1. Executive Summary

1.1 INTRODUCTION

This draft environmental impact report (DEIR) addresses the environmental effects associated with the implementation of the proposed Mercury Lane Residential project. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision makers. This document focuses on impacts determined to be potentially significant in the Initial Study completed for this project (see Appendix A).

This DEIR has been prepared pursuant to the requirements of CEQA and the City of Brea's CEQA procedures. The City of Brea, as the lead agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment, including reliance on City technical personnel from other departments and review of all technical subconsultant reports.

Data for this DEIR derive from onsite field observations; discussions with affected agencies; analysis of adopted plans and policies; review of available studies, reports, data and similar literature; and specialized environmental assessments (air quality, cultural resources, greenhouse gas emissions, hazards and hazardous materials, land use, noise, population and housing, transportation and traffic, and tribal cultural resources).

1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed project, as well as anticipated future discretionary actions and approvals. CEQA established six main objectives for an EIR:

1. Disclose to decision makers and the public the significant environmental effects of proposed activities.
2. Identify ways to avoid or reduce environmental damage.
3. Prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. Disclose to the public reasons for agency approval of projects with significant environmental effects.
5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation in CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the

environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts.

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information in the EIR; determine whether the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a statement of overriding considerations if significant impacts cannot be avoided.

1.2.1 EIR Format

Chapter 1. Executive Summary: Summarizes the background and description of the proposed project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

Chapter 2. Introduction: Describes the purpose of this EIR, background on the project, the notice of preparation, the use of incorporation by reference, and Final EIR certification.

Chapter 3. Project Description: A detailed description of the project, including its objectives, its area and location, approvals anticipated to be required as part of the project, necessary environmental clearances, and the intended uses of this EIR.

Chapter 4. Environmental Setting: A description of the physical environmental conditions in the vicinity of the project as they existed at the time the notice of preparation was published, from local and regional perspectives. These provide the baseline physical conditions from which the lead agency determines the significance of the project's environmental impacts.

Chapter 5. Environmental Analysis: Each environmental topic is analyzed in a separate section that discusses: the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed project; the level of significance after mitigation is incorporated; and the potential cumulative impacts of the proposed project and other existing, approved, and proposed development in the area.

Chapter 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the proposed project.

Chapter 7. Alternatives to the Proposed Project: Describes the alternatives and compares their impacts to the impacts of the proposed project. Alternatives include the No Project Alternative and a Reduced Intensity Alternative.

Chapter 8. Impacts Found Not to Be Significant: Briefly describes the potential impacts of the project that were determined not to be significant by the Initial Study and were therefore not discussed in detail in this EIR.

Chapter 9. Significant Irreversible Changes Due to the Proposed Project: Describes the significant irreversible environmental changes associated with the project.

Chapter 10. Growth-Inducing Impacts of the Project: Describes the ways in which the proposed project would cause increases in employment or population that could result in new physical or environmental impacts.

Chapter 11. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this EIR.

Chapter 12. Qualifications of Persons Preparing EIR: Lists the people who prepared this EIR for the proposed project.

Chapter 13. Bibliography: The technical reports and other sources used to prepare this EIR.

Appendices: The appendices for this document (in PDF format on a CD attached to the front cover) comprise these supporting documents:

- Appendix A: NOP and NOP Comments
- Appendix B: Air Quality and GHG Modeling
- Appendix C: Cultural Resources Records Search
- Appendix D: Geotechnical Report
- Appendix E: Preliminary Hydrology Report
- Appendix F: Infiltration Testing
- Appendix G: Phase I Environmental Site Assessment Report
- Appendix H: WQMP
- Appendix I: Noise Modeling
- Appendix J: Service Provider Response
- Appendix K: Traffic Report
- Appendix L: Water-Sewer-Demand Flows
- Appendix M: PC Master Plan
- Appendix N: Parking Analysis
- Appendix O: Draft Mitigation Monitoring Report

1.2.2 Type and Purpose of This DEIR

This DEIR has been prepared as a "Project EIR," as defined by Section 15161 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). This type of EIR examines the environmental impacts of a specific development project and should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operation.

1.3 PROJECT LOCATION

The project site is within the City of Brea, at the southeast corner of Berry Street and Mercury Lane, and on a square-shaped parcel (Assessor's Parcel Number [APN] 296-141-05). The project site is 1.01 acres in a commercial industrial area just west of Brea Downtown. Figure ES-1, *Regional Location*, shows the location of the site within the regional context of Orange County. Figure ES-2, *Local Vicinity,* and Figure ES-3, *Aerial Photograph,* show the surrounding area and satellite view of the project site, respectively.

