

3. Project Description

3.1 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 3-1, *Regional Location*, shows the location of the site within the regional context of Orange County. Figure 3-2, *Local Vicinity*, and Figure 3-3, *Aerial Photograph*, show the surrounding area and satellite view of the project site, respectively.

3.1.1 Existing Land Use

The project site is vacant and undeveloped. The site was used as an orchard from at least 1938 to approximately 1970 when it became vacant land. From approximately 2010 to 2014, the site was used as a nursery. The eastern portion of the site is occasionally used for sorting charitable donations. The western portion of the site is vacant land with no structures or trees. During a site visit in May 2018, four trailers and one pickup truck were on the eastern portion of the site and are used by a charity for transport and sorting of clothing donations. There is one California pepper tree near the access gate for the eastern half of the site. There is a porta-potty and a small plastic storage shed with drinking water near the pepper tree. A small storage shed along the eastern fence line holds supplies for the charity. Gravel has been laid down on areas of the site. Figure 3-4, *Site Photographs*, shows the general condition of the site.

3.1.2 Surrounding Land Use

The project site is surrounded by light industrial land, general industrial, and commercial office uses. To the south and southeast of the project site is the Mercury Insurance building and associated parking structure, respectively; to the east of the project site is SPX Cooling Technologies/Recold, a commercial manufacturer of cooling units; to the north across Mercury Lane is Blaine Event Services, which includes truck trailer parking; and to the northeast is an industrial business complex with several retail and industrial tenants. To the northwest across Berry Street is the Pacific Plastics Incorporated, which manufactures PVC pipes; Baker Distributing, a wholesaler of HVAC systems; and Yorba Linda Electric Inc., an electrical maintenance and installation company. A railroad spur is approximately 0.1 mile north of the project site. However, this portion of the Brea Industrial Lead Track, east of Berry Street, is no longer active. The last freight customer on this track is Pacific Plastics, which is just west of Berry Street, and freight delivery to this customer is infrequent. Further, the Mercury Lane Bridge, across the Brea Canyon Channel, connects the Mercury Lane cul-de-sac with the west Brea Downtown parking structure and Brea Canyon Channel Trail. Brea Downtown is just beyond the Brea Canyon Channel Trail, approximately 580 feet from the project site to the bridge over the Brea Trail.

3. Project Description

3.2 STATEMENT OF OBJECTIVES

The following objectives have been established for the proposed Mercury Lane Residential project and will aid decision makers in their review of the project and associated environmental impacts:

1. Provide contemporary housing solutions for Brea's workforce population consistent with Brea Envisions.
2. Provide housing choices affordable to Brea's workforce population, consistent with the City's goals in the Housing Element to provide for a variety of housing types.
3. Develop housing proximate to Brea Downtown that can take advantage of the western access to the Rails to Trails as well as the Mercury Lane Bridge.
4. Provide additional opportunities for residential growth on infill parcels.
5. To improve the jobs-housing balance in the City of Brea and to provide new housing within close proximity to jobs and services.
6. Promote healthy living and physical activity by providing recreational amenities onsite and areas for secured bicycle storage to provide opportunities to utilize the alternative transportation options available proximate to the site.

3.3 PROJECT CHARACTERISTICS

"Project," as defined by the CEQA Guidelines, means:

