

Birch Hills Site

The Birch Hills site is currently zoned under the Birch Hills Specific Plan. An application has been filed to change the current zoning and to reflect the proposed Birch Hills plan, as illustrated in Exhibit 4.2-17 (page 4-79).

5.8.3 Thresholds of Significance

The following criteria are extracted from the most recent update of the California Environmental Quality Act (CEQA) and the Environmental Checklist Form pertaining to Land Use and Planning impacts. Would the project:

- *Physically divide an established community?*
- *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*
- *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

Evaluation conducted in the Initial Study found 'No Impact' relative to the La Floresta Development Proposal and physical division of an established community and relative to any habitat conservation plan or natural community conservation plan. Consequently, these topics are not further discussed in this EIR.

Land Use and Planning impacts could also be considered significant if aspects of the La Floresta Development Proposal were found to be inconsistent with applicable plans and policies as outlined in the preceding sub-section. Thus the following threshold is added:

- *Substantially conflict with applicable plans and regulations as presented in Section 5.8.2 under "Regulatory Setting" (beginning on page 5.8-3).*

As described in the preceding section, traffic mitigation measures may also result in land use impacts. This topic is not covered in the CEQA Checklist. The following thresholds of significance have consequently been established by the City of Brea to evaluate impacts associated with additional right-of-way takes. The implementation of proposed intersection improvements would have a significant effect if:

- A substantial encroachment on any adjacent land use would occur that would disrupt/displace existing viable uses or structures or major improvements such as parking areas that would render existing uses infeasible.

5.8.4 Project Impacts and Mitigation Measures

CONSISTENCY WITH APPLICABLE PLANS AND REGULATIONS

City of Brea General Plan: Community Development Element – Land Use

Land Use policies applicable to the proposed project are listed in Section 5.8.2, Setting and are discussed below relative to each site.

La Floresta Village Site

The La Floresta Village site is designated for “Mixed Use II” on the current City of Brea General Plan. The City also recently adopted a new MU-II Zone District in order to direct implementation of land use policy in mixed-use areas such as the La Floresta Village site as noted previously.

The proposed La Floresta Village development would comply with Community Development Element – Land Use policies listed in Section 5.8.2 under “Regulatory Setting” (beginning on page 5.8-3) in that it is a master planned project that contains a range of single- and multi-family residential densities and dwelling types (including vertically integrated live/work dwelling units), allows for a range of support commercial and office land uses in close proximity to future residents, and incorporates a system of trail links, a linear park, and community recreation facilities.

The proposed residential densities range from 5.0 to 48.5 dwelling units per acre as illustrated in Table 4.2-1 – Statistical Overview of Proposed Development, La Floresta Village. The commercial/office component of La Floresta Village development is proposed at a Floor Area Ratio (FAR) of 2.0. The La Floresta Village development project would conform to MU-II permitted land uses and development intensity.

This analysis, however, only evaluates the consistency of the proposed La Floresta development project at a broad policy level. Plans for La Floresta Village development project will require the subsequent approval of Precise Development Plans by the City of Brea, which involves detailed review to establish specific code compliance.

Level of Significance: Potentially significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Less than significant.

Birch Hills Site

The Birch Hills site is designated “Birch Hills Specific Plan.” The proposed Birch Hills development project would require a General Plan Amendment to change the current

designation on the site from the Birch Hills Specific Plan to the appropriate land use designations. The proposed residential density of the Birch Hills development project ranges from 12 to 24.5 dwelling units per acre.

The proposed Birch Hills development project would comply with Community Development Element – Land Use policies listed in Section 5.8.2 under "Regulatory Setting" (beginning on page 5.8-3), in that it is planned to preserve and improve open space and recreation facilities available to the public, including a multi-use trail link along the Loftus Channel and a new community recreation facility while reconfiguring the existing public golf course. In addition, the proposed Birch Hills project incorporates both "workforce" rental housing and high-density market-rate "for-sale" housing integrated with the recreational setting. The proposed density of residential development essentially complies with the R3 – High Density Residential Zone as well.

This analysis, however, only evaluates the consistency of the proposed project at a broad policy level. Plans for the Birch Hills development plan will require the subsequent approval of Precise Development Plans by the City of Brea, which involves detailed review to establish specific code compliance.

Level of Significance: Less than Significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

City of Brea General Plan: Housing Element

Housing policies applicable to the proposed project are listed in Section 5.8-2 under Regulatory Setting and are discussed below relative to each site.

La Floresta Village Site

The La Floresta Village development project would conform to General Plan housing policies listed in Section 5.8.2 under "Regulatory Setting" (beginning on page 5.8-3) in that the project would replace an obsolete industrial property with additional housing opportunities. The new development would include mixed-use development and senior housing, and would be subject to the City's Inclusionary Housing Ordinance.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Birch Hills Site

The Birch Hills development project would conform to General Plan Housing Element policies listed in Section 5.8.2 under "Regulatory Setting" (beginning on page 5.8-3) in that the projects would provide additional housing opportunities where none currently exist.