1.4 PROJECT SUMMARY

The proposed project would include a five-story, approximately 68-foot-tall, 141,137-square-foot podium structure that would include 114 workforce housing units. The proposed project would include recreational amenities, such as barbeques and a bocce ball court, which would be on the third-floor podium in an outdoor courtyard, as well as a fitness center and clubhouse. A summary of the units by type and square footage is provided in Table ES-1, *Mercury Lane Residential Land Use Statistics.* Figure ES-4, *Conceptual Site Plan*, shows the proposed layout on the project site.

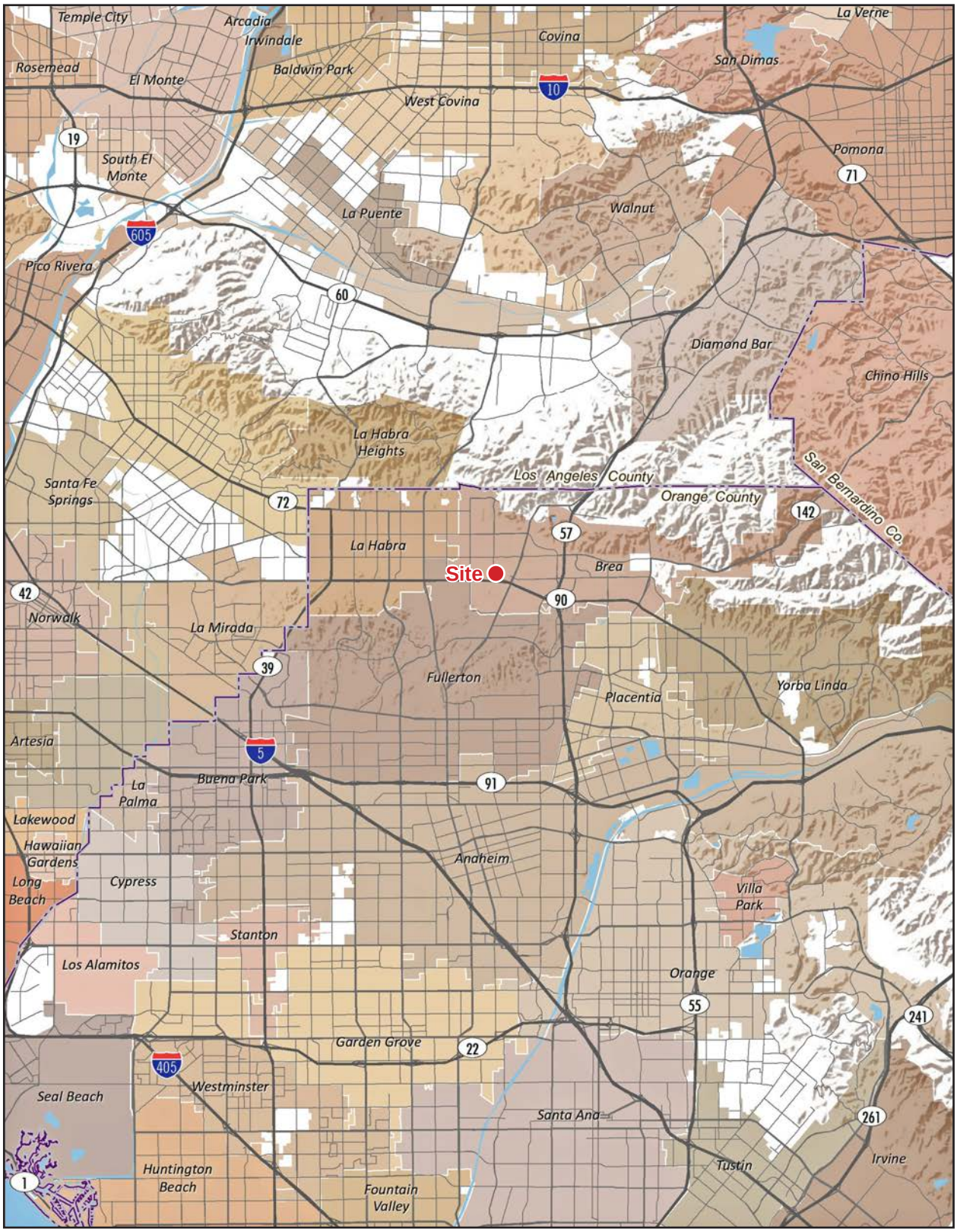
Table ES-1 Mercury Lane Residential Land Use Statistics

Unit Name/Type	Unit Type	Square Feet/Unit	Number	Total Square Feet
FP-1	Studio	452	5 units	2,260
FP-2	Studio	458	79 units	36,182
FP-3	Studio	596	2 units	1,192
FP-4	1 Bedroom	651	15 units	9,765
FP-5	1 Bedroom	675	9 units	6,075
FP-6	2 Bedroom	1,111	4 units	4,444
		Total	**114 units**	59,918
Common/Service Areas (hallways, etc.)				22,570
Amenities (Leasing, Clubhouse, Fitness)				5,083
Parking Structure (Parking, Storage, Bicycle Storage)			118 spaces	53,566
Total			**114**	141,137
Open Space (Courtyard, Sky Deck)				10,815
Landscaped Area				6,387

The proposed project is estimated to be completed in one phase upon the approval of permits and within approximately 18 months, beginning summer 2020 and ending by winter 2021/2022.