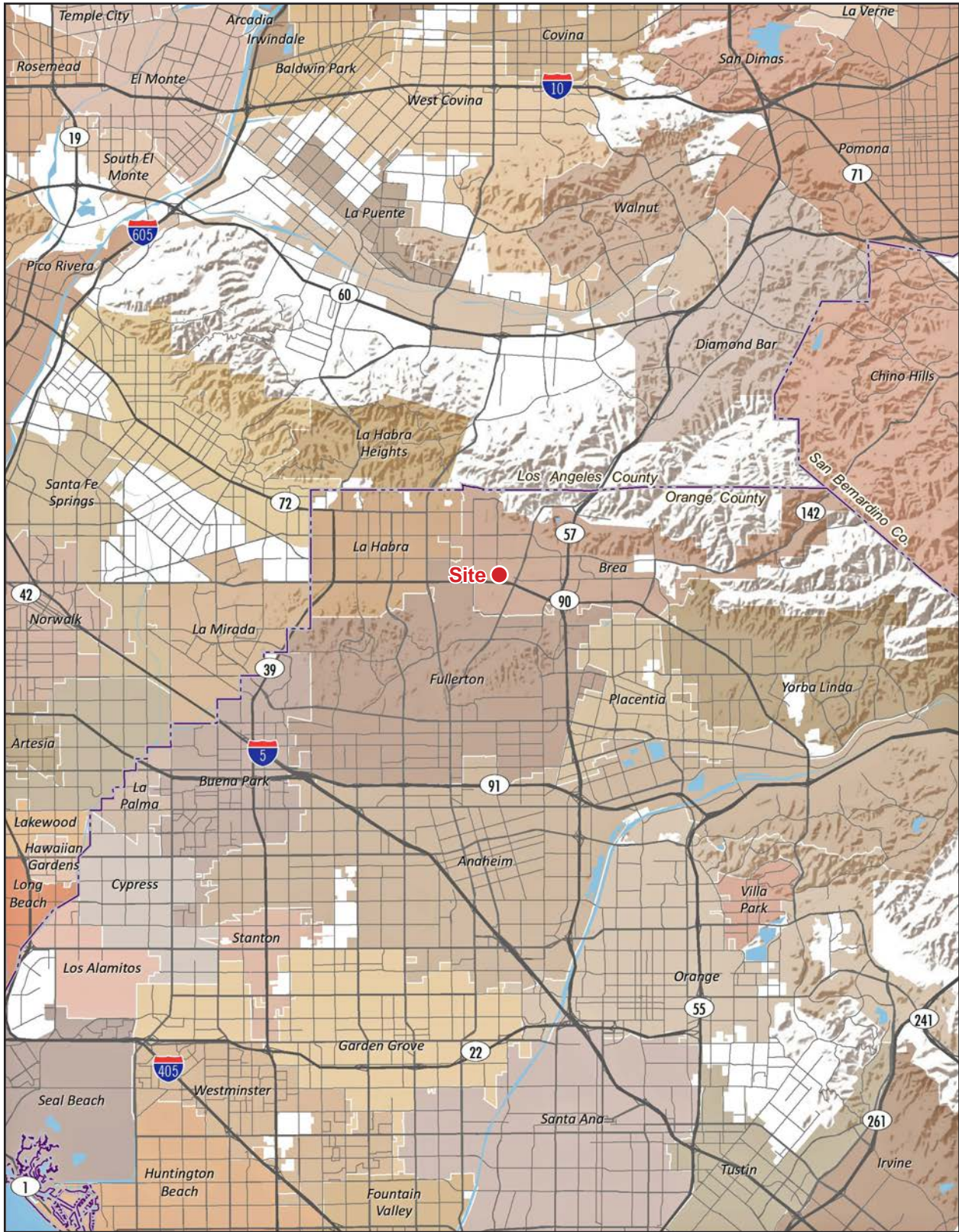
... the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700. (14 Cal. Code of Reg. § 15378[a]).

The CEQA Guidelines further explain that a project refers to the activity that is being approved and may be subject to several discretionary approvals by governmental agencies (Section 15378[c]).

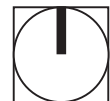
3.3.1 Description of the Project

The proposed project involves the construction of workforce housing, thereby increasing the number of housing units in the City of Brea. The proposed project entails the construction of workforce housing, recreational amenities, and landscaping.

Figure 3-1 - Regional Location
3. Project Description



Note: Unincorporated county areas are shown in white.