The new development would be subject to the City's Inclusionary Housing Ordinance. A portion of the Birch Hills development is proposed for workforce housing for low- and moderate-income households, which would help the City meet its fair share of the regional housing need.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Birch Hills Specific Plan

Birch Hills Site

The proposed Birch Hills development project includes 75.6 acres of Open Space (a reconfiguration of the golf course) and 247 medium to high-density dwelling units. This is obviously more open space and less, although more dense, residential development than could occur under the Birch Hills Specific Plan. The Birch Hills Specific Plan would be amended to reflect the Birch Hills Illustrative Plan, as illustrated in Exhibit 4.2-17 (page 4-79, if the proposed project is approved, thereby eliminating an inconsistency in designated land use. Approval of a corresponding General Plan Amendment (GPA), a Zone Change (ZC), and a Development Agreement (DA) is also required to fully implement the Specific Plan Amendment (SPA). With these actions, no policy conflicts would occur.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

City of Brea - Zoning

La Floresta Village Site

The La Floresta Village site is zoned MU-II (Mixed Use II). The proposed La Floresta Village project is considered to be consistent with the intent of the MU-II Zone in that it is a master planned development featuring neighborhoods that offer a diverse range of residential dwelling types and densities, ranging from 5.0-28.5 dwelling units per acre. The MU-II residential density range within the MU-II Zone is 6.1 to 40.0 dwelling units per acre. In addition, 156,800 square feet of commercial and office uses are incorporated in the development at an FAR of 2.0 or less. The maximum floor area ratio (FAR) permitted in the MU-II zone is 2.0.

Either vertical or horizontal integration of uses is allowed in the MU-II Zone, with an emphasis on tying together the uses with appropriate pedestrian linkages. The La Floresta Village development project includes 150 residential dwellings in the planned mixed-use area (PA 5) some of which would be live/work units in multi-story structures. As is shown in Exhibit 4.2-2 – La Floresta Village: Illustrative Site Plan (page 4-7), Exhibit 4.2-11a – La

Floresta Village: Conceptual Open Space Plan (page 4-61), and Exhibit 4.2-11b – La Floresta Village: Typical Linear Park Edge Conditions (page 4-63), respectively, an internal system of sidewalks, trails, and linear parks is planned, with links to nearby regional trail systems.

This EIR has not reviewed the proposed La Floresta Village development project for consistency with specific design guidelines and developments standards. This type of review is typically not included in the CEQA process, and will be performed by the City of Brea in the review of Precise Development Plans.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Birch Hills Site

The Birch Hills site is currently zoned Birch Hills Specific Plan. The Birch Hills Specific Plan would be amended to reflect the Birch Hills Illustrative Plan, as illustrated in Exhibit 4.2-17 (page 4-79), if the proposed project is approved, thereby eliminating an inconsistency in designated land use and zoning. Approval of a corresponding General Plan Amendment (GPA), a Zone Change (ZC), and a Development Agreement (DA) is also required to fully implement the Specific Plan Amendment (SPA). With these actions, no zoning or policy conflicts would occur.

This EIR has not reviewed the proposed Birch Hills development plan for consistency with specific design guidelines and developments standards. This type of review is typically not included in the CEQA process, and will be performed by the City of Brea in the review of Precise Development Plans.

Level of Significance: Less than significant.

Mitigation Measures: None are required

Level of Significance after Mitigation: Not applicable.

5.8.5 Cumulative Impacts

Land use and housing policy impacts are considered within the overall framework of the General Plan, individual plan elements and specific policies and objectives pertaining to both sites. Land use impacts at specific intersections related to traffic mitigation have been examined in the context of projected Year 2025 traffic. Year 2025 is the horizon year for General Plan build-out.

CONSISTENCY WITH APPLICABLE REGULATIONS AND PLANS

City of Brea General Plan: Community Development Element – Land Use

Both Sites

No conflicts with adopted land use plans or policies are anticipated with approval of requested entitlement actions. The La Floresta Development Proposal would provide additional housing opportunities, commercial and office and recreational facilities in compliance with City land use goals and policies. Together with other master planned developments in compliance with adopted plans and policies, the La Floresta Development Proposal would work toward achieving the land use vision of the General Plan.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

City of Brea General Plan – Housing Element

Both Sites

The La Floresta Development Proposal would provide additional housing opportunities, including housing that is affordable to low- and moderate-income households. All residential development projects are reviewed for compliance with the policies of the Housing Element and applicability and compliance with the Inclusionary Housing Ordinance. Together with other residential developments providing similar opportunities, the La Floresta Development Proposal would help the City provide its fair share of the region's housing need for all income levels.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Birch Hills Specific Plan

Birch Hills Site

The proposed Birch Hills development project would require a General Plan Amendment to change the current designation on the site from the Birch Hills Specific Plan to the appropriate land use designations reflecting the Birch Hills Illustrative Plan, as illustrated in Exhibit 4.2-17 (page 4-79). Approval of this action would eliminate any inconsistency in designated land use. The proposed Birch Hills development project would thus comply with Community Development Element - Land Use policies listed in Section 5.8.2 under "Regulatory Setting" (beginning on page 5.8-3). No project-specific land use impacts

related to the Birch Hills Specific Plan have been identified. Similarly, no cumulative impacts related to the Birch Hills Specific Plan are anticipated.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