The project site is currently designated in the General Plan as Light Industrial and zoned Commercial-Industrial (C-M) with a Precise Development (PD) Overlay, according to the City of Brea General Plan zoning map. The proposed project would require a zone change to Planned Community (PC) zoning, which can provide for alternative development guidelines and standards as well as the necessary General Plan consistency. The PC zone encourages innovative development that allows a diversification of uses, use relationships, building heights, densities, and open spaces while ensuring consistency with the City's General Plan.

Figure ES-1 - Regional Location



Note: Unincorporated county areas are shown in white.

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Scale (Miles)

Source: ESRI, 2018

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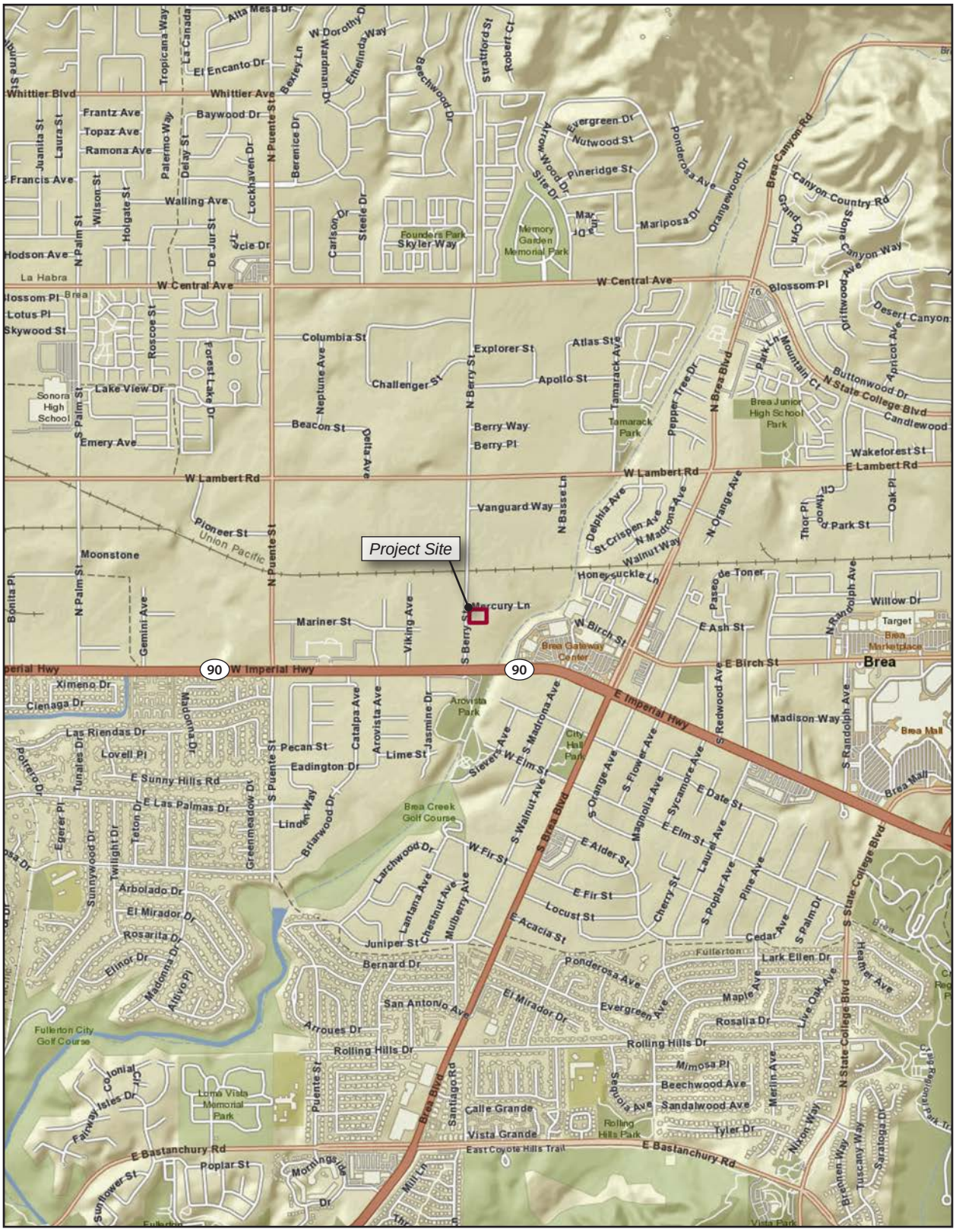
Figure ES-2 - Local Vicinity