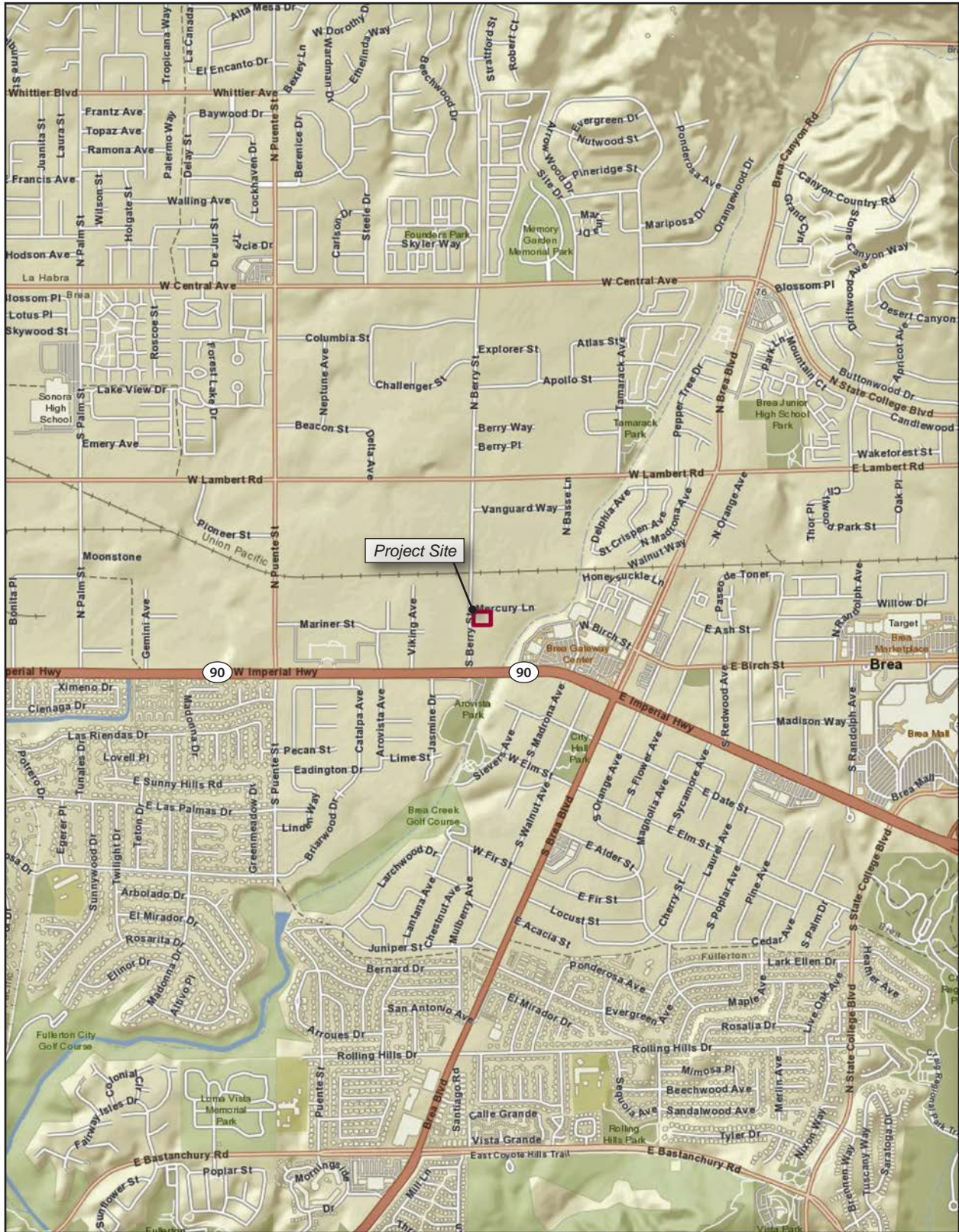


Source: ESRI, 2018

3. Project Description

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Figure 3-2 - Local Vicinity
3. Project Description



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Scale (Feet)