City of Brea – Zoning

La Floresta Village Site

The proposed La Floresta Village development is consistent with existing MU-II zoning on the site. No project-specific impacts related to zoning have been identified. Similarly, no cumulative impacts related to zoning are anticipated with the La Floresta Village development.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Birch Hills Site

The Birch Hills site is currently zoned Birch Hills Specific Plan. The Birch Hills Specific Plan would be amended to reflect the Birch Hills Illustrative Plan, as illustrated in Exhibit 4.2-17 (page 4-79), if the proposed project is approved, thereby eliminating an inconsistency in designated land use and zoning. Approval of a corresponding General Plan Amendment (GPA), a Zone Change (ZC), and a Development Agreement (DA) is also required to fully implement the Specific Plan Amendment (SPA). With these actions, no zoning or policy conflicts would occur. No project specific impacts related to zoning have been identified. Similarly, no cumulative impacts related to zoning are anticipated with the Birch Hills development.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

CUMULATIVE LAND USE IMPACTS AT INTERSECTIONS AFFECTED BY TRAFFIC MITIGATION

Both Sites

Imperial Highway/Kraemer Blvd.-Year 2025 (Brea)

The La Floresta development proposal is anticipated to result in less than significant changes in Intersection Capacity Utilization (ICU) at this intersection in the morning peak

hour period. During PM peak hour period, however, changes in ICU are estimated to result in changes in Level of Service (LOS) that would be considered a significant traffic impact according to established City of Brea thresholds. (Refer to Section 5.12 for detailed traffic and circulation analysis.) This intersection has commercial or office land use on all four corners. Additional right-of way would be required to accommodate project mitigation, which includes:

1. Addition of a northbound de facto right turn lane;
2. Addition of a separate eastbound right turn lane.

The addition of a de facto right turn lane at this intersection may be accommodated within existing rights-of way. Any additional rights-of-way acquisition to accommodate an additional separate eastbound right hand turn lane could encroach on developed commercial/office uses. Existing conditions have, however, been examined by City of Brea planning and traffic engineering staff on a preliminary basis. This review suggests that existing structural setbacks could accommodate the additional eastbound right turn lane without substantial impacts to adjacent uses. The proposed project would be responsible for payment of fair share costs of necessary improvements, which would be implemented through the City's Nexus traffic improvement program. In consideration of the preceding factors, the project's contribution to cumulative land use impacts related to traffic improvements at the intersection of Imperial Highway/Kraemer Boulevard is considered to be rendered less than cumulatively considerable, and therefore less than cumulatively significant. Additional CEQA review would, however, be required when specific intersection design and configurations are available.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Not applicable.

Bastanchury Road/Placentia Avenue (Placentia).

The La Floresta Development Proposal is anticipated to result in less than significant changes in Intersection Capacity Utilization (ICU) in the morning peak hour period at this intersection. During the PM peak hour period, however, the La Floresta Development Proposal would result in ICU and Level of Service (LOS) changes that exceed thresholds established by the City of Brea. This intersection is located in the City of Placentia, and is surrounded by residential land use to the northwest and northeast, commercial land use to the southeast, and an elementary school (Sierra Vista Elementary School) to the southwest of the intersection. Additional right-of-way could be required to accommodate cumulative traffic mitigation, which includes:

1. Addition of a separate northbound right turn lane.

If any additional right-of-way acquisition on the northwest or northeast corners occurred, it could encroach on existing residential land uses. Improvements necessary to mitigate project traffic generation at this intersection would not allow the intersection to reach an acceptable Level of Service, but would mitigate the project's share of cumulative

impacts according to the traffic analysis presented in Section 5.12 of this EIR. The La Floresta Development Proposal is required to contribute its fair share to the mitigation of cumulative traffic impacts. Irrespective of project-related traffic impacts, however, land use impacts could remain potentially cumulatively significant unless a solution not requiring additional rights-of-way in sensitive locations is found acceptable by the City of Placentia.

If the proposed project is approved, it is established procedure for the City of Brea to negotiate acceptable mitigation with other impacted jurisdictions where appropriate. The City of Brea, along with the project applicant, will negotiate with the City of Placentia to determine alternative mitigation in the form of fair share fees or other means that avoid the physical take of additional rights-of-way or reduce them to a less than significant level in sensitive locations at the intersection of Placentia Avenue/Bastanchury Road. In consideration of the preceding factors, the project's contribution to cumulative land use impacts related to traffic improvements at the intersection of Placentia Ave/Bastanchury Road are considered to be rendered less than cumulatively considerable, and therefore less than cumulatively significant. Additional CEQA review would, however, be required when specific intersection design and configurations are available.

Level of Significance: Less than significant.

Mitigation Measures: None are required.

Level of Significance after Mitigation: Less than significant.

5.8.6 Significant Unavoidable Impacts

Both Sites

No adverse General Plan land use or housing policy impacts have been identified.

No adverse land use policy or zoning impacts have been identified.

No significant land use impacts associated with traffic mitigation have been identified at intersections that may require additional rights-of-way takes.