Source: ESRI, 2018

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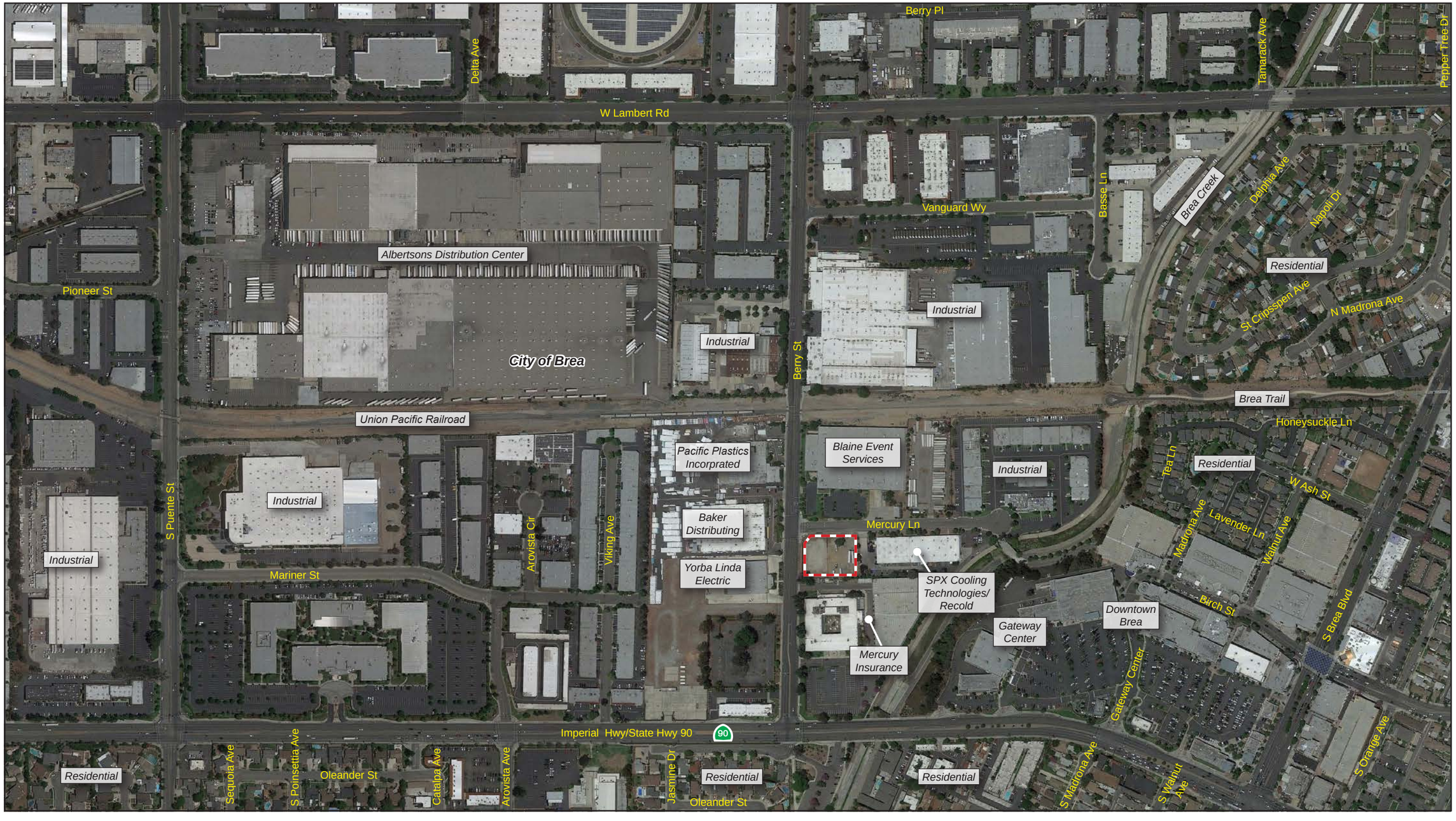
Figure ES-3 - Aerial Photograph



Project Boundary

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Scale (Feet)