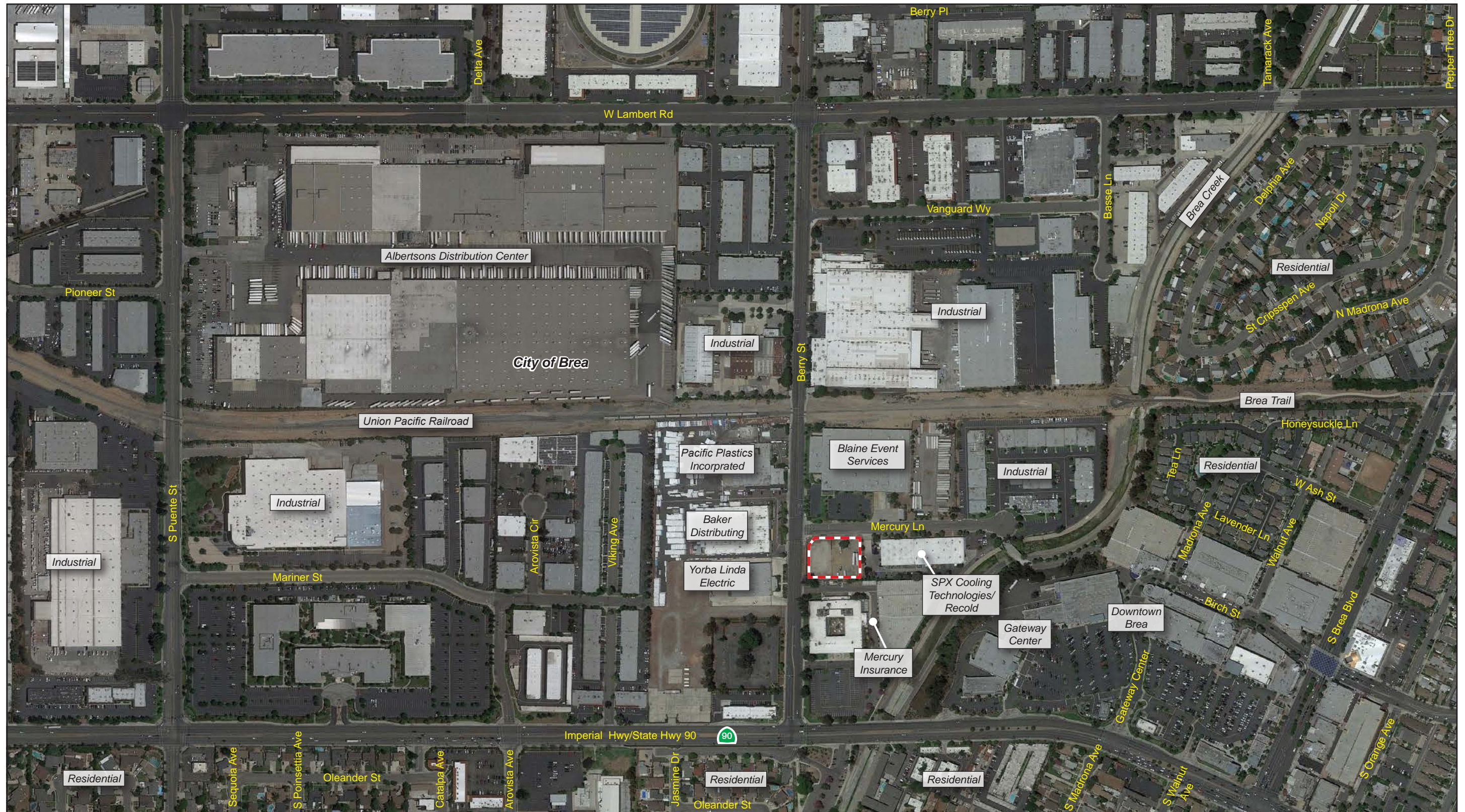


Source: ESRI, 2018

3. Project Description

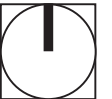
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Figure 3-3 - Aerial Photograph
3. Project Description



--- Project Boundary

Source: Google Earth Pro, 2019



3. Project Description

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Figure 3-4 - Site Photographs
3. Project Description



Looking northwest across the site.



Looking north across the site.



Looking west at trailers.



Looking east at south fence.

3. Project Description

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3. Project Description

Site Plan

The Mercury Lane Residential project involves the construction of a five-story, 114-unit workforce housing development on a 1.01-acre parcel. The building would be an approximately 68-foot-tall, 141,137-square-foot podium structure, and would result in a density of 112.9 units per acre. The proposed project would include recreational amenities, such as barbecues 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 3-1, *Mercury Lane Residential Land Use Statistics*.

Table 3-1 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

Building Elevations

Figure 3-5, *Conceptual View, Berry Street*, and Figure 3-6, *Conceptual View, Mercury Lane*, show the design of the five-story residential building. The exterior of the building would be plaster with a sand finish, and windows would be white vinyl. Along Mercury Lane and Berry Street, painted metal awnings and wall-mounted light fixtures would provide decorative finishes at the street-level. The secure bicycle storage would be partially shielded from the street by a painted metal grill. The third-floor railings would be painted tube steel. Metal roll-up doors for the utility room would be at the southwest corner of the building on Berry Street and would be painted. The rooftop of the building would include decorative finishes made of plaster. Building design and materials are subject to approval by the City of Brea. Figure 3-7, *Conceptual Site Plan*, shows the proposed layout on the project site.

Site Access and Parking

Vehicular site access would be provided off of Mercury Lane; the intersection of Berry Street and Mercury Lane is a three-way, signalized intersection. Berry Street and Mercury Lane are striped for bike lanes, and only Mercury Lane allows street parking. The proposed project would provide a two-level parking garage, one level at street-level (Level 1) and one above-grade (Level 2). The parking garage would provide 118 spaces, 5 of which would be handicap spaces. Further, 114 secured bicycle stalls would be provided along the northern

3. Project Description

portion of the building to encourage the use of alternative transportation. A five-foot sidewalk would be constructed along Berry Street and Mercury Lane along the perimeter of the project site. A five-foot-wide sidewalk would be provided along the southern and eastern sides of the project site for fire access. Additionally, a staircase and elevator would provide access from Berry Street to the third-story courtyard.

The entrance of the parking garage would be equipped with a security gate and surveillance cameras, and pedestrian access points would also be equipped with security gates.

Landscaping

The perimeter of the project site would include hardscape and landscape features. Figure 3-8, *Conceptual Landscape Plan, Ground Level*, and Figure 3-9, *Conceptual Landscape Plan, Podium Level*, show the proposed landscape plan and types of trees, shrubs, accents, and groundcover. Decorative two-tone concrete pavers would be installed at the intersection of Berry Street and Mercury Lane and at the staircase and elevators to the third-floor podium. The project site would include drought-resistant landscaping and a drip irrigation system to reduce water usage on the site and comply with state water reduction requirements. A minimum 10-foot-wide landscape strip would be provided between the sidewalk and the building along Berry Street, a minimum 6-foot wide landscape strip along Mercury Lane, and a five-foot landscape area with shrub and ground cover massing would be installed along the eastern and southern boundaries.

