

## 5. Environmental Analysis

### 5.8 PUBLIC SERVICES

This section addresses the potential for the Mercury Lane Residential project (proposed project) to impact public services and facilities, including fire protection and emergency services, police protection, and school services, and library services. Park facilities are addressed in Section 8.8, *Recreation*. Public and private utilities and service systems, including water, wastewater, and solid water services and systems, are addressed in Section 8.9, *Utilities and Service Systems*, of Chapter 8.

#### 5.8.1 Fire Protection and Emergency Services

##### 5.8.1.1 ENVIRONMENTAL SETTING

###### Regulatory Background

###### *International Fire Code*

The International Fire Code (IFC) is a model code for regulating minimum fire-safety requirements for new and existing buildings, facilities, storage, and processes. The IFC includes general and specialized technical fire- and life-safety regulations, with topics addressing fire-department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, use and storage of hazardous materials, protection of emergency responders, industrial processes, and various other topics. The IFC is issued by the International Code Council, which is an international organization of building officials.

###### *State*

###### *California Fire Code*

The California Fire Code (CFC; California Code of Regulations, Title 24, Part 9) is based on the 2015 IFC and includes amendments from the State of California fully integrated into the code. The CFC contains fire safety-related building standards that are referenced in other parts of Title 24 of the California Code of Regulations. The CFC is updated once every three years; the 2016 CFC took effect on January 1, 2017.

###### *California Health and Safety Code*

Sections 13000 et seq. of the California Health and Safety Code include fire regulations for building standards (also in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

###### *Local*

###### *City of Brea Municipal Code*

Section 16.01.010, Fire Code Adopted, of Brea's fire code (City of Brea Municipal Code Chapter 16.04) states that the 2016 edition of the California Fire Code in its entirety, together with the amendments, additions, deletions, and exceptions in Chapter 16.04, are the adopted fire code of the City.

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#### *City of Brea General Plan*

The City of Brea General Plan contains policies that support the City's fire and police services.

- **Policy PS-1.2:** Provide up-to-date technology to the Brea Police and Fire Department.
- **Policy PS-1.4:** Work with the Fire Department to determine and meet community needs for fire protection and related emergency services. Ensure that sufficient stations, personnel, and equipment are provided to meet growth needs in the City.
- **Policy PS-1.5:** Maintain a maximum 4- to 6-minute emergency response time for fire safety services. Maintain a 3- to 5-minute response time from emergency police response services. Require that all new development be able to meet established standards for such response.
- **Policy PS-1.6:** Impose special conditions as needed on development projects to ensure that adequate fire protection measures are in place and maintained.

#### *Development Impact Fees*

##### *Dispatch Impact Fees*

The City of Brea established these fees as necessary for providing upgrades to the police and fire dispatch systems, thus ensuring that new development is provided with appropriate public safety services (Brea 2018a).

- Multifamily: \$40/dwelling unit
- Single family: \$55/dwelling unit
- Commercial: \$55/1,000 square foot
- Office: \$ 77/1,000 square foot
- Industrial: \$40/1,000 square foot (Brea 2018a).

##### *Fire Impact Fees*

The purpose of the fire impact fee is to ensure that new development finance its fair share of fire protection facilities (Brea 2018a).

- Multifamily: \$731/dwelling unit
- Single family: \$1,029/dwelling unit
- Commercial: \$191/1,000 square foot
- Office: \$267/1,000 square foot
- Industrial \$138/1,000 square foot

##### *Fire Service Fees*

Fire Service Connection charges are applicable to all new construction where fire service is to be installed (Brea 2018a). Fire service connection fees are buy-ins used to recover the cost of existing reservoir storage and water system capacity for private fire systems; the connection fees for fire service connection is as follows:

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- 4” connection: \$3,562
- 6” connection: \$ 4,987
- 8” connection: \$6,484
- 10” connection: \$9,337
- 12” connection: \$9,337

### Existing Conditions

#### *Fire Stations, Equipment, Staffing, and Mutual Aid*

The Brea Fire Department serves the City of Brea and is the primary fire department providing service to the project site. The Los Angeles County Fire Department and Fullerton Fire Department both provide mutual aid. Table 5.8-1, *Fire Stations and Equipment Serving the Project Site*, provides a list of fire stations that respond to service requests in the project vicinity.