Source: Google Earth Pro, 2019

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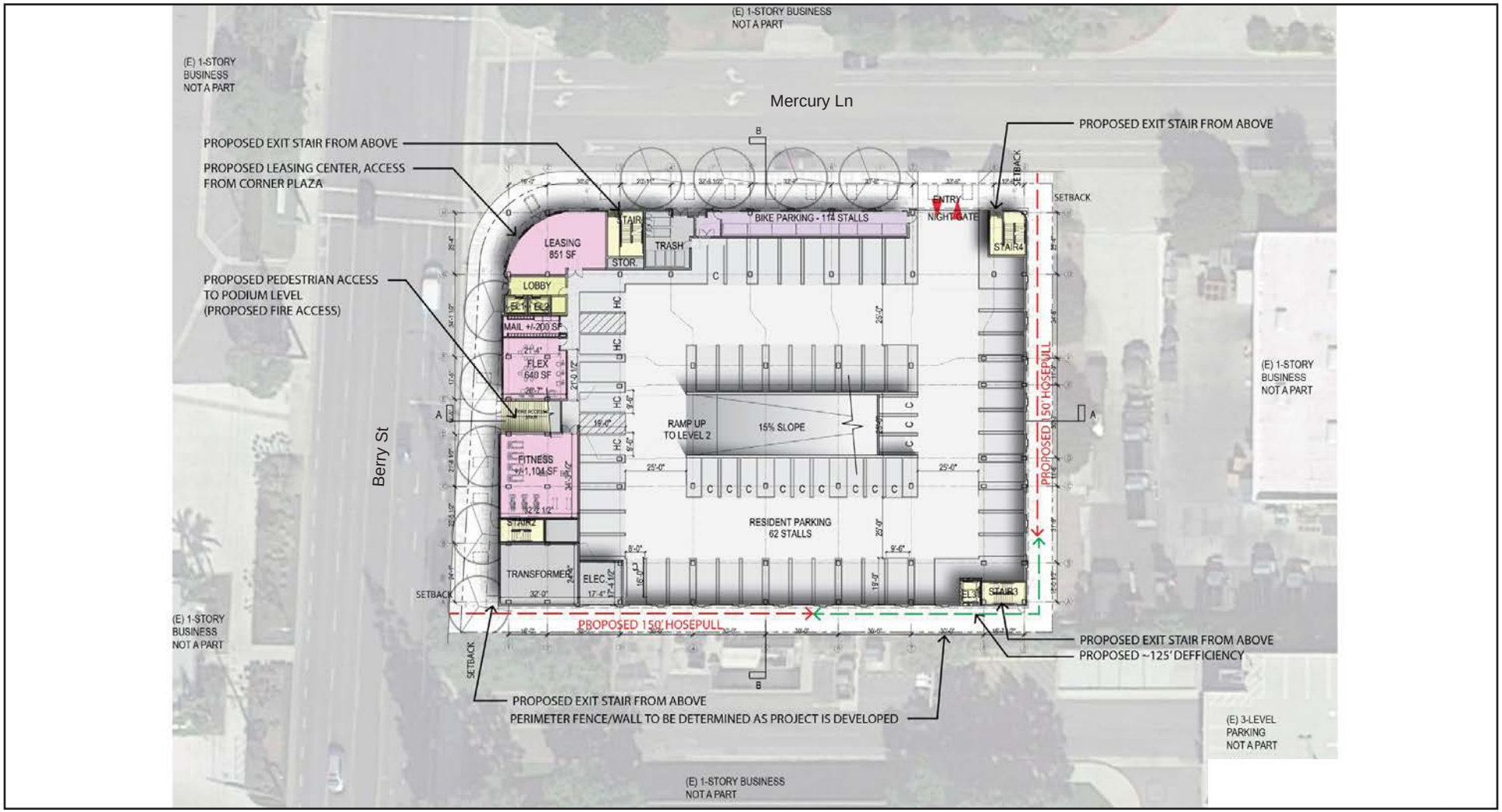
Figure ES-4 - Conceptual Site Plan



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Scale (Feet)

Source: Humphreys & Partners Architects, 2019

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1.5 SUMMARY OF PROJECT ALTERNATIVES

The CEQA Guidelines (§ 15126.6[a]) state that an EIR must address "a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives." The alternatives in this DEIR were based, in part, on their potential ability to reduce or eliminate the impacts determined to be significant and unavoidable for implementation of the Mercury Lane Residential project (see Table ES-2, *Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation*). Project alternatives are assessed in further detail in Chapter 7, *Alternatives to the Proposed Project*.

1.5.1 No Project/No Development Alternative

Under the No Project/No Development Alternative, the proposed development of the Mercury Lane Residential project would not be implemented, and there would not be any associated residents. No development would occur onsite, and the project site would remain undeveloped and vacant.

1.5.1.1 ABILITY TO REDUCE ENVIRONMENTAL IMPACTS

The No Project/No Development Alternative would lessen environmental impacts in the areas of air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. This alternative would increase impacts to aesthetics, hydrology and water quality, and population and housing. Agriculture and forestry resources as well as mineral resources would have similar impacts compared to the proposed project.

1.5.1.2 ABILITY TO ACHIEVE PROJECT OBJECTIVES

The No Project/No Development Alternative would prevent development of the project site. Therefore, none of the project objectives would be achieved under this alternative. The No Project/No Development Alternative would not provide any of the project benefits that would occur with implementation of the proposed project, including investments to the site, such as landscaping, providing workforce housing, or increasing the number of housing units in the City to improve the jobs-housing balance.