Infrastructure

Water

The City of Brea Water Department would provide potable water service for the project site. New potable water lines would be extended into the project site to connect with the City's existing public water mains along Berry Street, which would include trenching and exposing existing lines for connections, trenching and installing new lines, and break-in connections to existing main lines. Some construction would likely occur within the Berry Street public right-of-way in order to make the necessary infrastructure connections. The new water lines required on-site would be maintained by the City's water department. Moreover, fire hydrants would be installed at key locations to the site to meet the hose-pull requirements and provide adequate fire access to the proposed project, as required by the City of Brea Fire Department. A 150-foot fire hose would be on both the southern and eastern portions of the building to provide water for the fire department.

Wastewater

Wastewater from the project site would be collected via sewer lines installed on-site and would be fed to a connection point in the City's existing sewer line in Berry Street. The City's wastewater collection system conveys untreated wastewater to Orange County Sanitation District's trunk sewer system. Sewer flows ultimately reach the district's Wastewater Treatment Plant #1 in Fountain Valley. Wastewater infrastructure improvements would include trenching and exposing lines for connections, trenching and installing new lines, and break-in connections to main lines.

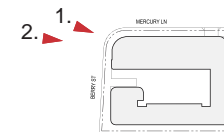
Figure 3-5 - Conceptual View - Berry Street
3. Project Description



1. CONCEPT VIEW TO CORNER OF BERRY AND MERCURY



2. CONCEPT AERIAL VIEW TO CORNER OF BERRY AND MERCURY, LOOKING EAST



Key Plan

3. Project Description

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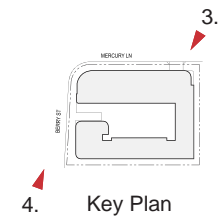
Figure 3-6 - Conceptual View - Mercury Lane
3. Project Description