**Table 5.8-1 Fire Stations and Equipment Serving the Project Site**

Station	Address	Equipment
<b>City of Brea Fire Department</b>		
Brea Fire Department – Station #1	555 North Berry Street, Brea	Brea Engine 1, Type 1 – Advanced Life Support, 3 personnel
Brea Fire Department – Station #2	200 North Brea Boulevard, Brea	Brea Truck 2, Pierce/tiller – Advanced Life Support, 4 personnel
<b>Fullerton Fire Department</b>		
Fullerton Fire Department – Station #4	3251 North Harbor Boulevard, Fullerton	Fullerton Engine 4, Type 1 – Advanced Life Support, 4 personnel
<b>Los Angeles County Fire Department</b>		
LACFD – Station 191	850 West La Habra Boulevard, La Habra	Squad - 2 paramedics
LACFD – Station 192	520 South Harbor Boulevard, La Habra	Type 1 – Advanced Life Support, Paramedic Assessment Unit - 3 personnel
LACFD – Station 193	1000 West Risner Way, La Habra	Type 1 – Advanced Life Support, Paramedic Assessment Unit - 3 personnel

Source: Schaefer 2018 and Salgado 2019.

#### *Response Times*

As indicated in Policy PS-1.5 of the City of Brea General Plan, the Brea Fire Department should maintain a maximum 4- to 6-minute emergency response time for fire safety services. The standard for the first arriving unit on scene is 6 minutes (Schaefer 2018).

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#### *Wildfire Hazard Zones*

The north, northeastern, and eastern portions of the City are in fire hazard severity zones mapped by the California Department of Forestry and Fire Prevention (CAL FIRE 2011). However, the project site is not in or near a wildfire hazard zone (see also Section 8. 10, *Wildfire*).

#### 5.8.1.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

FP-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.

#### 5.8.1.3 PLANS, PROGRAMS, AND POLICIES

PPP PS-1 New buildings are required to meet the fire regulations outlined in California Health and Safety Code (Sections 13000 et seq.).

PPP PS-2 The project applicant is required to pay development impact fees (dispatch impact fees, fire impact fees, fire service fees).

PPP PS-3 As part of the project review process, the City of Brea Fire Department will require approval of Building Plan Check for Site Plan and Emergency Access as well as approval of Fire Master Plan. Additional design features to address the City of Brea Fire Department's requirements will be incorporated as conditions of approval for the project.

#### 5.8.1.4 ENVIRONMENTAL IMPACTS

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**Impact 5.8-1: The proposed project would introduce new structures and 206 residents into the City of Brea Fire Department service boundaries, thereby increasing the requirement for fire protection facilities and personnel. [Threshold FP-1]**

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The proposed project would develop 114 workforce housing units, thereby increasing the demand for fire and emergency services. The Brea Fire Department is the primary fire department providing service to the project site.

Brea Fire Department Station #1 and Station #2 are both approximately 0.5 mile north and northeast, respectively, from the project site. The proposed project is not anticipated to have significant impacts on fire services. If firefighters and personnel are at Brea Fire Department Station #1, the response time from the station to the project site should take no more than 3 minutes; however, 6 minutes to first arriving unit on scene is standard. Additionally, there are no existing deficiencies in the level of fire protection service currently

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provided to the area including and surrounding the project site. The proposed project would not have a significant impact on the ability to maintain adequate level of fire protection service to the area, however, there would be an increase in the amount of medical aids, fire alarms, and possible car/trash fires to the area (Schaefer 2018). Fire Engine 1 from Brea Fire Department Station #1 and Fire Truck 2 from Brea Fire Department Station #2 would be the first in units (Salgado 2019). Additionally, with the mutual aid agreement with Fullerton Fire Department Station #4 and Los Angeles County Fire Department, there would be adequate resources available to respond to the project site in the event of an emergency (Salgado 2019). Based on the review of the project by the Brea Fire Department, there would be adequate facilities, equipment, and service personnel to respond in the event of an emergency at this location.