1.5.2 Existing Zoning Alternative

Under the Existing Zoning Alternative, the project site would be developed in accordance with its current zoning designation—Commercial-Industrial (C-M). Under the C-M zoning designation, the following uses are permitted:

- Administrative or professional offices
- Research and development
- Retail establishments

- Service establishments
- Light manufacturing

The C-M zone has a maximum height of 35 feet and a maximum lot coverage of 50 percent. Based on the C-M zoning for approximately one-acre, this alternative assumes that the project site would be developed as a 21,780-square-foot light industrial-use building. Under the Existing Zoning Alternative, no residential uses would be introduced, and up to 39 jobs would be created under this alternative.

1.5.2.1 ABILITY TO REDUCE ENVIRONMENTAL IMPACTS

The Existing Zoning Alternative would lessen environmental impacts in the areas of air quality, energy, GHG emissions, land use and planning, noise, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. This alternative would result in greater environmental impacts to population and housing because it would not improve the City's jobs-housing balance. This alternative would have similar environmental impacts as the proposed project to aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, and wildfire.

1.5.2.2 ABILITY TO ACHIEVE PROJECT OBJECTIVES

The Existing Zoning Alternative would develop an industrial building on the project site. Therefore, none of the project objectives would be achieved under this alternative, including increasing the number of housing units in the City and providing workforce housing close to Brea Downtown and existing employment.

1.5.3 Reduced Density Alternative

Under the Reduced Density Alternative, the project site would be developed based on the maximum density identified in the Brea General Plan—50 units/acre. As a result, this alternative assumes the approximately one-acre site would be developed with approximately 50 units. This alternative would reduce the number of units onsite by approximately 58 percent and would result in approximately 91 residents onsite (115 fewer residents than the proposed project).

Like the proposed project, the Reduced Density Alternative would require a zone change to the Planned Community (PC) zone, or alternatively, a General Plan Amendment and zone change to Mixed Use. Instead of a five-story structure, this alternative would be two stories, with one floor of parking.

1.5.3.1 ABILITY TO REDUCE ENVIRONMENTAL IMPACTS

The Reduced Density Alternative would lessen environmental impacts in the areas of air quality, energy, greenhouse gas emissions, noise, public services, transportation, and utilities and service systems. This alternative would result in similar environmental impacts as the proposed project to aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, recreation, tribal cultural resources, and wildfire. This alternative would result in slightly greater impacts to population and housing, providing

workforce housing and increasing the number of housing units in the City to improve the jobs-housing balance.

1.5.3.2 ABILITY TO ACHIEVE PROJECT OBJECTIVES

The Reduced Zoning Alternative would develop 50 units on the project site instead of 114 units. The project alternatives would be achieved under this alternative; however, this alternative lessens the project benefits since a reduction in density would not provide substantial housing units in the City nor provide substantial housing units to accommodate the workforce population.

This alternative is considered the environmentally superior alternative.

1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this DEIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the Mitigation Measures identified in the DEIR.
6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

1.7 AREAS OF CONTROVERSY

In accordance with Section 15123(b)(2) of the CEQA Guidelines, the EIR summary must identify areas of controversy known to the lead agency, including issues raised by agencies and the public. There are no specific areas of known controversy concerning the proposed project. The City of Brea has no knowledge of expressed opposition to the proposed project.

Prior to preparation of the DEIR, the Notice of Preparation was distributed for comment, which extended from December 14, 2018, to January 22, 2019. A public scoping meeting was held at the City of Brea on January 14, 2019; however, no environmental issues were raised during this meeting. NOP comment letters received during the review period are summarized in Chapter 2, *Introduction* (see Table 2-1, *NOP Comment*

Summary), and identify potential environmental issues associated with traffic, air quality, land use and planning, population and housing, and public services.

1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table ES-2 summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant, less than significant, or potentially significant, and mitigation measures are identified for all significant impacts. The level of significance after imposition of the mitigation measures is also presented.

Table ES-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 AIR QUALITY			
5.1-1: The proposed project is consistent with SCAQMD's 2016 Air Quality Management Plan.	Less Than Significant	No mitigation measures required	Less Than Significant
5.1-2: Construction activities associated with the proposed project would not generate short-term emissions in exceedance of SCAQMD's threshold criteria.	Less Than Significant	No mitigation measures required	Less Than Significant
5.1-3: Long-term operation of the project would not generate additional vehicle trips and associated emissions in exceedance of SCAQMD's threshold criteria.	Less Than Significant	No mitigation measures required	Less Than Significant
5.1-4: Construction of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.	Less Than Significant	No mitigation measures required	Less Than Significant
5.1-5: Operation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.	Less Than Significant	No mitigation measures required	Less Than Significant
5.1-6: The proposed project would not result in other emissions, including odors, adversely affecting a substantial number of people.	Less Than Significant	No mitigation measures required	Less Than Significant
5.2 CULTURAL AND PALEONTOLOGICAL RESOURCES			
5.2-1: Development of the project would not impact an identified historic resource.	No Impact	No mitigation measures required	No Impact
5.2-2: Development of the project could impact archeological resources.	Potentially Significant	CUL-1 Prior to issuance of grading permits, a qualified archaeological monitor shall be identified to be on call during ground-disturbing activities. If archeological resources are discovered during excavation and/or construction activities, construction shall stop within 25 feet of the find, and the qualified archeologist shall be consulted to determine whether the resource requires further study. The archeologist shall make	Less Than Significant