3. CONCEPT VIEW TO MERCURY LANE ELEVATION, LOOKING SW



4. CONCEPT VIEW TO LOOKING N DOWN BERRY ST

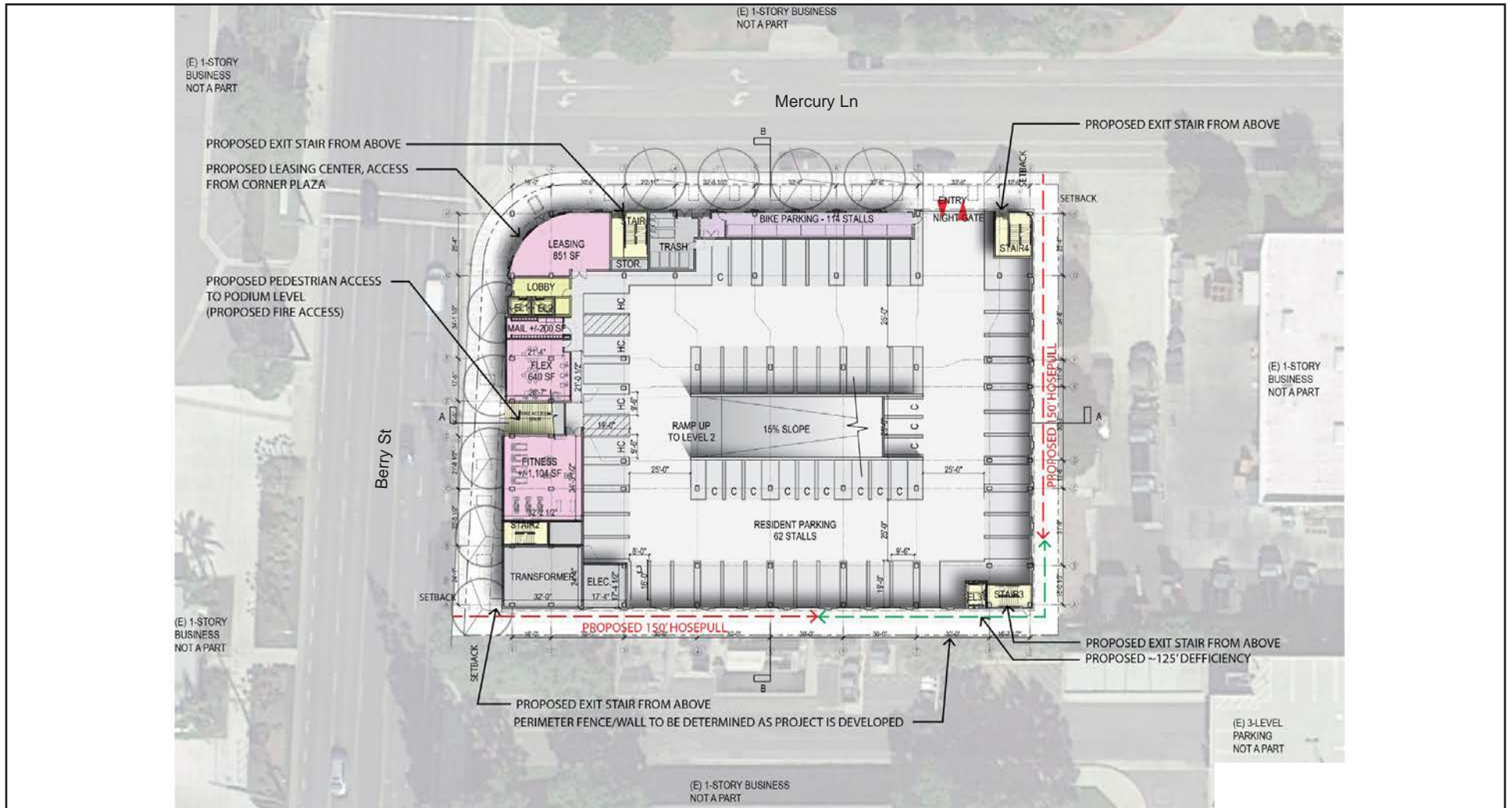


4. Key Plan

3. Project Description

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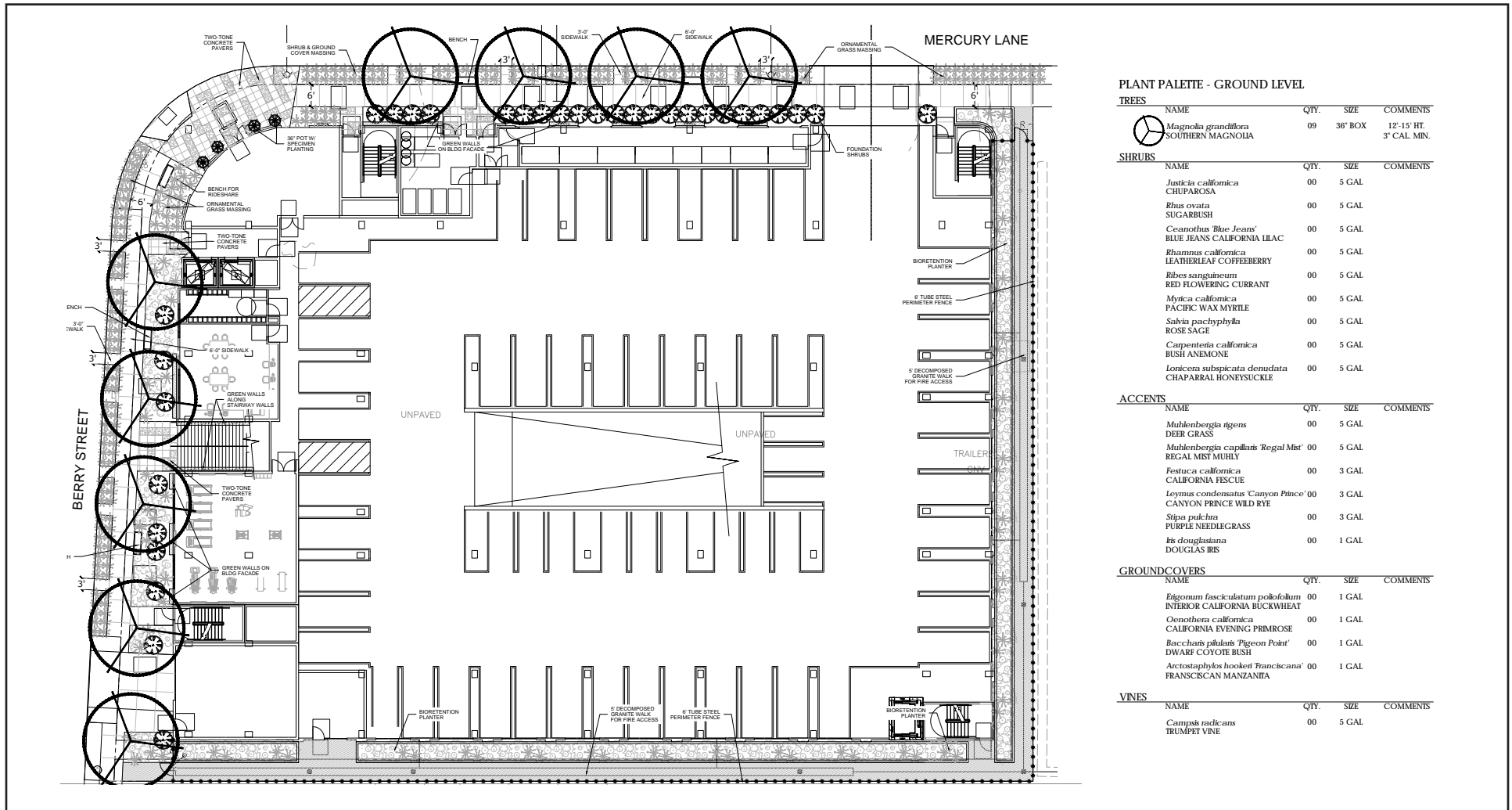
Figure 3-7 - Conceptual Site Plan
3. Project Description