Moreover, the project applicant would pay the appropriate fire impact fees, fire service fees, and dispatch fees prior to the issuance of any building permits, which would be used to finance future fire protection facilities, fire service connection, and upgrades to the police and fire dispatch systems. More specific consideration of these services and any desired augmentation to achieve best performance goals may be considered as part of the project review process and any conditions of approval for the project.

Based on the preceding, the proposed project would not adversely affect the Brea Fire Department's ability to provide adequate service and would not require new or expanded fire facilities that could result in adverse environmental impacts. Therefore, impacts would be less than significant.

*Level of Significance Before Mitigation:* Impact 5.8-1 would be less than significant.

### 5.8.1.5 CUMULATIVE IMPACTS

Growth within the City would increase demands for fire protection and emergency services. Other projects would also pay property, sales, and utility taxes and fees supporting the City's General Fund, part of which would be available for the Brea Fire Department's operations and construction of new and/or expanded fire stations. Other projects that are found by the City to require increases in public safety equipment, facilities, and staffing would also be required to pay fair-share payments to the City for increased resources. Cumulative impacts would be less than significant after payment of taxes, impact fees, and fair-share payments by other projects, and impacts of the proposed project would not be cumulatively considerable.

### 5.8.1.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impact would be less than significant: 5.8-1.

### 5.8.1.7 MITIGATION MEASURES

No mitigation measures are required.

### 5.8.1.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

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#### 5.8.2 Police Protection

##### 5.8.2.1 ENVIRONMENTAL SETTING

###### Regulatory Background

###### *Local Regulations*

###### *City of Brea General Plan*

The City of Brea General Plan provides policies that support the City's fire and police services.

- **Policy PS-1.1:** Work with the Police Department to determine and meet community needs for law enforcement.
- **Policy PS-1.2:** Provide up-to-date technology to the Brea Police and Fire Department.
- **Policy PS-1.3:** Continue to maintain and develop a community-based police strategy compatible with the needs and size of the community.
- **Policy PS-1.5:** Maintain a maximum 4- to 6-minute emergency response time for fire safety services. Maintain a 3- to 5-minute response time from emergency police response services. Require that all new development be able to meet established standards for such response.
- **Policy PS-1.7:** Incorporate the tenets of Community Oriented Policing into the design of crime prevention and enforcement programs.
- **Policy PS-1.8:** Use technology to improve crime prevention efforts.

###### *Dispatch Impact Fees*

The City of Brea established these fees as necessary for providing upgrades to the police and fire dispatch systems, ensuring that new development is provided with appropriate public safety services (Brea 2018a).

- Multifamily: \$40/dwelling unit
- Single family: \$55/dwelling unit
- Commercial: \$55/1,000 square foot
- Office: \$77/1,000 square foot
- Industrial: \$40/1,000 square foot

###### Existing Conditions

Law enforcement and police protection services are provided by the Brea Police Department at 1 Civic Circle in the City of Brea. The Brea Police Department is divided into the Uniform Division and Investigative Division, directed by two captains (Brea 2018b). There are over 40 uniformed officers including 32 sworn officers in the patrol division, and their duties include the following:

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- Response to emergency, in-progress crimes
- Conduct on scene investigations, including fingerprinting, photography, interviewing, and interrogation
- Write crime reports documenting incidents
- Arrest and book criminal offenders
- Stop traffic violators and warn or cite the driver
- Patrol their assigned area, checking residential and business areas for illegal activity. (Brea 2018c)

The Brea Police Department includes a K-9 Unit, Professional Standards Unit, SWAT Unit, Threat Management Unit, and Traffic Unit (Brea 2018b).

The Brea Police Department Communications Center, which includes a communications supervisor, three senior dispatchers, eight full-time dispatchers, and five part-time dispatchers that assist when needed, operates 365 days a year, 24 hours a day. Calls for service are prioritized into several categories, with emergency calls being the most important; the department's average response time has been under 3.5 minutes (Brea 2018d).