Table ES-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures		Level of Significance After Mitigation
			recommendations to the City of Brea to protect the discovered resources. Archeological resources recovered shall be provided to an accredited museum such as the John D. Cooper Center in Fullerton or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.	
5.2-3: Development of the project could impact paleontological resources or unique geologic features.	Potentially Significant	CUL-2	Prior to construction, (1) a field survey for paleontological resources consisting of record search, survey, background context, and project-specific recommendations shall be conducted by a qualified paleontologist; or (2) a qualified paleontologist shall monitor all excavations below five feet. If unique paleontological resources are discovered during excavation and/or construction activities, construction shall stop within 25 feet of the find, and the qualified paleontologist shall be consulted to determine whether the resource requires further study. The paleontologist shall make recommendations to the City of Brea to protect the discovered resources. Any paleontological resources recovered shall be provided for curation at a local curation facility such as the Los Angeles County Natural History Museum, the John D. Cooper Center in Fullerton, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.	Less Than Significant
5.2-4: Grading activities could potentially disturb human remains, but compliance with existing regulations would ensure that impacts are less than significant.	Less Than Significant upon the implementation of RR CUL-5	No mitigation measures required		Less Than Significant

Table ES-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.3 GREENHOUSE GAS EMISSIONS			
5.3-1: Implementation of the proposed project would not generate a net increase in GHG emissions, either directly or indirectly, that would have a significant impact on the environment.	Less Than Significant	No mitigation measures required	Less Than Significant
5.3-2: Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	Less Than Significant	No mitigation measures required	Less Than Significant
5.4 HAZARDS AND HAZARDOUS MATERIALS			
5.4-1: Project construction and operations of the proposed project could involve the transport, use, and/or disposal of hazardous materials; however, compliance with the existing local, state, and federal regulations would ensure impacts are minimized.	Less Than Significant	No mitigation measures required	Less Than Significant
5.4-2: Construction activities may disturb pesticides in the soil associated with the site's former use as an orchard and could create a significant hazard to the public or the environment.	Potentially Significant	HAZ-1 Prior to construction activities onsite, a limited Phase II investigation shall be conducted to assess the surface soil of the project site for residual organochlorine and lead arsenate pesticides. The Phase II investigation shall be conducted in accordance with guidelines developed by the Department of Toxic Substances Control (DTSC) and Environmental Protection Agency (EPA) for site assessments. The Phase II investigation shall estimate the potential threat to public health and the environment if concentrations of pesticides are encountered using methods outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual and DTSC's Screening Level Human Health Risk Assessment guidance for implementing screening level risk analysis. The Phase II investigation shall be submitted to the City of Brea Community Development Department for review and approval by an independent third party reviewer. If the Phase II testing reveals	Less Than Significant

Table ES-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		concentrations of organochlorine pesticides and lead arsenic above health-based screening levels for residential exposure, remediation of the site shall be required to address residual organochlorine and lead arsenate pesticides above health-based level of concern. Remediation may include excavation and disposal of impacted soil or capping elevated areas beneath paved areas. The Construction Contractor shall implement the recommendations outlined in the Phase II.	
5.4-3: The project site is within one-quarter mile of an existing school; however, the proposed project would not emit substantial quantities of hazardous emissions, and use of hazardous materials on-site would be regulated by existing local, state, and federal regulations.	Less Than Significant	No mitigation measures required	Less Than Significant
5.4-4: The project site is not on a list of hazardous materials sites.	No Impact	No mitigation measures required	No Impact
5.4-5: The project site is not in the vicinity of an airport or within the jurisdiction of an airport land use plan.	No Impact	No mitigation measures required	No Impact
5.4-6: Project development would not affect the implementation of an emergency responder or evacuation plan.	Less Than Significant	No mitigation measures required	Less Than Significant
5.4-7: The project site is not in a designated Very High Fire Hazard Severity Zone and would not expose structures and/or residences to fire danger.	Less Than Significant	No mitigation measures required	Less Than Significant