3. Project Description

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Figure 3-8 - Conceptual Landscape Plan - Ground Floor
3. Project Description



PLANT PALETTE - GROUND LEVEL

TREES			
NAME	QTY.	SIZE	COMMENTS
<i>Magnolia grandiflora</i>	09	36" BOX	12'-15' HT. 3" CAL. MIN.
SOUTHERN MAGNOLIA			
SHRUBS			
NAME	QTY.	SIZE	COMMENTS
<i>Justicia californica</i>	00	5 GAL	
CHUPAROSA			
<i>Rhus ovata</i>	00	5 GAL	
SUGARBUSH			
<i>Ceanothus 'Blue Jeans'</i>	00	5 GAL	
BLUE JEANS CALIFORNIA LILAC			
<i>Rhamnus californica</i>	00	5 GAL	
LEATHERLEAF COFFEEBERRY			
<i>Ribes sanguineum</i>	00	5 GAL	
RED FLOWERING CURRANT			
<i>Myrica californica</i>	00	5 GAL	
PACIFIC WAX MYRTLE			
<i>Salvia pachyphylla</i>	00	5 GAL	
ROSE SAGE			
<i>Carpentaria californica</i>	00	5 GAL	
BUSH ANEMONE			
<i>Lonicera subspicata denudata</i>	00	5 GAL	
CHAPARRAL HONEYSUCKLE			
ACCENTS			
NAME	QTY.	SIZE	COMMENTS
<i>Muhlenbergia rigens</i>	00	5 GAL	
DEER GRASS			
<i>Muhlenbergia capillaris 'Regal Mist'</i>	00	5 GAL	
REGAL MIST MUHLY			
<i>Festuca californica</i>	00	3 GAL	
CALIFORNIA FESCUE			
<i>Leymus condensatus 'Canyon Prince'</i>	00	3 GAL	
CANYON PRINCE WILD RYE			
<i>Stipa pulchra</i>	00	3 GAL	
PURPLE NEEDLEGRASS			
<i>Iris douglasiana</i>	00	1 GAL	
DOUGLAS IRIS			
GROUNDCOVERS			
NAME	QTY.	SIZE	COMMENTS
<i>Eriogonum fasciculatum poliofolium</i>	00	1 GAL	
INTERIOR CALIFORNIA BUCKWHEAT			
<i>Oenothera californica</i>	00	1 GAL	
CALIFORNIA EVENING PRIMROSE			
<i>Baccharis pilularis 'Pigeon Point'</i>	00	1 GAL	
DWARE COYOTE BUSH			
<i>Arctostaphylos hookerii 'Franciscana'</i>	00	1 GAL	
FRANSCISCAN MANZANITA			
VINES			
NAME	QTY.	SIZE	COMMENTS
<i>Campsis radicans</i>	00	5 GAL	
TRUMPET VINE			