### *Response Times*

As indicated in Policy PS-1.5 of the City of Brea General Plan, the Brea Police Department seeks to maintain a maximum 3- to 5-minute emergency response time for police services. The Brea Police Department has an average response time of 3.5 minutes for emergency calls, and 6 minutes or more for non-emergency calls depending on the nature of the call (Burks 2018).

### **5.8.2.2 THRESHOLDS OF SIGNIFICANCE**

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- PP-1                      Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services.

### **5.8.2.3 PLANS, PROGRAMS, AND POLICIES**

- PPP PS-4                The project applicant is required to pay dispatch impact fees.
- PPP PS-5                As part of the project review process, the City of Brea Police Department may require project design features to improve security onsite. Additional design features to address the City of Brea Police Department's service standards will be incorporated as conditions of approval for the project.

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#### 5.8.2.4 ENVIRONMENTAL IMPACTS

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**Impact 5.8-2: The proposed project would introduce new structures and 206 residents into the City of Brea Police Department service boundaries, thereby increasing the requirement for police protection facilities and personnel. [Threshold PP-1]**

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Law enforcement and police protection services would be provided by the Brea Police Department at 1 Civic Circle in Brea, approximately one-mile southeast of the project site.

The proposed project is not anticipated to have significant impacts on police services based on CEQA thresholds. The Brea Police Department would respond to the project site within the expected range of response times, which is an average response time of 3.5 minutes for emergency calls, and 6 minutes or more for non-emergency calls depending on the nature of the call (Burks 2018). Additionally, the project applicant would be required to pay dispatch fees, prior to the issuance of any building permits, that would be used to provide future upgrades to police and fire dispatch systems. More specific consideration of these services and any desired augmentation to achieve best performance goals set forth by the police department, such as project design features to improve security onsite, may be considered as part of the project review process and any conditions of approval for the project.

Based on the preceding, the proposed project would not adversely affect the Brea Police Department's ability to provide adequate service and would not require new or expanded police facilities that could result in adverse environmental impacts. Therefore, impacts would be less than significant.

*Level of Significance Before Mitigation:* Impact 5.8-2 would be less than significant.

#### 5.8.2.5 CUMULATIVE IMPACTS

Growth within the City would increase demands for police protection and services. Other projects would also pay property, sales, and utility taxes and fees supporting the City's General Fund, part of which would be available for the Brea Police Department's operations and construction of new and/or expanded police stations. Other projects that are found by the City to require increases in public safety equipment, facilities, and staffing would also be required to pay fair-share payments to the City for increased resources. Cumulative impacts would be less than significant after payment of taxes, impact fees, and fair-share payments by other projects, and impacts of the proposed project would not be cumulatively considerable.

#### 5.8.2.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.8-2.

#### 5.8.2.7 MITIGATION MEASURES

No mitigation measures are required.



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### 5.8.2.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

## 5.8.3 School Services

### 5.8.3.1 ENVIRONMENTAL SETTING

#### Regulatory Background

##### *State*

##### *California State Assembly Bill 2926: School Facilities Act of 1986*

To assist in providing school facilities to serve students generated by new development, Assembly Bill (AB) 2926 was enacted in 1986 and authorizes a levy of impact fees on new residential and commercial/industrial development. The bill was expanded and revised in 1987 through the passage of AB 1600, which added Sections 66000 et seq. to the Government Code. Under this statute, payment of impact fees by developers serves as CEQA mitigation to satisfy the impact of development on school facilities.

##### *California Senate Bill 50*

Senate Bill (SB) 50, passed in 1998, provides a comprehensive school facilities financing and reform program and enables a statewide bond issue to be placed on the ballot. Under the provisions of SB 50, school districts are authorized to collect fees to offset the costs associated with increasing school capacity as a result of development and related population increases. The funding goes to acquiring school sites, constructing new school facilities, and modernizing existing school facilities. SB 50 establishes a process for determining the amount of fees developers would be charged to mitigate the impact of development on school districts from increased enrollment. According to Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.”