Table ES-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.5 LAND USE AND PLANNING			
5.5-1: Project implementation would not divide an established community.	Less Than Significant	No mitigation measures required	Less Than Significant
5.5-2: Project implementation would not conflict with the City of Brea Zoning designations.	Less Than Significant	No mitigation measures required	Less Than Significant
5.6 NOISE			
5.6-1: Construction activities would not result in temporary noise increases in the vicinity of the proposed project in excess standards.	Less Than Significant	No mitigation measures required	Less Than Significant
5.6-2: Project implementation would not result in long-term operation-related noise that would exceed local standards.	Less Than Significant	No mitigation measures required	Less Than Significant
5.6-3: The project would not generate excessive groundborne vibration or groundborne noise.	Less Than Significant	No mitigation measures required	Less Than Significant
5.6-4: The proximity of the project site to an airport would not result in expose of future residents to airport-related noise.	No Impact	No mitigation measures required	No Impact
5.7 POPULATION AND HOUSING			
5.7-1: The proposed project would directly result in population growth of approximately 206 residents in the project area but would not induce substantial additional growth.	Less Than Significant	No mitigation measures required	Less Than Significant
5.7-2: Project implementation would not result in displacing people and/or housing.	No Impact	No mitigation measures required	No Impact

Table ES-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.8 PUBLIC SERVICES			
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.	Less Than Significant	No mitigation measures required	Less Than Significant
5.8-2: The proposed project would introduce new structures and 206 residents to the City of Brea Police Department service boundaries, thereby increasing the requirement for police protection facilities and personnel.	Less Than Significant	No mitigation measures required	Less Than Significant
5.8-3: The proposed project would generate 78 students who would impact school enrollment capacities of the Brea Olinda Unified School District.	Less Than Significant	No mitigation measures required	Less Than Significant
5.8-4: The proposed project would introduce 206 residents to the project site; however, the City has adequate parkland for General Plan goals, and the project would not have significant impacts to parks.	Less Than Significant	No mitigation measures required	Less Than Significant
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.	Less Than Significant	No mitigation measures required	Less Than Significant
5.9 TRANSPORTATION			
5.9-1: The project could potentially conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.	Potentially Significant	The traffic impact analysis identified the following potential mitigation measures for intersections #10, Berry Street at Imperial Highway, #11, Brea Boulevard at Imperial Highway; and #11, State College Boulevard at Imperial Highway: • **#10, Berry Street at Imperial Highway.** Remove the existing east leg crosswalk and stripe west leg and south leg crosswalks. To achieve this, a pedestrian	Significant and Unavoidable

Table ES-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		landing area is needed in the southwest corner of the intersection. Modify the existing traffic signal, as well as signing and striping, accordingly. Note that this improvement could trigger the need to upgrade the entire intersection to current ADA standards which would result in ramp modifications as required by Caltrans. • **#11, Brea Boulevard at Imperial Highway.** Restripe the southbound approach to provide a third southbound through lane. Modify the existing traffic signal to include a northbound and eastbound right-turn overlap phase[1]. • **#12, State College Boulevard at Imperial Highway.** Modify the existing traffic signal to include a northbound right-turn overlap phase. However, these improvements are within Caltrans' right-of-way and are subject to Caltrans review and approval. In addition, Caltrans has no mechanism by which projects can contribute fair share fees to offset impacts. Therefore, the mitigation measures were considered but rejected.	
5.9-2: The project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).	No Impact	No mitigation measure required	No Impact
5.9-3: Project circulation improvements have been incorporated to adequately address potentially hazardous conditions (sharp curves, etc.), potential conflicting uses, and emergency access.	Less Than Significant	No mitigation measures required	Less Than Significant

[1] This improvement is required for the 2040 cumulative scenario.

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Table ES-2 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures		Level of Significance After Mitigation
5.10 TRIBAL CULTURAL RESOURCES				
5.10-1: The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant pursuant to criteria in Public Resources Code Section 5024.1(c).	Potentially Significant	CUL-1	Prior to issuance of grading permits, a qualified archaeological monitor shall be identified to be on call during ground-disturbing activities. If archeological resources are discovered during excavation and/or construction activities, construction shall stop within 25 feet of the find, and the qualified archeologist shall be consulted to determine whether the resource requires further study. The archeologist shall make recommendations to the City of Brea to protect the discovered resources. Archeological resources recovered shall be provided to an accredited museum such as the John D. Cooper Center in Fullerton or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.	Less Than Significant
		TCR-1	If the professional archaeologist implementing Mitigation Measure CUL-1 believes that a cultural resource encountered onsite is of Native American origin, the archaeologist shall notify representatives of Native American tribes with traditional territories in the project region. If requested by the Native American tribe(s), the developer or archaeologist on-call shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts to tribe). If the resources are Native American in origin, a tribal monitor from the consulting tribe shall be present during the remaining site-grading activities.	
		TCR-2	During construction activities, the project applicant shall allow archaeological monitors of Native American tribes to access the project site on a volunteer basis to monitor grading and excavation activities.	