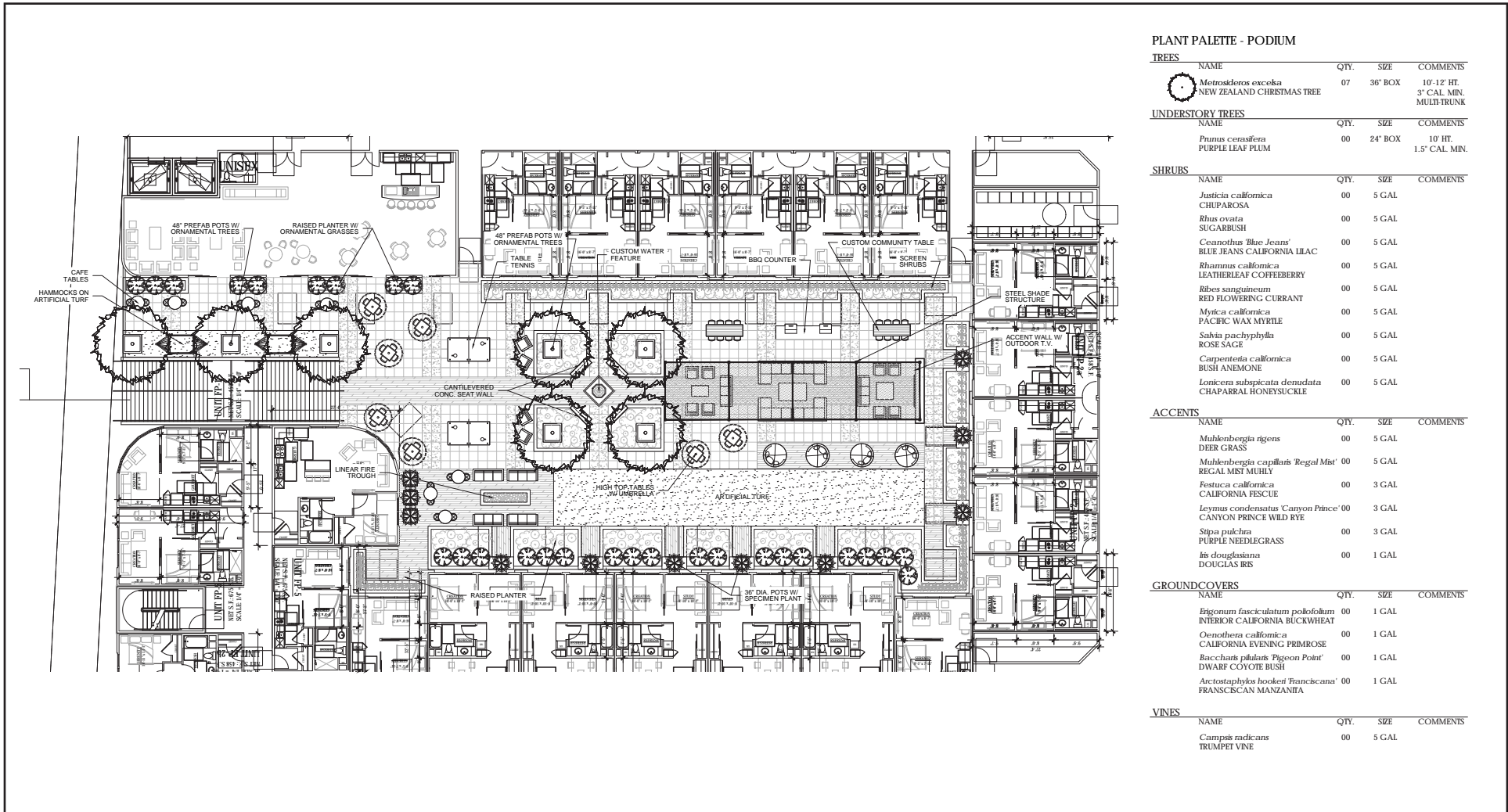
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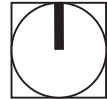
3. Project Description

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Figure 3-9 - Conceptual Landscape Plan - Podium Level
3. Project Description



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Scale (Feet)



Source: Humphreys & Partners Architects, 2019

3. Project Description

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3. Project Description

Drainage

The project site is generally flat with a slight slope to the south and southwest. Though there is a storm drain on Berry Street to the west, site flows are not tributary to this drain. Flows from the western portion of the site drain to the adjacent property to the south, and flows from the eastern portion of the site drain to an existing gutter in a drainage easement in the southeast corner of the site. A proposed roof drain and area drain system would convey the stormwater to the drainage easement in the southeast via an underground detention system. Runoff from the rooftop and podium level would flow through biotreatments with raised planter boxes.

Utilities and Service Systems

Plans for utilities and service systems would include the provision of electricity through Southern California Edison; natural gas through Southern California Gas Company; telecommunications facilities (telephone, cable, and data); and solid waste through Republic Services. New utility infrastructure for electricity, natural gas, telecommunications, and cable service would be installed underground, except for pad-mounted transformers and other utility boxes required by utility providers. The proposed project would include a utility room at the southwest corner of the site; the developer would be required to meet all service requirements and pay applicable connection fees.

Project Phasing

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 construction activities, ground clearing, excavation, grading, and building activities would require construction equipment, including but not limited to excavators, loaders, forklifts, concrete trucks, and compressors.

Existing Zoning and General Plan

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 land use and zoning maps. The proposed project would require a zone change to Planned Community (PC) zoning, which can provide for alternative development guidelines and standards and provide for the necessary General Plan consistency. The intent and purpose of 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.

3.4 INTENDED USES OF THE EIR

This Draft EIR is a project DEIR that examines the environmental impacts of the proposed project. This DEIR also addresses various actions by the City and others to adopt and implement the proposed project. It is the intent of this DEIR to evaluate the environmental impacts of the proposed project, thereby enabling the City of Brea, other responsible agencies, and interested parties to make informed decisions with respect

3. Project Description

to the requested entitlements. The anticipated approvals required for this project are shown in Table 3-2, *Lead and Responsible Agencies*.

Table 3-2 Lead and Responsible Agencies

Lead Agency	Action
City of Brea	Certification of the Environmental Impact Report Adoption of MMRP and Findings of Fact, and Approval of Project Approval of Zone Change/Zoning Map Amendment Approval of Planned Community, Planned Community Master Plan, and Development Agreement Approval of Building Plan Check Approval of Building and Grading Permits
Responsible Agencies	Action
City of Brea Fire Department	Approval of Building Plan Check for Site Plan and Emergency Access Approval of Fire Master Plan
Santa Ana Regional Water Quality Control Board	Issuance of National Pollution Discharge Elimination System (NPDES) Permit Issuance of Construction Permit