Under this legislation, there are three levels of developer fees that may be imposed upon new development by the governing school district. Level I fees are assessed based upon the proposed square footage of residential, commercial/industrial, and/or parking structure uses. Level II fees require the developer to provide one-half of the costs of accommodating students in new schools, and the state provides the remaining half. To qualify for Level II fees, the governing board of the school district must adopt a School Facilities Needs Analysis and meet other prerequisites in accordance with Section 65995.6 of the California Government Code. Level III fees apply if the state runs out of bond funds, allowing the governing school district to impose 100 percent of the cost of school facility or mitigation minus any local dedicated school monies on the developer.

##### *Local*

##### *Development Impact Fees*

The school district has adopted a fee program, pursuant to SB 50, that levies statutory school impact fees per residential building square footage, as follows:

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- Residential: \$3.79/square foot
- Commercial: \$0.61/square foot (Aldrete 2018)

### Existing Conditions

#### *Enrollment and Capacity*

The Brea Olinda Unified School District (BOUSD) consists of six elementary schools, one junior high school, one high school, and one continuation high school, and serves approximately 6,000 students (BOUSD 2018). Table 5.8-2, *School Enrollment and Capacity*, provides the enrollment and capacity per school that would serve the project site.

**Table 5.8-2 School Enrollment and Capacity**

School & Location	Enrollment (10-year average)	Total Capacity
Laurel Elementary School	368	455
Brea Junior High School	913	1,248
Brea Olinda High School	1,885	2,720

Source: Aldrete 2018.

#### 5.8.3.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- SS-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for school services.

#### 5.8.3.3 PLANS, PROGRAMS, AND POLICIES

- PPP PS-6 Pursuant to AB 2926, new development is required to pay development impact fees to assist in providing school facilities to serve students generated by new development.
- PPP PS-7 Pursuant to SB 50, new development is required to offset the costs associated with increasing school capacity, where the funds collected go to acquiring school sites, constructing new school facilities, and modernizing existing school facilities.

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5.8.3.4 ENVIRONMENTAL IMPACTS

**Impact 5.8-3: The proposed project would generate 78 students who would impact the school enrollment capacities of the Brea Olinda Unified School District. [Threshold SS-1]**

The proposed project would be the construction of 114 units of workforce housing. The proposed project would result in an increase of approximately 206 residents in the City of Brea.

All of the schools in Table 5.8-2 would be able to accommodate the potential increase in enrollment as a result of the proposed project, according to Assistant Superintendent Aldrete (see Appendix J). The Brea Olinda Unified School District has adopted a fee program. The current school fees are \$3.79 per square foot for residential projects and \$0.61 per square foot for commercial projects. Pursuant to California Government Code Section 65995(h), payment of the impact fees fully mitigates impacts to school facilities.

The student generation rate for BOUSD is 0.6846 students per dwelling unit for students in grades kindergarten through 12 (Appendix J). Therefore, the proposed project would generate 78 students.<sup>1</sup> Student generated by the proposed project would leave Laurel Elementary School, Brea Junior High School, and Brea Olinda High School with a remaining capacity of 7, 320, and 906 students, respectively (see Table 5.8-3, *Estimated Project Student Generation*). Therefore, the three affected schools would have a total available capacity of 1,233 seats after project implementation. The proposed project would not result in the need to construct new classroom facilities and would therefore have a less than significant impact on schools.

**Table 5.8-3 Estimated Project Student Generation**

School	Enrollment 2017-18 <sup>1</sup>	Capacity <sup>2</sup>	Available Capacity	Estimated Project Student Generation	Available Capacity less Project Student Generation
Laurel Elementary School	422	455	33	26	7
Brea Junior High School	902	1,248	346	26	320
Brea Olinda High School	1,788	2,720	932	26	906
<b>Total</b>	<b>3,112</b>	<b>4,423</b>	<b>1,311</b>	<b>78</b>	<b>1,233</b>

Sources:

<sup>1</sup> CDE 2018.

<sup>2</sup> Aldrete 2018 (see Appendix J).

**Level of Significance Before Mitigation:** Impact 5.8-3 would be less than significant.

5.8.3.5 CUMULATIVE IMPACTS

Growth within the City would increase demands for school services. Other projects would also pay property, sales, and utility taxes and fees supporting the City’s General Fund, part of which would be available for the Brea Olinda Unified School District’s operations and construction of new and/or expanded school facilities. Other projects that are found by the City to require increases in public safety equipment, facilities, and staffing would also be required to pay fair-share payments to the City for increased resources. Cumulative impacts would

<sup>1</sup> 114 units x 0.6846 students = 78.04 students = 78 students / 3 schools = 26 students per school.

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be less than significant after payment of taxes, impact fees, and fair-share payments by other projects, and impacts of the proposed project would not be cumulatively considerable.

#### 5.8.3.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.8-3.

#### 5.8.3.7 MITIGATION MEASURES

No mitigation measures are required.

#### 5.8.3.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

### 5.8.4 Parks

#### 5.8.4.1 ENVIRONMENTAL SETTING

##### Regulatory Background

###### *Local Regulations*

###### *City of Brea Municipal Code*

According to Section 2.24.020, Purposes, of Chapter 2.24, Parks, Recreation, and Human Services Commission, of the Brea Municipal Code, the commission shall:

- Coordinate all of the recreation, leisure time, and cultural activities of the City.
- Provide for the establishment and maintenance of sound recreation and parks programs.
- Ensure the efficient operation of all recreation and parks facilities within the City.
- Encourage a sound and well-rounded program of activities to service the recreational, park, cultural, leisure time and other needs of people within the City.

###### *City of Brea General Plan*

The goals and policies of the City of Brea General Plan includes providing a variety of parks and recreation facilities that meet the diverse needs of the community, protecting and preserving existing parks and recreation facilities, and maximizing use of open space areas capable of supporting park-type activities.

###### *Park Development Fees*

Park Development Fees are charged for new development to fund park development and improvements; charges are determined based on the number and type of residential units being constructed (Brea 2018a).

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### Existing Conditions

The City has 16 park and recreation facilities, including mini or pocket parks, neighborhood parks, school parks, community parks, regional parks, Chino Hills State Park, and Birch Hills Golf Course (Brea 2003a). Passive open space and park areas account for 5 percent of the land within the city limits; Chino Hills State Park encompasses 3,400 acres (Brea 2003a).

#### 5.8.4.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

PS-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks services.

#### 5.8.4.3 PLANS, PROGRAMS, AND POLICIES

PPP PS-8 New development is required to fund park development and improvements through the payment of park development fees.

#### 5.8.4.4 ENVIRONMENTAL IMPACTS

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**Impact 5.8-4: The proposed project would introduce 206 residents to the project site; however, the City has adequate parkland, and the project would not have significant impacts to parks. [Threshold PS-1]**

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According to the City of Brea General Plan, the City has a goal of 5 acres per 1,000 population for public park and recreational facilities (Brea 2003a). According to Table CR-1 in the City of Brea General Plan, 14 percent (980 acres) of the City's 7,000 acres is designated as parks and open space (Brea 2003a). The proposed project would create a demand for 1.03 acres of parkland. The proposed project also provides approximately 22,285 square feet of amenities and landscaped areas onsite. Though the City has adequate parkland under the current standard, distribution of parks and/or amenities may be needed to serve the local area. Park, recreation, and human service needs should consider amenities, community needs, and demographics. With the implementation of the proposed project, there would be an excess of 754.52 acres<sup>2</sup> of parks and open space in the City of Brea. Therefore, project implementation would result in a less than significant impact due to the substantial excess in parks and open spaces.

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<sup>2</sup> 5 acres/1,000 persons = 0.005 acre/person  
0.005 acre/person x 44,890 (population CDF 2018) = 224.45 acres (needed).  
980 acres of park space (14% of 7,000 acres) – 224.25 acres = 755.55 acres (excess)  
114 units x 1.81 (average person/household) = 206 persons  
206 persons x 0.005 acre/person = 1.03 acres (project need)  
755.55 acres (excess) – 1.03 acres/person (project need) = 754.52 acres

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*Level of Significance Before Mitigation:* Impact 5.8-4 would be less than significant.

#### 5.8.4.5 CUMULATIVE IMPACTS

Growth within the City would increase demands for parks. Other projects would also pay property, sales, and utility taxes and fees supporting the City's General Fund, part of which would be available for the operations and development of new parks. Other projects that are found by the City to require increases in parklands would also be required to pay fair-share payments to the City for increased resources. As substantiated above, the City currently has an excess of 754.52 acres of parks and open space. Cumulative impacts would be less than significant after payment of taxes, impact fees, and fair-share payments by other projects; and impacts of the proposed project would not be cumulatively considerable.

#### 5.8.4.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.8-4.

#### 5.8.4.7 MITIGATION MEASURES

No mitigation measures are required.

#### 5.8.4.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

### 5.8.5 Library Services

#### 5.8.5.1 ENVIRONMENTAL SETTING

##### Regulatory Background

###### *Local Regulations*

###### *City of Brea General Plan*

The General Plan contains the following goal and policies for providing library resources to the City:

**Goal CS-4:** Provide library resources that meet the educational, cultural, civic, business, and life-long learning needs of all residents. Retain a local library system that is community-oriented, provides knowledgeable, service-oriented staff, and offers access to information, books, and other materials in a variety of formats that use contemporary technology:

- **Policy CS-4.1:** Encourage the County to develop programs and services for adults, children, and new readers that meet future needs.
- **Policy CS-4.2:** Work with library staff to assess, select, organize, and maintain collections of materials and information sources of value to and desired by the community.

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- **Policy CS-4.3:** Work with library staff to maintain technological services that meet the needs of residents, as well as reader advisory, reference and referral services, responsive to user needs.
- **Policy CS-4.4:** Explore funding opportunities for the City to expand the existing County branch library and/or operate a local, independent library.

### Existing Conditions

#### *Brea Branch Library*

The Brea Branch Library is part of the Orange County Public Library community library network, which includes 28 branches throughout Orange County. The Brea Branch Library is at 1 Civic Center Circle in Brea. According to the General Plan EIR, all new development is required to pay Orange County Library impact fees prior to the issuance of building permits to offset the costs of providing additional library resources for residents and employees of local businesses (Brea 2003b).

#### 5.8.5.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- LS-1            Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for library services.

#### 5.8.5.3 PLANS, PROGRAMS, AND POLICIES

- PPP PS-7        New development is required to pay Orange County Library impact fees to offset the costs of providing additional library resources.

#### 5.8.5.4 ENVIRONMENTAL IMPACTS

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**Impact 5.8-5:    The proposed project would introduce 206 residents to the project site, which would increase the service needs for the Brea Branch Library. [Threshold LS-1]**

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The only library in the City of Brea, Brea Branch Library, is approximately one mile southeast of the project site. According to the City of Brea General Plan EIR, 0.2 square foot of library space is needed per capita; therefore, the proposed project would require an additional 41.2 square feet of library space (Brea 2003b).<sup>3</sup> The required square footage would not warrant the construction of a new library or the expansion of the Brea Branch Library. The population growth as a result of project implementation would make up approximately 0.46 percent of the City's 2018 population. Due to this negligible increase, the proposed project would not have

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<sup>3</sup> 0.2 square feet x 206 residents = 41.2 square feet of library space

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a substantial impact associated with the provision of new or physically altered governmental facilities; impacts would be less than significant.

*Level of Significance Before Mitigation:* Impact 5.8-5 would be less than significant.

#### 5.8.5.5 CUMULATIVE IMPACTS

Growth within the city would increase demands for library services. Other projects would also pay property, sales, and utility taxes and fees supporting the City's General Fund, part of which would be available for the library operations and construction of new and/or expanded facilities. Other projects that are found by the City to require increases to library services would also be required to pay fair-share payments to the City for increased resources. Cumulative impacts would be less than significant after payment of taxes, impact fees, and fair-share payments by other projects, and impacts of the proposed project would not be cumulatively considerable.

#### 5.8.5.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.8-5.

#### 5.8.5.7 MITIGATION MEASURES

No mitigation measures are required.

#### 5.8.5.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

### 5.8.6 References

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- Schaefer, Cathy (division chief). 2018, May. Response to “Proposed Mercury Residential Project Fire Department Questionnaire.” Division of the Fire Marshal, City of Brea Fire Department.

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